

H.8

**ORIGINAL PROPOSAL
SUBMISSIONS
#141-160**

Grant Application

Row 141

Organization Name (if applicable)	Abide
Physical Address	3223 North 45th Street, Omaha, NE 68104
Mailing Address	3223 North 45th Street, Omaha, NE 68104
Website	Abideomaha.org
Social Media Accounts	Facebook: AbideOmaha, Instagram: @abideomaha, YouTube: Abide Omaha, Twitter: @AbideOmaha
Name	Jason Hartig, P.E. (NE), CxA, LEED AP
Title	Principal – Performance WERX
Email Address	jason.hartig@performancewerx.com
Phone	+1 (402) 658-0652
Team	Yes
	Consultants: Jason Hartig – Principal of Performance WERX, Cassidy Hartig – Consultant with Fulcrum: Leadership Team for Abide: Josh and Jen Dotzler – Visionary Leaders and CEO of Abide, Ron and Twany Dotzler – Founders of Abide, Joey McKernan – Executive Director, Partners and Programs of Abide, Krehauna Dotzler – Development Director of Abide, Shawn Deane – Operations Director of Abide, Board of Directors for Abide: Anthony Edwards – Board President, John Campbell – Treasurer, Miranda Adams – Board Member, Kenny Onatolu – Board Member, Chuck Downey – Board Member
Organizational Chart	Team is listed above and included on the pdf attached as well.
Other Completed Projects and/or Accomplishments	Abide is a non-profit organization dedicated to the elimination of inner cities. Abide began in 1989 and focuses on a strategy of building safer neighborhoods, growing stronger families, and developing emerging leaders. Their vision is that there would be no place in Omaha, NE defined by “redlines” or “red dots”. In the Omaha areas where Abide has helped establish a lighthouse, crime dropped an average of 75%. Lighthouses are strategically placed homes in North Omaha with the intention of uniting the people in a neighborhood. Families who reside in the lighthouses connect with neighbors relationally on a weekly basis, plan and host block parties, and work to clean up the neighborhood. Abide also operates a food bank serving the local area.
Proposal Title	Abide Space Renovation
Total Budget (\$)	\$175,000.00
LB1024 Grant Funding Request (\$)	\$125,000.00
Proposal Type	Capital project
Brief Proposal Summary	Inner cities are facing unprecedented challenges. Cycles of poverty and crime ravage the lives of the next generation. Often, residents of inner city areas feel hopeless and alone. They have not been given the same opportunities to thrive and do not know the path to take so they resort to crime. The best way to prevent crime and poverty is not to incarcerate or discuss solutions, it is to come alongside residents in the neighborhoods and act as a resource. Beyond its campus in North Omaha, Abide also places families in neighborhoods to live with the residents through the Lighthouse Program. These neighborhood leaders meet multiple times a year and connect with a Lighthouse Coordinator provided by Abide. The campus is used as a meeting space to coordinate efforts pushed at a

community level like this program. The money from the LB10204 grant would be used to renovate and furnish a space on the Abide Better Together campus (3223 North 45th Street, Omaha, NE 68104). This space will be used for leadership training, entrepreneurship training, conference space, and small events. In addition, this space will be used for collaboration between other North Omaha organizations. This collaboration allows these additional organizations who might otherwise be too small to have space without high rental costs to meet and form strategic partnerships that better use limited resources to reach the people in their community. The grant will not be used to start a new program with a hope of success; it would be used to expand a proven program with a history of success so that it can reach more people. Training and mentoring increases wealth in the community and reduces crime. Abide is positioned to start the renovation immediately upon award of the grant.

Timeline	Renovation of the space can begin immediately. The space will need some design support for equipment repairs, however, much of the work can begin immediately. Completion is anticipated by Winter of 2023.
Percentage completed by July 2025	98%
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	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	When people who live and work in the area have a vested interest in the success of the community, they will be more likely to support the local community efforts and avoid crime. There is a shift in cleanliness and society in areas with local ownership along with a decrease in poverty and crime. Abide works with local communities to engage people and create a connection between residents. Through their food pantry, counseling, mentoring, and training, Abide strives to reach people where they are and meet their physical and mental needs. When a Lighthouse is established to reach residents, Abide ensures the leaders have regular meetings for training and connection. Events are also planned in these meetings. Abide works to reduce crime and create economic growth with an overall goal to end inner cities initially created by through the practice of redlining. This meeting space would allow Abide to continue to expand efforts like the Lighthouse Project by providing places for leaders meet, train, and support each other. The area could be used for planning other similar endeavors or providing organizations with similar goals a place to gather.
Visioning Workshop Findings Alignment	Some of the weaknesses listed in the SWOT analysis from the Public Engagement Summary for North Omaha include: Lack of community cohesiveness and consensus. Private funding rarely takes community ownership and input into account. Economic investment does not recycle within the community. Financial literacy and access. Lack of connected businesses economically. Lack of investment. Lack of responsibility for community conditions and economic resources. Lack of jobs. Lack of for-profit business. Abide is a local North Omaha organization bringing people into North Omaha. Abide encourages outside people to spend money in the area and build local businesses up. Abide works with neighborhoods and residents to build community and support each other.
Priorities Alignment	LB1024 Section 4(2) states that the grant money shall be distributed with an emphasis on "assistance for small businesses, job training, and business development within such communities and neighborhoods." Abide is an organization focusing on helping residents in North Omaha. They provide

the training and business development assistance to help initiate small businesses.

Economic Impact	<p>The grant money from LB1024 would not directly create business beyond the construction cost to local contractors. The largest benefit is that the money would allow Abide to train others so that they can create businesses. The money is not a one-time benefit to a select group of people; it is the seed that allows a wide reach empowering others to create jobs. These are people who create a domino effect on others to help create jobs, recycle investment, and support local growth.</p> <p>This space will be utilized to meet and support residents. Jobs created would be through improving communities and supporting people. There are not direct jobs created, but the transformational change will create jobs over time.</p> <p>Construction will use existing North Omaha companies or individuals. The number of jobs created temporarily for construction is unknown.</p> <p>unknown</p> <p>Reduction in crime and supporting residents will create more business opportunity and reduce the state risk/cost associated with fighting crime.</p>
Community Benefit	<p>Abide strives to make each community self-sustainable. Poverty and inner cities cannot be eradicated unless each community is self-sustained. This is accomplished when people feel safe, kids are fed and schooled, and families are intact and working. Abide works diligently in all these areas through their food bank, Lighthouses, and other programs to reach the residents.</p> <p>The success of these programs can be seen by the reduction of crime in neighborhoods with a Lighthouse.</p>
Best Practices/Innovation	<p>Abide brings a new and innovative, yet proven plan to the problem of the community separation and educational/economical poverty rampant in North Omaha. Abide's novel approach reaches people where they are and shows support. When someone is willing to live and work with residents, there is a level of trust not gained from those who sit in a remote location and direct from afar. Abide's track-record proves the success of the tactic and demonstrates progress where prior attempts have failed.</p>
Outcome Measurement	<p>Abide measures success in multiple ways. One of the largest indicators of success has been a reduction in crime. Violent crimes affect at least two people. Both the victim and the perpetrator are impacted. By reducing each crime at least two people are saved which, in turn, affects their families and loved ones. Transforming people who would commit the crimes also creates citizens who support and build others up. By reducing crime, Abide helps to lower unemployment and recycle money in the North Omaha economy.</p> <p>These outcomes are not only measured by Abide, but they can be seen and documented by the Omaha Police Department.</p> <p>Abide has not only received investment, but they invest in the community through training, support, and the food bank.</p>
Partnerships	<p>Yes</p> <p>Abide has been partnering with local churches. Donations come in the forms of funding, time, and effort.</p> <p>The partnerships are not formalized but have been taking place since 1989.</p>
Displacement	No
Displacement explanation	
Physical Location	<p>This project will be located at 3223 North 45th Street, Omaha, NE 68104. This address is the location of the Abide Better Together campus.</p>

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	See the map attached in the pdf uploaded for the Better Together campus and the plan of the space to be used by Abide on the campus.
Property Zoning	Yes
Is the project connected to utilities?	No
	No
Design, Estimating, and Bidding	No
	No
	Preliminary concepts have been developed but the design is not finished. Cost estimates have been developed by the Director of Operations at Abide who has experience in renovations on campus as well as Performance WERX. Performance WERX is a commissioning and project management company, and their principal has 22 years of experience in Omaha as a Professional Engineer designing buildings.
General Contractor	No
Request Rationale	The budget for the renovation is as follows: HVAC repairs/upgrades: \$30,000 Bathroom upgrades: \$40,000 Flooring upgrades: \$10,000 Lighting upgrades: \$10,000 Electrical upgrades: \$15,000 Painting: \$10,000 Wall repair and acoustical treatment: \$10,000 Design fees: \$15,000 Furniture: \$20,000 Technology upgrades: \$15,000 The budget for renovation and furnishings comes to a total of \$175,000. We are requesting \$150,000 with an anticipation of fundraising to cover any cost that exceeds \$150,000
Grant Funds Usage	The grant will be used to fund the renovation of the space on the Better Together campus of Abide. This includes design cost, building infrastructure repairs/upgrades (mechanical, electrical, and telecommunication upgrades), cosmetic upgrades (carpet, paint, etc.), and furnishings (desks, chairs, computers, etc.).
Proposal Financial Sustainability	Yes
	Abide is financially sustainable. Abide is a donation-supported charity that began in 1989 and has had a strong presence in the city ever since. Abide receives charitable donations and operates on a net zero budget. This renovation will enhance and expand existing programs taking place on the Better Together campus.
Funding Sources	Abide has not applied for any other grants or funding at this time.
	N/A
	Without this funding, Abide will continue to operate and will slowly renovate the space over time. The renovation may be scaled back and the speed at which people can be trained will be slowed, but the program will continue.
Scalability	The request for funding is based upon a single renovation and is not scalable. Any shortfall in funding would require changes in the design or space renovated.
	N/A

Financial Commitment Abide is proposing providing \$50,000 for this renovation. This will be accomplished through church fundraising, local business support, or time/resource donations. Abide is a successful organization in Omaha and committed to continuing in Omaha. Omaha is their home, and they are 100% dedicated to providing jobs, hope, and a positive legacy in Omaha, Nebraska.

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
Proposal Budget/Sources and Uses Schedule

LB1024 Grant Proposal

Abide Space Renovation

Omaha Economic Recovery Act Coordination Plan

10-9-2022

Table of Contents

1. PERSONAL / ORGANIZATION INFORMATION 2

2. PROPOSAL LEADERSHIP 2

3. PROPOSAL OVERVIEW 4

4. PROPOSAL NARRATIVE..... 5

5. LOCATION 7

6. ZONING, DESIGN, AND CONTRACTING 9

7. FINANCIALS 9

8. ACKNOWLEDGEMENT OF COMPLIANCE, REPORTING, AND TRANSPARENCY..... 11

1. PERSONAL / ORGANIZATION INFORMATION

Organization Name

Abide

Physical Address

3223 North 45th Street, Omaha, NE 68104

Mailing Address

3223 North 45th Street, Omaha, NE 68104

Website

Abideomaha.org

Social Media

Facebook: AbideOmaha

Instagram: @abideomaha

YouTube: Abide Omaha

Twitter: @AbideOmaha

2. PROPOSAL LEADERSHIP

Primary Contact for Application

Jason Hartig, P.E. (NE), CxA, LEED AP

Principal - Performance WERX

jason.hartig@performancewerx.com

(402) 658-0652

Team

Consultants:

Jason Hartig - Principal of Performance WERX

Cassidy Hartig - Consultant with Fulcrum

Leadership Team for Abide:

Josh and Jen Dotzler - Visionary Leaders and CEO of Abide

Ron and Twany Dotzler - Founders of Abide

Joey McKernan - Executive Director, Partners and Programs of Abide

Krehauna Dotzler - Development Director of Abide

Shawn Deane - Operations Director of Abide

Board of Directors for Abide

Anthony Edwards - Board President

John Campbell - Treasurer

Miranda Adams - Board Member

Kenny Onatolu - Board Member

Chuck Downey - Board Member

Organizational Chart

Team is listed above.

Other Completed Projects and/or Major Accomplishments

Abide is a non-profit organization dedicated to the elimination of inner cities. Abide began in 1989 and focuses on a strategy of building safer neighborhoods, growing stronger families, and developing emerging leaders. Their vision is that there would be no place in Omaha, NE defined by "redlines" or "red dots". In the Omaha areas where Abide has helped establish a lighthouse, crime dropped an average of 75%. Lighthouses are strategically placed homes in North Omaha with the intention of uniting the people in a neighborhood. Families who reside in the lighthouses connect with neighbors relationally on a weekly basis, plan and host block parties, and work to clean up the neighborhood. Abide also operates a food bank serving the local area.

3. PROPOSAL OVERVIEW

Proposal Title

Abide Space Renovation

Total Budget

\$175,000

LB1024 Grant Funding Request

\$125,000

Proposal Type

Capital project to support a service/program

Brief Proposal Summary (overview, location, timeline) - 350 words or less

Inner cities are facing unprecedented challenges. Cycles of poverty and crime ravage the lives of the next generation. Often, residents of inner city areas feel hopeless and alone. They have not been given the same opportunities to thrive and do not know the path to take so they resort to crime. The best way to prevent crime and poverty is not to incarcerate or discuss solutions, it is to come alongside residents in the neighborhoods and act as a resource. Beyond its campus in North Omaha, Abide also places families in neighborhoods to live with the residents through the Lighthouse Program. These neighborhood leaders meet multiple times a year and connect with a Lighthouse Coordinator provided by Abide. The campus is used as a meeting space to coordinate efforts pushed at a community level like this program. The money from the LB10204 grant would be used to renovate and furnish a space on the Abide Better Together campus (3223 North 45th Street, Omaha, NE 68104). This space will be used for leadership training, entrepreneurship training, conference space, and small events. In addition, this space will be used for collaboration between other North Omaha organizations. This collaboration allows these additional organizations who might otherwise be too small to have space without high rental costs to meet and form strategic partnerships that better use limited resources to reach the people in their community. The grant will not be used to start a new program with a hope of success; it would be used to expand a proven program with a history of success so that it can reach more people. Training and mentoring increases wealth in the community and reduces crime. Abide is positioned to start the renovation immediately upon award of the grant.

Timeline

Renovation of the space can begin immediately. The space will need some design support for equipment repairs, however, much of the work can begin immediately. Completion is anticipated by Winter of 2023.

Funding Goals (transformational, fundamental change, long-lasting economic growth)

The organization this grant will fund is transformational, creates fundamental change, and encourages long-lasting economic growth. Among their other programs, Abide helps to establish homes in North Omaha with leaders to live there and love on their neighborhood. These Lighthouses are homes that help to change the neighborhood from the inside. These leaders work to beautify the neighborhoods and encourage community. When people care for their neighborhood and neighbors, they are less likely to abuse the individuals and/or buildings around them, shown through the proven 75% drop in crime. This program and other similar outreach events by Abide strive for a safer city where citizens can focus on education, new businesses, and secure futures.

Community Needs (sustainable community, multimodal transportation, other infrastructure, quality of life, policy)

This program contributes to a sustainable community. When residents are trained, supported, and inspired to contribute to their community, crime decreases. These systems connect residents to resources to support them as well as each other. The Lighthouse Program has seen a documented reduction in crime. More space on campus allows for larger meetings and training sessions. As the name of the campus indicates, "we are better together" and the space this money would renovate allows residents to connect and thrive.

4. PROPOSAL NARRATIVE

Proposal Description and Needs Alignment

When people who live and work in the area have a vested interest in the success of the community, they will be more likely to support the local community efforts and avoid crime. There is a shift in cleanliness and society in areas with local ownership along with a decrease in poverty and crime. Abide works with local communities to engage people and create a connection between residents. Through their food pantry, counseling, mentoring, and training, Abide strives to reach people where they are and meet their physical and mental needs. When a Lighthouse is established to reach residents, Abide ensures the leaders have regular meetings for training and connection. Events are also planned in these meetings. Abide works to reduce crime and create economic growth with an overall goal to end inner cities initially created by through the practice of redlining. This meeting space would allow Abide to continue to expand efforts like the Lighthouse Project by providing places for leaders meet, train, and support each other. The area could be used for planning other similar endeavors or providing organizations with similar goals a place to gather.

Visioning Workshop Findings Alignment

Some of the weaknesses listed in the SWOT analysis from the Public Engagement Summary for North Omaha include:

- Lack of community cohesiveness and consensus.

- Private funding rarely takes community ownership and input into account.

Economic investment does not recycle within the community.

Financial literacy and access.

Lack of connected businesses economically.

Lack of investment.

Lack of responsibility for community conditions and economic resources.

Lack of jobs.

Lack of for-profit business.

Abide is a local North Omaha organization bringing people into North Omaha. Abide encourages outside people to spend money in the area and build local businesses up. Abide works with neighborhoods and residents to build community and support each other.

Priorities Alignment

LB1024 Section 4(2) states that the grant money shall be distributed with an emphasis on “assistance for small businesses, job training, and business development within such communities and neighborhoods.” Abide is an organization focusing on helping residents in North Omaha. They provide the training and business development assistance to help initiate small businesses.

Economic Impact

The grant money from LB1024 would not directly create business beyond the construction cost to local contractors. The largest benefit is that the money would allow Abide to train others so that they can create businesses. The money is not a one-time benefit to a select group of people; it is the seed that allows a wide reach empowering others to create jobs. These are people who create a domino effect on others to help create jobs, recycle investment, and support local growth.

Community Benefit

Abide strives to make each community self-sustainable. Poverty and inner cities cannot be eradicated unless each community is self-sustained. This is accomplished when people feel safe, kids are fed and schooled, and families are intact and working. Abide works diligently in all these areas through their food bank, Lighthouses, and other programs to reach the residents. The success of these programs can be seen by the reduction of crime in neighborhoods with a Lighthouse.

Best Practices/Innovation

Abide brings a new and innovative, yet proven plan to the problem of the community separation and educational/economical poverty rampant in North Omaha. Abide’s novel approach reaches people where they are and shows support. When someone is willing to live and work with residents, there is a level of trust not gained from those who sit in a remote location and direct from afar. Abide’s track-record proves the success of the tactic and demonstrates progress where prior attempts have failed.

Outcome Measurement

Abide measures success in multiple ways. One of the largest indicators of success has been a reduction in crime. Violent crimes affect at least two people. Both the victim and the perpetrator are impacted. By reducing each crime at least two people are saved which, in turn, affects their families and loved ones. Transforming people who would commit the crimes also creates citizens who support and build others up. By reducing crime, Abide helps to lower unemployment and recycle money in the North Omaha economy.

Partnerships

Abide has been partnering with local churches. Donations come in the forms of funding, time, and effort.

Displacement

There are no businesses or residents displaced by this proposal. Abide already owns the space.

5. LOCATION

Physical Location

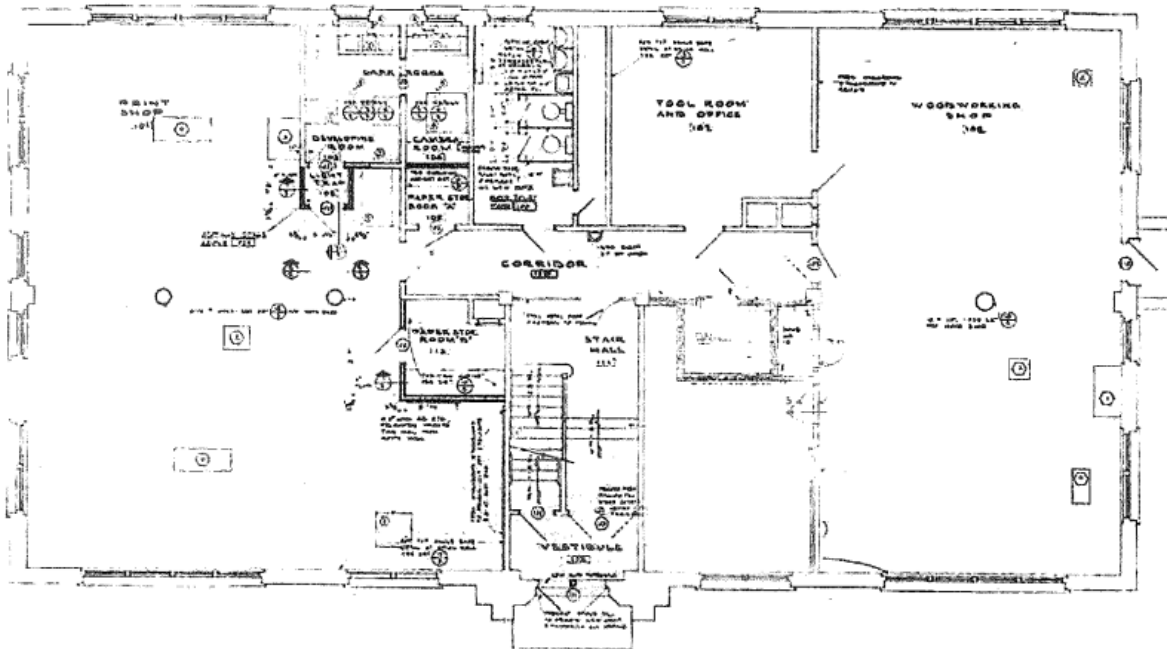
This project will be located at 3223 North 45th Street, Omaha, NE 68104. This address is the location of the Abide Better Together campus.

Qualified Census Tract

The Better Together campus is in Qualified Census Tract (QCT) 54. In addition to being located within QCT 54, the campus is bordered on the north by QCT 59.01 and on the west by QCT 58.

Additional Location Documents

See the map below for the Better Together campus and the plan of the space to be used by Abide on the campus.



6. ZONING, DESIGN, AND CONTRACTING

Property Zoning

This space is already properly zoned and in use for similar functions reaching the surrounding community.

Utilities

This project is not a utility project. It is located inside an existing building with existing utilities. This project will not include an upgrade of any utilities.

Design, Estimating, and Bidding

The design has not been completed yet. Preliminary concepts have been developed but the design is not finished. Cost estimates have been developed by the Director of Operations at Abide who has experience in renovations on campus as well as Performance WERX. Performance WERX is a commissioning and project management company, and their principal has 22 years of experience in Omaha as a Professional Engineer designing buildings.

General Contractor

A General Contractor has not been selected yet for this work.

7. FINANCIALS

Proposal Budget / Sources and Uses

See below for details.

Pro Forma

The impact of this grant on Abide takes many forms. First, the space can be renovated for meetings, training, and conference space. Abide will also allow other local organizations to utilize the area. The impact of this type of meeting space will extend beyond Abide and allow for other smaller organizations to serve at a level that surpasses their means otherwise.

Request Rationale

The budget for the renovation is as follows:

HVAC repairs/upgrades: \$30,000

Bathroom upgrades: \$40,000

Flooring upgrades: \$10,000

Lighting upgrades: \$10,000

Electrical upgrades: \$15,000

Painting: \$10,000

Wall repair and acoustical treatment: \$10,000

Design fees: \$15,000

Furniture: \$20,000

Technology upgrades: \$15,000

The budget for renovation and furnishings comes to a total of \$175,000. We are requesting \$150,000 with an anticipation of fundraising to cover any cost that exceeds \$150,000.

Grant Funds Usage

The grant will be used to fund the renovation of the space on the Better Together campus of Abide. This includes design cost, building infrastructure repairs/upgrades (mechanical, electrical, and telecommunication upgrades), cosmetic upgrades (carpet, paint, etc.), and furnishings (desks, chairs, computers, etc.).

Proposal Financial Sustainability

Abide is financially sustainable. Abide is a donation-supported charity that began in 1989 and has had a strong presence in the city ever since. Abide receives charitable donations and operates on a net zero budget. This renovation will enhance and expand existing programs taking place on the Better Together campus.

Funding Sources

Abide has not applied for any other grants or funding at this time.

Scalability

The request for funding is based upon a single renovation and is not scalable. Any shortfall in funding would require changes in the design or space renovated.

Financial Commitment

Abide is proposing providing \$50,000 for this renovation. This will be accomplished through church fundraising, local business support, or time/resource donations. Abide is a successful organization in Omaha and committed to continuing in Omaha. Omaha is their home, and they are 100% dedicated to providing jobs, hope, and a positive legacy in Omaha, Nebraska.

8. 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 Recovery Funds Final Rule** document and the **Coronavirus State and Local Recovery Funds Final Rule FAQs** document detailing ARPA compliance.

Grant Funds Usage

If your proposal receives ARPA funds, there are certain reporting and monitoring requirements. I have reviewed **Coronavirus State and Local Recovery Funds Final Rule** document and the **Coronavirus State and Local Recovery Funds Final Rule FAQs** document detailing the ARPA reporting and monitoring requirements.

Proposal Financial Sustainability

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.

Grant Application

Row 142

Organization Name (if applicable)	JD and P Enterprises LLC (Minority Owned)
Physical Address	P.O. Box 4212 Omaha, Nebraska 68104
Mailing Address	N/A
Website	N/A
Social Media Accounts	N/A
Name	Scott Prater/JoDavid Harris
Title	Owners
Email Address	jdandpllc@gmail.com
Phone	+1 (402) 850-9126
Team	No
Organizational Chart	N/A
Other Completed Projects and/or Accomplishments	N/A
Proposal Title	Dump Trucking Services (Minority Owned)
Total Budget (\$)	\$2,500,000.00
LB1024 Grant Funding Request (\$)	\$2,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	Over the course of three years, we will provide dump truck services to assist with the removal of demolition, grading, and disposal needs in the revitalization of North and South Omaha.
Timeline	Over the course of three years, we look to double our fleet to create more jobs for North and South Omaha residents. Beginning July 2023, we look to start with five trucks. We will expand our fleet to ten trucks by July 2026.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) 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	We will be providing dump trucking services to help with the enhancement of any and all redevelopment of North and South Omaha.
Visioning Workshop Findings Alignment	With our dump trucking services, we will be providing jobs and assisting with CDL training for North and South Omaha residents.
Priorities Alignment	Our services align with LB1024's strategic priorities by providing sustainable jobs, CLD training, and competitive wages. We will also be helping with the redevelopment of North and South Omaha.
Economic Impact	Over the course of three years, our anticipated goal is to create 10-20 jobs with wages ranging from \$60,000-\$70,000. This will allow our employees that reside in North and South Omaha to put money back into the community.
	10-20
	Through awarded contracts, 10-20 jobs will be created.
	Annual salary \$60,000.00 to \$70,000.00
	Our dump trucking services will be assisting the contractors and businesses with the removal of dirt, gravel, and debris as needed for the revitalization project.
Community Benefit	The North and South Omaha community will benefit from job creation with competitive wages that may allow for affordable housing.
	Our job creation will allow for money to be spent in the community that allows for economic growth.
Best Practices/Innovation	Minority owned company providing jobs within the North and South Omaha community.
Outcome Measurement	We plan to partner with Metro Community College to provide CDL training for our employees. With that training, it will create higher wage opportunities.
	These outcomes will be measured by employees earning their CDL training.
	This will give employees an opportunity to become an owner/operator of their own small business.
Partnerships	Yes
	Currently working on partnering with Metro Community College to provide training for employees to earn their CDL.
	N/A
Displacement	No
Displacement explanation	
Physical Location	N/A
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A
Property Zoning	No
Is the project connected to utilities?	

	No
	No
Design, Estimating, and Bidding	No
	Yes
General Contractor	No
Request Rationale	We are requesting funds for employee/owner salaries, employee trainings, dump trucks with insurance and maintenance, office space and advertising.
Grant Funds Usage	Anticipated plan for 3 years: Employee/Owner salary \$650,000 benefits included. 5 new dump trucks \$625,000 Advertising/Marketing \$50,000 Paid CDL training for 3 employees per year \$63,000 3 years office space/utilities and truck storage \$250,000 Truck maintenance and insurance \$210,00
Proposal Financial Sustainability	Yes
	Following this initial investment, our goal is to be self-efficient with our operating expenses with our continuous community involvement. Upon approval review, we can provide detailed documents of our fiscal plan.
Funding Sources	N/A
	N/A
	No
Scalability	No
	N/A
Financial Commitment	We have currently invested \$50,000 of our own money and would be able to invest 2% of the proposed amount, if necessary.
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 143

Organization Name (if applicable)	Creighton University
Physical Address	2500 California Plaza Omaha, NE 68178
Mailing Address	780170 California Plaza Omaha, NE 68178-0170
Website	www.creighton.edu
Social Media Accounts	Instagram - @creighton1878; Facebook - Creighton University; LinkedIn - Creighton University; Twitter - @Creighton; TikTok - @Creighton1878
Name	Joshua Fershee, JD
Title	Dean and Professor of Energy and Business Law
Email Address	joshuafershee@creighton.edu
Phone	+1 (917) 921-7148
Team	Yes
	Anthony Hendrickson, PhD, Dean and Professor of Business Intelligence & Analytics; Joshua Fershee, JD, Dean and Professor Energy and Business Law; Project Execution Team: Executive Director; Subject Matter Experts
Organizational Chart	See attached
Other Completed Projects and/or Accomplishments	
Proposal Title	Innovation & Entrepreneurship Service Center
Total Budget (\$)	\$10,000,000.00
LB1024 Grant Funding Request (\$)	\$10,000,000.00
Proposal Type	Service/program
Brief Proposal Summary	Innovation & Entrepreneurship Service Center (IESC) is one of four proposals being submitted by Creighton University. The four innovative and thoughtful projects collectively have the potential to be transformative, lead generational change, and have long-lasting economic growth. IESC will include a full-service legal clinic (IEL Clinic) and select programming for business and technology and is intended to support and be a part of the iHub proposal submitted by SanKoFa Economic Development Corporation through academic and educational programming that would enhance and support wraparound services provided by SanKoFa and its other partners. This initiative is positioned to have a lasting impact on the Omaha community. IESC would provide new individual entrepreneurs, small businesses, nonprofit and community organizations with opportunities to learn and develop a broader understanding of fundamental business and technology practices, and more advanced financial technology, providing wrap around services to support entrepreneurs from idea to execution. The program could start June 2023. The Legal Clinic would be a critical part of the IESC and would provide legal and transactional (non-litigation) assistance for new and developing businesses. These services would help facilitate entity formation, wealth protection, risk management, tax planning, intellectual property registration, and other critical elements of running a profitable and sustainable business that will support and enhance the community it serves. IESC and the Legal Clinic would be housed in North Omaha, both on Creighton's Campus and in the innovation hub space that would be available. The Legal

Clinic would plan to begin supporting clients in June 2023, with the first group of law students in August 2023. The IESC 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 discussed above, as well as serve as a teacher-trainer model educating law students from Creighton University School of Law, helping clients seeking to grow businesses in the community and provide important experiential learning opportunities for students from the Heider College of Business.

Timeline	Operations would be scheduled to begin in June 2023. For the Legal Clinic, law students would begin work in August of 2023. Work based on this grant funding would plan to end in June 2023, though Creighton Law would be seeking to commit additional private donor funding, foundation grants, and operational funds, as available, to continue operations indefinitely. All programs within the proposal that use funding from this grant can be completed by July 2026.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	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	See attached Proposal Description and Needs Alignment file.
Visioning Workshop Findings Alignment	This proposal can help address some of the key opportunities that were identified in the Visioning Workshop Summary. Specifically, the IESC and its Legal Clinic can help entrepreneurs and businesses "leverage money to execute strategic plan." Through financial education and access to resources to help access and maximize available funds, this proposal will support development of new and expanded businesses to support community revitalization and stabilization. In addition, by working with our iHub partners, the program would help "nurture and support what already exists with funding and technical assistance; networking related to entrepreneurs and community groups (opportunities)." We recognize that there is already available expertise in the community, and this program would work with and seek to amplify the power of those voices, while expanding their bandwidth to support a larger and broader community of people. The Summary identified "lots of vacant land along corridor" and note the "great opportunity for development with minimal physical displacement and trans[portation] potential." Through the educational efforts of IESC and the legal services of the Legal Clinic, entrepreneurs and nonprofit organizations would have access, in their community, to the necessary expertise and advice to ensure this opportunity is not missed or underdeveloped. Further, the Summary noted that that for "economic development," there was "not enough support for established businesses." The IESC and its Legal Clinic would be initially focused on supporting development of new businesses, but both would also be available to serve existing businesses directly and by supporting new businesses that support existing businesses (such as cleaning services for apartment buildings or offices). We also know that many small businesses, operating as sole proprietorships, do not have the resources to expand because the cost of accessing necessary legal services is cost prohibitive. The Legal Clinic would be

available to facilitate expansion by providing risk advice, the ability to create an entity, and support the necessary legal infrastructure to allow a small business to add employees, seek loans, and take other opportunities to expand.

Priorities Alignment

In LB1024, the Legislature stated several findings that are priorities that need to be addressed. This proposal is designed to support the varied priorities, but specifically addresses priority #4, which states, "The social and economic challenges in North Omaha and South Omaha have persisted for multiple generations, partially fueled by past racial segregation and the historical practice known as redlining." Redlining is a leading impediment to building generational wealth, and this program is designed to help put in place strategies to help people in North and South Omaha begin that process. LB1024 provides funding opportunities to the affected communities, which is an important start, and the financial educational opportunities created by the IESC will help give community members the information tools to begin creating wealth. While the opportunities to build such wealth are far past due, these are essential skills to change the future. The Legal Clinic can be a critical part of helping to create a great wealth future by providing legal protection preserve and protect wealth that is created, as well as by creating succession planning to ensure that wealth is passed on from generation to generation.

Economic Impact

The Legal Clinic anticipates a significant economic impact on the community. It is difficult to anticipate specific needs that particular businesses will have in any given year, especially depending on the economic climate, but based on the operations of other clinics and the program design, we have some estimates for the businesses we will serve. Among our services, the following should have a direct economic impact. We estimate that we will be able to, each year: • Provide legal representation to more than 40 clients, including small businesses and nonprofits, for a total of 120 over the three-year term. • Assist in forming 12 to 24 small businesses each year (36 to 72 for the term) • Obtain federal 501(c)(3) tax-exemption status for 3-6 nonprofit corporations (9-18 for the term). Each of these businesses and nonprofit organizations would help provide employment and other economic opportunities to the community. New Ventures The economic impact of new business creation is significant both in monetary and social benefits. In terms of monetary impact, we believe we can assist in the creation of 25 new businesses annually over the three years of the grant period. Certainly, there will be many more ideas and business startups than just 25. However, knowing that less than half of new businesses fail within the first year, we believe 25 ongoing concerns is a reasonable estimate. Based upon our estimate and the US Census data below, we have projected the overall economic impact of new ventures. According to the US Census the average economic impact of a new small business: • No Employees - \$47,000 • 1-4 Employees - \$387,000 • 5-9 Employees - \$1,080,000 • 10-19 Employees - \$2,164,000 • 20-99 Employees - \$7,124,000 • 100-499 Employees - \$40,775,000 Of the 25 new ventures we anticipate creating annually over the 3 years of this initial grant period, it has been projected that five will employ 1 to 4 employees, 15 will employ 5 to 9 employees, 3 will employ 10 to 19 employees, and 2 will employ 20 to 99 employees over the three-year period. Thus, by the end of the grant period there will be 75 total new businesses created with 15 employing 1 to 4 employees, 45 employing 5 to 9, 9 employing 10 to 19, and 6 employing 20 to 99 employees. This would translate to \$116,625,000 in annual gross revenues generated by these new businesses. Equally important these new enterprises will create employment opportunities for 450 to 1,230 individuals in the community (720 would be the median job creation expected). Typical studies indicate that 68% of money spent locally remains within the community. Thus, it is anticipated that these new businesses would create another \$79,000,000 of economic impact annually within the target communities. Technology Education and FinTech Literacy Both of these programs are designed to enhance the skillsets of program participants. Participants will be able to secure employment opportunities in positions which should pay between \$45,000 and \$100,000 annually, based on US Labor Department statistics for the job categories that these programs provide. This is a significant increase over the average income in the target communities.

Community Benefit A sound legal and financial foundation for new and expanding businesses will benefit the community by protecting the individuals involved financially and otherwise from potential harms that mistakes in practices or a lack of entity protection can create. Small business owners can be held liable for actions of people they work with, and they can be vulnerable to massive, and sometimes avoidable, tax liabilities that can devastate a business or even lead to legal proceedings and jail. By having access to necessary information and experts, the community and its members will be benefited, and able to be protected, in ways that are not currently available. The community benefits of new businesses are myriad. Obviously, they create jobs in the community and have a significant impact on the local economy as noted above. They also increase the tax base of the community. This strengthens the community's position with the municipalities and the state. They also create many social impacts, as well. The presence of new business spurs innovation and growth in those around them. Local businesses make products and services more available to the community members. Smaller firms tend to have more flexible hours that enhances the services available to the community. Local businesses hold events, get involved in the community and give the community an identity. This identity becomes a source of communal pride and builds confidence among those that live and work in the community. Their presence enhances the neighborhoods and lowers crime. They have positive environmental benefits as well. All these items have a flywheel effect that may start slowly but quickly gains momentum and becomes a source of long-term positive change. Many of these same features can be attributed to the community benefits of educational programs such as the Technology and FinTech Literacy programs: 1) More jobs, 2) Less unemployment, 3) Less underemployment, 4) Better paying jobs, 5) Career advancement, 6) More economic resources and capital formation in the community, and 7) increased tax base.

Best Practices/Innovation The IESC and its Legal Clinic will be bringing access to best practices to the business community it will serve. The educational programs will help entrepreneurs and existing businesspeople learn about the best and most innovative way to pursue their goals. In addition, the legal services provide will help new businesses create a sound foundation, as well as set of annual best practices to ensure compliance and accountability throughout the life of the business. The Entrepreneurship and Business Development education modules are best in class. They were developed by serial entrepreneurs with extensive experience in Omaha and the region. The modules have been vetted by successful serial entrepreneurs for validity and comprehensiveness. Likewise, the Technology and FinTech Literacy educational materials have been developed by experts. Where applicable the technology materials have been linked to best practice certification programs recognized by industry participants.

Outcome Measurement The Legal Clinic will measure outcomes in terms of specific services, as noted above, as well as the number of clients served and hours of services provided. We will be able to quantify the legal services provided to the community, and all of the services provided should be in addition to, not in place of, those already provided. Each student will be required to provide at least 150 hours of client service per semester, and each supervising attorney will provide substantially more. The Entrepreneurship and Business Development programming would assist in the creation of 25 new ventures annually over the grant period (75 new ventures in total). The program will monitor the number of startups and follow them through to launch or failure; documenting critical information points. The Technology Education and FinTech Literacy programs will capture data on the number of students served as well as the employment outcomes of the program participants.

Partnerships Yes

The program is designed to work with the SanKoFa Economic Development Corporation to find and support creating, developing, and expanding new businesses in the community, as well as supporting the broader economic and community development goals of SanKoFa. Additional partnership will be sought, as appropriate, to further the goals of the program and serve the community.

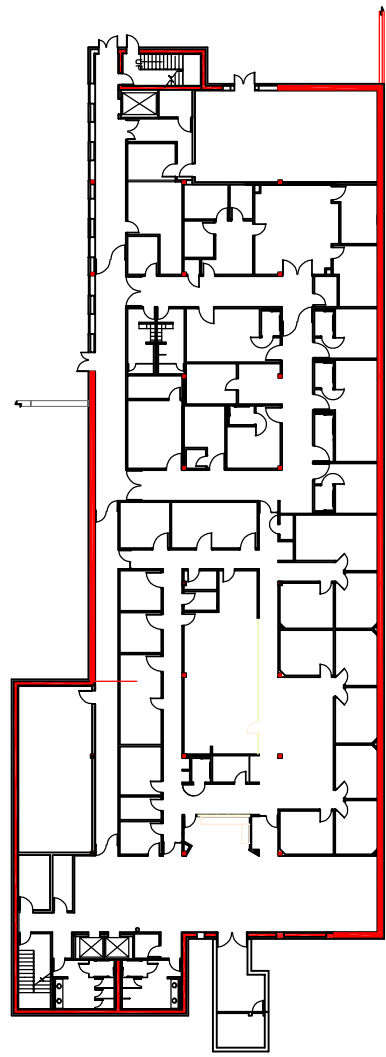
Displacement	No
Displacement explanation	
Physical Location	Creighton University would designate space at its currently owned and operated property identified as the Cardiac Center at 3006 Webster St., Omaha, NE 68131 which is located in Track 51 of the Qualified Census Tracts. The building is a 65,000 GSF facility and currently scheduled to be primarily vacated by summer 2023. It contains large and small classrooms, collaboration rooms, conference rooms and offices. The current floor plans are attached.
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	
General Contractor	
Request Rationale	As the services described will be provided to qualified individuals/entities free of charge, the request covers the expense to provide the programming.
Grant Funds Usage	Funding for the proposed programming would come from the grant. Entities would receive the services for free. Based on successful community engagement, the University could seek additional gift/grant support from other entities interested in continuing the program based upon documented outcomes.
Proposal Financial Sustainability	No
	Financial sustainability would require additional funding and/or the ability to charge for the services.
Funding Sources	
Scalability	Yes
	The Legal Clinic program can be scaled depending upon resources. At least one supervising attorney would be necessary and we could serve more clients with more lawyers.
Financial Commitment	The University would provide the physical and technical infrastructure to deliver programming, including replacement costs of the infrastructure.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process	<input checked="" type="checkbox"/>

Acknowledgme

LB1024 Funding Sources Acknowledgment

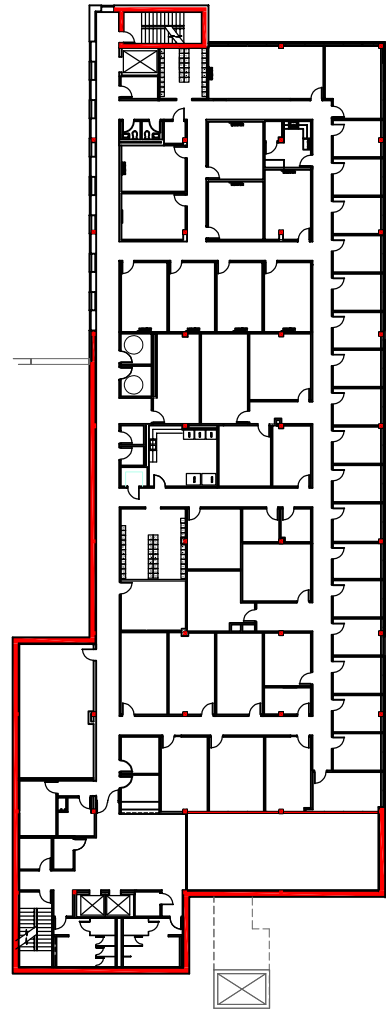
Public Information

File Uploads Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Request Rationale Documentation



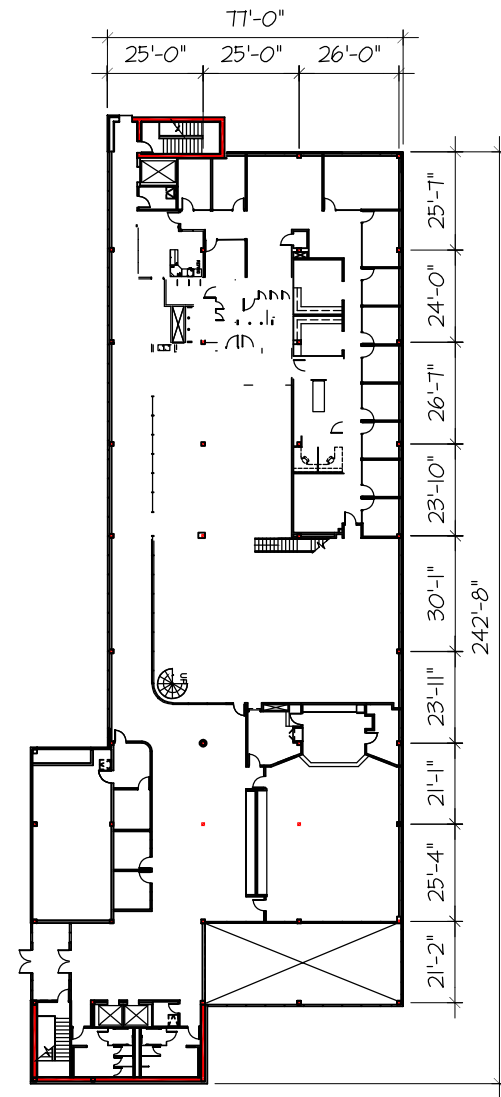
GROSS - 20,097

EXISTING FIRST FLOOR PLAN
 0 8' 16' 32' SEPT. 16, 2022



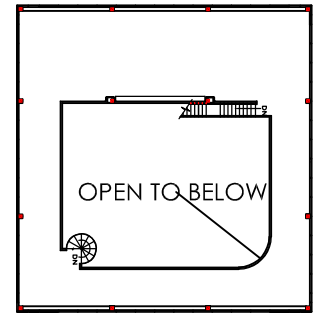
GROSS - 19,709 sf

EXISTING SECOND FLOOR PLAN
 0 8' 16' 32' SEPT. 16, 2022



GROSS - 19,706 sf

EXISTING THIRD FLOOR PLAN (ENTRY)
 0 8' 16' 32' SEPT. 16, 2022



GROSS - 6,150 sf

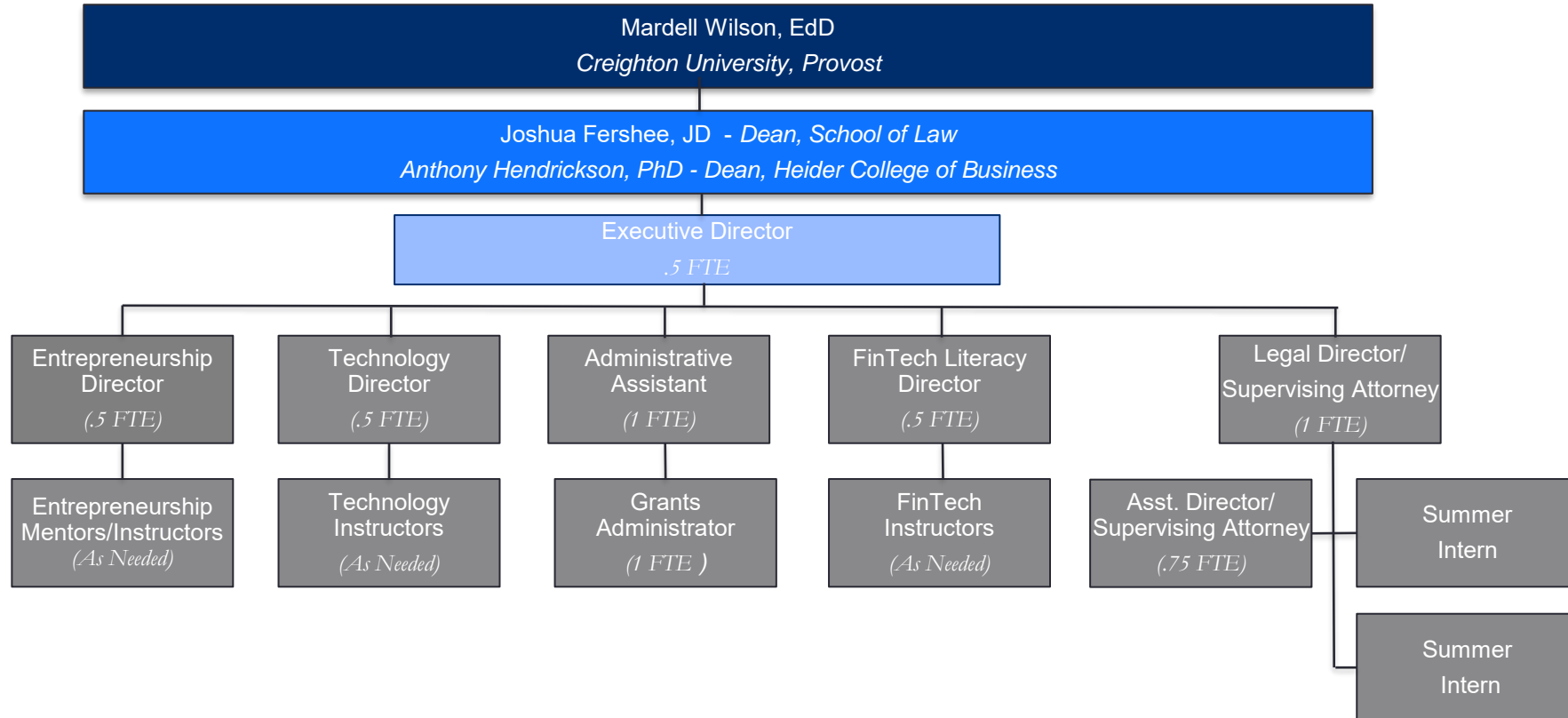
EXISTING MEZZANIE LEVEL
 0 8' 16' 32' SEPT. 16, 2022

CARDIAC CARE CENTER
 3006 WEBSTER STREET
 65,700 GROSS s.f.



	July 1, 2023 to June 30, 2024	July 1, 2024 to June 30, 2025	July 1, 2025 to June 30, 2026	Total
Salaries and Benefits				
Legal	\$ 340,917	\$ 351,144	\$ 361,679	\$ 1,053,740
Entrepreneurial	97,141	100,056	119,222	316,419
Financial	257,917	267,522	277,367	802,806
Technical	665,585	836,471	1,171,535	2,673,591
Administrative Support	258,196	265,942	273,920	798,057
Total Salaries and Benefits	\$ 1,619,756	\$ 1,821,135	\$ 2,203,722	\$ 5,644,613
Non-Salary Personnel Expenses				
Legal	\$ 25,300	\$ 13,699	\$ 14,110	\$ 53,109
Entrepreneurial	4,500	1,545	1,591	7,636
Financial	13,650	10,970	11,299	35,918
Technical	13,650	10,970	11,299	35,918
Administrative Support	18,650	9,940	10,238	38,827
Total Non-Salary Personnel Expenses	\$ 75,750	\$ 47,123	\$ 48,536	\$ 171,409
Instructional Materials				
Legal	\$ 12,000	\$ 12,360	\$ 12,720	\$ 37,080
Entrepreneurial	15,300	21,012	27,030	63,342
Financial	272,700	280,881	289,062	842,643
Technical	360,960	464,736	669,581	1,495,277
Administrative Support	40,000	41,200	42,436	123,636
Total Instructional Expenses	\$ 700,960	\$ 820,189	\$ 1,040,829	\$ 2,561,978
Infrastructure				
Administrative Support	510,230	533,190	578,580	\$ 1,622,001
Total Infrastructure Expenses	\$ 510,230	\$ 533,190	\$ 578,580	\$ 1,622,001
Total Program Costs	\$ 2,906,697	\$ 3,221,636	\$ 3,871,668	\$ 10,000,000

Innovation and Entrepreneurship Service Center Proposal



Proposal Description and Needs Alignment

Students in the Innovation and Entrepreneurship Legal Clinic (IEL Clinic) will provide legal and transactional (non-litigation) assistance to small businesses, nonprofits, community organizations. The Clinic could also support student entrepreneurs seeking to develop businesses in North Omaha (and perhaps 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 Legal Clinic would provide support to the potential clients list above, as well as serve to educate law students to serve clients seeking to grow businesses in the community. The IEL Clinic would teach from 6 to 16 students per semester (depending upon the scope of project and after proper build-up time) who would serve clients directly as counsel under licensed-attorney supervision.

The following description and budget outlines the program we believe would be the optimal program. However, the program could be scaled up or down. For example, we propose two supervising attorneys, but the program could run well with one to begin, and we could serve more clients with three. As envisioned, the Legal Clinic's work would be expected to include the following (subject to client needs):

1. 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 maintaining a diverse leadership and advisory team
- Assisting with possible joint ventures, affiliation agreements, and mergers and acquisitions
- Business succession planning (a key to wealth protection and generational wealth development)
- General tax advice for entities and ventures (not individuals)

2. 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

3. Regulatory and Intellectual Property Advice

- Trademark and service mark (including logos)
- Copyright
- Licensing and permitting
- Regulatory compliance

4. Labor and Employment

- Employee contracts
- Executive Compensation
- Labor compliance issues
- Hiring, training, and retaining a diverse workforce
- Employee rules, handbooks, and manuals

5. Risk Assessment and Management

- Risk assessment processes and best practices

- Directors, Officer, and Managers insurance
- Entity insurance
- Liability waivers
- Wealth protection

And finally, Delivery Methods -

- 15-week semester Clinical students up to 8 student per attorney per semester, working with clients taken by Clinic
- Student Attorneys would work directly with clients and be supervised by licensed practitioners
- Clients would be served as much as possible in their communities, close to home/work.

Entrepreneurship and Business Development

We have developed a series of short courses in collaboration with the former leaders of the Greater Omaha Chamber of Commerce’s StartUp Collaborative. These leaders are now principals and partners at Proven Ventures and have updated their curriculum. These modules are self-contained and topical. The modules begin with ideation and prototyping, value proposition, seeking seed capital and angel investing, through legal issues such as organizational structure, patents, and intellectual property protection, funding models, scaling and finally exit strategies.

These modules were developed and vetted by serial entrepreneurs in our local community whose experience in business creation is renowned. A variety of full-time, part-time, and adjunct faculty are available to assist in the content deliver and to field questions from clients. Mentoring and specific assistance on topics will also be delivered in conjunction with our partner the SanKoFa Economic Development Corporation.

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

Delivery Methods -

- Asynchronous, online, short courses on each topic
- Clients can move at their own pace and select the sequence and topics most appropriate to their needs
- Clients can review and reference module topics at their own discretion
- While some topics build on prior topics the modules are almost completely self-contained
- Clients would be served as much as in their communities

Technology Education

Omaha currently has well over 4,000 technology-related job openings. We believe we can provide a variety of seminars and educational modules that will help prepare people who reside in the target communities to fill many of these positions. The major obstacle currently that is preventing target community residents from gaining this knowledge, is the cost of attendance. However, this grant program would create a vehicle by which this educational programming could be delivered.

A variety of full-time, part-time, and adjunct faculty are available to deliver course content and to field questions from students. Cohorts are limited in size (10) in order to ensure adequate time for faculty to address individual student needs.

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

Delivery Methods -

- In person and online short courses on each topic
- Cohorts of 10 students would be ideal
- Cohorts could begin as soon as the minimum number of students is achieved
- Clients would be served as much as in their communities

Financial Technology Literacy Education

FinTech is one of the fastest growing fields in the world. To be successful in this field an individual needs to understand two disciplines: Finance and Technology. Specifically, individuals need to understand financial markets and their related transactions. While this has long been a fundamental field in Finance, markets and transactions have become imbedded and dependent technology. Heretofore, firms have employed individuals with either Finance or Technology skillsets and attempted to integrate their activities. However,

the most successful employees are those who have both the knowledge of financial markets AND the technical skills to manipulate the financial data in order to gain a competitive advantage. Thus, firms are seeking employees who have strong knowledge skills in both domains.

Omaha has a history of strong financial acumen. Warren Buffett is clearly the best example of this, but the Financial market sector in Omaha is clearly significant. Many of these firms are actively seeking employees who understand financial markets but who also have the skills in data manipulation. We have strong faculty and expertise in both these areas and are uniquely qualified to assist students in this field. We launched a FinTech major three years ago and are still only one of a handful of universities to offer this major.

The pandemic and the rise of crypto currencies has accelerated this trend. Many Nebraska firms need support personnel who can assist their professional staff in this field. However, there doesn't exist any training programs for support personnel. This program would provide individuals with the background knowledge and lexicon required to assist FinTech professional in this growing area of financial markets.

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

Delivery Methods -

- Asynchronous, online, short courses on each topic
- Clients can move at their own pace and select the sequence and topics most appropriate to their needs
- Clients can review and reference module topics at their own discretion
- While some topics build on prior topics the modules are almost completely self-contained
- Clients would be served as much as in their communities

Grant Application

Row 144

Organization Name (if applicable)	Omaha Center for Refugee & Immigrant Services Inc. (OCRISI)
Physical Address	628 N Saddle Creek Rd, Suite B. Omaha Nebraska 68132
Mailing Address	
Website	https://ocrisi.org/
Social Media Accounts	https://www.facebook.com/Omaha-Center-for-Refugee-Immigrant-Service-106039021945901
Name	Ladan Yusuf
Title	Executive Director
Email Address	ladan.yusuf@ocrisi.org
Phone	+1 (531) 867-7543
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	The Omaha Center for Refugee and Immigrant Services Inc. (OCRISI). Is a newly born growing agency with a variety of good programs to be provided for the needy and low-income populations in the community especially refugees/immigrants, and newcomers. The OCRISI intentions/goals are to build safe, prosperous, vibrant, and inclusive communities by addressing the ongoing issue of poverty these communities have been encountering and emerging issues of unemployment, food security, and transportation these communities have been facing before and after the pandemic hit. In addition to some African Americans and Latino people in need who get served at our agency (OCRISI), most of our client's refugees (from Afghan, Congolese, Somalis, Sudanese, Nepalese/Bhutanese Burmese/Karen, Burundi people, South Sudanese, and Kareni/Chin communities) are being served at the OCRISI on a regular basis. Among the clients who come to OCRISI, there are some disabled people. Also, there are some homeless people who come to OCRISI for the food pantry every week, and other-related assistance services. The OCRISI It embraces diversity, equity & inclusion, and it has been moving to the right directions.
Proposal Title	Employment, Transportation & Food Security.
Total Budget (\$)	\$850,000.00
LB1024 Grant Funding Request (\$)	\$850,000.00
Proposal Type	Service/program
Brief Proposal Summary	1. Employment & Transportation Programs: - Based on some unemployment stories we heard from different clients who come to OCRISI, transportation barriers prevent people especially refugees/immigrants/newcomers, and other underserved populations from seeking a job or holding a job for a long time. For this reason, we are going to implement an Employment & Transportation program for refugees/immigrants/newcomers and the underserved populations in the low-income communities. As mentioned earlier, some of our clients have been facing the issue of lack of transportation. After others try very hard to get a job and plan to hold this job for a long time, they get stuck because no reliable transportation sources available all the time. 2. Food Pantry- Since its establishment, OCRISI has been trying very hard to help the needy/vulnerable members of our community through different social services. For example, our food pantry serves close to a 100 families & individuals weekly. With the high prices of food, gas, supply shortages, and the emerging inflation, these families/individuals have been struggling to make the ends meet. The OCRISI is here to help though.
Timeline	Because of ongoing needs for employment, food security, and transportation, the OCRISI would like to keep up with this proposal for a couple years as possible, if this kind of finding will be available every year. but it has seen enough people seeking foods and heard uncertainty stories being shared about unemployment/transportation issues.
Percentage	100%

completed by July 2025

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

"other" explanation

Proposal Description and Needs Alignment 1. Employment program: - As mentioned above, we heard some stories from different clients about the impact of transportation issues on their unemployment status. And how many of our clients try very hard to find a job or hold a job for a long time. But they fail to do, out of their control. As a caring community agency, the OCRISI is planning implement an Employment and Transportation program. For this program, the OCRISI will hire some Employment Specialist, and about 3-5 drivers to drop off and pick up clients to & from the workplace for almost 3 months or so. When these clients meet self-sufficient criteria and when most of them can navigate through the system and take advantage of other alternatives with a little or no assistance from OCRISI, they will exit or be terminated/discharged successfully from this program. Very importantly, the OCRISI will follow-up with disabled clients or those who found it difficult to become self-sufficient in each time. The OCRISI will try to connect those clients with other alternatives or resources available in the community. 2. Food Pantry: Since its establishment, the OCRISI has been trying very hard to help the needy/vulnerable members of our community, every week. For example, our food pantry serves close to a 100 families & individuals weekly. With the high prices of food, gas, supply shortages, and the emerging inflation, these families/individuals have struggling to make the ends meet.

Visioning Workshop Findings Alignment This proposal will perfectly align with the visioning workshop finding because the OCRISI's mission statement calls upon addressing the issue of poverty and lifting up the people who are being impacted by poverty to some levels. From the top to the bottom, this proposal made it clear the OCRISI has been trying very hard to closing or bridging the gaps by tackling the issue of food security, unemployment, and transportation. Also, this proposal made it clear that the OCRISI opens its doors not only to refugee/immigrant communities but also to low-income, underserved, and vulnerable populations across the city/town.

Priorities Alignment The LB1012's strategic priorities is all about Economic Recovery, North & South Omaha. The OCRISI was created because there was a huge need of a different types of recovery in the surrounding areas, North Omaha & South Omaha, zip codes 68104, 68111, 68131, 68110, 68105, 68106, 68107, just to name a few. The OCRISI was formed because there was a need huge need to have a community agency in the middle of the city/town (the OCRISI location is strategic) to assist, while many were somehow recovering from the impact of the pandemic of 2020. Because this (the introduction of the LB1024's bill) sounded very good to be true, the leadership team at the OCRISI were not only following the news about the announcement of this bill but also prayed for this bill to pass, to be implemented, and to be put into practice by local agencies like OCRISI for a better community for all, North & South Omaha.

Economic Impact •The OCRISI is planning to hire a couple Employment Workers including Recruiters, Case Managers, and a specialist who will be helping veterans/homeless to get a job • The OCRISI will hire 3-5 drivers • The OCRISI will hire a trainer or executive coach as well.

• The OCRISI is planning to have at least a full-time coordinator, specialist, and trainer to help/support seekers and for the retaining of employment purposes

• The OCRISI will not hire any construction employees for this program/proposal.

• For Employment Specialist, Coordinator, Trainer, and Executive Coach, the wages will range between 20-25 per hour or more. The OCRISI will try to hire bilingual qualified people within the community to better serve people with limited English.

Because of ongoing needs for employment, food security, and transportation, OCRISI has seen enough people seeking foods and heard uncertainty stories being shared about unemployment/transportation issues in North Omaha.

Community Benefit •This program will eliminate some barrier and bridge the gabs that hold behind the clients in need of transportation. This program will not only help these clients to achieve their desired goals of having a job or maintaining a job, but it will also help them support their families and become independent. With the OCRISI assisting and tacking transportation issues, the economy of our city/state will grow and grow because these clients keep up with work and pay taxes. The desired goals these clients would like to meet include buying a house, invest in their children, and coming up with a business that can employ other people in the community.

For instance, the desired goals of most of the clients who come to OCRISI include buying a house, invest in children, and coming up with a business that can employ other people in the community. No doubts, these kinds of desired goals lead to a great contribution to community sustainability for years and years; for generation to come. In this case, people need to be lifted. The OCRISI is here to lift people up through a funding source like this one.

Best Practices/Innovation	The OCRISI will use the best practices of Trauma Informed Care, and other-related culturally competent approaches that work well with refugees/immigrants/newcomers. Because many refugees, immigrants, and newcomers struggle with transportation issues, the OCRISI has been trying to help in this area above & beyond. As mentioned above, refugees, immigrants, and newcomers apply for a job or try to maintain a job, but they find it difficult to do so because there is no reliable car to take them to the workplace or other places, where they can apply for a new job. Some service-providers and caregivers think that refugees, immigrants, and newcomers can easily learn how to use public transportation to move around and meet their daily obligations that require traveling between cities or counties. In fact, it takes a long time for a refugee, immigrant, or newcomer to learn how to use public transportation. Some refugees/immigrants/newcomers with limited English or disability do not even attempt to use public transportation. Some already have a trauma of using public transportation in the country of origin or while living in the refugee camps. In some countries in Asia or Africa, using public transportation or carpooling is not safe. Sometimes, the driver of public transportation keeps driving, while the passengers are getting into the bus. Some refugees/immigrants/newcomers or experienced the falling off the bus back then in the country of origin or while living in the refugee camps. Through. The OCRISI will put into the practice the Trauma Informed Care practices, and other culturally competent approaches to assist clients with bad experiences in terms of public transportation or caring pooling.
Outcome Measurement	Through a certain period and timeframe that was put forth for the start time and discharge time, the OCRISI can measure (using the Logic Model) both short and long-term impacts of transpiration services. The termination from the services will have 3 categories. The category of Successfully, Unsuccessful, and Neutral. Those who couldn't succeed in each time to rely on their own transportation will be given a chance to explain the circumstances that let them come back to the OCRISI for transportation services. Also, clients; satisfaction surveys will be conducted in the end.
	In addition to Logic Model, at the OCRISI, we usually track down all our programs progress and we have seen our program progressing/successful because the number of people we have been able to serve has nearly doubled in a very short period.
	Yes, the program will help the community to become self sufficient.
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	Our office is located in strategic center in North Omaha, and the address is 628 N Saddle Creek Rd, Suite B. Omaha Nebraska 68132.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A
Property Zoning	No
Is the project connected to utilities?	No
	No
Design, Estimating, and Bidding	No
	No
	N/A
General Contractor	No
Request Rationale	2023- \$425.000.00 2024- \$425.000.00 Total = \$850.000.00
Grant Funds Usage	The grant funds will be specifically used for Food Pantry, employment & Transportation Program.

Proposal Financial Sustainability	Yes
	This proposal will help to up lift the community in terms of food security, employment & Transportations Program.
Funding Sources	The OCRISI is a new agency, however, it received some funding from Omaha Community Foundation, Douglas County, and again we are expecting to receive some funds from Juvenile Justice, Douglas County.
	The OCRISI sent out some grant application for other social services/programs. It seems like these grant applications are under process
	The OCRISI sent out some grant application for other social services/programs. It seems like these grant applications are under process. In other words, the OCRISI did not yet receive other funds. However, no funds this proposal cannot continue without.
Scalability	yes, it can be completed in smaller components.
	food pantry = 550.000, employment & Transportation program = 300.000
Financial Commitment	The OCRISI highly needs the grant funds to support the projects, the OCRISI will try to help about 100-1000 low-income, underserved, and vulnerable families/individuals' clients in need to get employed in a timely manner by making referrals and connections with different local work companies. Every month, the OCRISI will try to assist clients already employed to hold a job for a long time by providing transportation to & from work until a family/individual buys a car or have a reliable transportation source to keep up with the job. Every week, the OCRISI will continue to tackle the issues of food security by continuing to distribute foods or have the food pantry open on Wednesdays for the needy to receive free foods. When there is enough funding, the OCRISI will be able to add & distribute Halal meat, and other foods being consumed in refugee/immigrant communities on a weekly basis as well.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Organizational Chart Proposal Budget/Sources and Uses

Omaha Center for Refugee & Immigrant Services Inc. (OCRISI).

Organizational Structure



Organization Name

**Program Budget of
OCRISI.
01/01/2023-01/01/2025.**

**Omaha Center for Refugees & Immigrants Service inc.
628 N Saddle Creek Rd, Suite B Omaha Nebraska 68132.**

Expenses Amount

Food Security for 2 years	\$550,000.00
Employment & Transportation Program for 2 years.	\$300,000.00

Total	\$850,000.00
--------------	---------------------

We are requesting \$850,00.00 to cover the expenses related to the program. because we are planning to hire 5 drivers to pick up and drop off the clients for almost 3-6 months.

Grant Application

Row 145

Organization Name (if applicable)	Omaha Arts Council
Physical Address	1723 N 33rd St Omaha NE 68131
Mailing Address	
Website	omahaartscouncil.org
Social Media Accounts	
Name	Alvin Harper
Title	CEO
Email Address	alvintheartist15@gmail.com
Phone	+1 (402) 452-9064
Team	Yes
	Grace Kouassi-Chief Operating Officer.
Organizational Chart	Not yet
Other Completed Projects and/or Accomplishments	Will submit later
Proposal Title	The Art of Recycling
Total Budget (\$)	\$50,000,000.00
LB1024 Grant Funding Request (\$)	\$50,000,000.00
Proposal Type	I do not know
Brief Proposal Summary	The goal is to create 50-100 full time jobs paying \$20-\$40 per hour. We will accomplish this by recycling industrial scrap, we will make new finish product from the industrial scrap. We will have a design team which will mostly be college students from Metro Community College to design furniture and other useful products that can be made from the industrial scrap. Metal Wood Plastic Paper Marketing team Partnering with Nebraska Furniture Mart Partnering with Benson Steel Partnering with Lozier Corporation and other steel fabricating companies.
Timeline	Start date January 2023.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business

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

"other" explanation

Proposal Description and Needs Alignment

More jobs and making things better for more people.

Visioning Workshop Findings Alignment

In order to create a renaissance, we need to provide consistent income.

Priorities Alignment

We will provide more jobs and better living conditions for the people in our area.

Economic Impact

50-100 high paying jobs should have a big impact on our neighborhood

50-100

I don't know.

\$20-\$40 per hour full time

Welding, fabricating, design

Community Benefit

High paying jobs for people in this area who will be trained for welding, internet marketing, woodworking. We will have ongoing program for all aspects of this.

By providing economic stability, sustainable jobs, education.

Best Practices/Innovation

By providing ongoing training in welding, recycling, and designing.

Outcome Measurement

Education, high paying jobs, self esteem, the moral. Our goal is to create a renaissance in North Omaha

Crime rate should go down.

Yes, by working with Nebraska Furniture Mart and local industries it should be a win win for everyone involved.

Partnerships

Yes

Nebraska Furniture Mart, Omaha Chamber of Commerce

Nebraska Furniture Mart, Omaha Chamber of Commerce

Displacement

No

Displacement explanation

Physical Location

1723 N 33rd St Omaha NE 68131

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

Property Zoning

Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	Will need a manufacturing building, will need funding for the payroll of the design team, and equipment.
Grant Funds Usage	We will need a large manufacturing building
Proposal Financial Sustainability	Yes
	The money generated through the sales of our product should be enough.
Funding Sources	Investors and donations. Will sell stocks once up and running.
	No
	No
Scalability	Yes
	This model can be used in any city across the United States
Financial Commitment	I have already sold my real estate to fund this project. Even if you do not give me a dime for this I will make it happen. With or without your help I am doing this. It will just take me a little longer.
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	Pro Forma

Grant Application

Row 146

Organization Name (if applicable)	Charles Drew Health Center, Inc. (CDHC)
Physical Address	2915 Grant St. Omaha, NE 68111-3863
Mailing Address	
Website	https://charlesdrew.com/
Social Media Accounts	<p>LinkedIn: https://www.linkedin.com/company/charles-drew-health-center-inc-cdhc-</p> <p>Twitter: @CDHCOmaha Facebook: https://www.facebook.com/CharlesDrewHCOmaha Instagram: @charlesdrewhc</p>
Name	Kenny McMorris MPA, FACHE, CHCEF
Title	Chief Executive Officer
Email Address	Kenny.mcmorris@charlesdrew.com
Phone	+1 (402) 457-1245
Team	Yes
	Please see Attachment I
Organizational Chart	Please see Attachment I
Other Completed Projects and/or Accomplishments	<p>The Charles Drew Health Center Executive team has more than twenty-five years of health care experience and leadership serving the North Omaha community, with more than forty-five years of proven leadership experience working with families living in the CDHC target area. The company has successfully overseen several CDHC capital related projects, including the following: CDHC has received HRSA, Bureau of Primary Health Care funding since 1983. Its success in providing fiscally sound management of grant funding has been the catalyst behind its success in securing non-HRSA Federal, State and Private investment. CDHC's success in completing health centers nearly 27,000 square foot renovation and expansion in 2007 was based in large measure on the health center's proven ability to provide sound fiscal management of federal and non-federal assets. February 2014- CDHC was awarded Affordable Care Act (ACA) Patient Centered Medical Home Facility Improvement (PCMH-FI). The funding opportunity supported CDHC in expanding its dental service capacity by renovating existing office space into two dental operatories. The total time between CDHC's discussions to buildout and project completion was less than 28 months. October 2015- Mobile Oral Healthcare Unit equipped with a wheelchair lift, two patient examination rooms, a reception area, and heating and cooling. Services include oral exam x-rays, cleaning, fluoride varnish, sealants and basic dental hygiene. The total time between CDHC's discussions to buildout and project completion was less than 9 months. March 2019-Charles Drew Health Center at 30 Metro, offers full service medical, dental, and behavioral health care in a 6,000 square foot site located at 5319 N. 30th St. The property is on the first floor of a residential apartment complex that provides market rate, income restricted, and student housing for the nearby campus of Metropolitan Community College. Total time from initial project discussions to first date of service was less than 36 months. January 2022-CDHC opened its 6,000 square foot Teen & Young Adult Center provides primary medical, reproductive and behavioral health care targeted to the Omaha community ages 15 to 24. With six medical exam rooms, two behavioral health offices, a mother's room and classroom space, the health center creates a youth-friendly environment, modeled after proven best practices and staffed with specialized providers. Total time from initial project discussions to first date of service was less than 24 months. September 2022- 38 foot Mobile Healthcare Unit provides a full complement of preventive and primary care services including but not limited to: immunizations, chronic illness management, complete physical exams, acute illness, injury care, screening, testing and treatment, health education, referrals to other specialist, substance abuse counseling, risk behavior reduction counseling, nutrition counseling, laboratory test, referral for supportive</p>

services linked to the social drivers of health, including health insurance and access to affordable medications. Total time from initial project discussions to first date of service was 32 months.

Proposal Title	Charles Drew Health Center, Inc. Capital Projects
Total Budget (\$)	41,012,980.79
LB1024 Grant Funding Request (\$)	20,506,490.4
Proposal Type	Capital project
Brief Proposal Summary	<p>Access to coordinated, high quality, integrated health care is the foundation for reducing health disparities and increasing quality of life. Many health problems that were once untreatable now have better outcomes or are even preventable due to advances in technology and treatment. To realize the benefits of these advances, patients must not only be able to gain entry to the health care system, but also have access to a location where such services are provided. Additional barriers among people of color include transportation, knowledge of where to obtain care or when to seek care, cultural barriers, and discrimination. These barriers make it difficult to gain access to even the most basic health services, resulting in disproportionate increases in the incidence of disease, disability, and early death. The pressures of the pandemic resulted in healthcare professionals leaving direct patient care roles for more lucrative practices, including travel assignments, or leaving the healthcare profession all together. The increased turnover rate combined with the already existing clinical staff shortages has created a talent and expertise crisis for community health centers. It's reported that by 2025, Nebraska will not have the workforce needed to staff and meet the healthcare care needs of our residents, let alone North Omaha. Staffing challenges include primary Medical, Dental, Behavioral Health, Pharmacy, Logistics and Operations, HIT, Facilities and Enabling Support. Providing workforce training opportunities in a structured environment through residency, fellowship, clinical placement, practicums, externship, internship or service learning programming builds a pipeline to career opportunities within the healthcare profession. CDHC's service area has a 2019 population of approximately 412,530, with a projected increase of 2.2% by 2025. It is estimated that the service area had 99,102 unserved lower income residents, equating to a need of 185.6 Provider FTE's. Renovation and expansion of the primary service location at 2915 Grant St. 68111 to improve and increase providing direct patient care access, supportive services and workforce opportunities in primary Medical, Dental, Behavioral Health (including substance use disorder services) Pharmacy, Health Center Operations and Enabling Support. The current facility is approximately 26,900 square feet including direct patient care and administrative space.</p>
Timeline	<p>Please see Attachment IV • October 2022- Construction Planning & Design Begins • January 2023- Capital Campaign & Master Planning • July 2023- ARPA Funding Received • August 2023- Permitting and Project Bidding • May 2024- Phase I Construction Begins • September 2025- Phase I Construction Complete & ARPA Funds Fully Drawn • December 2025- Phase II Construction Begins • December 2027- Phase II Construction Complete</p>
Percentage completed by July 2025	100%
Funding Goals	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)</p>
Community Needs	<p>Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)</p>
"other" explanation	
Proposal	Healthcare Transformation: a person centered, integrated, equitable

Description and Needs Alignment	<p>and thorough or dramatic change in the delivery of healthcare at a community level. Charles Drew Health Center, Inc. (CDHC) is a federally designated "Section 330, Federally Qualified Health Center", operating 14 locations, including Mobile Dental in Eastern Nebraska. The health center serves the community residents with comprehensive primary medical, dental, behavioral health services and pharmacy, as well as a wide array of community and support services. Today, CDHC serves over 14,000 patients each year and is recognized by the Health Resources and Services Administration as a Patient-Centered Medical Home based on their ability to deliver high-quality, cost-effective primary care. Of those patients served, 97% were at or below 200% of the federal poverty level. Patients 18 and younger represented nearly 23% of the patient population – many receiving care through their School-based Health Centers. Although 46% of our patients were uninsured, everyone received care regardless of their ability to pay. Through CDHC's Health Care for the Homeless and Public Housing Primary Care programs, 3,367 patients received medical, dental and behavioral health care in 2020.</p>
Visioning Workshop Findings Alignment	<p>Douglas County, has a Physician provider ratio of 576.8 per population of 100,00, a rate 103% higher than the state of Nebraska average which had 283.2 Physician providers per 100,000. Given the urban density of Douglas County in comparison to the state overall it is someone expected to see higher provider ratios but access to services are still needed due to gaps in patient centered, integrated, equitable primary medical care. At 85.7, Douglas County's ratio of active Dentists was just 31% higher than the state average, while Mental Health Providers were 52% higher. Based on these figures, further expansion of access to these services are needed.</p>
Priorities Alignment	<p>The proposal will create, sustain and drive economic recovery through creating high wages jobs, expanding the healthcare workforce and providing integrated, patient center healthcare services.</p>
Economic Impact	<p>TBD</p>
	<p>TBD</p>
	<p>TTBD</p>
	<p>TBD</p>
	<p>The proposal will create, sustain and drive economic recovery through creating high wages jobs, expanding the healthcare workforce and providing integrated, patient center healthcare services.</p>
Community Benefit	<p>The proposal will further expand CDHC economic footprint to the local economy. In 2021, CDHC lowered cost by 24% for health center Medicaid patients; saved \$15 million to the Medicaid system and \$24 million to the overall health system; and created 306 total jobs accounting with a \$35.6 million in total economic impact due to current operations.</p>
	<p>Please see Attachment VI The proposal will further expand CDHC economic footprint to the local economy. In 2021, CDHC lowered cost by 24% for health center Medicaid patients; saved \$15 million to the Medicaid system and \$24 million to the overall health system; and created 306 total jobs accounting with a \$35.6 million in total economic impact due to current operations.</p>
Best Practices/Innovation	<p>TBD</p>
Outcome Measurement	<p>Improved health statues, improved income statues through higher wage jobs, access to affordable housing, improved education</p>
	<p>A third party yet to be determined will evaluate outcomes.</p>
	<p>Please see Attachment VI</p>
Partnerships	<p>Yes</p>
	<p>Charles Drew Health Center, Inc.</p>
Displacement	<p>No</p>
Displacement explanation	

Physical Location	Please see Attachment III 2915 Grant St. Omaha, NE 68111-3863
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
	Preliminary estimates based on conceptual planning
General Contractor	No
Request Rationale	Please see Attachment V
Grant Funds Usage	Please see Attachment V LB1024 grant funds will be used to support 50% (\$20,506,490.40) of cost associated with Phase I of the project.
Proposal Financial Sustainability	No
	Charles Drew Health Center (CDHC) provides quality medical, dental, and behavioral health services to the medically underserved populations of the community. From 2017 to 2020, CDHC's patients grew by 22%, a rate eight point higher than that of NE FQHCs overall. In 2020, CDHC served over 14,000 patients, with 80% seeking medical services, 21% dental, and 11% mental health. CDHC generate patient services revenue for care rendered including billing through Commercial, Medicare Medicaid payors and providing a sliding fee scale based on family size and income for patients who are under or uninsured.
Funding Sources	• HRSA Loan Guarantee Program • New Market Tax Credits • Traditional Financing Institutions
	TBD
	NO
Scalability	YES
	Please See Attachment V
Financial Commitment	HRSA Loan Guarantee Program, Traditional Financing Institutions
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>

File Uploads

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

Charles Drew Health Center at Grant Street
Mechanical / Electrical Assessment
Omaha, NE



October 6, 2022

MEI Project #: 22412





mechanical | electrical | lighting | technology | commissioning

MORRISSEY ENGINEERING INC

4940 North 118th Street | Omaha, NE 68164

Electrical project manager:

Kevin Luebbe, LEED AP

kluebbe@morrisseyengineering.com

D 402.991.3106

O 402.491.4144

C 402.350.4317

Mechanical project manager:

Sarah Gudeman, PE, BCxP, CPHC, WELL AP, LEED Fellow

sgudeman@morrisseyengineering.com

D 402.991.3164

O 402.491.4144

C 402.281.3952

Table of Contents

Table of Contents	i
Acronyms List	ii
Section 1.0 - Executive Summary	1
Section 2.0 - Existing Conditions & Observations	3
2.1 - HVAC System.....	4
2.2 - Plumbing Systems.....	7
2.3 - Electrical Distribution System.....	8
2.4 - Lighting Systems	8
2.5 - Fire Protection Systems	9
2.6 - Access Control, Security, and Intercom Systems	9
Section 3.0 - Utility Rebates/Incentive Programs	10

Acronyms List

AC – air conditioning	IECC – international energy conservation code
AHU – air handing unit	IEQ – indoor environmental quality
ASHRAE – American society of heating refrigeration and air-conditioning engineers	IGU – insulated glazing unit
BAS – building automation system	KBTUh – one thousand BTU per hour
BTU – british thermal units	LAT – leaving air temperature
CW – cold water	LAV – lavatory
CHW – chilled water	LCCA – life cycle cost analysis
CO – carbon monoxide	LPD - lighting power density (W/sf)
CO ₂ – carbon dioxide	LWT – leaving water temperature
CFM – cubic feet per minute (air flow)	MEI – morrissey engineering, inc.
CMU – concrete masonry unit	MERV – minimum efficiency reporting value
CRAC – computer room air conditioner	MS – mop sink
Cx – commissioning	NPPD – Nebraska public power district
DCV – demand-controlled ventilation	O&M – operations and maintenance
DDC – direct digital controls	OA – outside air
DF – drinking fountain	OAT – outside air temperature
DHW – domestic hot water	ODP – ozone depleting potential
DOAS – dedicated outside air system	OPC – opinion of probable cost
DX – direct expansion	P100 –GSA facilities standards
EA – exhaust air	PTT – pressure temperature test
EAT – entering air temperature	RA – return air/relief air
ECM – energy conservation measure	RCx – retrocommissioning
EPA – Environmental Protection Agency	RTU – rooftop unit
EUI – energy utilization index	S – sink
EWC – electric water cooler	SA – supply air
EWT – entering water temperature	SH – shower
FS – feasibility study	SHGC – solar heat gain coefficient
FTE – full time equivalent [occupants]	STC – sound transmission coefficient
GPF – gallons per flush (toilets and urinals)	T _{db} – dry bulb temperature
GPM – gallons per minute (fluid flow)	T _{wb} – wet bulb temperature
GSA – general services administration	TAB – testing, adjusting and balancing
GSF – gross square feet	TVOC – total volatile organic compounds
GWP – global warming potential	UPC – uniform plumbing code
HHW – heating hot water	UR – urinal
HP – horse power	UV – unit ventilator
HVAC – heating ventilating and AC	UV-C – ultraviolet shortwave light
HWC – hot water circulator	VAV – variable air volume
IAQ – indoor air quality	VCT – vinyl composition tile
	VFD – variable frequency drive
	VRV – variable refrigerant volume
	WC – water closet

Section 1.0 - Executive Summary

The purpose of this study is to provide a brief assessment of existing mechanical and electrical systems and recommendations for improvements at the existing Charles Drew Health Center, Inc. (at Grant Street in Omaha, NE) for the purpose of Blair Freeman establishing a budget of repair and replacement. Additional conversations and consideration of future master-planning processes and scope as determined by APMA is excluded from this study and will be covered by Morrissey Engineering under separate proposal / project work in the future. Other future work includes:

- In addition to 2915 Grant Street, a second building on site (5,160 ft²) originally built as a daycare center then functioned briefly as a fitness center, was not covered under the scope of this study but would be considered as part of future master-planning for the campus (it is currently office space).
- Comprehensive as-built drawings of existing facilities would be a part of future services as well for HVAC, plumbing, electrical and lighting systems.
- Want to build a garage for fleet of vehicles and maybe have office space on top of that. Fleet vehicles (mobile medical) need specific climate control and power for storage.

Walkthrough took place on Monday, October 3rd and not all areas of the building were observed.

In summary, several major pieces of HVAC equipment (cooling towers, pumps) are nearing the end of their typical service life and should be budgeted for replacement. When replaced, alternative options such as VRF systems or geothermal could be considered, and pump sizing / selection should take into account propylene glycol solution, rather than ethylene (if the latter is indeed still in use). Dedicated outside air units for ventilation will also likely require replacement and additional cooling / heating capacity as part of a renovation project to comply with mechanical code, improve indoor air quality, and improve building air balance and pressurization. Energy recovery ventilators should be considered and coupled to general building exhaust. Modification to kitchen area (with continued need for cooking) will include significant mechanical upgrades to support equipment. Existing DDC controls should be expanded to include all equipment in the building. The building should be benchmarked in ENERGY STAR portfolio manager to track energy and water consumption and gauge potential for rebates and financial incentives.

A majority of the electrical systems within the building were installed as part of the 2006 renovation project. Depending on the scope of the renovation and programming of the existing building spaces many of these systems are candidates for replacement due to their age and current code requirements. One item of note that will be retained is a diesel-powered emergency generator that provides backup power to the facility. The generator was recently installed and should be retained or could be redeployed to other areas of the campus if the new program dictates this move. Specific details regarding each electrical system are noted in Section 2.0 of this document.

Section 2.0 - Existing Conditions & Observations

Project Address	2915 Grant Street, Omaha, NE 68111
Year Built	1983
Square Footage	27,608 ft ²
Building Description	Two-story medical office building serving medical, dental, behavioral health and WIC programs

The building underwent a remodel in 2006, with dental expansion in 2015 and 2020/21. Need more flexible hoteling type office space. 170-180 total staff in the building, now. Need for increased circulation in the existing building (stairs are inaccessible except from patient rooms). Would be good to have workspace that's not an exam room to help people with paperwork, support services and similar, generally not a function required in a private clinic, but critical here. Elevators are shared between freight and passenger functions. Entry lobby and queueing space for screening can get backed up at times. Clinical room summary as follows:

- 21 exam rooms currently but need for growth identified.
- Pharmacy space in the Northwest corner of the building.
- Lab in medical area on the West side of the clinic.
- Vaccine room and medical storage on the East side.
- Sterilization room for dental.
- Lab for WIC on second floor will be relocating to the Highlander
- X-ray room on first floor, associated previous darkroom will be converted to mini-lab space

2.1 - HVAC System

Equipment tags are as noted in the building construction documents. Typical equipment service life expectancies as noted are based on ASHRAE research project RP 1237-TRP but can vary depending on usage and quality of maintenance performed on the equipment in question.

Table 1 - HVAC Equipment summary

Tag	Location	Manufacturer	Model #	Year Installed	Est. Median Service Life (yrs)
CT-1	Second Floor West Mechanical Rm	BAC	VF1-027-41KHX	2006	17.5
CT-2	Second Floor East Mechanical Rm	BAC	VF1-027-22JHX	[original]	17.5
B-1, 2	Second Floor West Mechanical Rm	Lochinvar	KB-080 (per plans)	2006	15.0
MUA-1	Second Floor West Mechanical Rm	Trane	GM [unconfirmed]	2006	15.0
MUA-2	Second Floor East Mechanical Rm	Modine	[unconfirmed]	[original]	15.0
Pumps	Various				21.2
Heat Pumps	Various				21.0

Zone level heating and cooling air distribution for the building is provided by water-source heat pump units, located above ceilings throughout the building. Per facility staff, there are 44 total heat pumps which require replacement of approximately 1-2 per season. The heat pumps draw and reject heat from and to a 40% ethylene glycol / water loop served by the central plant equipment (boilers and cooling towers – see below).

Cooling (heat rejection) for the loop is provided by two indoor closed circuit cooling towers (CT-1, 2). Cooling tower CT-1 was noted as replaced by building facilities staff, but East is still original and will likely need replacement in the next 2-5 years, if not sooner. Two loop pumps circulate heat pump loop water throughout the building and do not include VFDs.

Heating is added to the loop by two 650 MBh sealed combustion gas-fired boilers (B-1, 2). Two boiler pumps (P-3, 4) at 5 gpm and 15 feet of head circulate HHW to the heat pump loop. An existing gas-fired boiler and associated pumps in the East Mechanical room may have been

abandoned in part of the 2006 project. HW unit heater in this mechanical room was also commented to be non-functioning.

There is an ongoing service contract with Controlled Comfort of Omaha for HVAC maintenance.

Glycol makeup and water treatment chemicals were observed to be in place. WaterLink provides chemical treatment and testing for the loop.

Ventilation is provided by an indirect 400 MBh gas-fired dedicated outside air unit / makeup air unit (MUA-1), with a total of 3,505 cfm outside air ducted to the return-side of heat pumps throughout the building. Air is drawn in through vertical louvers on the South wall, which is adjacent to the parking area on that side of the building. It is likely that this unit was selected to match the Modine unit on the East (original) wing of the building, but information on that unit and its operation is unavailable. 2006 plans do not show extent of existing ductwork distribution.

A total of 2 **exhaust fans** were observed on the roof, EF-1 serving general exhaust (3,505 cfm as noted on the 2006 mechanical plans) and the other (EF-2) serving the kitchen hood (450 cfm).

Piping and ductwork were not observed as part of walkthrough but are likely in fair and serviceable condition given the age of the building. Leakage issues have been prevalent as described by facilities staff, but this could be due to heat pump condensate pans without overflow detection, leaking valves at the units, or other causes (not specifically identified).

Building Automation System (BAS): During the walkthrough, Honeywell thermostats were observed in conference room and on the second floor. A 2018 drawing set for “MECH RM W_2 Sequence of Operations” from Parallel Technologies was observed in the West second floor mechanical room during walkthrough – full version of this set should be reviewed for additional required BAS modifications and expansion opportunities. According to page 6 of this set, the BAS currently provides alarming for heat pump loop pump start failure, cooling tower pump start failure, exhaust fan start failure, and cooling tower low limit temperature switch trip (based on one page of SoO observed during walkthrough).

Additional automation was requested by facilities staff, specifically in the form of leak detection system, as the OA damper was left open and MUA coil froze previously. This could also be

addressed through advanced controls notifications (freeze-stat upgrade or replacement with corresponding sequence of control added).

2.1.a - Code and Upgrade Considerations

Based on the 2018 International Energy Code, along with requiring more energy efficient equipment, **ventilation and economizer requirements** would need to be addressed in any future renovation or significant equipment replacements. Mechanical ventilation and overall air balance, specifically, would need to be analyzed based on overall building occupancy and area functions to determine minimum amount of outside air, and tonnage of replacement equipment would likely need to be increased to be capable of providing 100% of supply air as outside air (air-side economizer capability).

In addition, the varying functions of the building both new and as modified for a renovation would need to be considered as required ventilation (outside air) and exhaust rates differ between office space, conference areas, labs, and medical procedure rooms.

The 2006 plans note that the heat pump loop is a 40% **ethylene glycol solution**. Switching to a deionized water / propylene glycol should be considered for toxicity avoidance. If the current concentration of ethylene is 40% (providing freeze protection down to -12°F) the equivalent PG concentration would need to be approximately 45% and existing loop piping and pump sizing should be recalculated as part of replacement as part of pump replacement projects.

Location of air intake should be assessed, if possible, since currently ventilation air is drawn in from louvers adjacent to the parking lot and could be affected by idling vehicles in the area.

Pressurization from a whole-building perspective should be calculated to balance outside air (ventilation air or makeup air in) and exhaust air (air out from labs, restrooms, etc) throughout the building.

Setback and Setpoints: setpoint and current temperature noted at the thermostat in the conference room was observed to be 72°F and while this is common, note that the energy code requires HVAC design and equipment sizing to be capable of meeting 75°F minimum (cooling) in the summer and 70°F maximum (heating) in the winter. Further, the energy code requires controls capable of setback (unoccupied) temperatures of 85°F and 55°F (cooling / summer) and (heating

/ winter), respectively. Again, it is noted that this is not typical for how most buildings are operated, but it is a mandatory provision of the energy code to be capable of this functionality.

Kitchen Hood: It was noted that an electric range (residential type) and kitchen hood (type unconfirmed) were in place in a break room area on the second floor. If as part of a project this space were modified and cooking functions were expected to continue, significant upgrades in terms of HVAC infrastructure would likely be required (Type I hood with exhaust, dedicated makeup air unit, grease duct, etc).

2.2 - Plumbing Systems

A 3" CW water service enters on the North side of the building in a combined fire / water service room. Two meters are in place (one likely for irrigation, the other for indoors). Two gas utility meters are also located on the South side of the building.

Plumbing fixtures in the building include flush valve water closets, urinals, lavatories, sinks, and electric water coolers. All observed were manual operation and appear to meet ADA requirements. Water closets are floor mounted bottom outlet and urinals are wall mounted back outlet. Service sink and a single shower (west side of second floor, toilet room 277) are also noted on the 2006 plans.

Domestic HW is provided by a 60 gallon 125 MBh input gas-fired water heater (build date 2007), State Industries model SUF60120NE 970, with recover of 142.42 gallons per hour. This water heater is located in the Second Floor West Mechanical Rm

A 4" sanitary sewer exits on the North side of the building (serving the East side of the building) with a second 4" sanitary exiting on the North side of the building (serving the West side). A 5" storm line exits the building to the North from the West side of the building. Sump pumps are located in the elevator pits.

Dental vacuum and air systems are in place, though these were not observed.

No ongoing issues with plumbing systems were expressed during the walkthrough by facilities staff.

2.3 - Electrical Distribution System

The existing electrical distribution system is in good condition and is configured to meet the current use of the building. The main switchboard is a 1200-amp, 120/208 volt, 3 phase, 4 wire GE Spectra Series switchboard with circuit breaker distribution. This switchboard was replaced as part of the 2006 renovation. The main switchboard is not provided with any surge suppression device. As part of any future renovation, addition of a service entrance rated surge suppression device at the main switchboard would be recommended to provide some protection for sensitive electronics within the building from lightning strikes and other power quality issues.

The main switchboard feeds downstream panelboards located throughout the building. These panelboards also appear to have been replaced as part of the renovation in 2006. In general, the panelboards appear to be in good condition and could remain to serve the renovated space.

The building emergency generator is located on the east side of the main building on site. This generator is manufactured by Cummins and was recently installed. The generator is believed to be sized at 250 kW with a sub-base diesel fuel tank. The generator provides backup to all building loads through a service entrance rated exterior automatic transfer switch located on grade on the east side of the building adjacent to the OPPD transformer. As noted previously, this generator was recently installed and the unit should be maintained to serve the building in its future configuration.

2.4 - Lighting Systems

A majority of the lighting fixtures within the existing building utilize fluorescent lamping and were installed as part of the 2006 building renovation. Areas of the building which were remodeled in 2015 and 2021 have been updated to LED sources. Remodeled areas utilize volumetric LED troffers and include the main lobby and dental suite.

Emergency egress lighting throughout the building is provided by wall mounted battery backup lighting fixtures located in all corridors and common use areas. These fixtures will need to be maintained or replaced with new where required due to the configuration of the building emergency backup generator.

Existing exterior lighting consists of LED pole and building mounted lighting fixtures. These fixtures could be maintained if any revisions to the site layout allow.

As part of any renovation to the existing building, replacement of all non-LED lighting fixtures should be considered. LED fixtures would provide energy savings and reduce maintenance costs for the Owner moving forward.

Lighting controls within the existing building is accomplished primarily through the use of local toggle switches. To comply with the current IECC requirements occupancy sensors should be added throughout the facility to provide automatic shutoff of lighting.

2.5 - Fire Protection Systems

Existing building is protected throughout by a wet pipe sprinkler system via 6" fire water service line. Sprinkler coverage was modified as part of the 2006 renovation to match new wall locations. Service entrance includes double check valve backflow preventer with OS&Y gate valves, 2" main drain valve, flow indicators, and fire department connection at building exterior (Grant Street side near main entrance).

The existing building fire alarm system is manufactured by Fire Control Instruments (FCI). The system initiating devices include manual pull stations, area smoke detectors in select spaces, and fire sprinkler flow switches. System indicating devices are combination horn/strobe devices. The Owner has indicated that there is a desire to provide voice evacuation signals throughout the building with multi-lingual messages. To incorporate this feature the fire alarm control panel as well as all indicating devices would need to be replaced.

2.6 - Access Control, Security, and Intercom Systems

The building is provided with both a CCTV camera system and access control at selected doors. Several deficiencies and modifications for these systems are desired and were noted by the Owner during our walk-thru. Modifications include the following:

- Upgrade/expansion of current digital video recording (DVR) equipment to rectify display lag issue at security control room.
- Add access control to both elevators to limit patient access to certain areas of the building.

The building is provided with intercom speakers throughout common areas of the building. This system is currently not functioning. The Owner has expressed a desire to have this system made operational either through repair or replacement.

Section 3.0 - Utility Rebates/Incentive Programs

There are several program options available that could be applicable to implementation of the measures described above and for future construction on campus.

Nonprofit entities can now take advantage of [179D Commercial Building Energy Efficient Deduction](#), as of the 2022 Inflation Reduction Act. Existing buildings can also access the deduction, which includes a sliding scale of \$2.50 – 5.00 per square foot for energy efficiency improvements in excess of 25% better than current energy code (2018 IECC in Omaha) on lighting, HVAC, heating hot water, building envelope, and other loads governed by the energy code.

[PACE Financing](#) is a rapidly growing tool that allows building owners to convert capital costs into a tax assessment on their property. It can be used for energy efficiency upgrades to existing buildings, or on energy enhancements to for new construction. (likely ineligible in this application)

[OPPD Commercial Energy Efficiency Rebate Programs](#) include a [custom rebate program](#) for existing buildings (which requires and helps cover the cost of an energy study), [Lighting Incentive Program](#), Commercial [Electric Vehicle \(EV\) Rebate](#), and [HVAC Rebate Program](#).

The state energy office also may offer low interest [Dollar and Energy Saving Loans](#) (5% or less) through partnerships with financing institutions. Other funding from the federal government as part of the Inflation Reduction Act may be available, though these distribution programs are still in the process of being developed by the State.

Charles Drew Health Center, Inc Organizational Chart Effective September 29, 2022

Governing Board of Directors
Christopher Rodgers, Chairperson

Kenny McMorris
Chief Executive Officer

Tarsha Jackson
Chief Financial Officer

Ann Smolsky
Chief Operating Officer

Patrick Peer
Deputy Director of
Health Center
Innovation

Will Ostdiek
Chief Medical Officer

Molly Cawley
Senior Director of
Dental Services

Larry Duncan
Senior Director of
Behavioral Health
Services

Wayne Tate
Senior Director of
Pharmacy Services

Jakeen Fox
Development Director

Shayla Pierce
Human Resources
Director

Maurtice Ivy
Community
Partnerships and
Initiative Director

Executive/Senior Leadership

OWNER REPRESENTATIVE TEAM



BRYCE DANIELSON

PROJECT MANAGER

Bryce attended the University of Nebraska-Lincoln (UNL), where he earned a bachelor's degree in Construction Management with a minor in Business. During his time at UNL, he was heavily involved in the local Mechanical Contractor Association student chapter, which won chapter of the year in back-to-back years. Bryce has gained valuable project management experiences through his internship positions at Ray Martin and City Ventures. During his internships, Bryce led multiple construction projects ranging from restaurants to schools to music venues. Bryce will work alongside the Director of Owner Representation to bring your project to life from the ground up.



AMY AUGUSTYN

DIRECTOR OF OWNERS REPRESENTATION

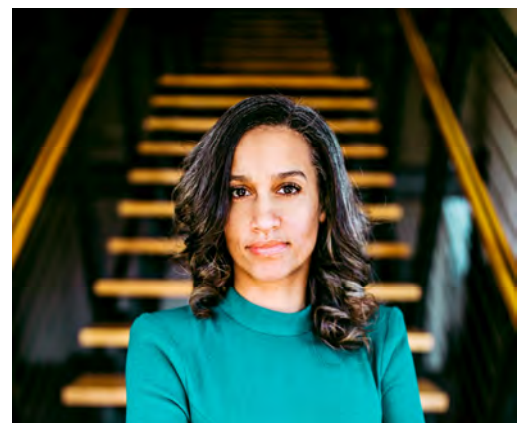
Amy has the unique understanding of directly working with and experiencing the owner, architect and contractor sides of projects. As an architectural graduate, Amy has experience ranging from the development of conceptual design to construction documents, as well as research and graduate teaching in architecture. Working at a prior construction company, Amy gained experience business development, marketing and construction project management. While at a real estate development company, Amy was instrumental as the lead project manager on foundational mixed-use, multi-phased developments working as the owner's representative. Amy was a recipient of the Midlands Business Journal 40 Under 40 award in 2018.



ASHLEY KUHN

PRESIDENT/CO-OWNER

Ashley has extensive experience in owner's representation and construction management, focusing on redevelopment and revitalization of abandoned, vacant and substandard real estate. She also brings knowledge in construction and value engineering for cost savings. Ashley has completed multiple site developments from acquisition through construction, and she's successfully completed over \$500 million in construction and development projects.



1

The only Black/ Woman
Class A Contractor in
Nebraska

100%

Black Owned

100%

Of Our Executive Staff is
Female

100%

Woman Owned

ABOUT



At Blair Freeman, any roadblock is a challenge to overcome, never a reason to give up. We are committed to meeting and exceeding project expectations, whether that means moving forward, up, down or diagonal – keeping clients informed and supported every step of the way.

Blair-Freeman, LLC was established in Omaha in 2018 by Maranda Adams & Ashley Kuhn. In April of 2017, Maranda purchased a small commercial property with the intention of renovating the property. That small project turned in to one HUGE headache. Maranda called in her college friend, Ashley, to help her get through the nightmare the project was turning in to. Ashley and Maranda worked side by side, day by day to eliminate the barriers and turn the project around. At the completion of the project, they realized there were likely a lot of other folks that ran in to the same obstacles (over budget, late completion, not built to their expectations) and simply quit. How many times had a great project been poorly completed or not completed at all because of the same obstacles? Ashley and Maranda decided they could do it better and ensure that none of their clients saw projects fail or felt their voices weren't being heard. From that project, Blair Freeman was born! A minority-owned firm focused on leaving an impact on the community and making the real estate/construction process fun, transparent and successful.

Blair Freeman is an Owner Representative firm that provides complete oversight, transparency, and leadership for projects from planning through closeout. We put our clients back in the driver's seat to ensure their vision is fulfilled exactly as they see it, on time and under budget. Our team is highly respected in the market for its ability to build and lead collaborative project teams that deliver results in an innovative and bold way.

Blair Freeman's sole owners are both black females, Ashley Kuhn and Maranda Adams. Amy Augustyn heads up the Owners Representation division of the company and Dr. Zahra Jabbarani heads up the Construction Project Management division.

Although our company is new, the work we are doing is not new to any of our team. Our core team has been working in the industry a minimum of 15 years each and have completed projects all over the Greater Omaha Area that you likely drive past or visit every day! Our firm is a full-service Construction Management and owner representation firm. This is all we do for a living, and we are truly passionate about the community and our clients!





Eric Westman, AIA
PROJECT MANAGER | PARTNER
 17 years with APMA

Eric has an exceptional knowledge of the technical aspects of design and leads a variety of project types including mixed-use development and multi-family housing. Eric’s pragmatic approach to design ensures that function and style blend seamlessly. As a partner at APMA, Eric is a trusted leader and mentor to his colleagues. He believes exceeding programmatic requirements to address a client’s needs is the key to success.

REGISTRATIONS

Registered Architect: NE
 American Institute of Architects, member

EDUCATION

Bachelor of Science in Architecture, University of Kansas

SELECT RELEVANT PROJECTS

- OneWorld Community Health Centers
 - » Livestock Exchange Campus Health Care Clinic Expansion
 - » Livestock Exchange Campus Remodel
 - » Livestock Exchange Campus Pharmacy Remodel
 - » West Omaha Clinic
 - » WIC Clinic Remodel
 - » Pediatric Dentistry Office
 - » Park Avenue Clinic
 - » Northwest Clinic Expansion
 - » Cass County Clinic
 - » Bellevue Clinic Expansion
 - » Teen and Young Adult Health Center
- Nebraska Medicine Midtown Health Center
- Heart Ministry Center
- Dial Senior Living
 - » Meadowbrook Phase 1
 - » Meadowbrook Phase 2
 - » Knolls Independent Living
 - » Aksarben Phase 3
 - » Lenexa, Kansas
 - » Lincoln, Nebraska
 - » Mission, Kansas
 - » The Aspens

PROJECT EXPERIENCE



HEART MINISTRY CENTER

Heart Ministry believes in the notion of dignity for all. This philosophy took center stage during the design process, ensuring all spaces felt welcoming and hopeful. The facility serves as the primary offices for the organization, as well as a food pantry, laundromat, space for the organization’s Fresh Start Job Placement program, and community meeting space. Working on a tight site in North Omaha, the team paid special attention to accessibility. The new food pantry waiting area is a warm and welcoming environment that feels more like a restaurant than a pantry.



ONEWORLD TEEN AND YOUNG ADULT HEALTH CENTER

Designed with the needs of Omaha’s teens and young adults specifically in mind, APMA worked with long-time client OneWorld to create a space where patients would feel welcome and comfortable. Exam, education, and consultation spaces ensure that physical, mental, and social health needs are being met amongst Omaha’s younger population.



Megan Lutz, AIA, NCARB
MASTER PLANNING + PROJECT DESIGNER
PARTNER

10 years with APMA

Megan possesses a comprehensive knowledge of all aspects of the architectural process, from programming and design through construction. She draws from a range of project and research experiences; as a Fulbright Scholar she investigated ways to improve the public environment and has integrated this work into her practice, particularly as it relates to urban planning.

REGISTRATIONS

Registered Architect: NE National Council of Architectural Registration Boards
 American Institute of Architects, member

EDUCATION

Master of Architecture, University of Nebraska at Lincoln Bachelor of Science in Design, University of Nebraska at Lincoln

SELECT RELEVANT PROJECTS

- Highlander Phase 1, Multifamily Buildings
- Highlander Phase 3, Nobility Point
- Highlander Phase 4, Burdette and Wade Mixed Use Buildings
- Highlander Linear Park Study
- Brinshore, Paseo Gateway Apartments
- Brinshore, Houston Connect South
- SeventyFive North Single Family Housing Prototype Study
- OHA Spencer Apartments Study
- Girls inc - Protege House
- Victory Apartments Phase 1
- Community Alliance
- Arch icon Eagle Heights
- Nebraska Urban Indian Health Coalition
- OEDC Fair Deal Marketplace
- Children’s Hospital Administration Building
- Kennedy Square East
- 1415 @ The Yard Apartments
- Hello Apartments

PROJECT EXPERIENCE



HIGHLANDER PHASE 1

Built on the former site of Pleasantview Homes, a 300-unit public housing site in North Omaha, Highlander has been a catalyst for revitalization of this historically under-served neighborhood. The new development sits on 23 acres straddling 30th Street, a major north-south corridor. Since 2014 Seventy Five North Revitalization Corp. and its partners have constructed 101 mixed-income housing units in a modern, contextually-urban neighborhood in an effort to reverse the effects of this disinvestment.



HIGHLANDER NOBILITY POINT

Nobility Point marks APMA’s fourth housing project at Highlander. This 60-unit building features a mix of one- and two-bedroom apartments that are age-restricted for senior independent living and includes a shared living room, gardening plots, a community room with “front porch” facing the adjacent intersection, and an exercise room. Nobility Point is an important part of the Highlander development’s mission to create an active, walkable, mixed-use, and multi-generational neighborhood on what was once a public housing site.



Jean Vacha
 PROJECT ARCHITECT | PARTNER
 16 years with APMA

As one of APMA’s most technically skilled designers, Jean’s detail-oriented approach to the work makes her an asset on some of the most challenging projects, including the Papillion Landing Community & Recreation Center and the food bank facility for the Heart Ministry Center. Jean takes a solution-focused approach to each assignment to ensure projects are delivered promptly and on budget.

REGISTRATIONS

Registered Architect: NE

EDUCATION

Master of Architecture, University of Nebraska at Lincoln Bachelor of Science in Design, University of Nebraska at Lincoln

SELECT RELEVANT PROJECTS

- OneWorld Community Health Centers
 - » Livestock Exchange Campus
 - » Livestock Exchange Campus Health Care Clinic Expansion
 - » Livestock Exchange Campus Residential
 - » Cass County Clinic
- Heart Ministry Center
- Open Door Mission Permanent Supportive Housing
- Stephen Center Permanent Supportive Housing
- Highlander Phase 1, Multifamily Buildings
- Highlander Phase 4, Burdette and Wade Mixed Use Buildings
- Omaha Housing Authority, Chambers Court Remodel
- Brinshore, Paseo Gateway Apartments
- Brinshore, Farnam Building Apartments
- Victory Apartments Phase 1
- University Health Center & UNMC College of Nursing - Lincoln Division
- Salvation Army Campus Renovation Master Plan
- OEDC, The Margaret
- Girls inc - Protege House

PROJECT EXPERIENCE



HEART MINISTRY CENTER

Heart Ministry believes in the notion of dignity for all. This philosophy took center stage during the design process, ensuring all spaces felt welcoming and hopeful. The facility serves as the primary offices for the organization, as well as a food pantry, laundromat, space for the organization’s Fresh Start Job Placement program, and community meeting space. Working on a tight site in North Omaha, the team paid special attention to accessibility. The new food pantry waiting area is a warm and welcoming environment that feels more like a restaurant than a pantry.



GIRLS INC, PROTEGE HOUSE

APMA worked with Girls Inc. of Omaha to transform a former monastery into the Protégé House, the organization’s first ever transitional housing facility for young women. To better understand the needs and opportunities, the team met with various Girls Inc. members, alumni, and staff members who helped guide the overall design direction. The expansive kitchen, multi-purpose room, and living spaces are shared by all residents to foster a sense of community and responsibility, while the seventeen one-bedroom units allow residents space for privacy and personalization.



Jamie Lewis, NCIDQ
INTERIOR DESIGNER | PARTNER

7 years with APMA

With experience in the areas of space planning, furniture, workstation design, scheduling, and creating construction documents Jamie is an invaluable team member. Throughout her tenure with the firm, Jamie has worked on a variety of project types and has developed a particular interest and expertise in the design of senior living facilities. Also of special interest to her is evidence-based design that stems from research and data that informs her design process from concept through to details.

REGISTRATIONS

National Council for Interior Design Qualifications

EDUCATION

Bachelor of Science in Design,
University of Nebraska at Lincoln

SELECT RELEVANT PROJECTS

- OneWorld Community Health Centers
 - » Livestock Exchange Campus Remodel
 - » Livestock Exchange Campus Pharmacy Remodel
 - » WIC Clinic Remodel
 - » Pediatric Dentistry Office
 - » Northwest Clinic Expansion
 - » Bellevue Clinic Expansion
 - » Teen and Young Adult Health Center
- Highlander Phase 3, Nobility Point
- Heartland Family Works
- Heart Ministry Center
- Tabitha Intergenerational Housing
- Strategic Health Solutions Office
- Community Alliance
- University Health Center & UNMC College of Nursing - Lincoln Division
- Dial Senior Living
 - » Meadowbrook Phase 1
 - » Meadowbrook Phase 2
 - » Knolls Assisted Living
 - » Knolls Independent Living
 - » Assisted Living and Memory Care
 - » Deer Creek
 - » Aksarben Phase 3
 - » Lenexa
 - » The Aspens

PROJECT EXPERIENCE



HEARTLAND FAMILY WORKS

HFS realized the need to provide specialized care for women with children and pregnant women; providing them with a safe place to live while seeking treatment for substance abuse, and spaces for the complementary programming that helps get these families back on their feet. Tasked with being good stewards of the client’s resources, and met with the challenge of bringing new life to a derelict apartment building, the design team used warm colors and textures to complement the cool palate of the existing materials.



HIGHLANDER NOBILITY POINT

Nobility Point marks APMA’s fourth housing project at Highlander. This 60-unit building features a mix of one- and two-bedroom apartments that are age-restricted for senior independent living and includes a shared living room, gardening plots, a community room with “front porch” facing the adjacent intersection, and an exercise room. Nobility Point is an important part of the Highlander development’s mission to create an active, walkable, mixed-use, and multi-generational neighborhood on what was once a public housing site.



Stuart Poyner, CSI
CONSTRUCTION ADMINISTRATOR | PARTNER
15 years with APMA

After attending UNL, Stuart embarked on a career in construction, working for two general contractors over a period of nine years. His experience and education in construction gives him a great attention to detail and quality control. Both of these qualities are crucial to the construction administration and cost estimating of a project. While with APMA, Stuart has had experience with a variety of projects, from medical facilities and government projects to historic renovations and new construction.

REGISTRATIONS

Construction Specifications Institute (CSI)

EDUCATION

Journeyman and Carpentry, Associated Builders and Contractors

Undergraduate Studies, University of Nebraska at Lincoln

SELECT RELEVANT PROJECTS

- OneWorld Community Health Centers
 - » Livestock Exchange Campus
 - » Livestock Exchange Campus Remodel
 - » West Omaha Clinic
 - » Bellevue Clinic Expansion
 - » Teen and Young Adult Health Center
- Open Door Mission Permanent Supportive Housing
- University Health Center & UNMC College of Nursing - Lincoln Division
- Village Pointe Pediatrics Clinic
- Brinshore, Paseo Gateway Apartments
- Open Door Mission Garland Thompson Men’s Center
- Open Door Mission Permanent Supportive Housing
- Open Door Mission
- Victory Apartments Phase 1
- Creighton Family Health Care, 14th and Leavenworth
- Stephen Center Permanent Supportive Housing
- Alegent Creighton Health Clinic; Dunlap, IA

PROJECT EXPERIENCE



PASEO GATEWAY APARTMENTS

APMA worked with longtime client Brinshore Development and the Housing Authority of Kansas City as part of a HUD Choice Grant to revitalize the Paseo West neighborhood of Kansas City. The development places emphasis on creating an active, urban streetscape and providing for the needs of a range of tenants, including families and the elderly. Brick cornice detailing, lap siding, balconies, and front-entrance porches featuring wide stairs, and a pergola feature reminiscent of the colonnades along Paseo Boulevard.



VILLAGE POINTE PEDIATRICS CLINIC

The 12,000 SF stand-alone pediatric clinic just west of the popular Village Pointe Shopping Center in West Omaha is a physician practice providing pediatric services. APMA worked with the staff to complete space programming for the project which utilized APMA’s standardized specs that call for sustainable materials and products wherever possible. The client was so pleased with the results and experience that APMA was hired again to design the satellite clinic, Dundee Pediatrics.

CARY SCHROEDER, SE

Senior Engineer | Structural

EXPERIENCE SUMMARY

Cary has extensive working knowledge in the planning, analysis, and design of complex structural systems. He is well versed in interdisciplinary design and coordination and constantly strives to provide clients with cost-effective and innovative structural solutions. Cary is responsible for leading the design of vertical structures from concept through construction administration. His experience is with a multitude of project types including mission-critical, healthcare, industrial, commercial, and civic facilities for both new and existing structures. Cary's passion for creating innovative solutions, attention to detail, project commitment, and client service make him an excellent addition to any team.

PROJECT EXPERIENCE

- Confidential Client, Thermal Energy Utility Extension to Creighton University; Omaha, NE
- LMG Ventures, Grandscape Mixed Use Development; The Colony, TX
- Lincoln Federal Bank, New Headquarters; Lincoln, NE
- Olsson New Headquarters Facility South Building Addition; Lincoln, NE
- Midland Scientific, New Headquarters; La Vista, NE
- Southeast Community College, Classroom Addition, Structural Design; Beatrice, NE
- Mid-Continent Public Library (MCPL), Multiple New and Existing Library Structural Design; Multiple Locations, MO
- Porter-Leath Academy II and III, Early Childhood Center; Memphis, TN
- Nebraska Early Childhood, Omaha Early Learning Center at Kennedy; Omaha, NE
- Louisiana Tech Research Institute (LTRI), Cyber Innovation Center; Bossier City, LA
- Methodist Healthcare Systems, Jennie Edmundson Hospital Renovation; Council Bluffs, IA
- University of Nebraska Medical Center (UNMC), Central Utility Plant Salt Room Renovation; Omaha, NE
- UNMC, Munroe-Meyer Institute Renovation and Addition Structural System Design; Omaha, NE



EDUCATION

- M.S, Architectural Engineering-Structural Emphasis, University of Nebraska-Lincoln
- B.S, Architectural Engineering, University of Nebraska at Omaha

PROFESSIONAL REGISTRATIONS

- Structural Engineer: NE, IL, SD, MA, FL
- OSHA 10-Hour Course

OLSSON EXPERIENCE

- 2017 to Present

OVERALL EXPERIENCE

- 2011 to Present



ERIC WILLIAMS

Design Manager | Civil

EXECUTIVE SUMMARY

Eric has acted as project manager on projects of various sizes, ranging from large commercial and industrial projects to smaller single user multi-site projects. This experience has provided him with ability to adjust to client preferences on an individual basis. Eric has successfully coordinated with the multi-site clients to ensure that both the site preferences and client preferences are met on numerous sites.

RELEVANT EXPERIENCE

- Fulton Holdings, New Blending Facility; Omaha, NE
- Confidential Client, New Warehouse; Omaha, NE
- Confidential Client, Last Mile Facility; Omaha, NE
- Confidential Client, Cross Dock Facility; Council Bluffs, IA
- Deer Creek Row, 11-Acre, 98 Unit Row Houses Project; Omaha, NE
- Lake Country Village, 15-Acre, 8-Building, 367 Apartment Complex; Tempe, AZ
- Integrated Design Group, 1623 Farnam Street Building Engineering; Omaha, NE
- Moondance, New Restaurant; Gilbert, AZ
- Kiddie Academy, New Facility; Omaha, NE
- Aldrich Holdings, Mixed Use Facility; Omaha, NE
- Tetrad Property Group, Carson Wealth; Omaha, NE
- Thompson Thrift Development, Mixed-Use Development Private Infrastructure; Queen Creek, AZ
- Kum & Go, New Location; Various Locations, IA and MO
- City Ventures, La Vista Town Center Redevelopment; La Vista, NE



EDUCATION

- A.A.S., Computer Aided Drafting & Design, Southeast Community College

OLSSON EXPERIENCE

- 2004 to Present

OVERALL EXPERIENCE

- 2004 to Present



MAEGAN WOOLF, PE

Project Engineer | Civil

EXPERIENCE SUMMARY

Maegan started off her career a little differently than most: in a materials testing lab. Getting this fundamental knowledge has helped her build her career from the ground up. As an engineer, Maegan has worked on several large-scale projects, including highly visible projects like the Riverfront Revitalization in Omaha. She's comfortable collaborating with multi-disciplined teams and managing project design from the very beginning until it's closed out. With Maegan on your team, you can trust that the project will be a wholistic design created to last decades.

PROJECT EXPERIENCE

- Girls Inc. of Omaha, Lozier Center Renovation; Omaha, NE
- Charles E Lakin Human Services, Campus Improvements; Council Bluffs, IA
- Paul G Smith Associates, Millwork Commons; Omaha, NE
- MECA Downtown Riverfront Revitalization; Omaha, NE*
- Confidential Client, Project Beacon; Omaha, NE
- 192nd & Dodge Avenue One Site Development Design; Omaha, NE
- MECA, Downtown Riverfront Revitalization; Omaha, NE*
- Southern Iowa Rural Water Association, Water Treatment Plant; Creston, IA*
- City of Columbus, Sanitary Sewer Main Extension; Columbus, NE*
- Confidential Client, Master Planning and Data Center Design; Papillion, NE
- Confidential Client, Master Planning; Lincoln, NE*
- Confidential Client, HUB Design; Oklahoma City, OK*



EDUCATION

- B.S., Civil Engineering, Colorado State University

PROFESSIONAL REGISTRATIONS

- Project Engineer: NE, IA

OLSSON EXPERIENCE

- 2022 to Present

OVERALL EXPERIENCE

- 2013 to Present



* Previous Experience

RESUME



KEVIN LUEBBE, LEED AP PARTNER | ELECTRICAL PROJECT MANAGER

As a Partner and Electrical Project Manager, Kevin works throughout the duration of the project to provide electrical design and project management.

Kevin is efficient with his time, achieving as much as possible for the client each day, every day. He applies critical thinking to each phase of the project and considers every detail to achieve the best design solution for the client and the project. Kevin's current clients Immanuel Health, John Deere, and OneWorld Community Health Centers.

Kevin holds an AAS in Architectural Technology and is a LEED Accredited Professional.

EDUCATION

Southeast Community College, Associates Degree in Applied Science - Architectural Technology

PROFESSIONAL REGISTRATIONS

Building Industry Consulting Service International (BICSI)
LEED Accredited Professional

PROFESSIONAL ORGANIZATIONS

Illuminating Engineering Society
The Center for Health Design

YEARS WITH MEI	23
TOTAL YEARS EXPERIENCE	28



SARAH GUDEMAN PE, CPHC, LEED FELLOW, WELL AP PARTNER | DIRECTOR OF SUSTAINABILITY

Sarah is a mechanical engineer and project manager with 16 years of industry experience, specializing in energy-efficiency and sustainability.

Sarah is responsible for leading the incorporation of sustainable strategies and energy conservation measures both internally and externally. Sarah works with architectural and owner teams to promote the design of high-performance buildings that maintain healthier environments, increase occupant comfort, and lower utility and operating costs for end users.

Sarah holds a BS from Iowa State University. She is Registered Professional Engineer in Nebraska and Iowa, Certified Energy Manager, WELL Accredited Professional, and a LEED Accredited Professional.

EDUCATION

Iowa State University, Bachelor of Science in Mechanical Engineering

PROFESSIONAL REGISTRATIONS

Registered Professional Mechanical Engineer in the States of Nebraska and Iowa
Certified Passive House Consultant
LEED Fellow
USGBC Faculty
LEED IEQ Technical Advisory Group
Certified Building Science Thermographer
Certified Energy Manager
WELL Accredited Professional
WELL Faculty
WELL Performance Testing Agent

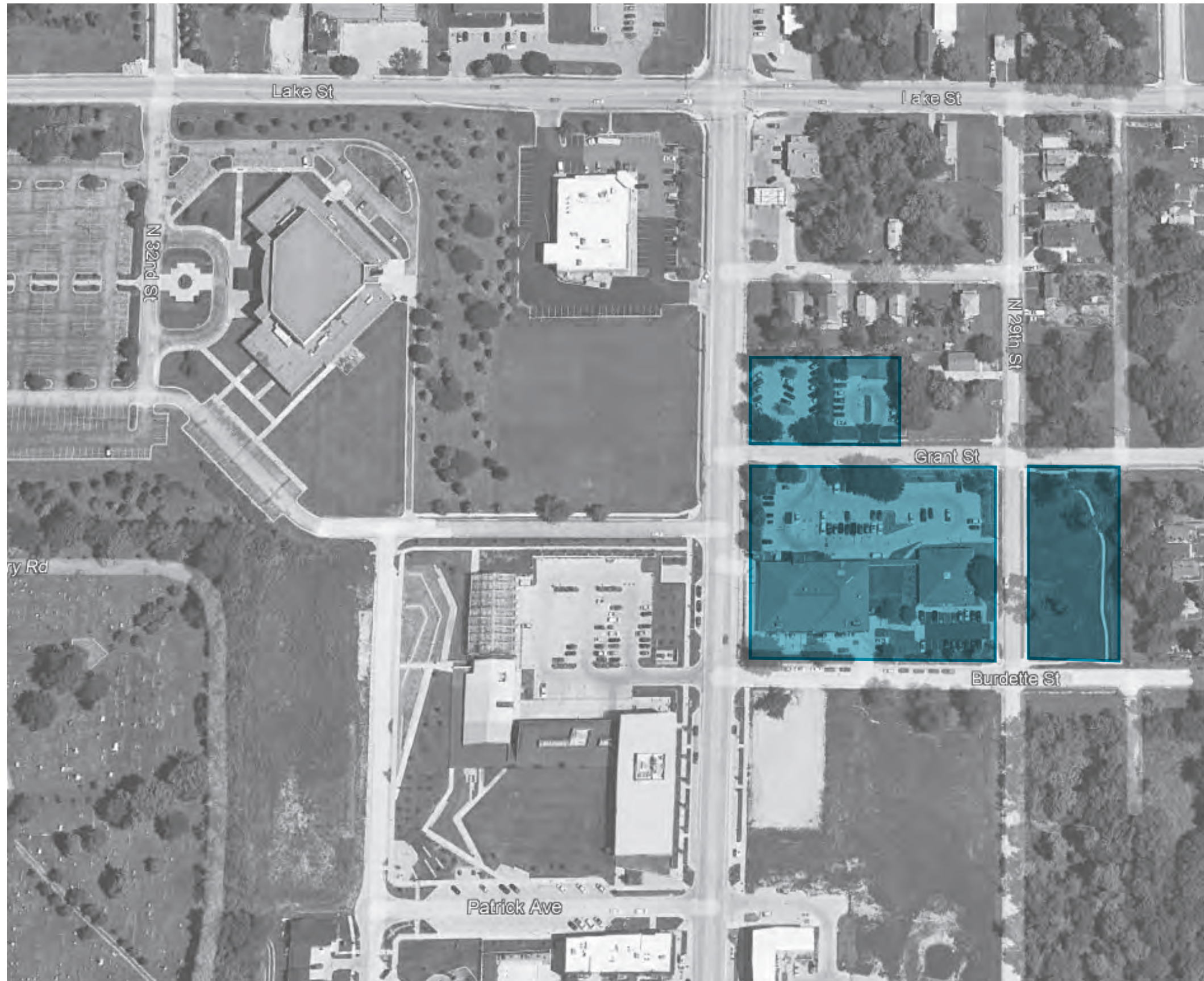
PROFESSIONAL ORGANIZATIONS

USGBC – Nebraska Flatwater Chapter
2007-2009, Membership Committee
2008-2011, Communications Chair
2010-2011, Board of Directors Vice-Chair, 2012-2013, Board of Directors Chair, 2007-2017, Member
American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) Association of Energy Engineers, Member

YEARS WITH MEI	13
TOTAL YEARS EXPERIENCE	16
NEBRASKA LICENSE #	E-13752

**Charles Drew Health Center
Clinic, Housing + Master Planning
30th + Grant Streets**

CONCEPTS | 2022.10.09



Existing Zoning
Proposed Zoning

GO, R7, R7-PK
 CC-ACI-1(PL)-PUR
 R7-ACI-1(PL)-PUR

Property Area
(includes all three highlighted properties)

152,420.8 gsf

Site Development Regulations
Community Commercial

Site Area / Dwelling Unit	1,000 sf min
Floor Area Ratio	1.0 max
Front Yard	0 ft <i>(PUR modified)</i>
Street Side Yard	0 ft <i>(PUR modified)</i>
Interior Side Yard	0 ft <i>(PUR modified)</i>
Rear Yard	0 ft <i>(PUR modified)</i>
Height	60 ft max
Building Coverage	60% max
Impervious Coverage	85% max
Urban Design Requirements	Yes

Site Development Regulations
R7 - Med Density Multi-Family

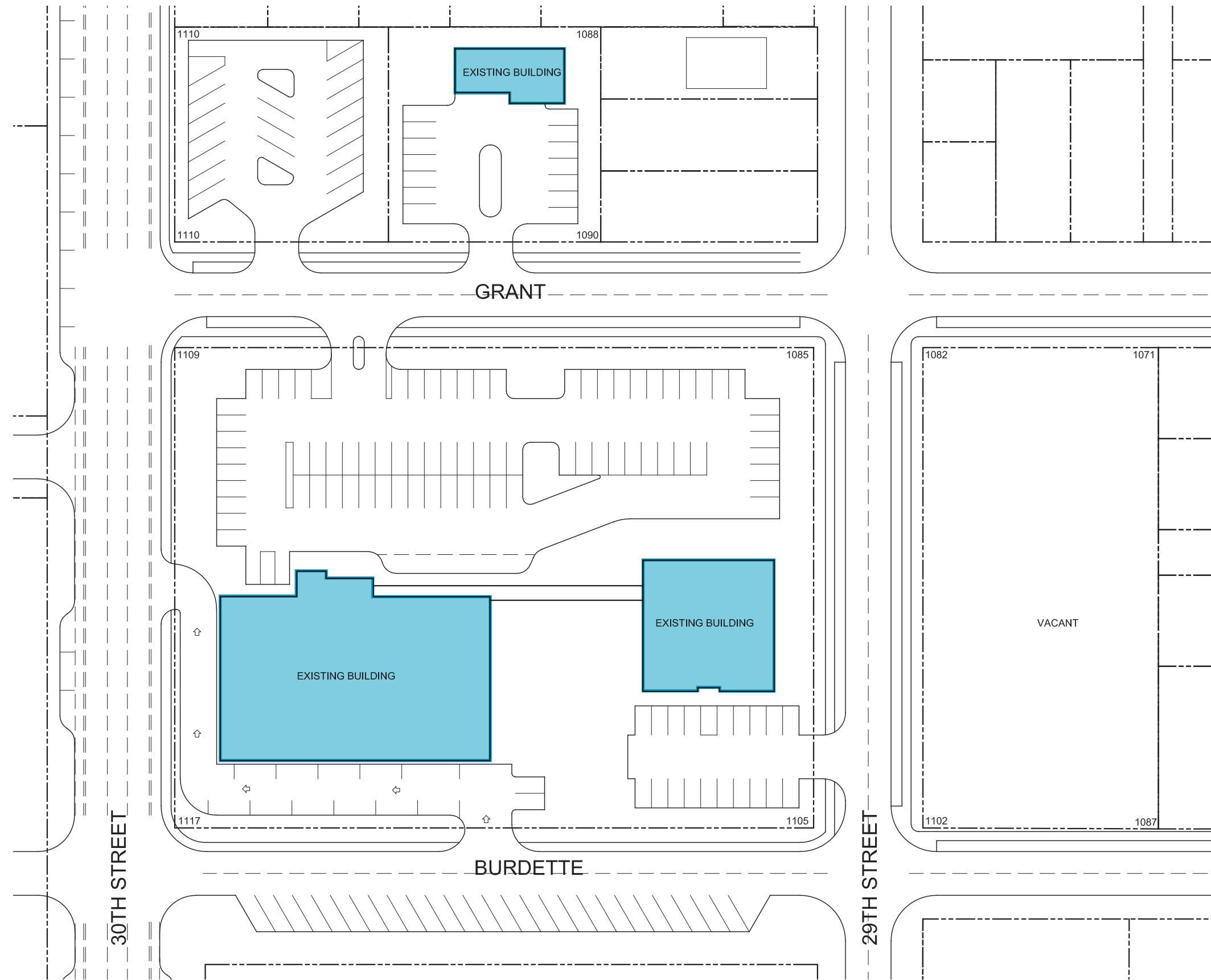
Site Area / Dwelling Unit	1,000 sf min
Floor Area Ratio	1.0 max
Front Yard	0 ft <i>(PUR modified)</i>
Street Side Yard	0 ft <i>(PUR modified)</i>
Interior Side Yard	0 ft <i>(PUR modified)</i>
Rear Yard	0 ft <i>(PUR modified)</i>
Height	75 ft max
Building Coverage	60% max
Impervious Coverage	70% max
Urban Design Requirements	Yes

Parking

Residential	1 stall/unit <i>(PUR modified)</i>
Medical Office/Clinic	1 stall/200 gsf

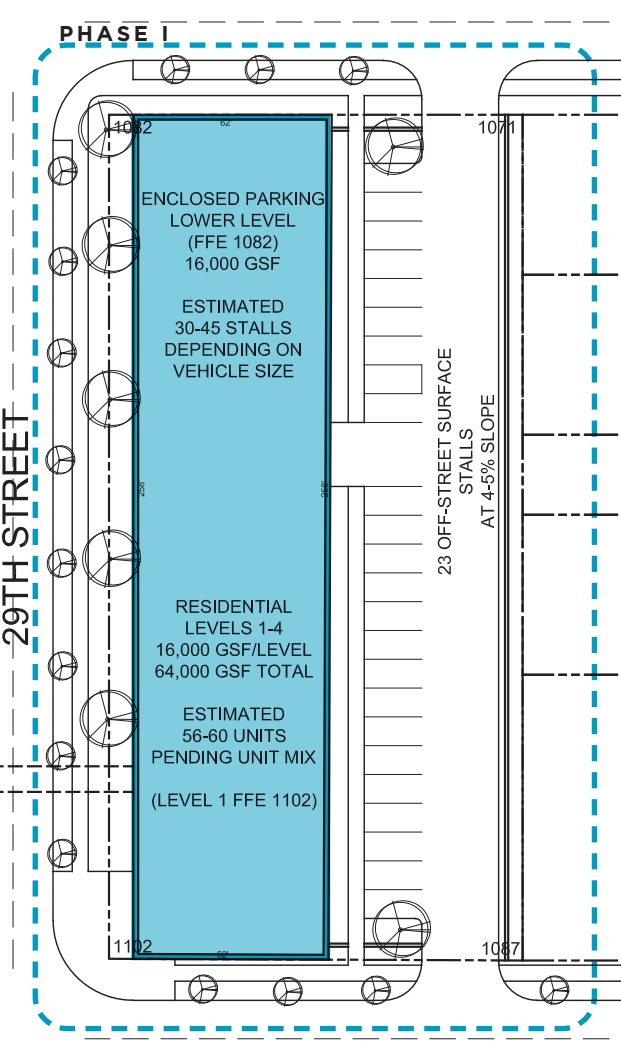
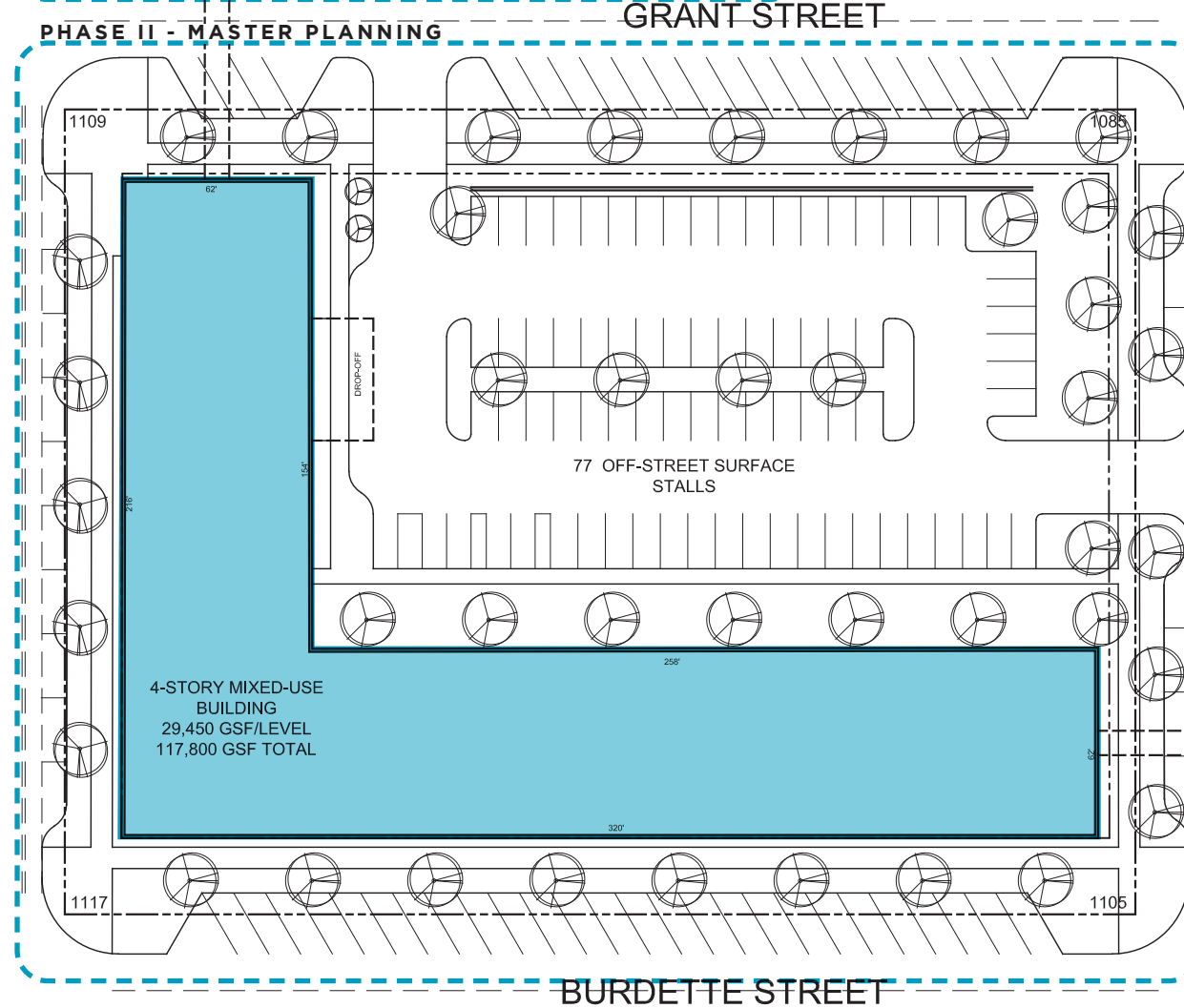
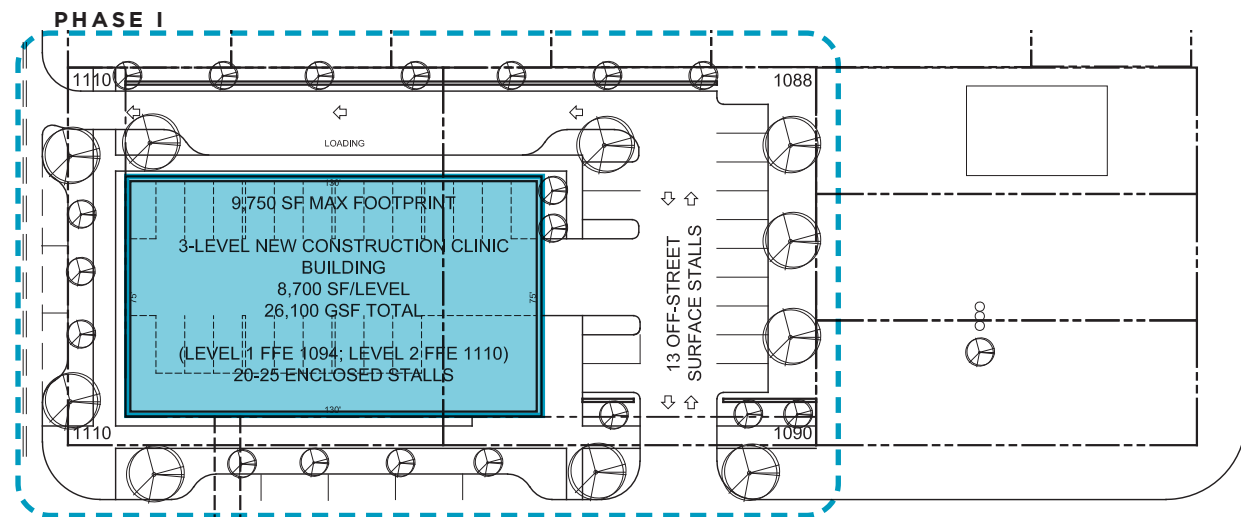
 NOT TO SCALE

CONTEXT PLAN




SITE PLAN
 SCALE: 1" = 60'

EXISTING SITE PLAN

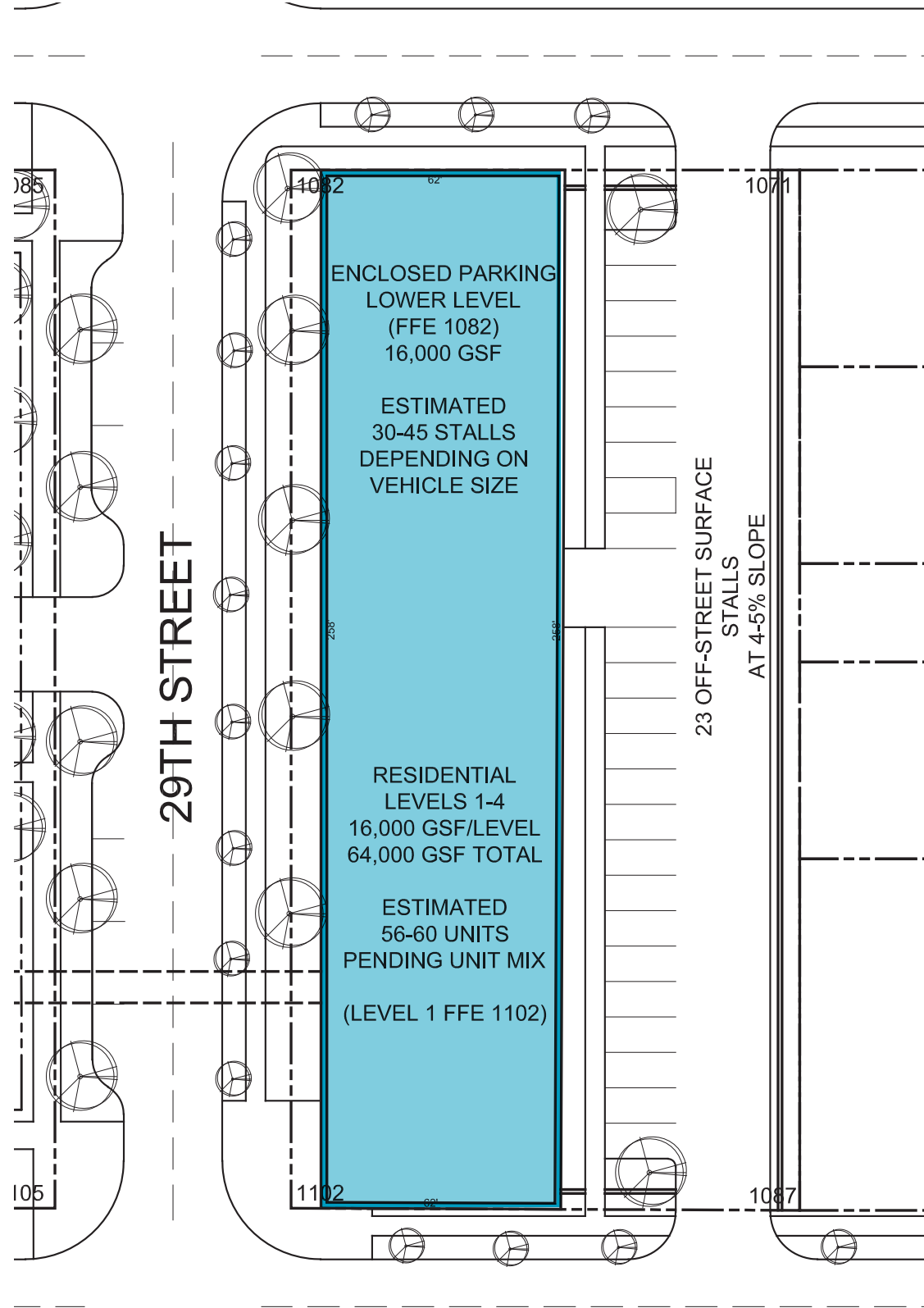


30TH STREET

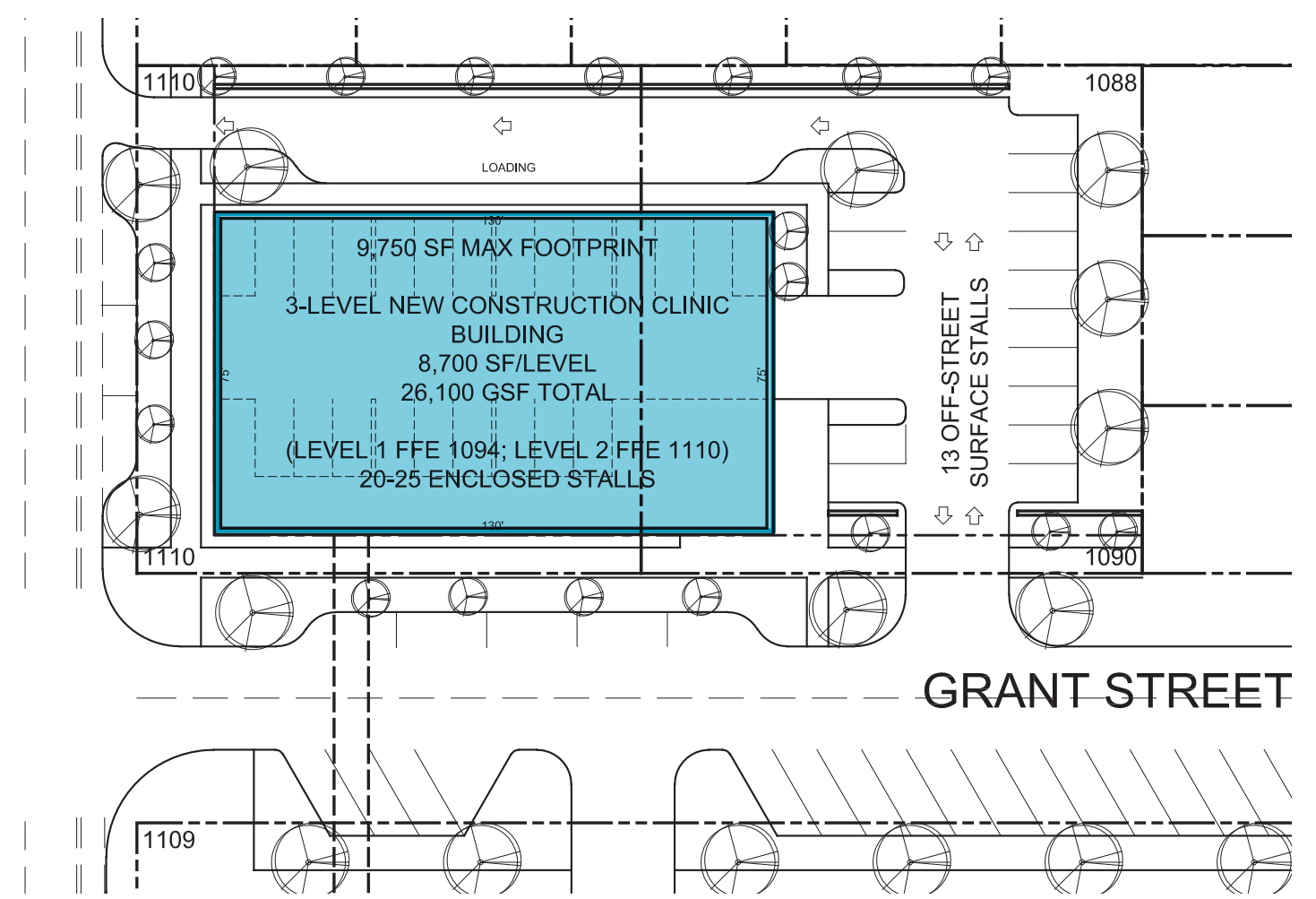
29TH STREET

GRANT STREET

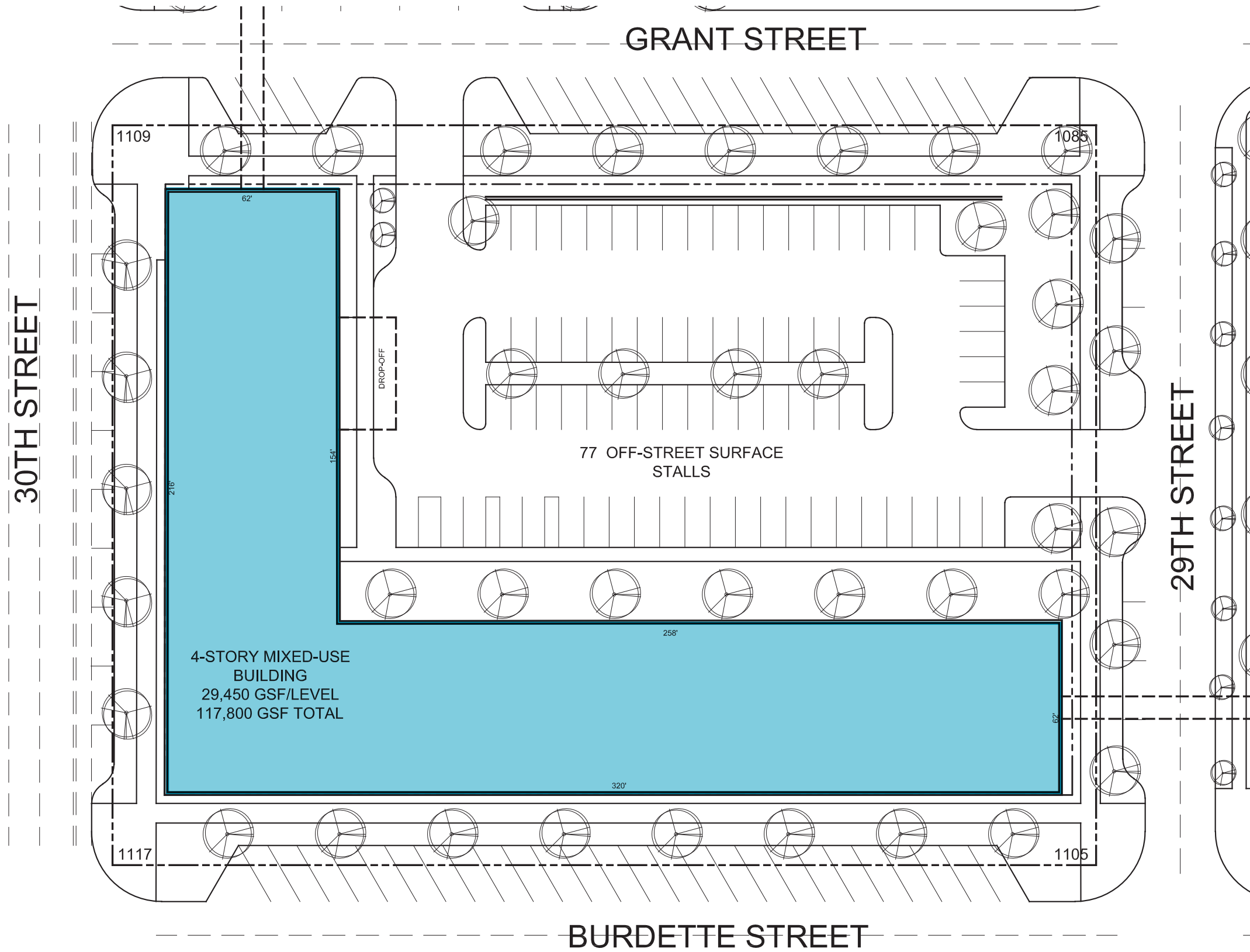
N
SITE PLAN
SCALE: 1" = 60'



SITE PLAN - EAST LOT
SCALE: 1"=40'



SITE PLAN - NORTH LOTS
SCALE: 1"=40'



N SITE PLAN - EAST LOT
SCALE: 1"=40'

CHARLES DREW HEALTH CENTER

OCTOBER 2022

Construction Planning &
Design Begins

JULY, 2023

ARPA Funding Received

MAY, 2024

Phase I Construction Begins

JANUARY, 2023

Capital Campaign & Master
Planning

AUGUST, 2023

Permitting and Project
Bidding

**SEPTEMBER,
2025**

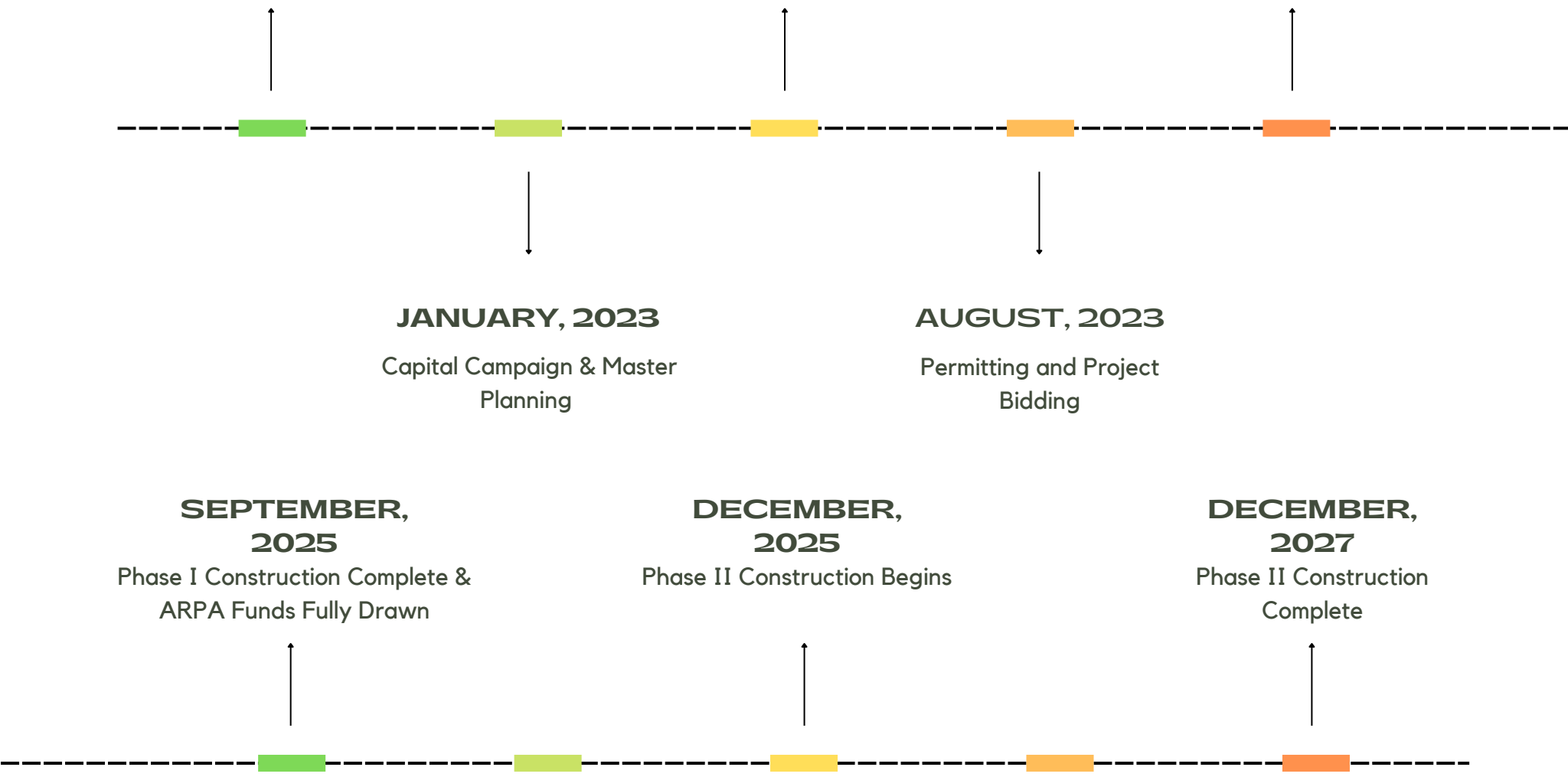
Phase I Construction Complete &
ARPA Funds Fully Drawn

**DECEMBER,
2025**

Phase II Construction Begins

**DECEMBER,
2027**

Phase II Construction
Complete



Charles Drew Health Center - Campus Expansion Budget Summary

CDHC 2915 Grant St.

HARD COSTS	
Grading/Paving/Demo	\$3,375,300
Podium Parking	\$1,890,000
Misc. Sitework & Landscaping	\$650,000
Permits	\$328,131
Furnishings, Fixtures & Equipment	\$15,440,358
Signage	\$400,000
Utility & Stormwater Connection	\$700,000
Residential Apartments	\$11,400,000
Healthcare Services Facility	\$63,367,500
Cost Escalation	\$11,215,125
Hard Cost Contingency	\$7,960,881
TOTAL OF HARD COSTS	\$116,727,295
SOFT COSTS	
Architectural Design Fee (Including Structural & MEP)	\$4,935,438
Civil	\$180,000
Consultant Fees (Project Management, Special Inspections, SWPPP)	\$2,915,546
Builders Risk Insurance Policy	\$301,611
Re-zoning	\$10,000
Due Dilligence & Entitlements	\$67,000
Geotech Reports	\$155,000
Financing Fees & Early Product Order Storage	\$825,000
Maintenance Fund	\$500,000
Operating Reserve	\$500,000
Legal Fees	\$500,000
Soft Cost Contingency	\$599,522
TOTAL OF SOFT COSTS	\$11,489,116
TOTAL PROJECT COSTS (Phase 1 & Phase 2)	\$128,216,411



Charles Drew Health Center Campus Phase I Summary

LB 1024 Data Table of Uses

HARD COSTS	
Technology (Security, AV & Low Voltage for Internet)	\$ 208,000.00
Utility Upgrades (Drinking Water Lines, Pipes, Energy Efficient Systems, and Generators)	\$ 350,000.00
Healthcare Services Construction Costs (2024)	\$ 18,286,875.00
ARPA USES HARD COSTS	\$ 18,844,875.00
SOFT COSTS	
AE Design & Project Management	\$ 1,542,147.10
ARPA USES SOFT COSTS	\$ 1,542,147.10
TOTAL USE OF ARPA FUNDS	\$ 20,387,022.10

Date Updated: 10/7/22



Charles Drew Health Center - Campus Expansion Phase I Budget

CDHC 2915 Grant Street

HARD COSTS		
Grading/Paving/Demo		\$650,000
Podium Parking		\$1,890,000
Misc. Sitework & Landscaping		\$450,000
Permits		\$116,826
Furnishings, Fixtures & Equipment		\$5,200,000
Signage		\$200,000
Utility & Stormwater Connection Fees		\$350,000
Residential Apartments		\$11,400,000
3 Level Health Services Facility		\$11,092,500
Cost Escalation - Spring of 2024		\$3,373,875
Hard Cost Contingency	8.00%	\$2,777,856
TOTAL OF HARD COSTS	91.44%	\$37,501,057
SOFT COSTS		
Architectural Design Fee (Including MEP)		\$763,750
Structural		\$224,925
Civil		\$72,500
Consultant Fees (Project Management, Special Inspections, SWPPP)		\$995,021
Builders Risk Insurance Policy		\$96,303
Re-zoning		\$10,000
Due Dilligence & Entitlements		\$35,000
Geotech Reports		\$80,000
Financing Fees & Early Product Order Storage		\$325,000
Maintenance Fund		\$250,000
Operating Reserve		\$250,000
Legal Fees		\$250,000
Soft Cost Contingency	7.00%	\$159,425
TOTAL OF SOFT COSTS	8.56%	\$3,511,924
TOTAL PROJECT COSTS (2024 Start)		\$41,012,981



Charles Drew Health Center - Campus Expansion Phase II Budget

CDHC 2915 Grant Street

HARD COSTS		
Grading/Paving/Demo		\$2,725,300
Misc. Sitework & Landscaping		\$200,000
Permits		\$211,305
Furnishings, Fixtures & Equipment		\$10,240,358
Signage		\$200,000
Utility Relocation & Stormwater Connection Fees		\$350,000
Four Story Healthcare Services Facility		\$52,275,000
Cost Escalation		\$7,841,250
Hard Cost Contingency	7.00%	\$5,183,025
TOTAL OF HARD COSTS	90.85%	\$79,226,238
SOFT COSTS		
Architectural Design Fee (Including MEP)		\$3,424,013
Structural		\$522,750
Civil		\$107,500
Consultant Fees (Project Management, Special Inspections, SWPPP)		\$1,920,525
Builders Risk Insurance Policy		\$205,308
Due Dilligence & Entitlements		\$32,000
Geotech Reports		\$75,000
Financing Fees & Early Product Order Storage		\$500,000
Maintenance Fund		\$250,000
Operating Reserve		\$250,000
Legal Fees		\$250,000
Soft Cost Contingency	7.00%	\$440,097
TOTAL OF SOFT COSTS	9.15%	\$7,977,192
TOTAL PROJECT COSTS (2026 Start)		\$87,203,430



The Value and Impact of Charles Drew Health Center, Inc.

Health centers provide tremendous value and impact to the communities they serve, including **JOBS** and **ECONOMIC STIMULUS, SAVINGS TO MEDICAID**, and **ACCESS TO CARE** for vulnerable populations.

This report highlights the **Charles Drew Health Center, Inc. 2021 savings and contributions.**

SAVINGS TO THE SYSTEM

24%
LOWER COSTS
FOR HEALTH CENTER
MEDICAID PATIENTS

\$15 Million
SAVINGS TO
MEDICAID

\$24 Million
SAVINGS TO THE
OVERALL HEALTH
SYSTEM

ECONOMIC STIMULUS



306
TOTAL JOBS

194
HEALTH CENTER JOBS

112
OTHER JOBS in the
community



\$35.6 Million
TOTAL ECONOMIC
IMPACT of current
operations

\$18.6 Million
DIRECT HEALTH
CENTER SPENDING

\$17.0 Million
COMMUNITY
SPENDING



\$ 4.0
Million
ANNUAL TAX
REVENUES

\$ 0.2 Million
STATE & LOCAL TAX
REVENUES

\$ 3.8 Million
FEDERAL TAX
REVENUES

CARE FOR VULNERABLE POPULATIONS



12.7%
5-YEAR PATIENT
GROWTH

38,638
CLINIC VISITS
1,655
VIRTUAL VISITS

40,293
TOTAL
PATIENT
VISITS

13,238
PATIENTS SERVED

4,010 of patients are
**CHILDREN &
ADOLESCENTS**

0.2% of patients are
**AGRICULTURAL
WORKERS**

96.5% of patients
are **LOW INCOME**

0.3% of patients
are **VETERANS**

74.6% of patients
identify as an **ETHNIC
OR RACIAL MINORITY**

17.3% of patients
are **HOMELESS**

Capital Link prepared this Value & Impact report using 2021 health center audited financial statements and Uniform Data System information. Economic impact was measured using 2020 IMPLAN Online.



www.caplink.org

REFERENCES AND DATA SOURCES

- Savings to the System: Nocon et al. *Health Care Use and Spending for Medicaid Enrollees in Federally Qualified Health Centers Versus Other Primary Care Settings*. American Journal of Public Health: November 2016, Vol. 106, No. 11, pp. 1981-1989.
- Economic Stimulus: Economic impact was measured using 2020 IMPLAN Online from IMPLAN Group LLC, IMPLAN System (data and software), 16905 Northcross Dr., Suite 120, Huntersville, NC 28078, www.IMPLAN.com. Learn more at www.caplink.org/how-economic-impact-is-measured.
- “Low Income” refers to those who earn below 200% of federal poverty guidelines.
- Care for Vulnerable Populations: Bureau of Primary Health Care, HRSA, DHHS, 2021 Uniform Data System.
- Full-Time Equivalent (FTE) of 1.0 is equivalent to one full-time employee. In an organization that has a 40-hour work week, an employee who works 20 hours per week (i.e., 50 percent of full time) is reported as “0.5 FTE.” FTE is also based on the number of months the employee works. An employee who works full time for four months out of the year would be reported as “0.33 FTE” (4 months/12 months).

SUMMARY OF 2021 ECONOMIC STIMULUS			
		Economic Impact	Employment (# of FTEs*)
Community Impact	Direct	\$18,648,387	194
	Indirect	\$6,396,760	46
	Induced	\$10,562,730	66
	Total	\$35,607,877	306

SUMMARY OF 2021 TAX REVENUE			
		Federal	State
Community Impact	Direct	\$3,143,490	\$-287,732
	Indirect	\$302,685	\$133,946
	Induced	\$344,204	\$328,516
	Total	\$3,790,380	\$174,730
Total Tax Impact		\$3,965,110	

About Capital Link

Capital Link is a non-profit organization that has worked with hundreds of health centers and primary care associations for over 25 years to plan for sustainability and growth, access capital, improve and optimize operations and financial management, and articulate value. We provide an extensive range of services, customized according to need, with the goal of strengthening health centers—financially and operationally—in a rapidly changing marketplace. Capital Link maintains a database of over 16,000 health center audited financial statements from 2005 to 2021, incorporating nearly 85% of all health centers nationally in any given year. This proprietary database is the only one of its kind as it exclusively contains health center information and enables us to provide information and insights tailored to the industry. For more information, visit us at www.caplink.org.

Grant Application

Row 147

Organization Name (if applicable)	Straightline Development
Physical Address	16255 Woodland Drive, Omaha, NE 68136
Mailing Address	
Website	
Social Media Accounts	
Name	Jim Posey
Title	Member
Email Address	jimposey@cox.net
Phone	+1 (402) 660-9700
Team	Yes
	Jim Posey - Member Melvin Sudbeck - Member Ryan Durant - LIHTC Consultant Jacob Starnes - Manager
Organizational Chart	The developer/builder consists of Melvin Sudbeck and Jim Posey who have a combined experience of over 50 years in the development and construction industry. Melvin Sudbeck has been building homes and developing real estate in the Omaha metro and surrounding areas for over 25 years. Jim Posey is the owner of JDP property management and has been in property management for over 20 years.
Other Completed Projects and/or Accomplishments	Straightline Development is a new organization that strives to transform communities by providing high quality, sustainable, affordable housing. This proposal will help us provide affordable housing to low income families in an area that desperately needs it.
Proposal Title	Townhomes at Spaulding
Total Budget (\$)	\$5,488,698.00
LB1024 Grant Funding Request (\$)	\$2,400,000.00
Proposal Type	Capital project
Brief Proposal Summary	The Townhomes at Spaulding will be much needed new construction infill housing on vacant land in the City of Omaha on 51st Ave and Spaulding Street. There will be 4 new construction buildings consisting of 4 townhomes per building for a total of 16 units. All the units will be 4 bed/2 bath units consisting of 1,855 square feet with washer and dryer, range, refrigerator, microwave, dishwasher, storage, and garage. The land sits in residential area and is entitled for the proposed use. The market study shows strong demand for affordable multi-family housing. This location has great visibility and its proximity to schools and services including a bus stop will be very beneficial to residents.
Timeline	We can begin construction within 5 months of award. A permit from the city usually takes 3 months.
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 Our proposal helps cater to growing families, specifically helping service lower income families (60% AMI and lower). It will help create transformational opportunities within the community as families will have access to high quality, energy efficient, affordable housing. The site is located across the street from Fontenelle Elementary School which provides an advantage for young families.

Visioning Workshop Findings Alignment We're supporting the community needs in providing affordable, family oriented homes to help provide for a nurturing environment.

Priorities Alignment LB1024 places an emphasis on housing needs, assistance for small businesses, and business development within communities in Omaha's qualified census tracts. Our proposal provides much needed housing to low income families in a QCT area while also providing short-term and long-term job creation for the area.

Economic Impact Temporary - 12 jobs over a 12 month period at \$33/hour
Permanent - 8 jobs at \$25-\$28/hour

8

12

Temporary Construction Jobs: \$33/hour Permanent Jobs: \$25-\$28/hour

We will be prioritizing small business partners and contractors within qualified census tracts to build long term relationships. This will create temporary and permanent jobs to further increase economic development and wealth creation within the community.

Community Benefit We are taking unused, vacant lots and turning it into a productive asset in the form of livable housing. This will generate tax revenue as well as provide 16 residential dwellings.

Our proposal will contribute to community sustainability by being able to leverage the existing streets, sewers, & infrastructure to fully utilize the implementation of infill housing. It will also benefit education within the family by increasing the propensity for children to excel in their educational endeavors due to having a close proximity to educational resources (walking distance to elementary school).

Best Practices/Innovation We plan to incorporate the best proven practices by building quality, energy efficient housing. This will include solar, which makes our project more environmentally sustainable. Innovative water collection for the ability to use recyclable water for community garden.

Outcome Measurement We believe families will see an improved educational experience due to the close proximity to educational resources.

These outcomes are measured by our staff and our productivity within the community.

Yes, our project has the potential to create a tipping point that other developers will notice and bring the potential of millions of dollars in infill housing to the community.

Partnerships Yes

Prospective partnerships to include the Omaha Housing Authority.

Displacement	No
Displacement explanation	
Physical Location	The physical address is 5110 Spaulding Street. The site consists of 1.45 acres of vacant, unused land.
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	Yes
	Yes
General Contractor	Yes
	Yes
Request Rationale	We are uploading our proposal budget/sources and uses.
Grant Funds Usage	Funding Gap created by the COVID-19 pandemic & supply chain constraints. This proposal will allow our shovel ready project to begin construction.
Proposal Financial Sustainability	Yes
	NIFA & tax credits coupled with monthly rents will allow this project to achieve sustainability.
Funding Sources	We have applied for a low income housing tax credit award through the Nebraska Investment Finance Authority and will receive a decision on our application within the month.
	We have applied for a low income housing tax credit award through the Nebraska Investment Finance Authority and will receive a decision on our application within the month.
	This project cannot continue without the LIHTC award from NIFA.
Scalability	No
Financial Commitment	We have purchased the land and paid carrying costs in addition to architecture, engineering, mechanical, design, site surveying, soil borings, etc. Legal and site engineering for public right away to the North on Ruggles Street.
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 Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

SOURCES & USES: EQUITY GAP INFORMATION

(Complete the yellow-shaded areas)

USES

Total Development Costs	\$	5,488,698
Other Uses (please list below):		
	\$	-
	\$	-
Total Uses	\$	5,488,698

SOURCES

Conventional Loan	\$	1,150,000
Nebraska Affordable Housing Tax Credits	\$	641,203
Tax Exempt Bond Financing	\$	-
National Housing Trust Funds	\$	-
HOME Funds	\$	-
City HOME Funds	\$	-
FHLBank - Affordable Housing Program	\$	-
USDA - Rural Development	\$	-
CDBG Funds	\$	-
Tax Increment Financing	\$	-
Historic Tax Credit Equity	\$	-
Other Federal Loans	\$	-
Local Municipality Loan	\$	-
Deferred Developer Fee	\$	300,000
Owner Equity	\$	-
Other Sources (please list below):		
	\$	-
CDBG-DR	\$	2,000,000
Total Sources	\$	4,091,203

Equity Gap

Total Uses	\$	5,488,698
Less Total Sources	\$	4,091,203
Funding Shortfall	\$	1,397,495
Divided by 10-year LIHTC Period		10
LIHTC Equity Required	\$	139,750
Divided by Net Equity Factor	\$	0.8500
<small>(Current dollar yield of net syndication proceeds per dollar of LIHTC)</small>		
Annual LIHTC Required at 9% Credit Rate	\$	164,411



Meyer & Associates, Architects
1800 W. Center Rd., Suite 100
Omaha, NE 68104
402.921.1800

www.meyerarch.com

CONSTRUCTION DOCUMENTS FOR
SPALDING 4-PLEX
OMAHA, NEBRASKA

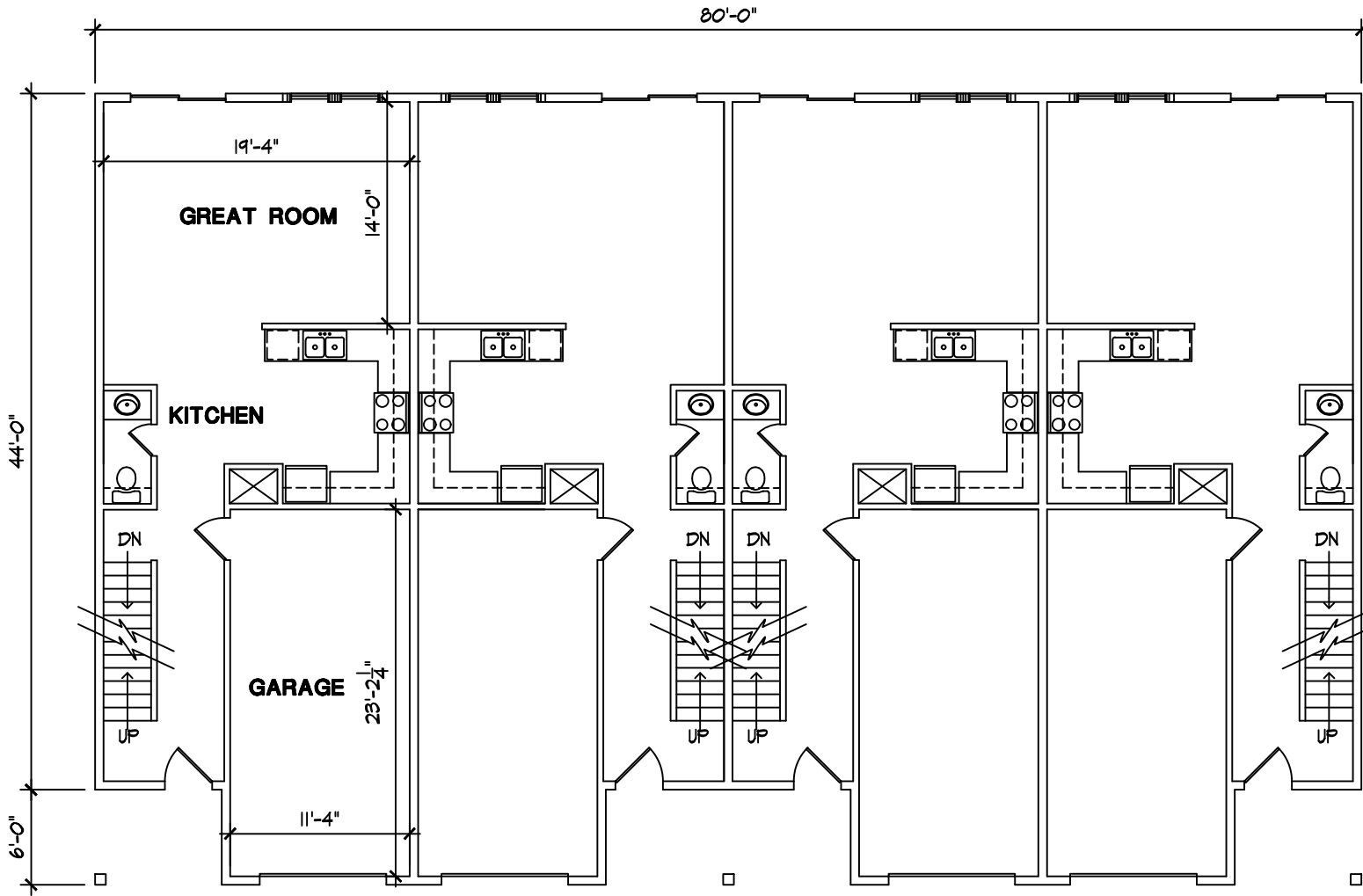
PRELIMINARY
NOT FOR CONSTRUCTION

Meyer & Associates, Architects 2000
THIS AND CONSTRUCTION DOCUMENTS ARE
ISSUED AS PART OF A CONTRACT FOR ARCHITECTURAL
SERVICES AND SHALL BE SUBJECT TO THE TERMS AND
CONDITIONS OF THE ARCHITECTURAL SERVICES
AGREEMENT. THIS DOCUMENT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING
FROM MEYER & ASSOCIATES, ARCHITECTS.

REVISIONS:

DRAWN BY: **BSM**
ISSUED: **CONSTRUCTION**
DATE: **JAN 6, 2020**
PROJECT NO: **MA-1777**
SHEET NO:

A1.1



FIRST FLOOR PLAN

3/32" = 1'-0"

PROJECT STATISTICS

TYPICAL UNIT SIZE: GARAGE = 272 SQUARE FEET
BASEMENT = 233 SQUARE FEET (FINISHED AREA)
1ST FLOOR = 679 SQUARE FEET
2ND FLOOR = 943 SQUARE FEET

TOTAL AREA PER UNIT = 2,127 SQUARE FEET
FINISHED AREA PER UNIT = 1,855 SQUARE FEET



Meyer & Associates, Architects
1800 W. Center Rd., Suite 100
Omaha, NE 68104
402.921.1888

www.meyerandassociates.com

CONSTRUCTION DOCUMENTS FOR
SPALDING 4-PLEX
OMAHA, NEBRASKA

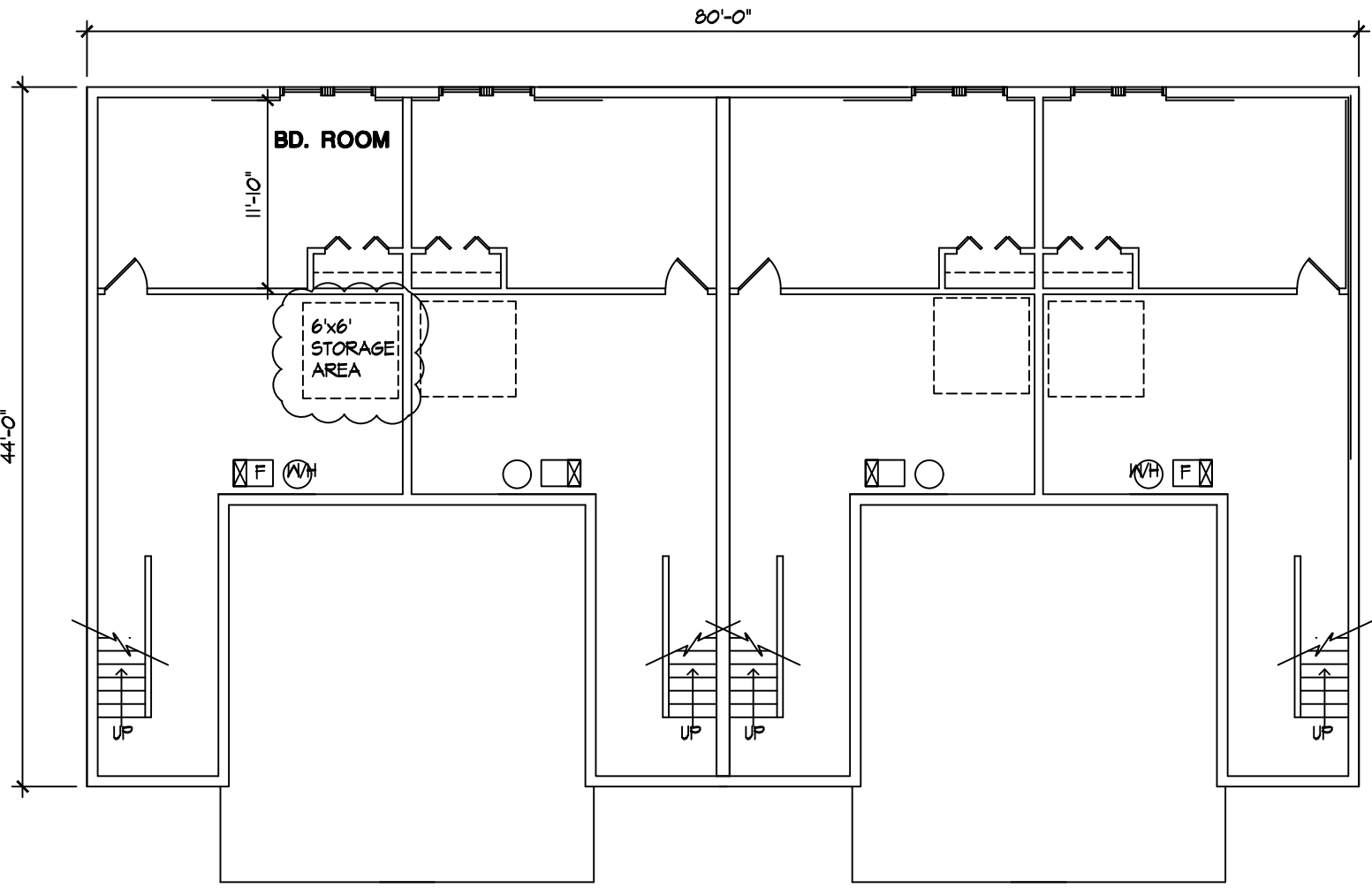
PRELIMINARY
NOT FOR CONSTRUCTION

Meyer & Associates, Architects 5000
These are construction documents as
defined and constructed according to
the Uniform Construction Code of the
State of Nebraska and shall be subject to
the provisions of the Uniform Construction
Code of the State of Nebraska. The
contractor shall be responsible for
obtaining all necessary permits and
compliance with all applicable
regulations and codes.

REVISIONS:

DRAWN BY: **BSM**
ISSUED: **CONSTRUCTION**
DATE: **JUN 6, 2020**
PROJECT NO: **MA-7777**
SHEET NO:

A1.2



BASEMENT FLOOR PLAN

3/32" = 1'-0"



Meyer & Associates, Architects
1000 N. 24th Street, Suite 200
Omaha, NE 68104
402.551.1000

www.meyerarch.com

CONSTRUCTION DOCUMENTS FOR
SPALDING 4-PLEX
OMAHA, NEBRASKA

PRELIMINARY
NOT FOR CONSTRUCTION

Meyer & Associates, Architects 2020

THIS AND ALL CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF MEYER & ASSOCIATES, ARCHITECTS. NO PART OF THESE DOCUMENTS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MEYER & ASSOCIATES, ARCHITECTS.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: **BSM**

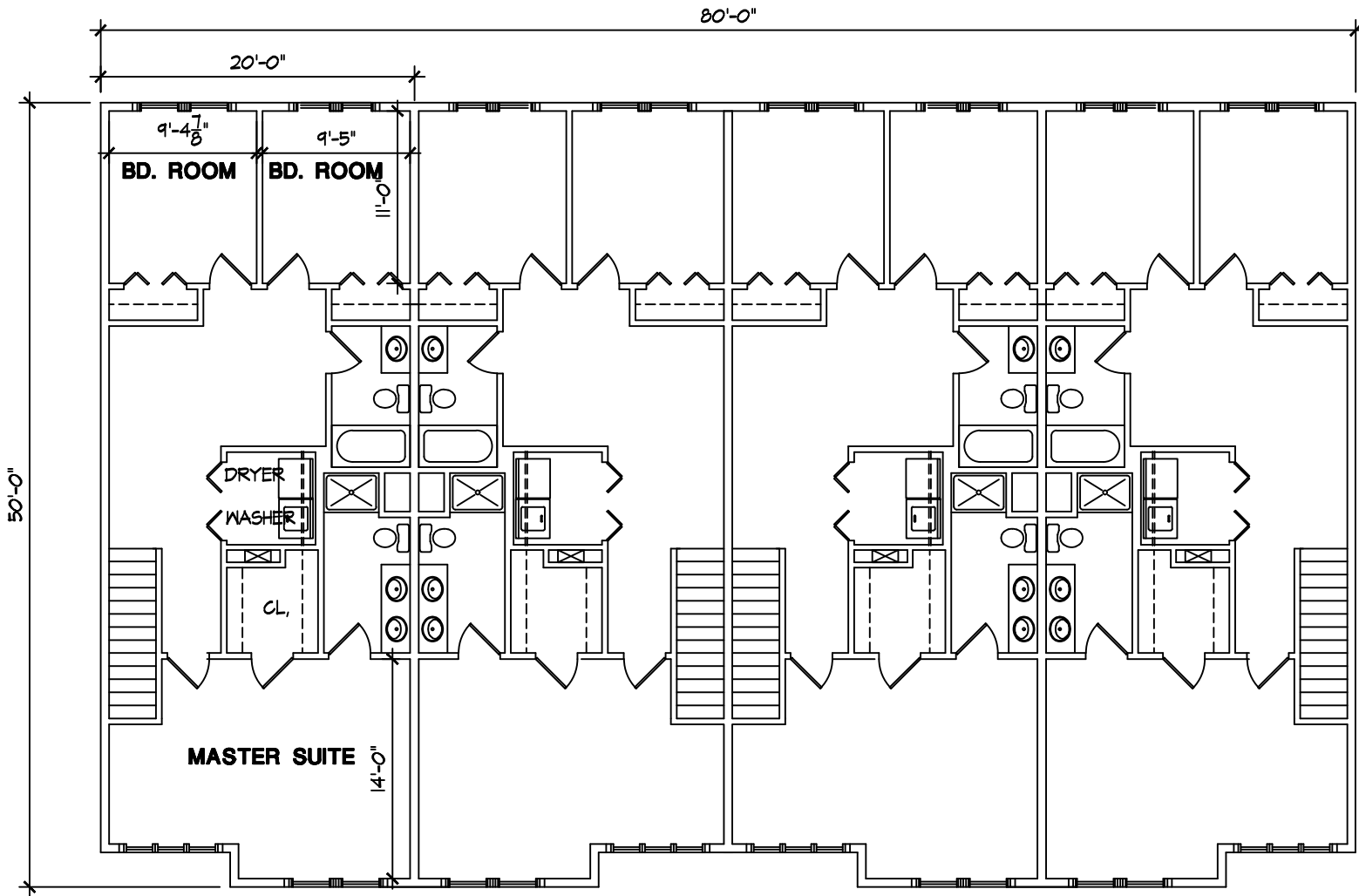
ISSUED: **CONSTRUCTION**

DATE: **JAN 6, 2020**

PROJECT NO: **10-1777**

SHEET NO:

A1.3



SECOND FLOOR PLAN

$3/32" = 1'-0"$

FINISHED AREA PER UNIT = 1,055 SQUARE FEET



Meyer & Associates, Architects
1800 N. 10th Street, Suite 100
Omaha, NE 68102
402.921.5888

www.mya.com



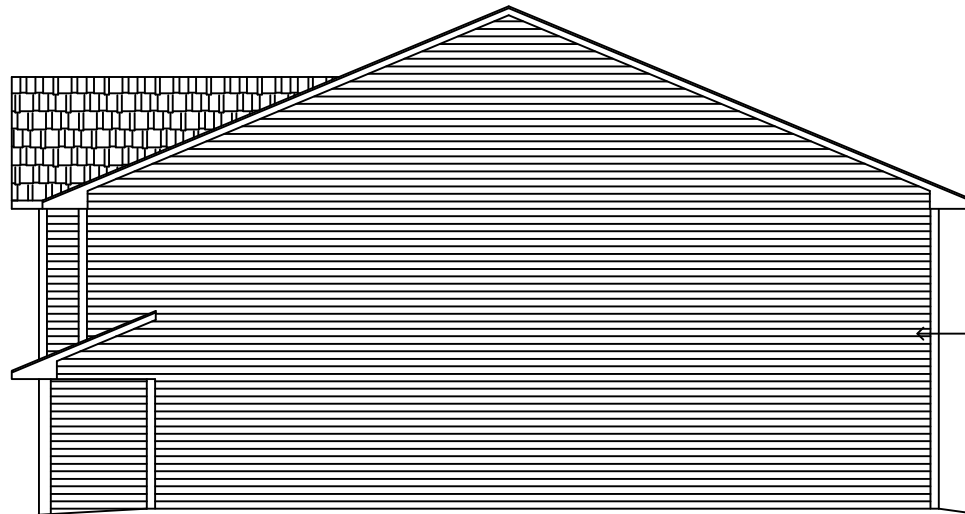
HERITAGE
ASPHALT SHINGLES

FIBER-CEMENT
LAP SIDING
SHUTTERS
WHERE SHOWN

STONE VENEER
(25% OF SOUTH FACE)

SOUTH ELEVATION

3/32" = 1'-0"



FIBER-CEMENT
LAP SIDING

EAST ELEVATION

3/32" = 1'-0"

CONSTRUCTION DOCUMENTS FOR
SPALDING 4-PLEX

OMAHA, NEBRASKA

PRELIMINARY
NOT FOR CONSTRUCTION

Meyer & Associates, Architects 2020

These and construction documents are issued and constructed documents as intended and shall be subject to the provisions of the contract documents. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations.

REVISIONS:

DRAWN BY: **BSM**

ISSUED: **CONSTRUCTION**

DATE: **JUN 6, 2020**

PROJECT NO: **18-0777**

SHEET NO:

A2.1



Meyer & Associates, Architects
2800 W. Center Rd., Suite 200
Omaha, NE 68104
402.391.1800

www.meyerarch.com



HERITAGE
ASPHALT SHINGLES

FIBER-CEMENT
LAP SIDING

WINDOW WELL
TO BASEMENT BDRM.

NORTH ELEVATION

3/32" = 1'-0"

CONSTRUCTION DOCUMENTS FOR:
SPALDING 4-PLEX
OMAHA, NEBRASKA

PRELIMINARY
NOT FOR CONSTRUCTION

Meyer & Associates, Architects 2020
These are construction documents as
shown and construction documents as
shown are intended to be used for the
purpose of construction and shall be subject to
the terms and conditions of the contract.
The contractor shall be responsible for
obtaining all necessary permits and
licenses for the project and for
compliance with all applicable laws,
regulations and codes.

REVISIONS:

DRAWN BY: **RSJ**

ISSUED: **CONSTRUCTION**

DATE: **JAN 6, 2020**

PROJECT NO: **10-7777**

SHEET NO:

A2.2



Looking North



Looking East



Looking South (Elementary School)



Looking West

Ownership Details

Straight Line Development, owned and operated by Melvin Sudbeck and Jim Posey, is the applicant for a LIHTC award. However, the site for 5110 Spaulding is controlled by Orchard Valley, Inc. Orchard Valley is owned and operated by Melvin Sudbeck. The articles of incorporation and bylaws included with this page are intended to clarify the ownership structure of Orchard Valley, Inc.



NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: 0291997

**TO: Sudbeck Companies
Jacob Starnes**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 716, hereby certifies that the records of Douglas County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

Lot One (1), Sierra Group 1st Addition, an addition to the City of Omaha, Douglas County, Nebraska.

Address: 5110 Spaulding Street, Omaha, NE 68136

GRANTEE IN LAST DEED OF RECORD:

[Orchard Valley, Inc.](#)

UNRELEASED LIENS OF RECORD:

None of Record

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2018 County/2019 City Taxes and all prior years - paid in full
2019 County/2020 City Taxes - \$502.48, delinquent with interest accruing
2020 County/2021 City Taxes - \$852.10, not paid
First half becomes delinquent April 1, 2021.
Second half becomes delinquent August 1, 2021.
Parcel ID No.: [2186 0200 22](#)
Assessed Value: \$39,800.00

EASEMENTS AND RESTRICTIONS OF RECORD:

Plat and Dedication recorded March 10, 2000, in [Book 2146 at Page 318](#), records of Douglas County, Nebraska.

Effective Date: November 19, 2020 at 8:00 am

Nebraska Title Company

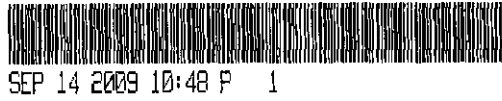
By 

Registered Abstracter

Please direct inquiries to: Richard Neff

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.



Nebr Doc
Stamp Tax
9.14.09
Date
\$ 545
By JC

deed
FEE 5.50 / 4-35828
BKP _____ G/O _____
DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/14/2009 10:48:50.92
2009100333

WARRANTY DEED

Henry J. Sudbeck Builders, Inc., Grantor, whether one or more in consideration of one dollar receipt of which is hereby acknowledged, conveys to Orchard Valley, Inc., Grantee, the following described real estate (as defined in Neb. Rev. Stat. s 76-201) in Douglas County, Nebraska; LOT 1, Sierra Group 1st Addition, an addition to The City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- 1) is lawfully seized of such real estate and that it is free from encumbrances.
- 2) has legal power and lawful authority to convey the same.
- 3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: 8-31 2009

Jeann Sudbeck, President
President of Orchard Valley
Henry J. Sudbeck Builders, Inc. (JP)

State of Nebraska)
County of SARPY) ss.

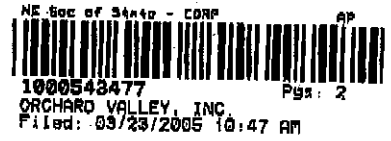
The foregoing instrument was acknowledged before me this 31st day of August, 2009, by Jeann Sudbeck, President of Orchard Valley and acknowledged to be his, her, or their voluntary act and deed. Henry J. Sudbeck Builders, Inc. (JP)

GENERAL NOTARY - State of Nebraska
PAMELA J. SCHMIDT
My Comm. Exp. April 14, 2010

Pamela J. Schmidt
NOTARY PUBLIC

RETURN: Orchard Valley, Inc
116255 Woodland Dr
Omaha Ne 68136

001352
001351



ARTICLES OF INCORPORATION

OF

ORCHARD VALLEY, INC.

The undersigned natural person of the age of twenty-one (21) years or more, acting as Incorporator of a corporation under the Nebraska Business Corporation Act, hereby adopts the following Articles of Incorporation for such corporation:

**ARTICLE I.
NAME**

The name of the corporation shall be Orchard Valley, Inc.

**ARTICLE II.
DURATION**

The period of the corporation's duration shall be perpetual.

**ARTICLE III.
PURPOSES**

The purposes for which the corporation is organized are the following:

(a) To engage in the business of acquiring, owning, developing, managing, operating, leasing, improving and selling real estate; and

(b) To do everything necessary, proper, advisable or convenient for the accomplishment of the purposes herein above set forth, and to do all things incidental thereto or connected therewith which are not forbidden by the laws of the state of Nebraska or by these Articles of Incorporation.

**ARTICLE IV.
POWERS**

The corporation shall have and exercise all powers and rights conferred upon corporations by the Nebraska Business Corporation Act and any enlargement of such powers conferred by subsequent legislative acts; and, in addition thereto, the corporation shall have and exercise all powers and rights not otherwise denied corporations by the laws of the State of Nebraska as are necessary, suitable, proper, convenient or expedient to the attainment of the purposes set forth in Article III above.

**ARTICLE V.
AUTHORIZED SHARES**

The capital stock of the corporation shall be Ten Thousand Dollars (\$10,000) which shall be divided into ten thousand (10,000) shares of common stock with a par value of One Dollar (\$1.00) per share.

**ARTICLE VI.
INTEREST OF DIRECTORS
IN TRANSACTIONS**

In the absence of fraud, no contract or other transaction between the corporation and any other person, corporation, firm, syndicate, association, partnership, or joint venture shall be wholly or partially invalidated or otherwise affected by reason of the fact that one or more of the Directors of the corporation is or is to become a director or officer of such other corporation, firm, syndicate or association, or a member of such partnership or joint venture, or is pecuniarily or otherwise interested in such contractual transaction; provided, however, that the fact that such Director or Directors of the corporation are so situated or so interested or both shall be disclosed or shall have been known to the Board of Directors of the corporation. Any Director or Directors of the corporation who is or is to become a Director or officer of such other corporation, firm syndicate or association or a member of such partnership or joint venture, or pecuniarily or otherwise interested in such contract or transaction, may be counted for the purpose of determining the existence of a quorum at any meeting of the Board of Directors of the corporation which shall authorize any such contract or transaction, and in the absence of fraud and for so long as he acts in good faith, any such Director may vote thereat to authorize any such contract or transaction with like force and effect as if he were not a Director or officer of such other corporation, firm, syndicate or association or a member of such partnership or joint venture, or pecuniarily or otherwise interested in such contract or transaction.

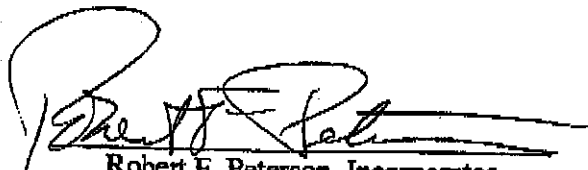
**ARTICLE VII.
INITIAL REGISTERED OFFICE AND
INITIAL REGISTERED AGENT**

The street address of the initial registered office of the corporation is 11718 Nicholas Street, Suite 101, Omaha, Nebraska, 68154, and the initial registered agent at such address is Robert F. Peterson.

**ARTICLE VIII.
NAME AND ADDRESS
OF INCORPORATOR**

The name and address of the Incorporator is Robert F. Peterson, 11718 Nicholas Street, Suite 101, Omaha, Nebraska, 68154.

DATED this 27 day of March, 2005.


Robert F. Peterson, Incorporator

**BYLAWS
OF
ORCHARD VALLEY, INC.**

**ARTICLE I
OFFICE**

The principal office of the corporation in the State of Nebraska shall be located in the City of Gretna, County of Sarpy. The corporation may have such other offices, either within or without the State of Nebraska, as the Board of Directors may designate or as the business of the corporation may require from time to time.

The registered office of the corporation required by the Nebraska Business Corporation Act to be maintained in the State of Nebraska may be, but need not be, identical to the principal office in the State of Nebraska. The address of the registered office may be changed from time to time by the Board of Directors.

**ARTICLE II
SHAREHOLDERS**

Section 1. Annual Meeting. The annual meeting of the shareholders shall be held on the 3rd Monday of the month of March in each year, beginning with the year 2006, at the hour of 10:00 o'clock A.M., for the purpose of electing Directors and for the transaction of such other business as may properly come before the meeting. If the day fixed for the annual meeting shall be a legal holiday in the State of Nebraska or a Sunday, such meeting shall be held on the next succeeding business day. If the election of Directors shall not be held on the day designated herein for any annual meeting of the shareholders or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of shareholders as soon thereafter as conveniently possible.

Section 2. Special Meetings. Special meetings of the shareholders, for any purpose or purposes, unless otherwise prescribed by statute, may be called by the President or the Board of Directors, and shall be called by the President at the request of holders of not less than one-tenth (1/10) of all outstanding shares of the corporation entitled to vote at such meeting.

Section 3. Place of Meetings. The Board of Directors may designate any place, either within or without the State of Nebraska, as the place of meeting for any annual meeting or any special meeting called by the Board of Directors. A Waiver of Notice signed by all shareholders entitled to vote at such meeting may designate any place, either within or without the State of Nebraska, as the place for the holding of such meeting. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the registered office of the corporation.

Section 4. Notice of Meeting. Written or printed notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which such meeting

is called, shall be delivered not less than ten (10) nor more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the direction of the President, Secretary, or officer or person calling the meeting, to each shareholder of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the shareholder at his address as it appears on the stock transfer books of the corporation, with postage thereon prepaid.

Section 5. Quorum. A majority of outstanding shares of the corporation entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of shareholders. If less than a majority of outstanding shares are represented at a meeting, a majority of the shares so represented may adjourn the meeting from time to time without further notice. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified. The shareholders present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough shareholders to leave less than a quorum.

Section 6. Proxies. At all meetings of shareholders, a shareholder may vote by proxy executed in writing by the shareholder or by his duly authorized attorney in fact. Such proxy shall be filed with the Secretary of the corporation before or at the time of the meeting. No proxy shall be valid eleven (11) months after the date of its execution, unless otherwise provided in the proxy.

Section 7. Voting of Shares. Subject to the provisions of Section 9 of this Article II, each outstanding share entitled to vote shall be entitled to one vote upon each matter submitted to a vote at a meeting of shareholders.

Section 8. Voting of Shares by Certain Holders. Shares standing in the name of another corporation may be voted by such officer, agent or proxy as the Bylaws of such corporation may prescribe or, in the absence of such provision, as the Board of Directors of such corporation may determine.

Shares held by an administrator, executor, guardian or conservator may be voted by him either in person or by proxy, without a transfer of such shares into his name. Shares standing in the name of a trustee may be voted by him either in person or by proxy, but no trustee shall be entitled to vote shares held by him without a transfer of such shares into his name.

Shares standing in the name of a receiver may be voted by such receiver and shares held by or under the control of a receiver may be voted by such receiver without the transfer thereof into his name if authority to do so be contained in an appropriate order of the Court by which such receiver was appointed.

A shareholder whose shares are pledged shall be entitled to vote such shares until his shares have been transferred into the name of the pledgee, and thereafter the pledgee shall be entitled to vote the shares so transferred.

Shares of its own stock belonging to the corporation or held by it in a fiduciary capacity shall not be voted, directly or indirectly, at any meeting and shall not be counted in determining the total number of outstanding shares at any given time.

Section 9. Cumulative Voting. At each election of Directors, every shareholder entitled to vote at such election shall have the right to vote, in person or by proxy, the number of shares owned by him for as many persons as there are Directors to be elected and for whose election he has a right to vote, or to cumulate his votes by giving one candidate as many votes as the number of such Directors multiplied by the number of his shares shall equal, or by distributing such votes on the same principle among any number of candidates.

Section 10. Informal Action by Shareholders. Any action required to be taken at a meeting of shareholders, or any other action which may be taken at a meeting of the shareholders, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all shareholders entitled to vote with respect to the subject matter thereof.

Such consent shall have the same force and effect as a unanimous vote of shareholders, and may be stated as such in any articles or document filed with the Secretary of State under the Nebraska Business Corporation Act or any other state law.

ARTICLE III **BOARD OF DIRECTORS**

Section 1. Number and Election. The corporation shall have one (1) or more Directors. Directors shall be elected at the annual meeting of shareholders.

Section 2. Tenure. The Directors shall hold office for a term of one year and until their successors are elected and qualified, unless their service is sooner terminated because of death, resignation, removal or otherwise.

Section 3. Regular Meeting. A regular meeting of the Board of Directors shall be held without other notice than the Bylaw immediately after, and at the same place as the annual meeting of shareholders. The Board of Directors may provide by resolution the time and place, either within or without the State of Nebraska, for the holding of additional regular meetings without other notice than such resolution.

Section 4. Special Meeting. Special meetings of the board of Directors may be called by or at the request of the President or any one (1) Directors. The person or persons authorized to call special meetings of the Board of Directors may fix any place, either within or without the State of Nebraska, as the place for holding any special meeting of the Board of Directors called by them.

Section 5. Notice. Notice of any special meeting shall be given at least two (2) days prior thereto by written notice delivered personally or mailed to each Director at his business address, or

by telegram. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed, with postage thereon prepaid. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any Director may waive notice of any meeting. The attendance of a Director at a meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at nor the purpose of any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

Section 6. Quorum. A majority of the number of Directors fixed by Section 1 of this Article III shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, but if less than such majority is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

Section 7. Manner of Acting. The act of the majority of Directors present at a meeting at which a quorum is present shall constitute an act of the Board of Directors.

Section 8. Vacancies. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of the majority of remaining Directors though less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office. Any Directorship to be filled by reason of an increase in the number of Directors shall be filled by election at an annual or special meeting of shareholders called for that purpose.

Section 9. Compensation. By resolution of the Board of Directors, the Directors may be paid their expenses, if any, of attendance of each meeting of the Board of Directors and may be paid a fixed sum for attendance at each meeting of the Board of Directors or a stated salary as Director. No such payment shall preclude any Director from serving the corporation in any other capacity and receiving compensation therefor.

Section 10. Presumption of Assent. A Director of the corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the person acting as the Secretary of the meeting before the adjournment thereof or shall forward such dissent by certified mail to the Secretary of the corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of such action.

ARTICLE IV OFFICERS

Section 1. Number. The officers of the corporation shall be a President, one or more Vice Presidents (the number thereof to be determined by the Board of Directors), a Secretary, and a

Treasurer, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors.

Section 2. Election and Term of Office. The officers of the corporation to be elected by the Board of Directors shall be elected annually at the first meeting of the Board of Directors held after each annual meeting of shareholders. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently possible. Each officer shall hold office until his successor shall have been duly elected and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided.

Section 3. Removal. Any officer or agent elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Section 4. Vacancies. A vacancy in an office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5. President. The President shall be the principal executive officer of the corporation and, subject to the control of the Board of Directors, shall in general supervise and control all of the business and affairs of the corporation. He shall, when present, preside at all meetings of shareholders and of the Board of Directors. He may sign, with the Secretary or any other proper officer of the corporation thereunto authorized by the Board of Directors, certificates for shares of the corporation, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these Bylaws to some other officer or agent of the corporation, or shall be required by law to be otherwise signed or executed, and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

Section 6. The Vice Presidents. In the absence of the President or in the event of his death, inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in the order designated at the time of their election, or in the absence of any designation, then in the order of their election) shall perform the duties of President, and when so acting, shall have all the powers of and be subject to all restrictions upon the President. Any Vice President may sign, with the Secretary or an Assistant Secretary, certificates for shares of the corporation, and shall perform such other duties as from time to time may be assigned to him by the President or Board of Directors.

Section 7. The Secretary. The Secretary shall: (a) keep the minutes of the shareholders' and of the Board of Directors' meeting in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (c)

be custodian of the corporate records of the corporation; (d) keep a register of the post office address of each shareholder which shall be furnished to the Secretary by such shareholder; (e) sign with the President, or a Vice President, certificates for shares of the corporation, the issuance of which shall have been authorized by resolution of the Board of Directors; (f) have general charge of the stock transfer books of the corporation; and (g) in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or Board of Directors.

Section 8. The Treasurer. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine. He shall: (a) have charge and custody of and be responsible for all funds and securities of the Corporation; (b) receive and give receipts as shall be selected in accordance with the provisions of Article V of these Bylaws; and (c) in general perform all duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or Board of Directors.

ARTICLE V **CONTRACTS, LOANS, CHECKS, DEPOSITS**

Section 1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section 2. Loans. No loans shall be contracted on behalf of the corporation and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. Such authority may be general or confined to specific instances.

Section 3. Checks, Drafts, Etc. All checks, drafts or other orders for the payment of money, notes or other evidence of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors.

Section 4. Deposits. All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the Board of Directors may select.

ARTICLE VI **CERTIFICATES FOR SHARES AND THEIR TRANSFER**

Section 1. Certificates for Shares. Certificates representing shares of the corporation shall be in such form as shall be determined by the Board of Directors. Such certificates shall be signed by the President or a Vice President and by the Secretary or an Assistant Secretary. All certificates for shares shall be consecutively numbered or otherwise identified. The name and address of the

person to whom the shares represented thereby are issued, with the number of shares and date of issue, shall be entered on the stock transfer books of the corporation. All certificates surrendered to the corporation for transfer shall be canceled and no new certificates shall be issued until the former certificate for a like number of shares shall have been surrendered and cancelled, except that in case of a lost, destroyed or mutilated certificate, a new one may be issued therefor upon such terms and indemnity to the corporation as the Board of Directors may prescribe.

Section 2. Transfer of Shares. Transfer of shares of the corporation shall be made only on the stock transfer books of the corporation by the holder of record thereof or by his legal representative, who shall furnish proper evidence of authority to transfer, or by his attorney thereunto authorized by power of attorney duly executed and filed with the Secretary of the corporation, and on surrender for cancellation of the Certificate for such shares. The person in whose name shares stand on the books of the corporation shall be deemed by the corporation to be the owner thereof for all purposes.

ARTICLE VII FISCAL YEAR

The fiscal year of the corporation shall begin on the first day of January and end on the last day of December, in each year.

ARTICLE VIII DIVIDENDS

The Board of Directors may from time to time declare, and the corporation may pay, dividends on its outstanding shares in the manner and upon the terms and conditions provided by law and its Articles of Incorporation.

ARTICLE IX WAIVER OF NOTICE

Whenever any notice is required to be given to any shareholder or Director of the corporation under the provisions of these Bylaws, the Articles of Incorporation or the provisions of the Nebraska Business Corporation Act, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE X AMENDMENTS

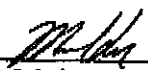
These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the Board of Directors at any regular or special meeting of the Board of Directors.

I, Melvin J. Sudbeck, the duly elected and acting Secretary of the corporation hereby certify that the foregoing Bylaws, consisting of Articles I through X, inclusive, are a true and correct copy of the Bylaws adopted by the shareholders of the corporation at their first meeting held upon the 23rd day of March, 2005, at 10:00 o'clock A.M., and as approved, ratified and adopted by the Board of Directors of the corporation upon the same date at 10:30 o'clock A.M.



Melvin J. Sudbeck, Secretary

APPROVED:



Melvin J. Sudbeck, Chairman

Grant Application

Row 148

Organization Name (if applicable)	Hoppe Development
Physical Address	5631 S 48th St, Suite 220, Lincoln, Nebraska
Mailing Address	
Website	www.hoppedevdevelopment.com
Social Media Accounts	https://www.linkedin.com/company/hoppe-development/
Name	Jake Hoppe
Title	Principal
Email Address	jake@hoppedevdevelopment.com
Phone	+1 (402) 489-1600
Team	Yes

Our development team includes Fred Hoppe, General Counsel, who has 40 years of real estate development experience; Evan Clark, Development Associate, who spent 4 years at DED and is familiar with policy and procedures relating the state and federal funding for housing programs; Carly Davis, Program Manager, has extensive knowledge and experience with real estate transactions, equity and title closings, and management of federal funding; Teresa Kile, Director of Compliance, who spent 14 years at NIFA and is an expert at affordable housing compliance, and Ben Kunz, Development Associate, who is a licensed architect and serves as both an in-house design capacity and project management from design through construction. This project is a collaboration with Golden Village Home, which is co-founded and co-owned by Paw Bway Htoo, a former refugee from Burma, and Hannah Vlach (formerly Wyble) . Both have 23 years of combined experience working with Omaha's refugee communities.

Organizational Chart See Exhibit 1 - Organizational Chart, attached, for both organizations.

Other Completed Projects and/or Accomplishments Hoppe Development is a thought leader in affordable housing development. Prior to 2019, the company developed over 500 units of housing utilizing a variety of affordable housing tools, including LIHTC, HOME funds, Historic tax credits, TIF, and conventional financing, and delivered affordable rental housing and home ownership opportunities, and new construction and renovation. Since 2019, the organization has continued to utilize these tools and has developed, or is in the construction process on over 700 units of affordable rental and ownership opportunities. Proudly, in a period of challenging construction execution with high inflation, Hoppe Development has been able to close or are preparing to close on every tax credit allocation secured, and has a 100% track record for meeting compliance requirements for timely project completion. Hoppe Development regularly collaborates with municipalities and nonprofits throughout the state, and is working with Lincoln Community Foundation, the Front Porch Initiative, Nebraska Housing Resources, Inc., Centerpointe, Community Crops, Northwest Community Action Partnership, and South of Downtown Community Development Organization to deliver unique affordable housing solutions and supportive services. Golden Village Homes co-founders/co-owners have over two decades of combined experience working successfully with Omaha's diverse refugee communities. Both Paw Bway Htoo and Hannah Vlach (formerly Wyble) have extensive personal achievements in relation to work done to improve conditions for the many refugees who call Omaha home. Together, they built the non-profit, Restoring Dignity, from the ground up, which has resulted in over 17,000 refugees being served over the past four years. Additionally, they worked together to fight for housing justice reform. In 2019, after extensive testifying and

working with Omaha's City Council, the first ever mandatory rental inspection ordinance in Omaha was passed and over 90,000 rental units have since been registered and are in the process of being inspected. At the beginning of 2022, Htoo and Vlach were tasked with building the infrastructure for Omaha's first furniture bank, in an effort to provide incoming Afghan families, and other refugees, with necessary furniture to get started in their new homes. They successfully did so in less than a year. Every problem that Htoo and Vlach are tasked to solve, they do so with expedience, grace and excellence. See Exhibit 7 - Team Resume for details of both Hoppe Development and Golden Village Homes' accomplishments.

Proposal Title	The Welcome Center - Revitalization Project to Support Arriving Refugee Population
Total Budget (\$)	\$23,400,000.00
LB1024 Grant Funding Request (\$)	\$4,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	<p>This project proposes to acquire and renovate an existing multi-family building, along with a co-located commercial building, for the purpose of providing a unique and innovative bridge housing product for new arriving refugee families that will operate alongside both traditional affordable housing and enable organizations that provide supportive services to operate from the campus. It represents a collaboration between Hoppe Development, a highly experienced affordable housing developer, and Golden Village Homes, an organization with a deep history of advocacy and support to new refugee families in the Omaha area. The project will combine \$4 million of ARPA funds with \$23.4 million of funding from the 4% Low Income Housing Tax Credit Bond program (LIHTC Bond). The ARPA funding specifically will support site acquisition for the project and the renovation of a commercial building co-located with the residential building, providing 15,000 square feet that will enable the project to deliver supportives services targeted to the needs of the resident population. The 4% Bond Financing will support the preservation and creation of 158 affordable housing units which will be operated in two distinct models: 1) a bridge housing model, providing housing solutions for 3-6 months for newly arrived refugees, and 2) permanent affordable, providing long-term affordable housing for marginalized families. The housing units and supportive services will enable the project to present unique solutions to specifically target populations underserved in the current housing market, with a focus on providing solutions for newly arriving refugee families. This project will directly create both temporary and permanent jobs and will indirectly create jobs via the supportive services provided that will enable individuals to seek employment successfully. The target location for this project is Jackson Tower, located at 536 S 27th St, Omaha, NE 68105 and within a Qualified Census Tract (QCT). Discussions with the current owner, Omaha Housing Authority (OHA), have commenced, and the availability of the building has been confirmed. If this location is not available, a secondary, proximate and similarly scaled location in a QCT has also been confirmed.</p>
Timeline	<p>This project anticipates site acquisition by December, 2023, all ARPA funds spent by December, 2024, and construction entirely completed by March, 2025 (see Exhibit 2 - Schedule). This project will be entirely completed well in advance of July, 2026.</p>
Percentage completed by July 2025	100%
Funding Goals	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)</p>

Community Needs 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 seeks to bring to reality the transformative vision of renovating a large housing tower (or similar structure) located within the qualified census tract, in order to create a multi-use facility featuring (1) a one-of-a-kind refugee integration center with "bridge housing," and (2) permanent affordable housing units that specifically cater to low income larger or multigenerational families. This facility will fundamentally bring about positive change to two populations (1) the almost 1,000 new refugees who are legally resettled in Omaha every year and (2) larger and multigenerational low income families who traditionally have a difficult time finding affordable housing. It will also create long-lasting economic growth, as new refugees will be more prepared to enter into specialized industry training programs, such as construction and the trades. See Exhibit 8. Omaha has a substantial workforce deficit that impedes economic growth, and incoming refugees can play a tremendous role in filling this gap. However, under the current resettlement system, refugees are not sufficiently supported upon arrival to enable them to enter most skilled job training programs. This campus will co-locate a refugee integration center with temporary housing, and provide the support services, like intensive English as a Second Language (ESL) classes on site, to accelerate job readiness and support community integration. This project is intimately connected to North Omaha, as data from local refugee serving agencies shows that over 90% of refugees live in North Omaha. By ensuring that refugee families are appropriately integrated and prepared for higher income opportunities, this project will deliver long-lasting economic growth to North Omaha. This proposal meets the "Sustainable Community" and "Quality of Life" needs as it provides a significant number of affordable housing units and delivers a mixed use solution. It will deliver a new type of "bridge housing," a concept used in other cities when resettling refugees, but not yet established in Omaha. "Bridge housing" is temporary housing that newly arriving refugees live in for 3 to 6 months, before being placed into a permanent home. While living in this temporary housing, refugees will have access to on-site integration services, such as intensive ESL classes, casework support, medical care, mental health care, home integration classes (cleaning, fire safety, appliance usage, etc.), driving classes, workforce development and immigration/legal services. At the end of the 3 to 6 months, refugees will have the skills they need to successfully integrate into Omaha, including enough English language skills to begin skilled trade training. An office building next door (or within a building tower) will create a seamless integration process through strategic partnerships with existing non profit organizations. Revenue from commercial rent will help subsidize the housing units. For more information about what a refugee is and how the federal resettlement program works, please refer to "Exhibit 8 - Supplemental Information". This project is eligible for ARPA funds under the "Development, repair, and operation of affordable housing and services or programs to increase long-term housing security" under the presumptive eligibility category "Presumption 1: The of Low-Income Housing Tax Credit". In addition, this project will selectively demonstrate an affordability period beyond the 20-year minimum period required by ARPA funds. This proposal has a high likelihood of success. Discussions have commenced with Omaha Housing Authority (OHA) with regards to the site proposed, and OHA has committed to starting the process for disposition (see Exhibit 3). While this project relies on securing a 4% LIHTC Bond allocation from the Nebraska Investment Finance Authority, Hoppe Development has an extensive track record of securing tax credit allocations (See Exhibit 7 - Team Resume).

Visioning Workshop Findings Alignment Alignment One: The community needs development that fits with the cultural context of the community being served. Golden Village Homes intrinsically understands what it takes to work with diverse refugee communities. Our co-founder and co-owner, Paw Bway Htoo, is a former refugee from Burma and is also a community leader among the Karen people. Both her and co-founder and co-owner Hannah Vlach (formerly Wyble), have a combined 23 years of experience working directly with Omaha's refugee communities. For this project, refugee community members and refugee serving agencies will be directly involved in project planning and decision making.

Alignment Two: Developing housing within the formerly redlined communities. We are only looking at properties within formerly redlined areas in North and South Omaha, and our focus is on revitalizing an underdeveloped area without creating gentrification or future displacement. All units will be operated consistently with the ARPA guidelines of affordability for households making less than 65% of Area Median Income (AMI) . Alignment Three: Create additional residential unit configurations specifically designed to meet the needs of target families. One of the top priorities of this housing development is to create three, four and five bedroom affordable units that specifically cater to large and multi-generational households. Members of the Omaha Refugee Task Force Housing Subcommittee regularly discuss the severe lack of larger housing units for incoming refugee families. Alignment Four: Create both temporary and permanent jobs, with a specific focus on creating these opportunities for members of the refugee, immigrant and BIPOC communities. This project will open up job opportunities for members of the refugee community in the skilled trades, which is a need expressed by many who often feel trapped in factory jobs. Unemployment rates in North and South Omaha are relatively high and persistent poverty remains a serious problem. This project will create dozens of temporary construction and demolition jobs, and we will specifically hire contractors who utilize workforce development programs that provide opportunities for refugee, immigrant and BIPOC workers. Once the building is renovated, it will be run by the community it serves, creating additional permanent jobs. Language diversity among staff will be a top priority in the hiring process.

Priorities Alignment The Omaha Economic Recovery website states that the “Recovery Grant Program is to foster desirable transformation, fundamental change, and long-lasting economic growth in the communities of North and South Omaha.” The LB 1024 strategic priorities of housing, employment supports, and job creation are aligned with our proposal. This proposal also aligns with the strategic priorities identified by the Treasury Department’s guidance for the use of ARPA dollars. Covid-19 detrimentally impacted Omaha’s refugee communities, mainly due to worker exposure in meat packing plants. While many individuals in Omaha were able to work from home, the vast majority of refugees were considered essential workers, due to their food production jobs. Covid-19 infected the refugee population at rates much higher than other groups at the beginning of the pandemic. Many households lost weeks of work, due to being sick, and many struggled to make rent and mortgage payments. Due to constant exposure to Covid in the factories, many refugees struggled substantially with mental health and emotional fatigue. During the pandemic, rents increased and substantially impacted the financial well-being of low-income households. According to data from various Omaha refugee serving agencies, the vast majority of refugees have incomes that are close to or below the federal poverty level. The increase in rent during the Covid-19 pandemic put a financial strain on many refugee households. Our proposal aligns with LB1024’s strategic priorities to help communities within qualified census tracts that were disproportionately impacted by the pandemic. Per data from local refugee serving agencies, 95% of Omaha’s refugee population predominantly live in the qualified census tracts, with 90% in North Omaha. Additionally, the vast majority of refugees are placed in housing within the qualified census tracts, by refugee resettlement agencies.

Economic Impact This project will create transformative, long-lasting economic growth by providing a critical bridge housing solution, with onsite supportive integration services, that enhances the ability of Omaha to receive new foreign-born individuals, as well as preserving affordable housing generally. With the proposed renovation plan, this project will serve over 950 individuals per year, with approximately 600 served through the bridge housing solutions. The study “The Economic and Fiscal Impacts of Immigrant Populations on Nebraska and Omaha” published in August, 2021, details how every additional foreign-born individual in Omaha creates \$34,000 of total direct and indirect spending in the community, which contributes to .25 jobs created per individual, as well as contributes \$112,000 of additional production in key industries, which contributes to .53 direct and indirect jobs. If this project facilitates the transition of 600 foreign-born individuals per year, this will create an annual economic impact of nearly 470 new permanent employment opportunities and over \$90 million in increased production and economic activity annually, which represents 9,400 permanent jobs and \$1.8 billion in economic activity over the 20 year period of ARPA focus. In addition to the new arrival population,

there are significant benefits in stabilizing the homeless and housing vulnerable population. Using national and local estimates, the cost of a homeless individual is \$30,000 per year more than the costs associated with providing that individual with supportive housing. If this facility can serve 350 additional individuals otherwise at risk for homelessness, it would potentially create an additional \$10.5 million in annual impact, or \$210,000 over the 20 year period of ARPA focus. Note: the ARPA focus period derived from the ARPA period of affordability.

540 - Combining both the construction and operation of the facility with the direct and indirect impacts of serving additional foreign-born individuals and reducing homelessness, this project will create nearly 540 permanent jobs within the community. This figure combines the 470 referenced above, with an additional 70 jobs supported through the direct and indirect effects of the operations of the facility.

270 - The construction and operations of the facility will create approximately 270 temporary jobs, with average salaries of approximately \$50,000 per job (per National Association of Homebuilder Estimates for New Multifamily Construction, as well as the preliminary facility operating plan). Our construction plan specifically prioritizes ways to ensure that these opportunities accrue to contractors within the QCT and that, if contractors are selected from outside of the QCT, those that have incorporated a workforce development program targeting individuals in the QCT will receive priority in subcontractor allocation.

The average wage in both temporary and permanent is \$50,000.

This project will ensure immediate jobs from North and South Omaha through the construction and operation of the facility represents a substantial and sustained investment in the North and South Omaha community. Hoppe Development has a unique vertically integrated development and construction capability which enables us to have enhanced control over subcontractor selection. While we have not yet determined if Hoppe will perform the General Contracting work or collaborate in selecting the general contractor, in either scenario, Hoppe Development will follow or compel our general contractor to follow a specific Construction Contracting Plan designed to provide opportunities to businesses located in the qualified census tracts. In addition to identifying subcontractors from the Qualified Census Tracts, we will additionally provide preference to subcontractors that partner with workforce development initiatives that provide opportunities to new arrival families and individuals from Qualified Census Tracts. This will result in a sustained and persistent increase in economic capacity. We will also follow a similar Operations Contracting Plan to identify and prioritize maintenance and operations subcontractors from QCTs. See "Exhibit 9 - Hoppe Homes Contracting Plan" for additional detail.

Community Benefit Our proposal directly benefits the community in a variety of tangible and direct ways. (1) Ensuring that new refugee families are successfully prepared to integrate into North and South Omaha communities, thus impacting job readiness and increasing the number of qualified workers for trade related industries, (2) the creation of "bridge housing" for new refugee families, which currently does not exist in Omaha, (3) the creation of permanent affordable housing units, some of which will be larger 3, 4 and 5 bedroom units that cater to the needs of larger and/or multigenerational homes, (4) it protects against gentrification and (5) it provides neighborhood stabilization. To expand on these points, the foremost benefit of this revitalization project will be the tremendous impact it has on the lives of thousands of individuals who will pass through its doors over the years. Revitalizing a family focused multi-unit building will also provide intrinsic benefits to Omaha as a whole. Creation of jobs is a forefront benefit, particularly for marginalized communities. At the beginning of the project, construction contractors will be chosen who work with workplace development programs that focus on training refugees and individuals from the BIPOC community. Once complete, the building will be run by the community it serves. The establishment of "bridge housing" with an onsite refugee integration center, will allow for refugees to enter into skilled trade training programs, thus filling a desperate need in Omaha. The creation of "bridge housing" and permanent affordable housing units is another top benefit. Omaha is severely lacking in affordable housing, and this proposal will

create 158 units. Additionally, "bridge housing" (where incoming refugees will stay for 3 to 6 months) and social services being on-site, will provide for seamless integration of incoming refugees. The better integrated refugees are to their new environment, the better Omaha does as a whole. Recent studies have shown that refugees are more likely than US born citizens to become entrepreneurs. In 2015, refugee owned businesses in America created \$4.5B and refugee workers contributed \$20.9B in taxes. It is to Omaha's economic benefit to properly integrate refugees, as the overwhelming majority become strong contributors to the overall economy. Our proposal protects against gentrification. By turning a housing tower or similar structure into affordable housing units, prime property locations will be protected from being bought by developers looking to gentrify by building high end apartments. Finally, our proposal helps with neighborhood stabilization. If a housing tower or similar structure is in an area experiencing high levels of violence and other crimes, this project will bring stability to the neighborhood, and will create a stronger sense of community, along with the creation of a park.

Our proposal directly improves the quality of life of incoming refugees and other vulnerable families through stable, affordable housing and "bridge housing." By having refugee services on site, we will create a seamless integration environment for our new refugees. We will not be creating programming, but will be bringing refugee serving agencies together under one roof (either through satellite offices or full office relocation). Services offered to incoming refugees will include: refugee resettlement offices on site, direct caseworker access, medical care, mental healthcare, ESL classes, driving classes, home integration classes, immigration/legal services and workforce development. Access to on-site, intensive ESL classes during the integration process will allow for refugees to enter into skilled trade training programs, which is a tremendous need in Omaha and the greater Nebraska area.

Best Practices/Innovation

Part of the strategic planning on this project involves finding ways to make this a scalable and replicable project. This project has similarities to the accomplishments of the non-congregate housing site for individuals experiencing homelessness in Omaha. One of the largest predictors of stability in permanent housing is the quality and safety of any temporary and bridge housing that came prior. The non congregate site project repurposed a traditional hotel at 22nd & Douglas in Omaha, Nebraska, and has provided temporary housing through the pandemic for referred individuals who meet eligibility requirements. The success of this project includes a high rate of exits to permanent housing, as well as a low percentage of those individuals returning to the homelessness system in the one-year period of time following. The project team of the non congregate site will provide applicable assistance and structure for our project, if selected and funded. Additionally, there are several cities in the United States who have implemented a model similar to the one we are proposing. We will draw from their experiences, in order to prevent the "re-creation of the wheel." Organizations we will model after are: Welcome Housing, LEAP Housing, Boise, Idaho <https://www.leaphousing.org/welcome-housing> This program provides temporary housing to refugee families. Their main focus is on refugee resettlement through temporary housing, hospitality, and relationship building. The organization works with resettlement agencies to create a caring and supportive environment. The refugee family stays in this location while they wait for a long-term rental. This program helps save rent expenses, reduces the number of times they have to move, and protects against isolation. This program benefits families because it provides a direct connection to community support, renter training and education support, and a connection to needed resources. This support and initial transition housing provide families with confidence and the skills they need in their new environment. New Anchor, Oakland, CA. <https://newanchor.org/hosted-housing-program/> This program helps individuals with stability, grounding, and relationships that help foster a smoother transition in the Bay Area. In this model, the individual/family has 3-6 months that gives them time to adjust, transition, learn and lay a foundation for living and working in the United States. With this model, refugees pay a monthly rent that allows them to establish credit and strengthen their budgeting/planning skills. Families are provided with enrollment in English classes, connecting with appropriate local resources, and in-depth and ongoing culture. Additionally, they have access to medical and mental health services. Housing Connect, Salt Lake City, Utah <https://housingconnect.org/about/who-we-are/our-board/> This organization develops and manages housing properties tailored

to lower-income individuals' specific needs, including refugees. The housing program has many services. One of the services they offer is Refugee Employment Supportive Housing (RESH) where they provide housing assistance to refugee families for up to 12 months when they first arrive. The tenant will pay the rent during their time of participation. Through this program, families have access to counselors and case plans to help with the process.

Outcome Measurement

We can measure the following outcomes: (1) The number of jobs created, both temporary and permanent with the repurposing of the housing tower or other similar structure. (2) Number of refugee families exiting from bridge housing into permanent housing (3) Efficiency of wrap around services provided including measurement of the benefit of having on-site services (ie. reduction of transportation costs, reduction of work absenteeism to have to travel to different agencies, reduction of medical appointment no-shows, etc) (4) Number of families utilizing on-site services (ie. ESL class attendees, immigration/legal services provided, casework appointments, medical appointments, etc).

Both Golden Village Homes and Hoppe Development will be responsible for measuring these outcomes. Golden Village and Hoppe Development will provide all reporting required for ARPA as requested by the Economic Recovery Committee. Economic Opportunity will be measured in collaboration with the selected general contractor by dollars contracted with specific target contractors, job opportunities created through workforce development initiatives, and the wages for each job created. Golden Village Homes practices secure and equitable data collection, including basic demographics, job placement status, placement into permanent housing, satisfaction surveys and interviews with families. This data is used to internally monitor program fidelity and to inform program practices.

The acquisition and renovation of Jackson Tower will attract significant additional investment. This project will leverage the \$4 million ARPA request with significant additional resources, including \$10.7 million in tax exempt bonds, \$1.9 million in Tax Increment Financing, \$1.8 million in deferred fees, and \$9.0 million in tax credit equity, for a total co-investment of \$23.4mm. For every \$1.0 from ARPA, this project is securing \$5.8 additional dollars of investment. In addition to the project itself attracting additional investment, there will be substantial second order effects of facilitating the growth of North and South Omaha's new arrival population. Growth in the labor force is one of two key determinants in a region's maximum sustainable rate of economic expansion. By ensuring that this growing labor force is ready and able to participate in the local economy, we ensure that business growth and expansion can occur. We expect second order investment in the community as a result of employers recognizing their ability to utilize a work-ready employee base.

Partnerships

Yes

This project represents a collaboration between Hoppe Development, a highly experienced affordable housing developer, and Golden Village Homes, an organization with a deep history of advocacy and support to new refugee families to the Omaha area. Hoppe Development will act as the developer of the project, with Golden Village as a consultant to the development process. During the construction process, Golden Village and Hoppe Development will define a unique operating model that meets the needs of the target families. The two partners will operate the building collectively, with Hoppe Development ensuring tax credit compliance, and Golden Village ensuring the appropriate programmatic operating model. This relationship is supported by a memorandum of understanding. Omaha has a variety of non-profit organizations that provide supportive services to refugees. However, these agencies are located across the city, and not under one roof. This creates a significant barrier for many new refugee families, who often lack transportation and have difficulty navigating the communication system to set up appointments. Our proposal involves the creation of commercial space within our housing tower/structure, which will be offered at a below market rate to refugee serving agencies. This will allow for incoming refugees to have direct on-site access to all needed classes and services that will set them up for success. Prospective partners with whom we have existing relationships (MOUs have not been formalized at this time, however letters of support from several agencies are attached to this proposal): Refugee Empowerment Center, a program of Immigrant Legal

Center: One of two resettlement agencies in Omaha who provide critical services to new refugees: caseworker, housing placement, job training and placement and ESL classes. Lutheran Family Services: One of two resettlement agencies in Omaha who provides critical services to new refugees: caseworker, housing placement, job training and placement and ESL classes. International Council for Refugees and Immigrants: Refugee led casework, mentoring and legal assistance organization. Restoring Dignity: Provides in-home integration classes that teach refugees how to live in a healthy and safe manner. Classes include: healthy home education (cleaning), home/fire safety, home owners maintenance classes and housing advocacy classes. Intercultural Senior Center: Provides direct support to seniors over the age of 50. Refugee Women Rising: Supports refugee women through driving classes, education scholarships and cooking opportunities. Nebraska Afghan Cultural Center: Refugee led casework and integration support for Afghan refugees. East African Development Association of Nebraska: Refugee led food support and casework for Somali refugees. Karen Society of Nebraska: Refugee led casework support for Karen refugees.

The relationship between Hoppe Development and Golden Village Homes is memorialized in a formal MOU. We have secured letters of support from East African Development Association of Nebraska, International Council of Refugees and Immigrants, Intercultural Senior Center, Karen Society of Nebraska, Omaha Refugee Task Force Housing Subcommittee, and Refugee Women Rising. See Exhibit 6 - Agency Support Letters.

Displacement No

Displacement explanation

Physical Location We propose acquiring Jackson Tower, located at 536 S 27th St, Omaha, NE 68105, located in Qualified Census Tract 40 (31055004000). This building is an existing Omaha Housing Authority (OHA) affordable housing asset that was built in 1970. It has significant deferred maintenance, and will require large-scale reinvestment to maintain its usefulness as a residential complex. OHA is committed to finding a community benefit use for the building such that it can remain affordable housing and receive the reinvestment necessary. Please see Exhibits 3 - Additional Location Documents and Exhibit 10 - Physical Needs Assessment for additional detail.

Qualified Census Tract Within one or more QCTs

Additional Location Documents See Exhibit 3 - Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding No

No

Costs were determined utilizing the Physical Needs Assessment of the building (see Exhibit 10 - Physical Needs Assessment). We incorporated additional costs to reflect construction inflation since the report date, as well as increased scope to reflect the renovation of the commercial building. This increased scope was estimated by Hoppe Development general contracting team, who has significant recent experience overseeing construction to prepare commercial space for lease.

General Contractor No

Request Rationale This project requests \$4,000,000 in ARPA funding to support a gap in the project financing created by specifically by the acquisition of the site and the creation of commercial units. The total cost of the project is anticipated to be \$27.4mm. The 4% Low Income Tax Credit Bond (LIHTC Bond) program provides significant resources to the conversion of the residential units associated with this project. This non-competitive allocation process, administered by the Nebraska Investment Finance Authority, enables us to secure significant private equity investment through the creation of tax credits associated with the acquisition and rehabilitation of an existing building, in exchange for a commitment to operate the building consistent with compliance and affordability requirements. However, the creation of minimal-rent commercial space for supportive service partners and the acquisition costs of the land, exceed the amount of debt and equity generated by the residential portion of the project. The ARPA funds will close this gap in the proforma, and enable us secure our tax credit allocation and finalize a renovation of the building. All assumptions below are confirmed through discussions with our financing partners and consistent with our past LIHTC Bond project structuring. They key inputs to this cost estimation are the following: · Building Acquisition Cost: While we have not arrived at a price for the OHA tower, we have discussed their willingness to sell the building at a reduced cost for a community benefit purpose. OHA will have to support the existing families as they transition to alternative housing options. We believe an acquisition cost of \$2.0mm is an appropriate placeholder as we continue to negotiate, and will sufficiently meet OHA's building disposition requirements. · Property Conditions & Assessment Report: This report estimated the cost of improving the facility in 2020 to a current standard of repair. We used this initial estimate as a baseline, and inflated it by our estimate of the cost increases to construction between 2020 and when this project will start, in 2023. We included additional funds for the potential reconfiguration of the individual units to better support the transitional housing needs. · Commercial Construction Estimation: We utilized the estimated square footage of the commercial space multiplied by a renovation constant of \$125 / sqft, consistent with our experience in renovating commercial space for new uses. · Soft Costs Estimates: These estimates are consistent with our past projects. The key estimates for sources are as follows: · Securing \$9.04 in tax equity through securing an allocation of 4% Low Income Housing Tax Credits, generating \$26.9mm in eligible project basis, and monetizing tax equity at a price per credit of \$.85. · Permanent debt amount of \$10.7mm at a 1.2x Debt Service Coverage Ratio, 40 year amortization, and 6% interest rate; a typical expense ratio, and an average unit rental rate consistent with 50% Area Median Income, all consistent with previously closed LIHTC bond financings. · Tax Increment Financing (TIF) of \$1.8mm estimated by assuming a post-construction valuation increment of \$7.8mm, eligibility for 20 year TIF. · Deferred Development Fee of \$1.8mm, estimated by assuming a maximum fee deferral for tax credit projects of 10 years of projected income, as limited by our tax equity partners. See Exhibit 4 - Proposal Budget & Sources and Uses.

Grant Funds Usage Grant funds will be used to acquire the facility and renovate the commercial space to be leased to organizations that provide supportive services to the tenant population. See Table in Exhibit 3 - Additional Location Documents.

Proposal Financial Sustainability No

The operating income from apartment rental and commercial rental is anticipated to generate a significant positive annual cash flow, as well as an annual replacement reserve. In addition, the tax credit process requires the creation of significant operating and debt service reserves to ensure financial stability. This additional cash flow will ensure that the project is fiscally sustainable and fund all operating needs. Additional cash flow, beyond which is utilized in operations, can be reinvested into supportive services for the tenants. See "Exhibit 5 - Proforma" for additional detail.

Funding Sources We anticipate making a 4% Low Income Housing Tax Credit Bond (LIHTC Bond) application to the Nebraska Investment Finance Authority (NIFA). This specific program represents a non-competitive process to award bond capacity to projects that meet certain underwriting criteria and operating commitments. Hoppe Development has a long track-record of securing tax

credit allocations in both competitive and non-competitive scenarios, and anticipates no issues in securing this allocation. We also anticipate securing Tax Increment Financing (TIF) by going through the redevelopment process with the City of Omaha. The target location is within the Park East Redevelopment Plan area, making it eligible to apply through the city process. We have every reason to believe this will be supported by both city staff and council. See "Exhibit 4 - Proposed Budget & Sources and Uses".

Entity: Nebraska Investment Finance Authority Request: 4% LIHTC Bond Allocation, with no state tax credit match Status: To be submitted March 17, 2023 Expected Decision Date: June 16, 2023 Entity: City of Omaha Request: Tax Increment Financing Status: To be submitted March 17, 2023 Expected Decision Date: June 16, 2023

Tax Credit Equity and ARPA funding support.

Scalability

This project is scalable in that it will demonstrate the need, and an operating model, around bridge housing in the Omaha community, and further demonstrate the need for larger unit sizes. This information can inform future housing development activities, and be replicated in the affordable housing community. This replication will enable North and South Omaha to continue to attract new arrival immigrants into the community, and enhance the economic development.

This project is not able to be completed in smaller components.

Financial Commitment

Hoppe Development is committed to contributing working capital to assemble the project application, as well as deferring development fee to ensure a successful project. Our preliminary estimate for this contribution is in excess of \$2,000,000.

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) 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 Request Rationale Documentation Schedule

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.



ORGANIZATIONAL CHART



Paw Bway Htoo
Co-founder/Co-owner

**Role: Operating Structure Development
and Refugee Community Liaison**

Bio: Paw Bway Htoo is a former refugee from Burma who has 10 years of experience working within the refugee community. She is skilled in creating operational and program structure, cultivating and managing relationships within refugee communities, data collection, and the management of staff.



Hannah Vlach (formerly Wyble)
Co-founder/Co-owner

**Role: Vision Implementation
and Community/Agency Engagement**

Bio: Hannah Vlach has 13 years of experience working within the refugee community. She is skilled in creating and implementing transformative vision projects, mobilizing communities, communications, cultivating community relationships and building organizational and programmatic infrastructure.



HOPPE
DEVELOPMENT

Additional Location Documents Index

1. Plans and detailed descriptions, including pictures and site map of the site and surrounding area
2. Data table of uses (breakdown of how the requested funds will be used for your proposal)
3. Documentation of site control
4. Environmental assessment of subject site. Confirmation that site is not a brownfield.

1. Site, Confirmation of Utility Availability, Confirmation of Zoning



DEVELOPMENT STATISTICS

SITE	PROPOSED	REGULATION
ZONING	EXISTING	R8-ACI-1(PL)
SITE AREA	134,353 SF	
LOT AREA/UNIT	851 SF/UNIT	500 SF/UNIT MAX
SETBACKS	EXISTING	
PARKING		
STALLS ON SITE	EXISTING	246 STALLS
BIKE FACILITY	ON SITE	
BUS STOP	WITHIN 300'	
BUILDING		
RESIDENTIAL	169,254 SF	
OFFICE	16,055 SF	
UNITS		
STUDIOS	70	
1 BEDS	20	
2 BEDS	30	
3 BEDS	30	
4 BEDS	8	
TOTAL UNITS	158	
UTILITIES		
ELECTRIC	EXISTING CONNECTION	
WATER	EXISTING CONNECTION	
SEWER	EXISTING CONNECTION	
GAS	EXISTING CONNECTION	

DESCRIPTION OF WORK

Renovation of existing units including complete replacement of units including enlargement and diversification of unit types with all new finishes, layouts, fixtures and unit systems. See existing unit plans to be replaced and enlarged on next page. Building interior finishes will be replaced completely. Building exterior finishes, buildings systems and site improvements will be replaced as needed. Reference PNA for current conditions and physical needs. A Phase 1 environmental review will be performed.

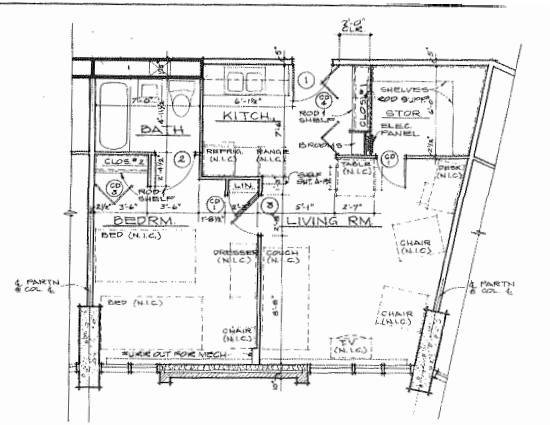
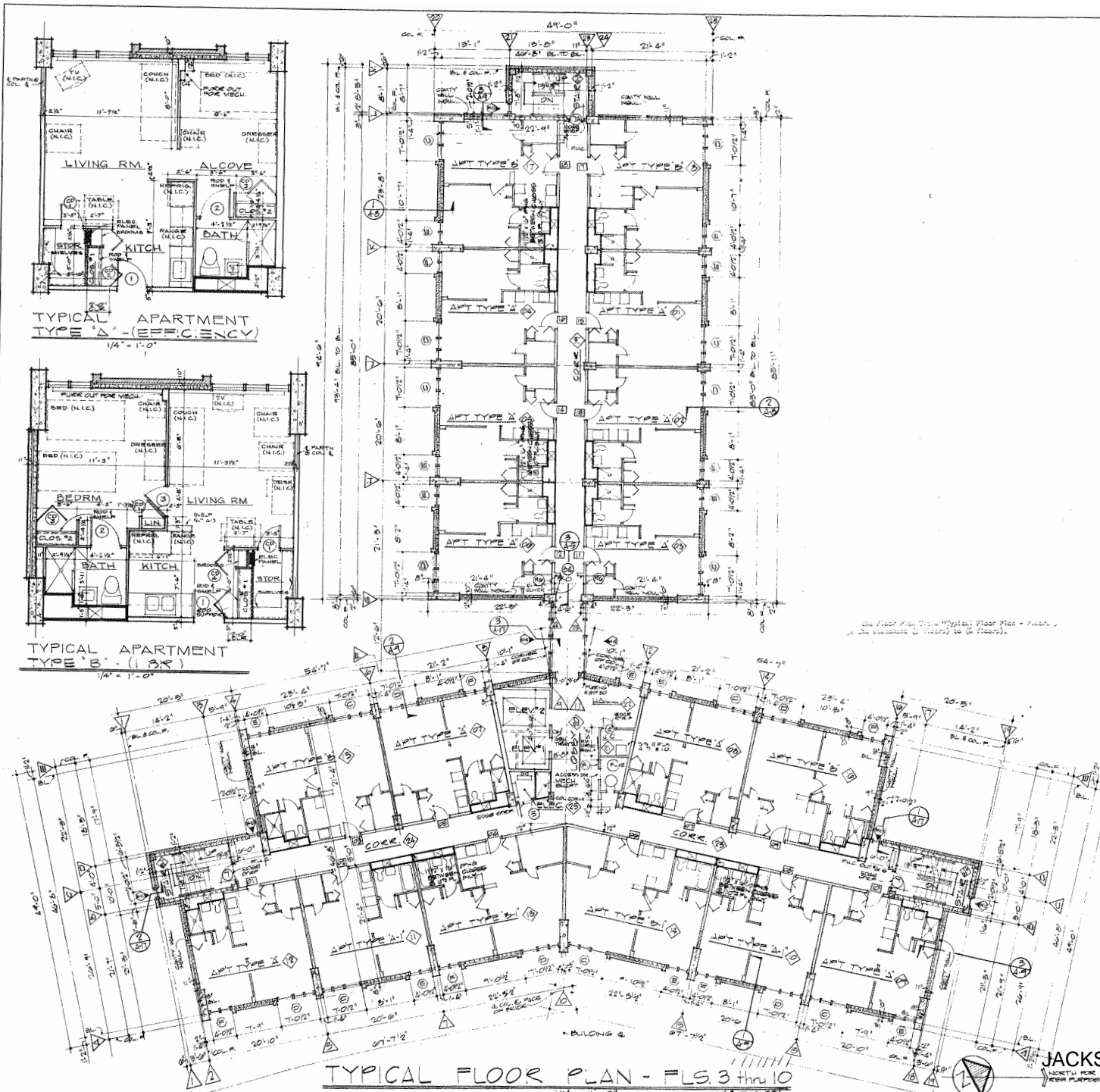
① SITE PLAN
NTS

JACKSON TOWER

A1
Site Plan



HOPPE
DEVELOPMENT



TYPICAL APARTMENT
TYPE 'B' - (1 BR.)
1/4" = 1'-0"

- NOTE:
- 1. TYP. ROP. SHELVING DET. SHY. A-3
 - 2. STORAGE SHELVING DET. SHY. A-3
 - 3. BROWN CLOSET DET. SHY. A-3
 - 4. LINEN SHELVING DET. SHY. A-3
 - 5. KIT. CAB. DET. SHY. A-3
 - 6. BATH DET. SHY. A-3

NOTE:
NOTES APPLYING TO THIS SHIT FROM SHY. A-1
3, 5, 6, 7, 8, 10, 11 & 13

ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	SUBS	WNBCT	WALLS		CEILG	HT	REMARKS	
				EXTERIOR	INTERIOR				
TYPICAL APARTMENTS 3 thru 10									
BATH				VIN.	NONE			1/2" GYP. BO.	1/2" GYP. BO.
KITCHEN				VIN.	NONE			1/2" GYP. BO.	1/2" GYP. BO.
CLOB. #1								1/2" GYP. BO.	1/2" GYP. BO.
CLOB. #2								1/2" GYP. BO.	1/2" GYP. BO.
OFFICE								1/2" GYP. BO.	1/2" GYP. BO.
LIVING RM								1/2" GYP. BO.	1/2" GYP. BO.
BEDRM.								1/2" GYP. BO.	1/2" GYP. BO.
ALCOVE								1/2" GYP. BO.	1/2" GYP. BO.
LINEN								1/2" GYP. BO.	1/2" GYP. BO.
*NOTE: 5/8" FIB. REIN. CONC. ON TOP OF 3" FIB. REIN. CONC. FLOOR. SEE BATH DET'S SHY. A-3									
FLOORS 3 thru 10									
SEE TYPICAL APT. SCHEDULE ABOVE									
APT. TYPE 'A' THRU 'D'									
APT. TYPE 'B' THRU 'E'									
CORR. #1	CONC.	CONC.	NONE	NONE	L.W.B.	L.W.B.	CONC.	SHY. A-3	W/STAINLESS STEEL
STAIR #1	CONC.	CONC.	NONE	NONE	L.W.B.	L.W.B.	CONC.	SHY. A-3	W/STAINLESS STEEL
STAIR #2	CONC.	CONC.	NONE	NONE	L.W.B.	L.W.B.	CONC.	SHY. A-3	W/STAINLESS STEEL
STAIR #3	CONC.	CONC.	NONE	NONE	L.W.B.	L.W.B.	CONC.	SHY. A-3	W/STAINLESS STEEL
SEE NOTE SCHEDULE ABOVE									










TYPICAL FLOOR PLAN - FLS. 3 thru 10
1/8" = 1'-0" (8' CORRS)

JACKSON TOWER



AREA STATISTICS

PROXIMITY TO SERVICES

-  DAY CARE 0.1 MILES
-  GROCERY STORE 0.2 MILES
-  HOSPITAL 1.2 MILES
-  PARKS 0.0 MILES
-  SCHOOLS 0.1 MILES
-  SHOPPING 0.2 MILES
-  BUS STOP 0.0 MILES
-  HEALTH CARE SERVICES 0.2 MILES
-  COMMUNITY SERVICES 0.1 MILES

① SITE MAP
NTS

JACKSON TOWER

A2
Site Map



HOPPE
DEVELOPMENT



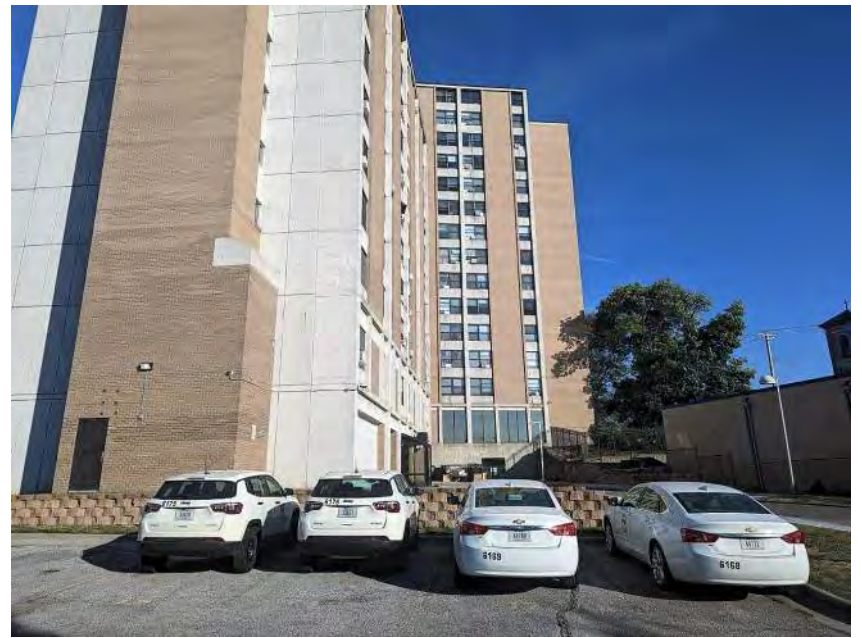
TOWER - EAST



TOWER - NORTH



TOWER - NORTHWEST



TOWER - SOUTHWEST

JACKSON TOWER

A3
Photos



HOPPE
DEVELOPMENT



TOWER AND OFFICE - NORTH



OFFICE - EAST



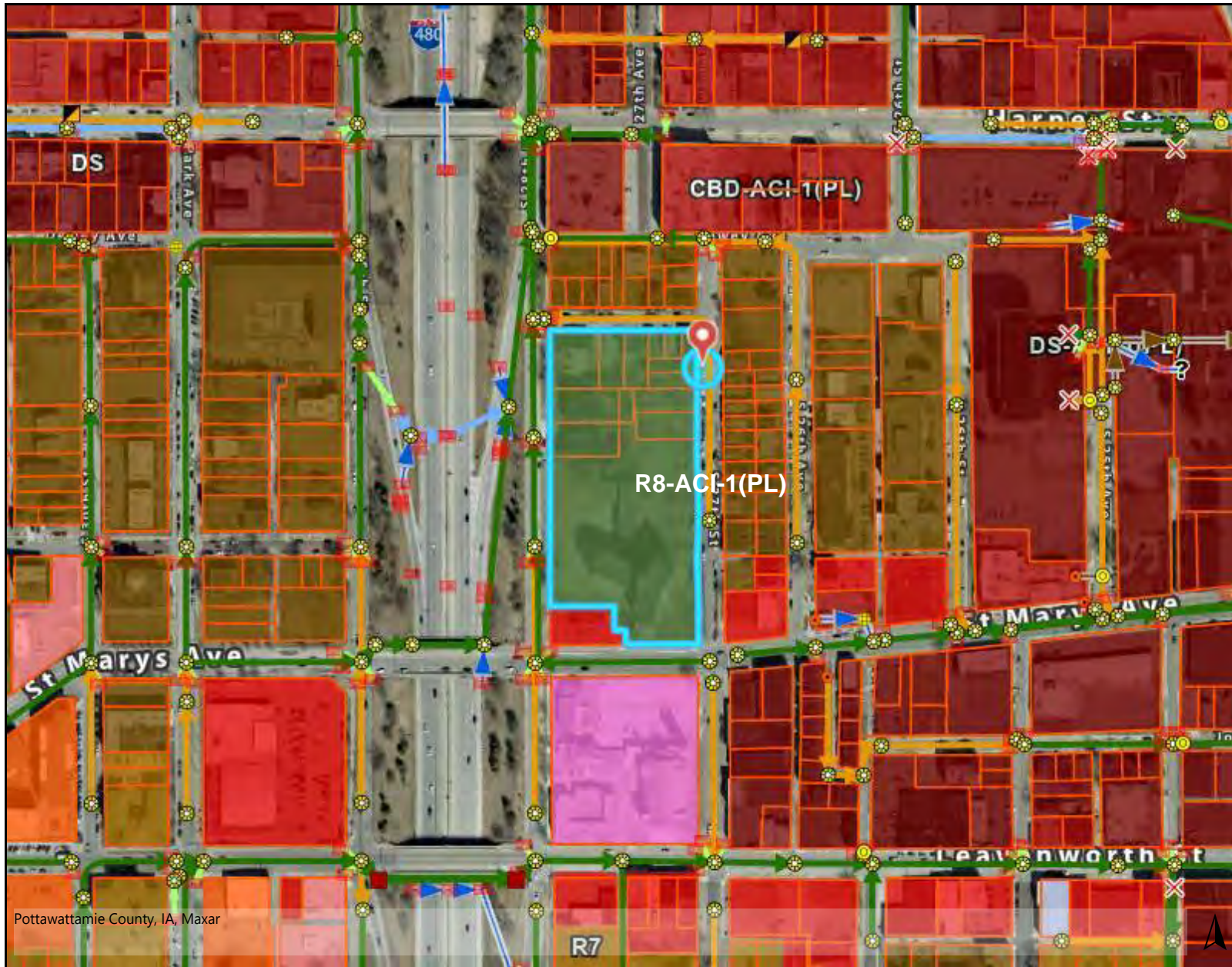
OFFICE - SOUTHWEST

JACKSON TOWER

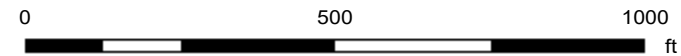
A4
Photos



HOPPE
DEVELOPMENT



Pottawattamie County, IA, Maxar



Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogis.org:
10/05/2022 09:41:18

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

Legend

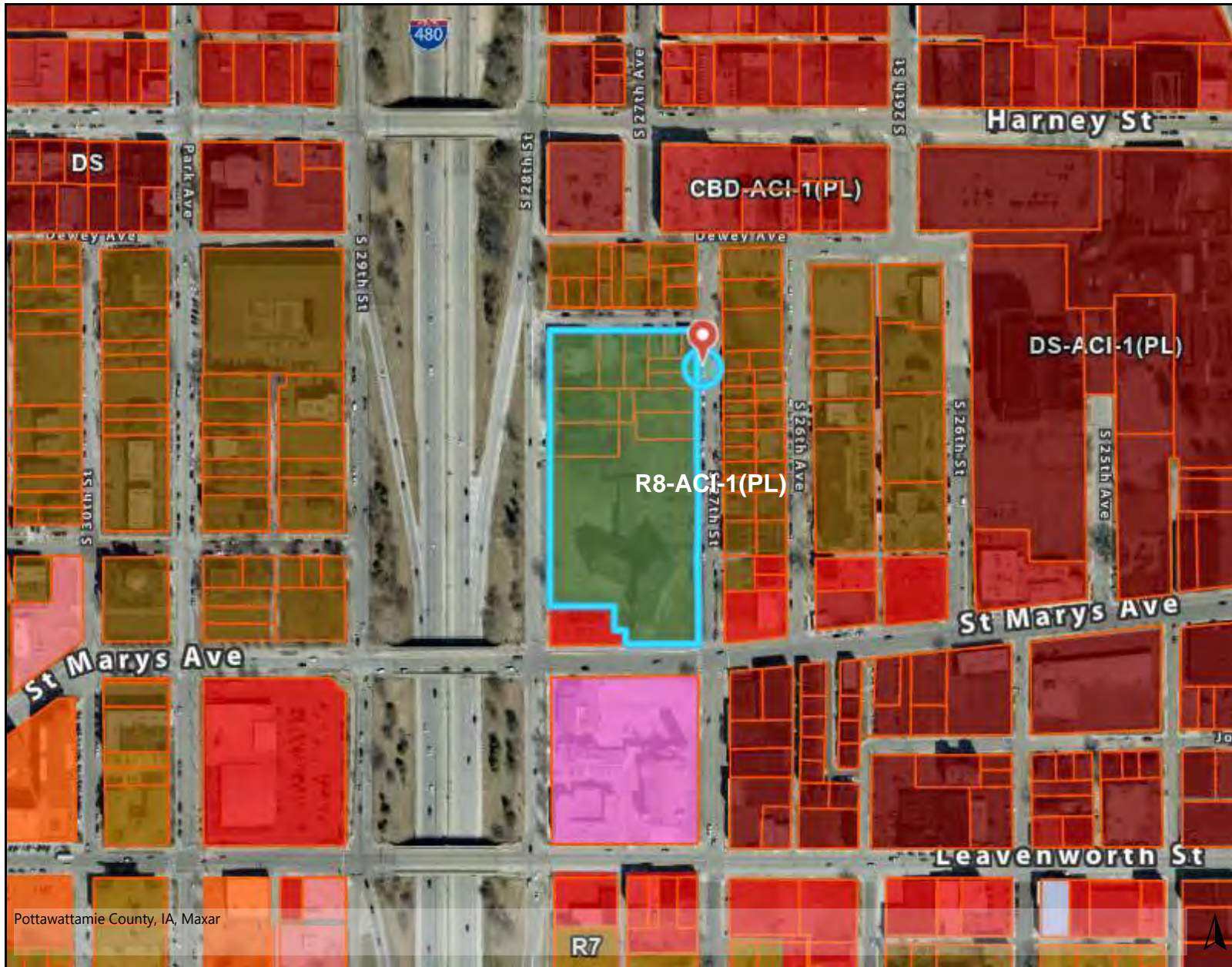
Omaha_Sewer_Network

Sewer Nodes

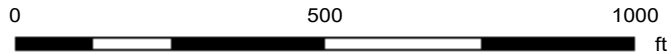
- Abandoned Structure
- Clean Out
- Dead End or Stub Out
- Inlet Catch/Basin
- Inlet Catch/Basin
- Inlet Catch/Basin
- Inlet Catch/Basin
- Inlet Catch/Basin
- Inlet Catch/Basin
- Junction Box
- Manhole
- Manhole Grated
- Tap
- Vertical Bend
- Unknown

Sewer Lines

- Combined, Sewer
- Sanitary Combined, Collector
- Storm Combined, Sewer



Pottawattamie County, IA, Maxar



Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogis.org:
10/05/2022 09:42:58

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

Legend

Parcels

Property Lines



Zoning

Omaha Zoning



2. Data Table of Uses

Data Table of Uses	
Site Acquisition	\$2,000,000
Commercial Space Renovation	
Total Square Footage	16,085
Cost / Square Foot	<u>\$125</u>
Total Commercial Cost	<u>\$2,010,625</u>
Total ARPA Uses	<u>\$4,010,625</u>
Total ARPA Request	\$4,000,000



HOPPE
DEVELOPMENT

Site Control Memo

While this project does not have formal site control, please see the attached that confirms Omaha Housing Authority's willingness to evaluate the sale of Jackson Tower to an affordable housing end-use conforming to this proposal, and their ability to support our timeline with site control by March 15, 2023, and the sale by October 1, 2023.

If we are not able to secure this site, we will pursue an alternative site in the qualified census tracts, and have preliminarily identified an alternative site and confirmed availability with ownership.



Omaha Housing Authority

1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

October 5, 2022

The Housing Authority of the City of Omaha (OHA) is interested in partnering with private entities to preserve existing OHA properties as affordable housing into the future. To this end, OHA is considering a sale of Jackson Tower to an entity that will repurpose the property both to provide affordable housing generally, as well as meet targeted affordable housing needs, like those needs facing refugees and new American families. OHA anticipates that an entity could be selected and purchase contract negotiated by March 15, 2023, and a sale and transfer could be completed by October 1, 2023.

Sincerely,

Joanie Poore

4. Confirmation that the site is not a brownfield

BROWNFIELD SITES

The screenshot displays the EPA NEPAAssist web application interface. At the top left is the EPA logo and 'NEPAAssist' text. Below it is a search bar with the placeholder 'Find address or place'. A navigation bar contains icons for Basemap, Imagery, Draw, Erase, Save Session, Tools, and More Data. On the right side, there is a 'Home | Mobile | Help' link and a 'Select Map Contents' panel. The panel lists various map layers, including EPA Facilities (Hazardous Waste, Air Pollution, Water Dischargers, Toxic Releases, Superfund, Brownfields, TSCA), Water Monitoring Stations, Boundaries, Non-attainment Areas, EJScreen Indexes (2021), Water, Transportation, Places, Critical Habitat, NWI Wetlands, FEMA Flood, and Land Cover. The 'Superfund (NPL)' and 'Brownfields (ACRES)' layers are checked. The main map area shows an aerial view of a city grid. An orange dashed line is drawn across the map, with a measurement tool overlay showing a distance of 4,175.28 ft. The measurement tool overlay includes a 'Measure' title, a 'Click one of the following buttons to start measuring.' instruction, a 'Unit' dropdown set to 'Feet', a 'Mode' dropdown set to 'Auto', and a 'Distance' field showing '4,175.28 ft'. A 'New Measurement' button is located at the bottom of the overlay.

JACKSON TOWER

A5

Site Review



HOPPE
DEVELOPMENT

SUPERFUND SITES



Find address or place

Basemap Imagery Draw Erase Save Session Tools More Data

Measure

Click one of the following buttons to start measuring:

Unit: Feet Mode: Auto

Distance: 10,758.85 ft

New Measurement

Select Map Contents

- EPA Facilities
 - Hazardous Waste (RCRAInfo)
 - Air Pollution (ICIS-AIR)
 - Water Dischargers (NPDES)
 - Toxic Releases (TRI)
 - Superfund (NPL)
 - Brownfields (ACRES)
 - Toxic Substances Control Act (TSCA)
- Water Monitoring Stations
- Boundaries
- Non-attainment Areas
- EJScreen Indexes (2021)
- Water
- Transportation
- Places
- Critical Habitat
- NWI Wetlands
- FEMA Flood
- Land Cover

JACKSON TOWER

A6

Site Review



HOPPE
DEVELOPMENT

DEVELOPMENT COST SCHEDULE

(Complete the yellow-shaded areas)

	Estimated Total Development Costs	4% LIHTC Eligible Basis	4% or 9% LIHTC New Constr./Rehab. Eligible Basis	Amortized or Expended (Non-eligible)	Allowable 24% Limit - Developer, Contractor, Gen. Req.
Land				\$ -	
Existing Structures	\$2,000,000	\$ -	\$ 2,000,000	\$ -	
Demolition (new)	\$ -			\$ -	
Demolition (rehab)	\$ -	\$ -	\$ -	\$ -	\$ -
Site Grading, Clearing, etc.	\$0	\$ -	\$ -	\$ -	\$ -
Off-site Improvements	\$ -			\$ -	
New Building Hard Costs	\$0	\$ -	\$ -	\$ -	\$ -
Rehabilitation Hard Costs	\$13,309,311	\$ -	\$ 13,309,311	\$ -	\$ 13,309,311
Accessory Building	\$2,360,625	\$ -	\$ 2,360,625	\$ -	\$ 2,360,625
Construction Contingency	\$1,566,994	\$ -	\$ 1,566,994	\$ -	\$ 1,566,994
Architect Fee - Design	\$350,000	\$ -	\$ 350,000	\$ -	\$ 350,000
Architect Fee - Supervision	\$0	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
Survey	\$20,000	\$ -	\$ 20,000	\$ -	\$ 20,000
Construction Insurance	\$110,600	\$ -	\$ 110,600	\$ -	\$ 110,600
Construction Loan Interest	\$950,835	\$ -	\$ 950,835	\$ -	\$ 950,835
Constr. Loan Origination Fee	\$223,797	\$ -	\$ 223,797	\$ -	\$ 223,797
Construction Period Taxes	\$94,800	\$ -	\$ 94,800	\$ -	\$ 94,800
Bridge Loan Expense*	\$0	\$ -	\$ -	\$ -	\$ -
Property Appraisal**	\$5,000	\$ -	\$ 5,000	\$ -	\$ 5,000
LIHTC Fees	\$53,200			\$ 53,200	
AHTC Fees	\$ 1,000			\$ 1,000	
Environmental Study/Review	\$10,000	\$ -	\$10,000	\$ -	\$ 10,000
Market Study	\$5,000	\$ -	\$ 5,000	\$ -	\$ 5,000
Real Estate Attorney	\$50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
Real Estate Consultant	\$100,000	\$ -	\$ 100,000	\$ -	
LIHTC Consultant Fee	\$ -	\$ -	\$ -	\$ -	
Contractor Overhead	\$313,399	\$ -	\$ 313,399	\$ -	
Contractor Profit	\$548,448	\$ -	\$ 548,448	\$ -	
General Requirements	\$ -	\$ -	\$ -	\$ -	
Developer Overhead		\$ -	\$ -	\$ -	
Developer Fee	\$3,664,624	\$ -	\$ 3,664,624	\$ -	
Title & Recording - Perm. Fin.	\$50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
Perm. Loan Origination Fee	\$133,642			\$ 133,642	
Cost Certification	\$10,000			\$ 10,000	
Lenders Counsel Fee	\$30,000			\$ 30,000	
Underwriter Fees	\$90,000			\$ 90,000	
Legal & Organizational	\$20,000			\$ 20,000	
Tax Opinion	\$10,000			\$ 10,000	
Rent-up Reserves	\$79,000			\$ 79,000	
Operating Reserves	\$724,500			\$ 724,500	
Other Reserves:	\$ -			\$ -	
Upfront LIHTC Compliance Fees	\$287,278			\$ 287,278	
Upfront AHTC Compliance Fees	\$ 1,500			\$ 1,500	
Other: Tax Equity Diligence Fee	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -
Other: Developer Bond Council	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -
Other: Construction & Draw Monitoring	\$20,000	\$ -	\$ 20,000	\$ -	\$ 20,000
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Costs:	\$ 27,393,551	\$ -	\$ 25,903,432	\$ 1,490,119	\$ 19,276,961
Total Commercial Space Costs	\$ -				

*Bridge Loan Expense - eligible basis for construction period only.

**Appraisal - eligible only if done to evaluate feasibility of the project. If done as a lender requirement, the cost is not included in basis.

SOURCES & USES: EQUITY GAP INFORMATION

(Complete the yellow-shaded areas)

USES

Total Development Costs	\$	27,393,551
Other Uses (please list below):		
	\$	-
	\$	-
Total Uses	\$	27,393,551

SOURCES

Conventional Loan	\$	-
Nebraska Affordable Housing Tax Credits	\$	-
Tax Exempt Bond Financing		\$10,691,371
National Housing Trust Funds	\$	-
HOME Funds	\$	-
City HOME Funds	\$	-
FHLBank - Affordable Housing Program	\$	-
USDA - Rural Development	\$	-
CDBG Funds	\$	-
Tax Increment Financing		\$1,825,944
Historic Tax Credit Equity	\$	-
Other Federal Loans	\$	-
Local Municipality Loan	\$	-
Deferred Developer Fee		\$1,832,312
Owner Equity	\$	-
Other Sources (please list below):		
Annual LIHTC Created at 4% Credit Rate	\$	1,063,991
Multiplied by Net Equity Factor	\$	0.8500
LIHTC Equity Produced	\$	9,043,924
Total Sources	\$	23,393,551

GAP Required for ARPA to Fill	\$	4,000,000
--------------------------------------	-----------	------------------

UNIT INFORMATION
(Complete the yellow-shaded areas)

Updated 9-26-21

# of bedrooms per unit	# of units	Residential Finished Sq. Ft. per unit*	Total Sq. Ft.	# of baths per unit	Gross monthly rent per unit	Less tenant paid utility	Net monthly rent per unit	Total net monthly rent	AMI Rent & Income Target (complete if making the IA election)
LIHTC/AHTC UNITS (Do not include HOME-Assisted Units)									
0	70	400	28,000	1	\$833	\$71.00	\$ 762	\$ 53,305	
1	20	500	10,000	1	\$892	\$92.00	\$ 800	\$ 15,993	
2	30	600	18,000	1	\$1,070	\$124.00	\$ 946	\$ 28,380	
3	30	800	24,000	2	\$1,237	\$153.00	\$ 1,084	\$ 32,510	
4	8	1,200	9,600	2	\$1,380	\$186.00	\$ 1,194	\$ 9,552	
			0				\$ -	\$ -	
			0				\$ -	\$ -	
			0				\$ -	\$ -	
			0				\$ -	\$ -	
			0				\$ -	\$ -	
			0				\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
Sub-total	158		89,600					\$ 139,740	
HOME/HTF-ASSISTED UNITS (May also be designated LIHTC Units)									
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
Sub-total	0		0					\$ -	
MARKET RATE UNITS ONLY									
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
Subtotal	0		0					\$ -	
Total	158		89,600					\$ 139,740	

LIHTC/AHTC Units	\$ 139,740
HOME-Assisted Units	\$ -
Market Rate Units	\$ -
Total Net Monthly Rent:	\$ 139,740
Minus 7% Vacancy	\$ 9,782
Adjusted Net Monthly Rent:	\$ 129,959
Other Monthly Income	\$ 5,925
List source of other income:	Application Fees, Late Fees, Etc.

For new construction, units must meet the following minimum requirements: **Single Room**

Single Room Occupancy = 275 square feet
 Studio = 450 square feet
 1-bedroom = 650 square feet
 2-bedroom = 800 square feet
 3-Bedroom = 1,000 square feet

*Residential finished square foot per unit does not include the following: garages, storage areas (as described in the Amenities Section of the application), unfinished basement, storm shelters, common area, or other areas that otherwise received points in the LIHTC application. If selecting to provide a storm shelter that also will serve as a bathroom or bedroom closet, the Architect must certify that such space qualifies as a storm shelter. If such space qualifies as a storm shelter the square footage can be included in the residential living square footage of the unit.

Project Name: Jackson Tower Renovation

Project #:

0

ANNUAL OPERATING EXPENSE INFORMATION

(Complete the yellow-shaded areas)

General and/or Administrative Expenses:

Advertising	
Legal	
Accounting/Auditing	
Security	
Management Fee	\$81,530
Other (please list below):	\$63,200
Total Administrative	
Sub-total	\$ 144,730

NIFA Annual LIHTC Compliance Fee

\$ -

NIFA Annual AHTC Compliance Fee

\$ -

Operating Expenses:

Trash Removal	\$110,600
Electricity	
Water/Sewer	
Gas	
Snow Removal	
Internet Service	
Office Supplies	
Salaries	\$158,000
Other (please list below):	
Sub-total	\$ 268,600

Maintenance Expenses:

Painting & Repairs	\$102,700
Exterminating	
Grounds/Landscape	
Elevator	
Internet Maintenance Costs	
Other (please list below):	
Sub-total	\$ 102,700

Other Expenses:

Insurance	\$63,200
Real Estate Taxes (estimated value x mill levy rate)	\$159,194
Annual Commercial Space Expenses	
Other (please list below):	
Sub-total	\$ 222,394

TOTAL ANNUAL EXPENSES:**\$ 738,424**

Annual Replacement Reserves \$39,500

(\$250 per unit per year for all units if LIHTC only & \$350 per unit per year for all units if HOME & LIHTC)

TOTAL ANNUAL EXPENSES + RESERVES**\$ 777,924****NET ANNUAL CASH FLOW FROM OPERATIONS**

Net Monthly Income	\$ 135,884
Annual Income	\$ 1,630,602
Less:	
Total Operating Expense	\$ 738,424
Replacement Reserves	\$ 39,500
Net Operating Income	\$ 852,678
Less:	
Annual Debt Service	\$710,565
Net Annual Cash Flow	\$ 142,113

Project Name: Jackson Tower Renovation

Project #: 0

PRO FORMA
(Complete the yellow-shaded areas)

	<i>Revenue 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	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
Gross Rents			\$ 139,740	\$ 1,676,884	\$ 1,710,422	\$ 1,744,630	\$ 1,779,523	\$ 1,815,113	\$ 1,851,415	\$ 1,888,444	\$ 1,926,213	\$ 1,964,737	\$ 2,004,032	\$ 2,044,112	\$ 2,084,994	\$ 2,126,694	\$ 2,169,228	\$ 2,212,613	\$ 2,256,865	\$ 2,302,002	\$ 2,348,042	\$ 2,395,003	\$ 2,442,903	
Vacancy		7%	\$ (9,782)	\$ (117,382)	\$ (119,730)	\$ (122,124)	\$ (124,567)	\$ (127,058)	\$ (129,599)	\$ (132,191)	\$ (134,835)	\$ (137,532)	\$ (140,282)	\$ (143,088)	\$ (145,950)	\$ (148,869)	\$ (151,846)	\$ (154,883)	\$ (157,981)	\$ (161,140)	\$ (164,363)	\$ (167,650)	\$ (171,003)	
Other Income			\$ 5,925	\$ 71,100	\$ 72,522	\$ 73,972	\$ 75,452	\$ 76,961	\$ 78,500	\$ 80,070	\$ 81,672	\$ 83,305	\$ 84,971	\$ 86,671	\$ 88,404	\$ 90,172	\$ 91,975	\$ 93,815	\$ 95,691	\$ 97,605	\$ 99,557	\$ 101,548	\$ 103,579	
Total Income			\$ 135,884	\$ 1,630,602	\$ 1,663,214	\$ 1,696,478	\$ 1,730,408	\$ 1,765,016	\$ 1,800,316	\$ 1,836,323	\$ 1,873,049	\$ 1,910,510	\$ 1,948,720	\$ 1,987,695	\$ 2,027,449	\$ 2,067,998	\$ 2,109,358	\$ 2,151,545	\$ 2,194,576	\$ 2,238,467	\$ 2,283,237	\$ 2,328,901	\$ 2,375,479	
	<i>Expense 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	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
General and/or Administrative Expenses			\$ 12,061	\$ 144,730	\$ 149,072	\$ 153,544	\$ 158,150	\$ 162,895	\$ 167,782	\$ 172,815	\$ 178,000	\$ 183,340	\$ 188,840	\$ 194,505	\$ 200,340	\$ 206,351	\$ 212,541	\$ 218,917	\$ 225,485	\$ 232,249	\$ 239,217	\$ 246,393	\$ 253,785	
NIFA Annual LIHTC Compliance Fee (no escalation)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
NIFA Annual AHTC Compliance Fee (no escalation)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Operating Expenses			\$ 22,383	\$ 268,600	\$ 276,658	\$ 284,958	\$ 293,506	\$ 302,312	\$ 311,381	\$ 320,722	\$ 330,344	\$ 340,254	\$ 350,462	\$ 360,976	\$ 371,805	\$ 382,959	\$ 394,448	\$ 406,282	\$ 418,470	\$ 431,024	\$ 443,955	\$ 457,274	\$ 470,992	
Maintenance Expenses			\$ 8,558	\$ 102,700	\$ 105,781	\$ 108,954	\$ 112,223	\$ 115,590	\$ 119,057	\$ 122,629	\$ 126,308	\$ 130,097	\$ 134,000	\$ 138,020	\$ 142,161	\$ 146,426	\$ 150,818	\$ 155,343	\$ 160,003	\$ 164,803	\$ 169,747	\$ 174,840	\$ 180,085	
Other Expenses			\$ 18,533	\$ 222,394	\$ 229,066	\$ 235,938	\$ 243,016	\$ 250,307	\$ 257,816	\$ 265,550	\$ 273,517	\$ 281,722	\$ 290,174	\$ 298,879	\$ 307,845	\$ 317,081	\$ 326,593	\$ 336,391	\$ 346,483	\$ 356,877	\$ 367,584	\$ 378,611	\$ 389,969	
Total Operating Expenses			\$ 61,535	\$ 738,424	\$ 760,577	\$ 783,394	\$ 806,896	\$ 831,103	\$ 856,036	\$ 881,717	\$ 908,169	\$ 935,414	\$ 963,476	\$ 992,380	\$ 1,022,152	\$ 1,052,816	\$ 1,084,401	\$ 1,116,933	\$ 1,150,441	\$ 1,184,954	\$ 1,220,503	\$ 1,257,118	\$ 1,294,831	
Replacement Reserves			\$ 3,292	\$ 39,500	\$ 40,685	\$ 41,906	\$ 43,163	\$ 44,458	\$ 45,791	\$ 47,165	\$ 48,580	\$ 50,037	\$ 51,539	\$ 53,085	\$ 54,677	\$ 56,318	\$ 58,007	\$ 59,747	\$ 61,540	\$ 63,386	\$ 65,287	\$ 67,246	\$ 69,263	
Annual Amount per unit			\$250																					
Annual Escalation of Reserves			3%																					
Net Operating Income (NOI)			\$ 71,056	\$ 852,678	\$ 861,952	\$ 871,179	\$ 880,349	\$ 889,456	\$ 898,489	\$ 907,441	\$ 916,301	\$ 925,059	\$ 933,706	\$ 942,230	\$ 950,620	\$ 958,864	\$ 966,950	\$ 974,865	\$ 982,595	\$ 990,127	\$ 997,446	\$ 1,004,537	\$ 1,011,385	
Debt Information	Amount	Rate	Term	Monthly Debt Service																				
Conventional Loan	\$10,691,371	6.00%	17	\$ 59,214	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	
HOME Funds	\$ -	6.00%	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Second Mortgage	\$ -	6.00%	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other (please list below):	\$ -	6.00%	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Debt Service				\$ 59,214	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	\$ 710,565	
Net Cash Flow				\$ 11,843	\$ 142,113	\$ 151,387	\$ 160,614	\$ 169,784	\$ 178,891	\$ 187,924	\$ 196,876	\$ 205,736	\$ 214,494	\$ 223,141	\$ 231,665	\$ 240,055	\$ 248,299	\$ 256,385	\$ 264,300	\$ 272,030	\$ 279,562	\$ 286,882	\$ 293,973	\$ 300,820
Debt Service Coverage Ratio				1.2000	1.2131	1.2260	1.2389	1.2518	1.2645	1.2771	1.2895	1.3019	1.3140	1.3260	1.3378	1.3494	1.3608	1.3720	1.3828	1.3934	1.4037	1.4137	1.4234	



Thursday, October 5th, 2022

Dear Omaha Economic Recovery Act Coordination Plan Team,

I am pleased to write this letter of recommendation for the Family Focused Revitalization Project, spearheaded by Golden Village Homes (GVH) and Hoppe Development. East African Development Association of Nebraska (EADAN) has worked closely with the founders of GVH, Hannah Vlach (formerly Wyble) and Paw Bway Htoo, through their work with the non profit Restoring Dignity.. It has long been discussed that there is a critical need for emergency, transitional housing for incoming refugees. Currently, new incoming refugee families from the refugee community are being placed in hotels and Airbnbs, due to a lack of available affordable housing.

The proposal to renovate a housing tower, or other large housing structure, and convert it to transitional housing for newly arrived refugees is strongly supported by EADAN. This resource will allow incoming refugee families to be more seamlessly integrated, and will relieve many of the housing issues we are facing.

We are very familiar with the years of work done by Hannah and Paw Bway in the refugee community, and have every confidence that they will successfully implement this new endeavor via their partnership with Hoppe Development. We strongly support Golden Village Homes and Hoppe Development's plan to create this much needed resource in Omaha. This will strengthen refugee services, will create jobs within the refugee community, and will allow us to better serve our clients. Please contact us if you have any questions!

Sincerely,

Signature

Date

10-08-22

Mahamed Jimale, Executive director
East African Development Association of Nebraska
Phone, 402-708-4106
Email mahamed.jimale@eadan.org
Address, 4735 Nw Radail Hwy Omaha, NE 68104



Thursday, October 5th, 2022

Dear Omaha Economic Recovery Act Coordination Plan Team,

I am pleased to write this letter of recommendation for the Family Focused Revitalization Project, and, specifically, the work of Hannah Vlach (formerly Wyble) and Paw Bway Htoo. International Council for Refugees and Immigrants has worked closely with Hannah Vlach and Paw Bway Htoo—the co-owners of Golden Village Homes—through their work with the nonprofit Restoring Dignity and have been continually impressed by their high standards and deep care for refugee and immigrant populations in Omaha—a vulnerable group that is often overlooked in relation to housing needs. Hannah and Paw Bway Htoo have been active and consistent voices in the discussion about the current state of housing and the need for both transitional housing and emergency housing for our newest neighbors. Due to the impossible task of finding a new refugee family a house when they do not have a job, a social security number, or a photo ID, temporary housing that allows refugees and immigrants to gain employment, build credit, and have a previous address in the United States is a critical need to set them up for long term success.

The proposal to renovate a housing tower, or other large housing structure, and convert it to transitional housing for newly arrived refugees is strongly supported by International Council for Refugees and Immigrants. This resource will allow incoming refugee families to be more seamlessly integrated and will relieve many of the housing issues we are facing.

We strongly support Hannah and Paw Bway Htoo in their roles at Golden Village Homes as they work with Hoppe Development to create this much needed resource in Omaha. This will strengthen refugee services, create jobs within the refugee community, and allow new refugees to access safe and affordable housing. Please contact us if you have any questions!

Sincerely,

Dekow Sagar
Executive Director
International Council for Refugees and Immigrants, Inc.
6901 Dodge Street suite 104
Omaha Nebraska 68132
Direct: 531-466-3125
Dekow.Sagar@icrius.org



Thursday, October 5th, 2022

Dear Omaha, Economic Recovery Act Coordination Plan Team,

I am pleased to write this letter of recommendation for the Family Focused Revitalization Project, spearheaded by Golden Village Homes (GVH) and Hoppe Development. Intercultural Senior Center has worked closely with the founders of GVH, Hannah Vlach (formerly Wyble) and Paw Bway Htoo, through their work with the nonprofit Restoring Dignity. It has long been discussed that there is a critical need for emergency, transitional housing for incoming refugees. Currently, new incoming refugee families from the refugee community are being placed in hotels and Airbnb's, due to a lack of available affordable housing.

The proposal to renovate a housing tower, or other large housing structure, and convert it to transitional housing for newly arrived refugees is strongly supported by Intercultural Senior Center. This resource will allow incoming refugee families to be more seamlessly integrated and will relieve many of the housing issues we are facing.

We are very familiar with the years of work done by Hannah and Paw Bway in the refugee community and have every confidence that they will successfully implement this new endeavor via their partnership with Hoppe Development. We strongly support Golden Village Homes and Hoppe Development's plan to create this much needed resource in Omaha. This will strengthen refugee services, will create jobs within the refugee community, and will allow us to better serve our clients. Please contact us if you have any questions!

Sincerely,

A handwritten signature in black ink, appearing to read "Carolina Padilla", written in a cursive style.

Carolina Padilla
Executive Director

Thursday, October 5th, 2022

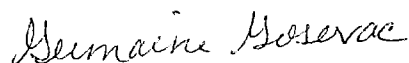
Dear Omaha Economic Recovery Act Coordination Plan Team,

I am pleased to write this letter of recommendation for the Family Focussed Revitalization Project, spearheaded by Golden Village Homes (GVH) and Hoppe Development. Omaha Refugee Task Force Housing Subcommittee has worked closely with the founders of GVH, Hannah Vlach (formerly Wyble) and Paw Bway Htoo, through their work with the non profit Restoring Dignity. It has long been discussed that there is a critical need for emergency, transitional housing for incoming refugees. Currently, new incoming refugee families from the refugee community are being placed in hotels and Airbnbs, due to a lack of available affordable housing.

The proposal to renovate a housing tower, or other large housing structure, and convert it to transitional housing for newly arrived refugees is strongly supported by the Omaha Refugee Task Force Housing Subcommittee. This resource will allow incoming refugee families to be more seamlessly integrated, and will relieve many of the housing issues we are facing.

We are very familiar with the years of work done by Hannah and Paw Bway in the refugee community, and have every confidence that they will successfully implement this new endeavor via their partnership with Hoppe Development. We strongly support Golden Village Homes and Hoppe Development's plan to create this much needed resource in Omaha. This will strengthen refugee services, will create jobs within the refugee community, and will allow us to better serve our clients. Please contact us if you have any questions!

Sincerely,



Germaine Gosevac
Housing Committee Co-Chair
Omaha Refugee Task Force Housing Subcommittee
(402) 934-6657
germaineg@fhasinc.org
2401 Lake Street
Omaha, NE 68111



Thursday, October 5th, 2022

Dear Omaha Economic Recovery Act Coordination Plan Team,

I am pleased to write this letter of recommendation for the Family Focused Revitalization Project, spearheaded by Golden Village Homes (GVH) and Hoppe Development. Karen Society of Nebraska has worked closely with the founders of GVH, Hannah Vlach (formerly Wyble) and Paw Bway Htoo, through their work with the non profit Restoring Dignity. Additionally, Paw Bway Htoo has been a longtime member and volunteer with our organization. It has long been discussed that there is a critical need for emergency, transitional housing for incoming refugees. Currently, new incoming refugee families from the Karen community are being placed in hotels and Airbnbs, due to a lack of available affordable housing.

The proposal to renovate a housing tower, or other large housing structure, and convert it to transitional housing for newly arrived refugees is strongly supported by Karen Society of Nebraska.. This resource will allow Karen families to be more seamlessly integrated, and will relieve many of the housing issues we are facing.

We are very familiar with the years of work done by Hannah and Paw Bway in the refugee community, and have every confidence that they will successfully implement this new endeavor via their partnership with Hoppe Development. We strongly support Golden Village Homes and Hoppe Development's plan to create this much needed resource in Omaha. This will strengthen refugee services, will create jobs within the refugee community, and will allow us to better serve our clients. Please contact us if you have any questions!

Sincerely,

Tha Ther Moo (Chairman)
Karen Society of Nebraska Omaha
4023200270
thathemoo@gmail.com
816 N 44th Apt 3
Omaha, NE 68131

REFUGEE WOMEN RISING

8 October 2022

This letter addresses a proposal to the **Omaha Economic Recovery Act Coordination Plan**. I am pleased to write a recommendation for the Family Focused Revitalization Project spearheaded by Golden Village Homes (GVH) and Hoppe Development. Refugee Women Rising (RWR) has worked closely with the founders of GVH, Hannah Vlach (formerly Wyble) and Paw Bway Htoo, through their work with the nonprofit Restoring Dignity. For numerous years there has been a critical need for emergency, transitional housing for incoming refugees. As it stands, refugee resettlement agencies are assigned families by the U.S. State Department and according to grant regulations, must secure housing upon arrival. New families from the refugee community are often placed in hotels and Airbnbs due to a lack of available affordable housing. A majority of the time, this expensive, temporary housing is paid for out of a refugee family's one-time financial allotment.

The proposal to renovate a large housing structure, and convert it to transitional housing for newly arrived refugees is strongly supported by Refugee Women Rising. Transitional housing will allow incoming refugee families to be physically settled in a secure, clean, supportive environment; allow the families to choose their own housing type and location; and will relieve some of the housing issues our community-at-large faces.

RWR is quite familiar with the long-standing and committed work of Hannah and Paw Bway in the refugee community. They are well-versed in city-wide housing issues and advocate for families first to ensure their dignity and rights / responsibilities as New Americans. We have confidence in their partnerships and work. We support Golden Village Homes and Hoppe Development's plan to create this much needed resource in Omaha. A proposed development such as this will strengthen services for vulnerable populations, create jobs within the refugee community, and will uplift RWR's commitment to refugee communities as well. Thank you in advance for your support.

Best Regards,
Pam Font-Gabel, Executive Director
Refugee Women Rising
402- 960-3009
pam@refugeewomenrising.org

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)



WHO WE ARE

Golden Village Homes (GVH) is co-owned by Paw Bway Htoo, a former refugee from Burma, and by Hannah Vlach (formerly Wyble). They have a combined 23 years of experience working with Omaha's diverse refugee communities. GVH was started as a response to the serious need for the development of affordable, safe and healthy housing for refugee families in Omaha



PAW BWAY HTOO

Co-owner, Golden Village Homes



HANNAH VLACH (FORMERLY WYBLE)

Co-owner, Golden Village Homes



WHAT WE BELIEVE

We believe that every home should be safe and affordable. That's why we are partnering with local developers to create solutions for sustainable housing structures that impact Omaha's diverse refugee community.



FAMILY FOCUSED REVITALIZATION PROJECT

We are partnering with Hoppe Development to bring to reality the vision of renovating a large housing tower (or similar structure) in order to create affordable housing units plus a refugee integration center with "bridge housing." Omaha has traditionally resettled more refugees per capita than any other state. Refugees are important to our economy and fill thousands of critical job openings. They also bring important diversity to our community and make Omaha better. Currently, there is a fragmented integration system in place that sets refugee families up for unnecessary hardships. By creating a seamless process for how refugees are welcomed and acclimated to Omaha, we will be relieving unnecessary suffering and set our newest neighbors up for success. It's a true win-win solution for everyone!



OUR ACCOMPLISHMENTS

GVH's co-founders/co-owners have over two decades of combined experience working successfully with Omaha's diverse refugee communities. Both Paw Bway Htoo and Hannah Vlach have extensive personal achievements in relation to work done to improve conditions for the many refugees who call Omaha home. Together, they built the non-profit, Restoring Dignity, from the ground up, which has resulted in over 17,000 refugees being served over the past four years. Additionally, they worked together to fight for housing justice reform. In 2019, after extensive testifying and working with Omaha's City Council, the first ever mandatory rental inspection ordinance in Omaha was passed and over 90,000 rental units have since been registered and are in the process of being inspected. At the beginning of 2022, Htoo and Vlach were tasked with building the infrastructure for Omaha's first furniture bank, in an effort to provide incoming Afghan families, and other refugees, with necessary furniture to get started in their new homes. They successfully did so in less than a year. Every problem that Htoo and Vlach are tasked to solve, they do so with expedience, grace and excellence.



COMMITMENT:

Every project we commit to has to meet our three criteria:

- (1) *Does it better the community?*
- (2) *Does it create meaningful jobs for the refugee community?*
- (3) *Are the solutions we are creating driven by the refugee community itself?*

If the answer to any of these questions is "no," then it's not the right project for us. The Family Focused Revitalization Project meets all three criteria.

We are committed to a "people over profits" business model, and are working towards becoming B Corporation Certified.

100% of all profits are directly invested back into the refugee community.

The Welcome Center

*A revitalization project to support arriving
refugee populations*



Example structure that could be used for this project



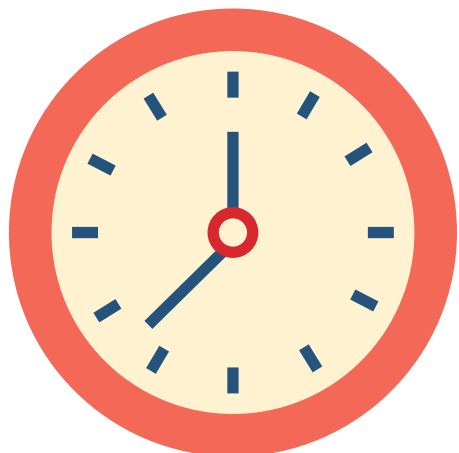
HOPPE
DEVELOPMENT



GOLDEN VILLAGE
HOMES

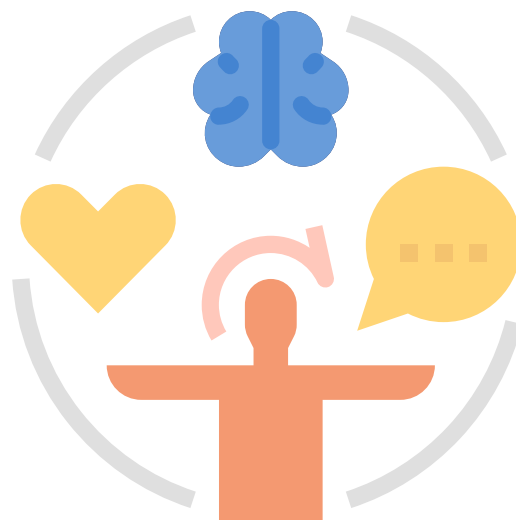
Current Situation

Omaha is a dynamic and growing city that draws several thousand refugees each year, due to the strong job market and vibrant, diverse communities. Through this growth, there are growing pains, and one critical area is the **need for affordable housing** and a **seamless refugee integration process**.



When a refugee is brought to America, the federal government gives resettlement agencies a mere **90 days of funding for integration**. After three short months, families are expected to be self-sufficient, acquire housing, have jobs, obtain a car and know enough English to get by. This unrealistic timeline keeps our newly arrived families and the hard working organizations that resettle them, stuck in a cycle.

To break a cycle, we must respond differently as a community. Our new neighbors are incredibly vital to our city. For many refugees, their lives have been spent fleeing violence, persecution, genocide and war. The ultimate desire of most families is to create a stable life in Omaha, purchase a home and support their children as they obtain a quality education. **When we provide adequate integration services and access to affordable housing, we are creating a win-win for our new neighbors and our city.**

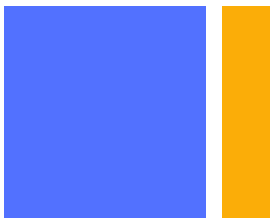


Our Solution

There is no problem that cannot be solved! Our solution is two prong:

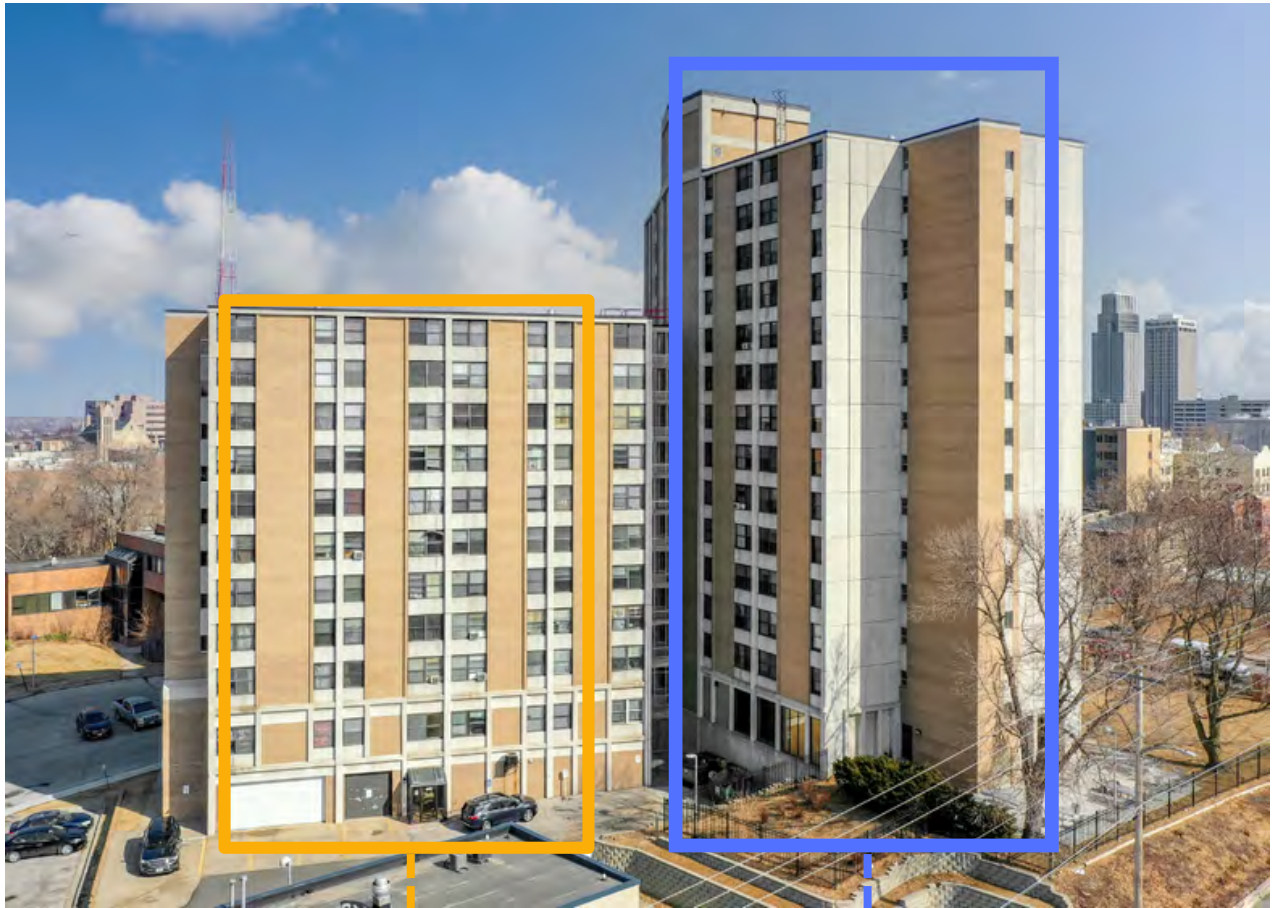
Create affordable housing units tailored to the unique needs of marginalized families.

Create an environment that allows for seamless integration of refugees into the Omaha community.



What it can look like

Identify a housing tower or similar large housing structure that is in need of revitalization in the qualified census tract. Renovate all units and create various 3, 4 and 5 bedrooms options for larger families. A portion of the building will be available to the overall Omaha community as affordable housing. The other portion will become Omaha's temporary refugee resettlement housing center.



Temporary units for new refugee arrival housing

- Operating model optimized for transition to permanent housing
- Unit sizes appropriate for a variety of families
- Affordable temporary housing solution

Creation or preservation of significant number of permanent affordable units

- Variety of income levels and unit types
- Long-term addition of affordable housing units to the community

Seamless Integration

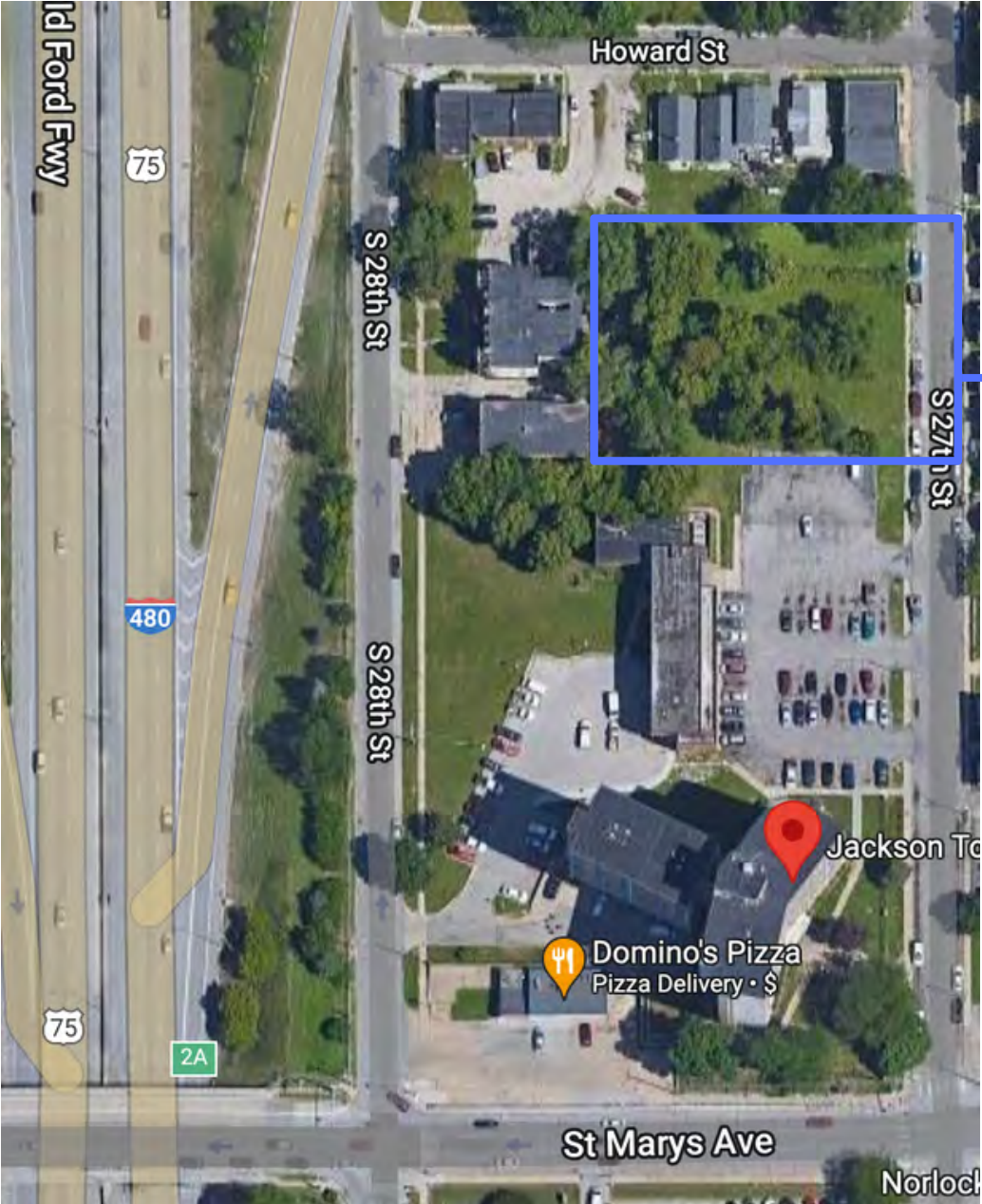


An office building next door (or within a building tower) will create seamless integration process through strategic partnerships with existing non profit organizations. Revenue from commercial rent will help subsidize the housing units.

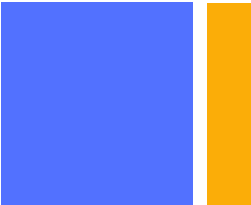
- Refugee resettlement offices on site
- Direct caseworker access
- Medical office for health screenings
- Mental health care
- ESL classes
- Driving classes
- Home integration classes (cleaning, fire safety, appliance usage, etc.)
- Immigration/legal services
- Workforce development



Community Park



If there are abandoned lots next to or close to the project, they can be transformed into a tranquil community park that can be enjoyed by all neighborhood residents. This will bring increased stability to the area.



Benefits

What impacts one, impacts all.

The foremost benefit of this revitalization project will be the tremendous impact it has on the lives of thousands of individuals who will pass through its doors over the years. Revitalizing a family focussed multi-unit building will also provide intrinsic benefits to Omaha as a whole.

- **Creation of Jobs**
 - Particularly in marginalized communities
 - Construction contractors will be chosen who work with workplace development programs that focus on training refugees and individuals from the BIPOC community.
 - Once complete, the building will be run by the community it serves. Language diversity among staff will be a top priority in the hiring process.
 - Refugees setup for success to enter into skilled job trade training
- **Creation of affordable housing**
 - 72 permanent affordable units and 37 temporary units could be created via a project of this scope. These units will be part of the solution that Omaha needs.
- **Protects against gentrification**
 - By turning a housing tower or similar structure into affordable housing units, prime property locations will be protected from being bought by developers looking to build high end apartments.
- **Seamless integration for incoming refugees**
 - The better integrated refugees are to their new environment, the better Omaha does as a whole. Recent studies have shown that refugees are more likely than US born citizens to become entrepreneurs. In 2015, refugee owned businesses in America created \$4.5B and refugee workers contributed \$20.9B in taxes.*
- **Neighborhood stabilization**
 - If a housing tower or similar structure is in an area experiencing high levels of violence and other crimes, this project will bring stability to the neighborhood, and will create a stronger sense of community, along with the creation of a park.

**Nebraska Refugee Health Report. 2020. Nebraska Department of Health and Human Services.*

Our team



JAKE HOPPE

Principal, Hoppe Development



PAW BWAY HTOO

Co-owner, Golden Village Homes



HANNAH VLACH (FORMERLY WYBLE)

Co-owner, Golden Village Homes

Our commitment



HOPPE
DEVELOPMENT

Hoppe Development is committed to building, renovating and managing quality housing that meets the affordability needs of a community. They have a proven track record in developing affordable housing, and have successfully completed large scale, complex housing projects.

www.hoppedevlopment.com



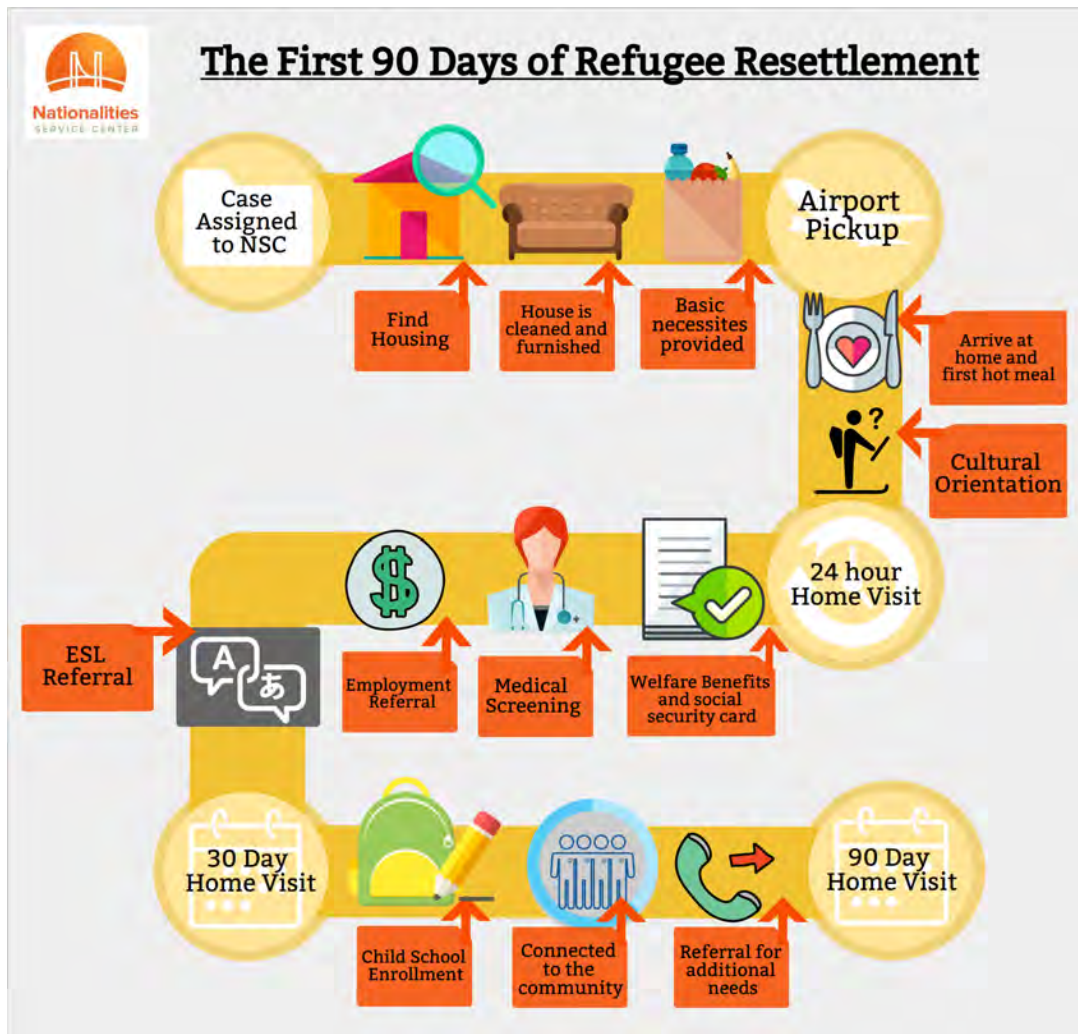
Golden Village Homes is co-owned by Paw Bway Htoo, a former refugee from Burma, and by Hannah Vlach (formerly Wyble). They have a combined 23 years of experience working with Omaha's diverse refugee communities, and passionately fight for housing justice for marginalized communities.

www.goldenvillagehomes.com

Supplemental Information re: Refugee Resettlement

A refugee is a person who has fled conflict, war, violence or persecution and has had to cross an international border in order to find safety in another country.* Refugees are legally brought to America via a federal resettlement program, and are carefully vetted by the U.S. Government (see UNHCR one-page handout re: resettlement and security vetting).

When a refugee is brought to America, the federal government gives resettlement agencies a mere 90 days of funding for integration. After three short months, families are expected to be self-sufficient, acquire housing, have jobs, obtain a car and learn enough English to get by. This unrealistic timeline keeps our new refugee families, and the hard working organizations that resettle them, stuck in a cycle.



*"What is a refugee." 2022. UNHCR. <https://www.unhcr.org/en-us/what-is-a-refugee.html>

REFUGEE: A person forced to flee their home country to escape war, violence or persecution.

RESETTLEMENT: The careful selection by governments for purposes of lawful admission of the most vulnerable refugees who can neither return to their home country nor live in safety in neighboring host countries.



2021 GLOBAL RESETTLEMENT FIGURES AT A GLANCE

1 in 540 of the world's refugees were resettled in 2021, or just 3% of the estimated 1.4 million refugees in need of resettlement last year.

In 2021, **23** countries around the world accepted refugee resettlement submissions from **82** different countries of origin.

Top countries of origin for refugees resettled globally in 2021



- 1 Syria
- 2 Dem. Rep. Congo
- 3 Sudan

RESETTLEMENT TO THE UNITED STATES

The United States has a long history of welcoming refugees and has traditionally been one of the largest refugee resettlement countries in the world.

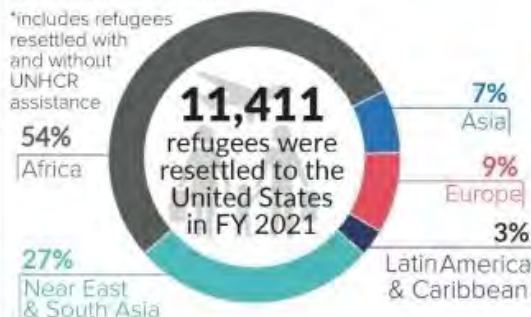
TOP U.S. STATES FOR REFUGEE RESETTLEMENT IN FY 2021 (OCT. 2020 - SEPT. 2021)

- 1 CALIFORNIA
- 2 TEXAS
- 3 NEW YORK
- 4 KENTUCKY
- 5 MICHIGAN
- 6 NORTH CAROLINA
- 7 WASHINGTON
- 8 OHIO
- 9 ARIZONA
- 10 PENNSYLVANIA

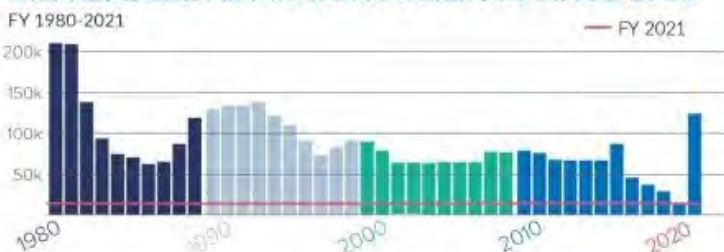
46 states received refugees for resettlement in FY 2021.

REFUGEES RESETTLED TO THE U.S. IN FY 2021 BY REGION OF ORIGIN* (OCT. 2020 - SEPT. 2021)

*includes refugees resettled with and without UNHCR assistance



U.S. REFUGEE ADMISSIONS CEILINGS SINCE 1980



TOP COUNTRIES OF ORIGIN FOR REFUGEES RESETTLED TO THE UNITED STATES IN FY 2021:










- 1 DRC
- 2 Syria
- 3 Afghanistan

5 THINGS TO KNOW ABOUT REFUGEE RESETTLEMENT:

- 1 **Refugees do not apply for resettlement themselves.** UNHCR identifies vulnerable cases to be considered for resettlement.
- 2 **Only the most vulnerable refugees are considered.** All refugees who are referred must fit at least one vulnerability category, some of which include:
 -  Physical protection needs
 -  Women & girls at risk
 -  Children at risk
 -  Survivors of violence/torture
- 3 **Countries decide which refugees to admit for resettlement**
- 4 **Persons who have committed serious crimes or who might pose a security threat are not eligible for refugee status or resettlement.**
- 5 **Refugee resettlement saves lives.**

THE U.S. RESETTLEMENT PROCESS

In addition to UNHCR's screening, the U.S. conducts its own vetting process to decide whether to accept a refugee for resettlement. The entire process can take up to two years.

- 1 **UNHCR refers a refugee to be considered for resettlement and provides background information:**
 -  Iris scans
 -  Fingerprints
 -  Facial scans
 -  Bio data
- 2 **The U.S. Government screens the refugee and decides whether to admit them for resettlement. This process includes:**
 - 8 U.S. Government agencies
 - 5 Separate security databases
 - 6 Background checks
 - 3 In-person interviews
- 3 **If the refugee is approved, the State Department assigns the case to one of nine U.S. NGOs:**
 -  Church World Service
 -  World Relief
 -  HIAS
 -  International Rescue Committee
 -  United States Conference of Catholic Bishops
 -  U.S. Committee for Refugees and Immigrants
 -  Episcopal Migration Ministries
 -  Ethiopian Community Development Council
 -  Lutheran Immigration & Refugee Service
- 4 **The NGO helps the refugee integrate and become economically self-sufficient in their new U.S. community**



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.



PHYSICAL NEEDS ASSESSMENT SUMMARY
FOR
JACKSON
NE001000013

GENERAL STATEMENT

Pursuant to the Omaha Housing Authority agreement with The Nelrod Company, a Physical Needs Assessment was conducted for Jackson. Initial data including site and unit data was received from the Housing Authority during the onsite visit, and the walkthrough portion of the needs assessment was completed on December 17th, 2020.

The walkthrough covered at minimum, 100% of the site and non-dwelling buildings, a sampling of 20% of the dwelling buildings (all buildings observed), and 10% of the dwelling units. As part of the overall needs assessment, review and recommendation for this site, site amenities, unit size, layout, and functional obsolescence were given full consideration.

GENERAL PROPERTY DESCRIPTION

PROPERTY NAME: JACKSON
AMP NUMBER: NE001000013
LOCATION: 600 SOUTH 27TH STREET
DATE OF ASSESSMENT: DECEMBER 17TH, 2020
YEAR OF CONSTRUCTION: 1970

BUILDINGS: 1 DWELLING

NUMBER OF PARKING SPACES: 87 STANDARD
7 ACCESSIBLE

NUMBER OF DWELLING UNIT VACANCIES: 56 UNITS

DWELLING UNIT BREAKDOWN:

BEDROOM TYPE	0	1	2	3	4	5	6	TOTAL
NUMBER OF UNITS	135	70	3	0	0	0	0	208
SQUARE FOOTAGE	54,000	33,600	1,800	0	0	0	0	89,400

INTERVIEWS

The following individuals were interviewed:

NAME	TITLE	PHONE NUMBER
JOE SCHAECHER	MAINTENANCE MANAGER	(402) 444-6900

SITE

GENERAL DESCRIPTION - The site was observed to be in overall fair condition. Landscaping was observed to be in poor condition.

PAVEMENT - The parking lot consists of asphalt pavement with painted parking space markings.

- The pavement was observed to be in poor condition with cracks and holes observed. It is recommended that crack sealing, as well as bituminous seal coating and re-applications of pavement markings be completed.
- Additional bituminous seal coating and re-applications of pavement markings will also be required over the evaluation period.

PEDESTRIAN WALKWAYS - The pedestrian walkways from the parking areas to the building entries and along the pedestrian paths are constructed of cast-in-place concrete.

- The pedestrian walkways were observed to be in poor condition.
- It is recommended that any cracked sidewalks be resealed with concrete and replaced when necessary.

FENCING AND GATES – Fencing and gates surround the site.

- The fencing and gates were observed to be in good condition requiring on routine maintenance over the evaluation period.

SITE LIGHTING – Pole-mounted light fixtures are located around the property.

- The exterior site lighting appears to be in good condition requiring only routine maintenance over the evaluation period.
- Lighting was not observed at night, however, based on the number of fixtures provided and their location, the lighting appeared to be adequate.

SITE FURNITURE – The benches found around the site.

- The benches are in fair condition. Recommend replacing during the evaluation period.

MAILBOXES – The mailboxes found in lobby area.

- The mailboxes were observed to be in good condition. Recommend replacing during the evaluation period.

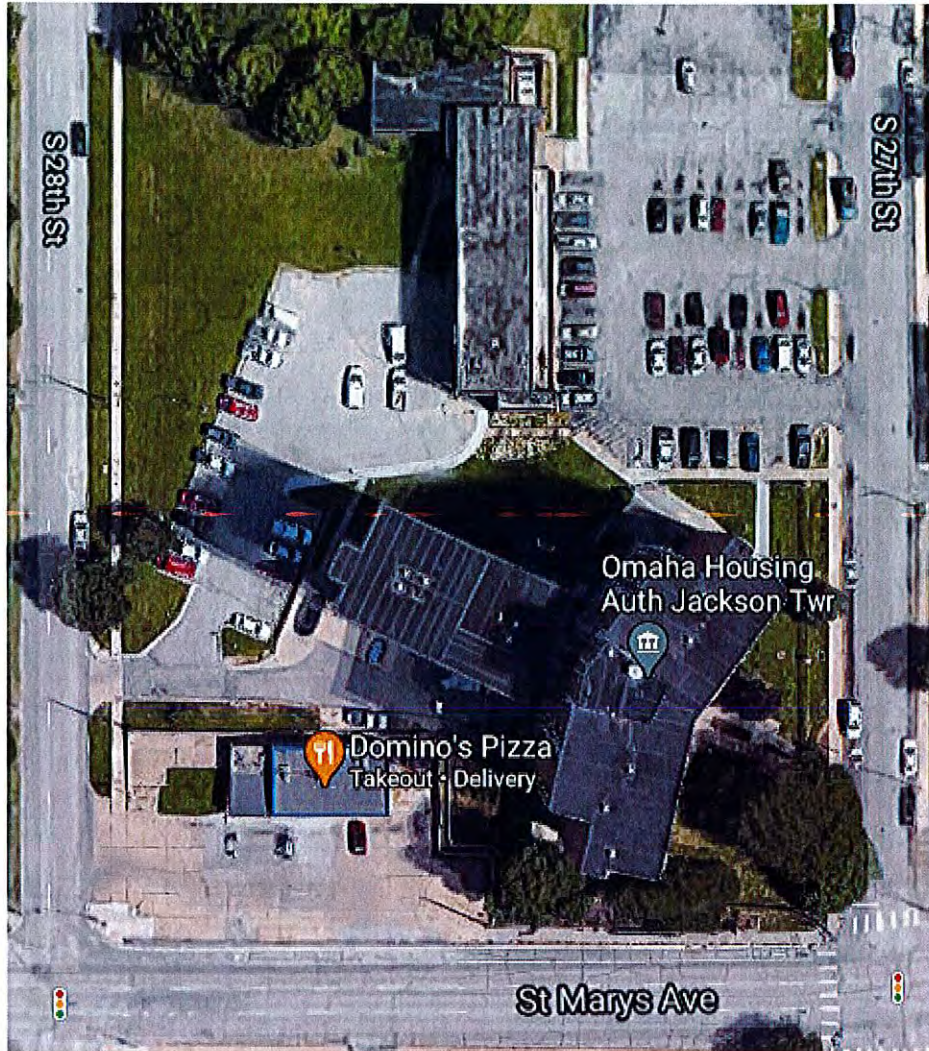
SITE UTILITY UNDERGROUND SYSTEMS – The site sanitary sewer discharge into a municipal sewer main. The municipal water main supplies the on-site water lines. The natural gas supply system is supplied by utility provider main line.

- Due to concealed conditions the site sanitary sewer system, on-site water supply system, and natural gas supply system could not be viewed. Therefore, due to the age of the systems, they should be visually checked to determine viability.

Special recommendations: Site sanitary lines are reaching end of useful life, recommend checking and replacing as needed.

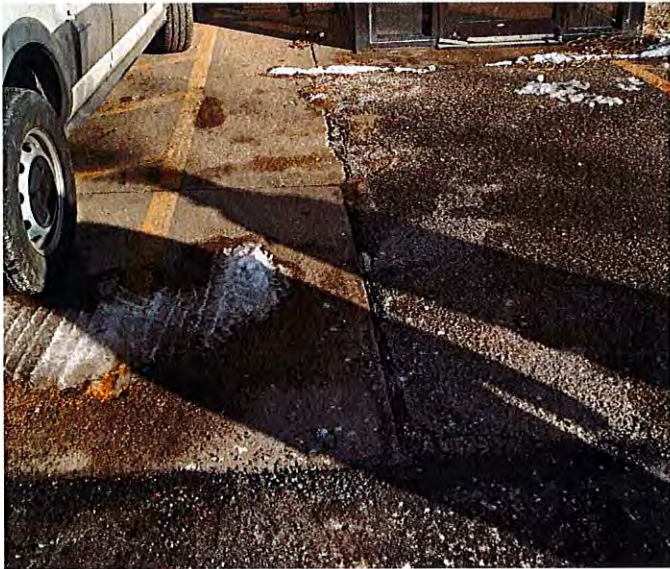
Special attention should be given to the following immediate needs: None.

SITE PHOTOGRAPHS



Site map

SITE PHOTOGRAPHS



Parking pavement



Parking pavement



Pedestrian walkways

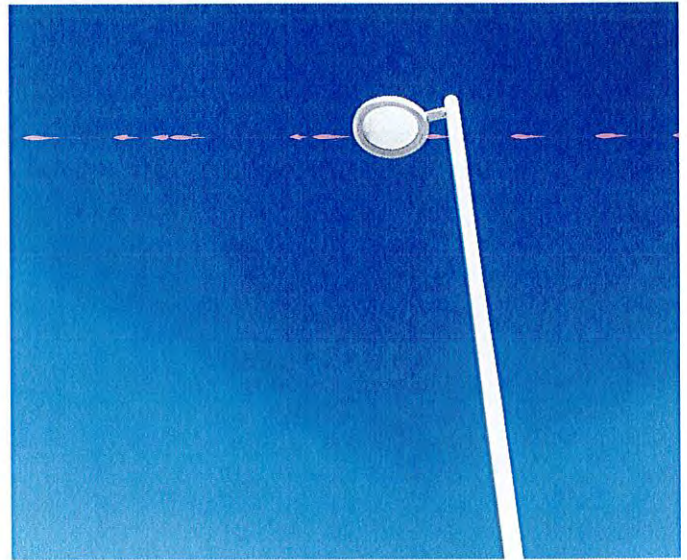


Pedestrian walkways

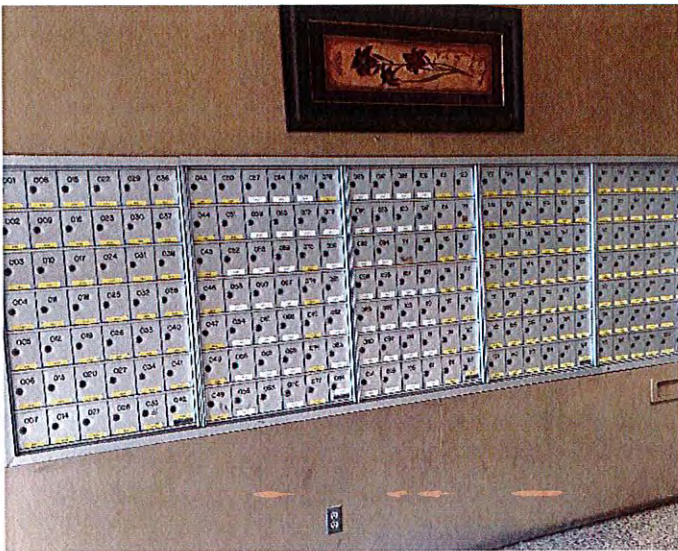
SITE PHOTOGRAPHS



Fencing and gates



Site lighting



Mailboxes

BUILDING EXTERIORS AND SYSTEMS

GENERAL DESCRIPTION - The building exterior systems observed to be maintained and in fair condition.

FOUNDATION - The buildings have slab on grade foundation.

- Observed floors appeared to be level and stable. No significant sign of deflection or movement was observed.

EXTERIOR WALLS – The exterior walls are constructed of a brick veneer.

- The exterior walls appear to be in good condition.
- Due to age of exterior recommend resealing any cracks that are observed.

ROOFING - The buildings have a flat roof system.

- The flat roof was noted to be in good condition.

WINDOWS - The building windows consist of double pane metal frames.

- The windows appear to be in fair condition. Due to the age of the windows it is recommended they be replaced during the evaluation period.

EXTERIOR DOORS - The exterior doors are glass with metal frames and solid core with metal frame.

- The exterior doors were observed to be in poor condition.
- Automatic door openers were observed to be in good condition.

BUILDING MOUNTED LIGHTING – Building mounted fixtures were located at the entrances and exit doors of the building.

- The building lighting appears to be in good condition.
- Lighting was not observed at night, however, based on the number of fixtures provided and their location, the lighting appeared to be adequate.

ELEVATOR - The elevators run on two cable motors.

- The elevator system was observed to be in poor condition.

EMERGENCY GENERATOR - The emergency generator found on side of building.

- The emergency generator was observed to be in good condition.

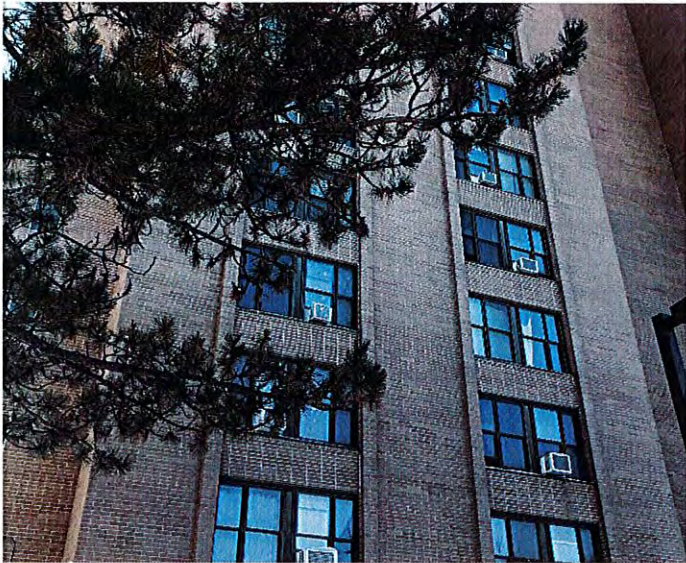
UTILITY DISTRIBUTION SYSTEMS - The building utility distribution systems are located within the building walls and are original to the building.

- The utility distribution systems were noted to be in poor condition and are recommended to be checked and replaced as needed.

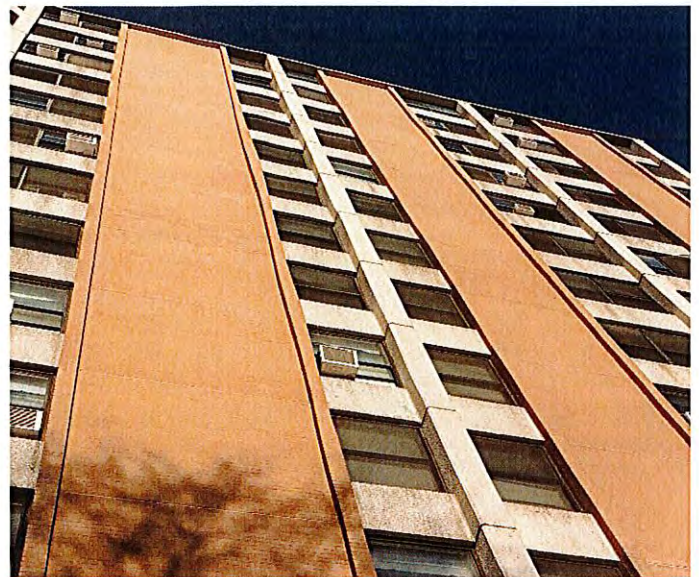
Special recommendations: None.

Special attention should be given to the following immediate needs: None.

BUILDING EXTERIOR AND SYSTEMS PHOTOGRAPHS



Exterior walls



Exterior walls

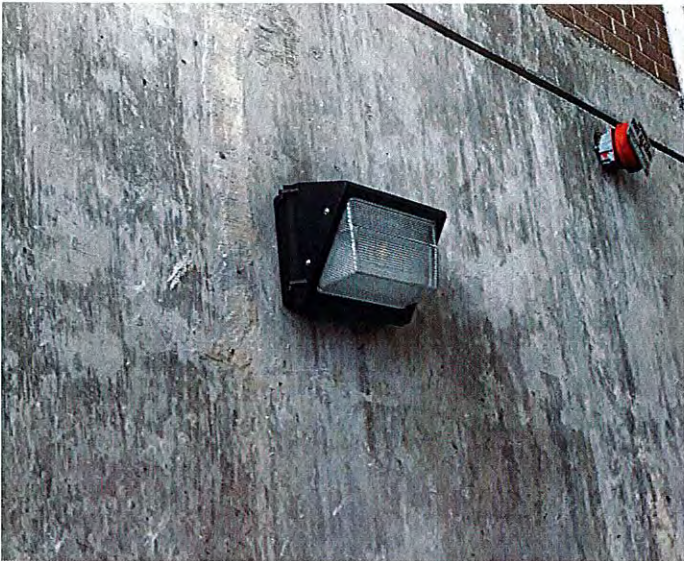


Flat roof system



Windows

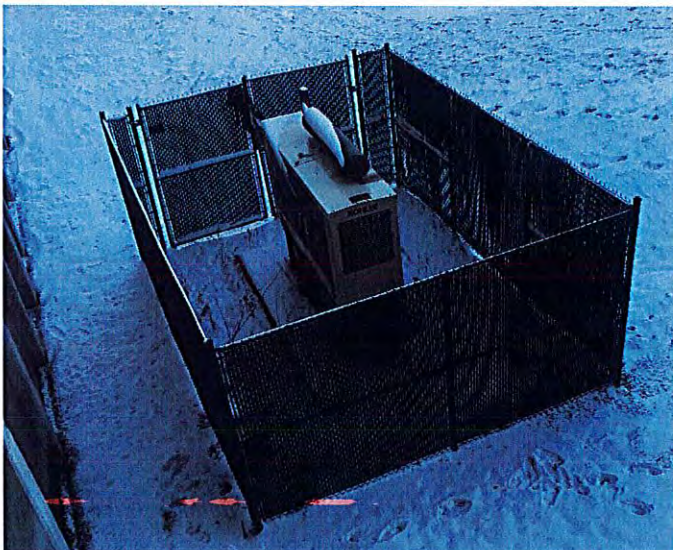
BUILDING EXTERIOR AND SYSTEMS PHOTOGRAPHS



Building mounted lighting



Elevator motor



Emergency generator

DWELLING UNIT INTERIORS

GENERAL DESCRIPTION – The dwelling unit interiors have been observed to be in fair condition. They are showing signs of wear and tear and are in the process of being renovated.

FLOORS – The flooring consisted of resilient materials.

- The resilient flooring is in poor condition and recommend replacement during the evaluation period.
- Recommend replacing baseboards when replacing flooring.

WALLS – The walls consists of painted drywall.

- The walls were observed to be in poor condition. Recommend replacement during evaluation period.

CEILING – The ceiling consists of painted drywall.

- It is recommended that the ceilings be replaced and repainted as needed.

DOORS – The unit entrance doors were observed as solid wood with metal frames. The interior doors throughout the unit were observed as hollow core set in wood frames.

- The unit entrance doors appear to be in fair condition. Replacement recommended during the evaluation period.
- The hollow-core door within the unit were observed to be in fair condition. Replacement recommended during the evaluation period.

CABINETS – The cabinets consist of wood.

- The cabinets are in poor condition. Recommend replacement during the evaluation period.

COUNTERTOPS – The countertops consist of laminated plastic.

- The countertops are in poor condition. Recommend replacement during the evaluation period.

APPLIANCES – The appliances were observed to be in fair condition. The remaining useful life indicates that replacement of all these units will be anticipated during the evaluation period.

- Refrigerator.....Average age 12 years.....Replacement 3 years
- Range.....Average age 14 years.....Replacement 1 year

TUB/SHOWER – The tub/shower units consist of fiberglass surrounds. They are equipped with either a fixed mounted showerhead or a handheld showerhead.

- The tub/shower units are in fair condition. Replacement recommended during the evaluation period.
- Recommend installing replacement showerheads with Water Sense brand and having a minimum rating of 1.5 GPM (gallons per minute).

TOILET – The toilet installed are 1.6 GPF (gallons per flush).

- The toilets are in fair condition. Recommend replacing toilets during the evaluation period.

MEDICINE CABINET – The medicine cabinets are found above the sink.

- The medicine cabinets are in poor condition. Recommend replacing during the evaluation period.

Special recommendations: None.

Special attention should be given to the following immediate needs: None.

DWELLING UNIT INTERIOR PHOTOGRAPHS



Floors



Floors and baseboards



Range



Walls

DWELLING UNIT INTERIOR PHOTOGRAPHS



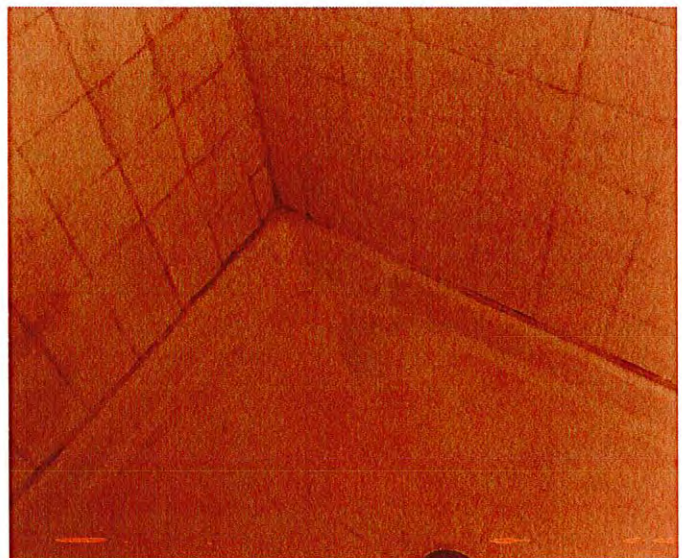
Countertop and cabinets



Cabinets



Medicine cabinet



Shower surround

MECHANICAL EQUIPMENT

HEATING – The heating is provided by a boiler system.

- The boilers installed were observed in good condition.
- Baseboard radiant heaters were observed in poor condition. Recommend replacing during the evaluation period.

DOMESTIC HOT WATER – Hot water is provided by boilers and held in hot water holding tanks.

- The holding tanks were observed in good condition. Recommended to be replaced during the evaluation period.

VENTILATION – Powered exhaust fans typically found in bathroom, kitchen, or both.

- The ventilation system was observed to be in good condition.

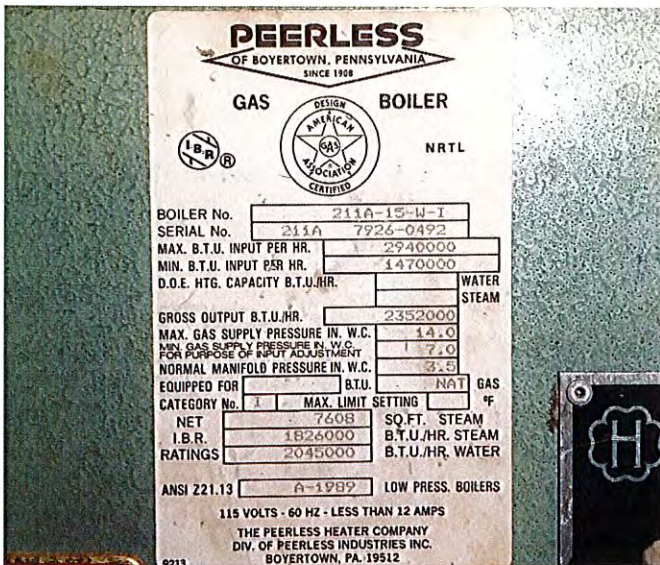
SMOKE DETECTOR – Smoke detectors are present and mounted either on the wall or ceiling.

- The smoke detectors were observed in poor condition. Recommended replacing during the evaluation period.

Special recommendations: None.

Special attention should be given to the following immediate needs: None.

MECHANICAL EQUIPMENT PHOTOGRAPHS



Boiler



Ventilation



Hot water holding tank

COMMON AREAS

GENERAL DESCRIPTION – The common areas have been observed with good condition, and areas are showing some signs of wear and tear.

FLOORS – The flooring consisted of resilient materials.

- The resilient flooring is in good condition and recommend replacement during the evaluation period.

WALLS – The walls consists of painted drywall.

- The walls were observed to be in poor condition. Recommend replacing damaged walls as needed during evaluation period.

LIGHTING – The lighting is comprised of 4x4 T12 fluorescent fixtures.

- The lighting is in fair condition. Recommended replacement during the evaluation period.
- Recommend replacing with LED fixtures.

TOILETS – The toilets installed were observed to be 1.6 GPF.

- The toilets were observed to be in good condition. Recommended for replacement during the evaluation period.

LAUNDRY – The laundry area was observed to be in fair condition.

- The laundry area sinks were observed to be in fair condition. Recommend replacement during evaluation period.

Special recommendations: None.

Special attention should be given to the following immediate needs: None.

COMMON AREA PHOTOGRAPHS



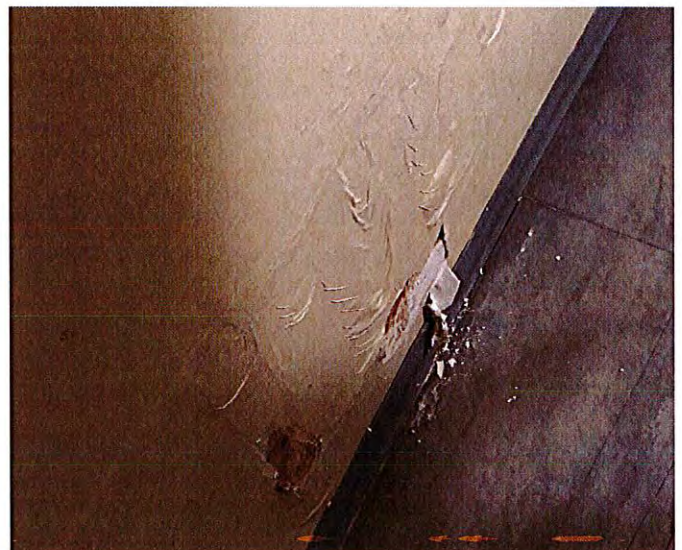
Lighting and ceiling



Lighting and ceiling



Lighting



Walls

Physical Needs Assessment
 Capital Fund Financing Program/
 Operating Fund Financing Program
 HA Name
 Omaha Housing Authority

HA Number
 NE001

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing
 FY of Assessment
 2020

Date Prepared
 1/21/2021

OMB Approval No.
 (exp.)
 HUD-52828

(1.0) Development / AMP Data

(1.1) Management Office Address
 (1.2) Dev/AMP Name

JACKSON TOWER

(1.3) Development No. NE001000013 (1.4) DOFA Date

9/30/1970

(1.5) Total Units
 (1.6) Total Buildings
 (1.7) ACC
 (1.8) Non-ACC

208
 1
 207
 1

S-F Detached
 SF Semi-Detached
 Row or Townhome
 M-F/Walkup
 Elevator

0
 0
 0
 0
 1

(1.9) Occupancy Type(s)

Maintenance
 Community
 Office Buildings
 Storage Buildings
 Other Buildings

0
 0
 0
 0
 0

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR	6BR+
(1.11a) ACC	135	70	2	0	0	0	0
(1.11b) Non-ACC	0	0	1	0	0	0	0
Total Units	135	70	3	0	0	0	0

Avg Bedrooms per Unit 0.365384615

(2.0) Physical Needs Assessment Summary Data

(2.1) Units Inspected
 (2.2) Buildings Inspected
 (2.3) Gross Property Area
 (2.4) Parking Area
 (2.5) Paved Area

19
 1
 0
 0
 0

InspectionDate
 (2.6) Company Name

(2.7) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR	6BR+
14	4	1	0	0	0	0

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ 222,590.61	\$ 17,854.14	\$ 59,918.68	\$ 17,854.14	\$ 318,217.58
Building Exterior	\$ -	\$ 858,648.68	\$ 23,693.96	\$ 27,282.05	\$ 269,805.43	\$ 1,179,430.11
Building Systems	\$ 175,637.96	\$ 346,568.03	\$ 1,985.60	\$ 43,650.50	\$ 45,108.16	\$ 612,950.25
Common Areas	\$ 3,133.18	\$ 139,635.10	\$ 167,614.00	\$ 6,945.68	\$ 5,391.49	\$ 322,719.45
Unit	\$ 237.34	\$ 3,190,155.91	\$ 375,284.25	\$ 343,852.76	\$ 1,048,929.60	\$ 4,958,459.86
Totals	\$ 179,008.48	\$ 4,757,598.35	\$ 586,431.95	\$ 481,649.67	\$ 1,387,088.82	\$ 7,391,777.26

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Windows	\$ -	\$ 727,122.53	\$ -	\$ -	\$ -	\$ 727,122.53
Roofs	\$ -	\$ -	\$ -	\$ -	\$ 81,448.17	\$ 81,448.17
Kitchen	\$ -	\$ 588,565.96	\$ 135,097.42	\$ 138,572.46	\$ 119,564.89	\$ 981,800.73
Bathroom	\$ -	\$ 528,257.26	\$ 13,018.43	\$ 206,843.09	\$ 5,049.12	\$ 753,167.91
Walls	\$ -	\$ -	\$ -	\$ -	\$ 188,357.25	\$ 188,357.25
Totals	\$ -	\$ 1,843,945.75	\$ 148,115.86	\$ 345,415.54	\$ 394,419.44	\$ 2,731,896.60

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost Per Quantity	(4.8) Priority (1 - 5)	(4.9) Immediate Repairs Needed	Total Long Term Needs
Site	(in yrs)	(in yrs)							
Parking Stripes And Curb Painting (Traffic Paint)	10	1	LF	3980	0	\$ 0.17	2	\$ -	\$ 669.40
Parking, Re-Surface or Replace Asphalt Paving	10	1	SF	63692	0	\$ 0.89	2	\$ -	\$ 56,538.12
Parking, Asphalt (Sealing)	5	1	SF	127384	0	\$ 0.56	2	\$ -	\$ 71,416.57
Parking Area Concrete	25	1	SF	1493	0	\$ 18.73	2	\$ -	\$ 27,970.94
Curbing - Concrete	75	1	LF	796	0	\$ 20.68	2	\$ -	\$ 16,459.90
Retaining Wall, Stone	50	1	SF	1493	0	\$ 66.81	2	\$ -	\$ 99,746.74
Pedestrian Paving - Concrete	25	1	SF	2488	0	\$ 5.78	2	\$ -	\$ 14,390.43
Pole Mounted Lighting	20	15	Each	10	0	\$ 1,346.08	4	\$ -	\$ 13,460.78
Site Sanitary Line	50	1	LF	149	0	\$ 85.05	2	\$ -	\$ 12,672.31
Site Water Lines	40	5	LF	149	0	\$ 32.83	2	\$ -	\$ 4,892.39
Site Subtotals								\$ -	\$ 318,217.58
Building Exterior	(in yrs)	(in yrs)							
Built-Up/Membrane	28	19	SF	10748	0	\$ 7.58	5	\$ -	\$ 81,448.17
Caulking & Sealant	20	19	LF	11942	0	\$ 15.77	5	\$ -	\$ 188,357.25
Aluminum/Hollow Metal and Glass	50	15	Each	4	0	\$ 897.02	4	\$ -	\$ 3,588.10
Solid Core (Wood Or Metal)	45	1	Each	144	0	\$ 318.63	2	\$ -	\$ 45,882.78
Automatic Opener	7	7	Each	8	0	\$ 5,923.49	3	\$ -	\$ 47,387.91
Door Hardware, Mortise Lockset, Commercial	20	1	Each	144	0	\$ 323.77	2	\$ -	\$ 46,622.82
Door Closer	20	1	Each	144	0	\$ 270.98	2	\$ -	\$ 39,020.54
Windows	50	3	SF	9913	0	\$ 73.35	2	\$ -	\$ 727,122.53
Building Exterior Subtotals								\$ -	\$ 1,179,430.10
Building Systems	(in yrs)	(in yrs)							
Emergency Generator	35	15	Each	1	0	\$ 37,590.91	4	\$ -	\$ 37,590.91
Building Mounted Exterior Lighting	6	6	Each	15	0	\$ 397.12	3	\$ -	\$ 5,956.80
Cable Elevators	25	1	Each	2	0	\$ 115,865.60	2	\$ -	\$ 231,731.21
Elevator Cabs and Doors	15	1	Each	4	0	\$ 2,522.88	2	\$ -	\$ 10,091.52
Elevator, Controller/Dispatcher	15	1	Each	4	0	\$ 8,713.28	2	\$ -	\$ 34,853.12
Central Vent & Exhaust (11 Stories and Above)	15	5	Each	26	0	\$ 1,588.48	2	\$ -	\$ 41,300.48
Condensing Unit/Heat Pump	20	5	Each	2	0	\$ 2,051.01	2	\$ -	\$ 4,102.02
Modular Boiler - Large	30	5	Each	3	0	\$ 20,953.92	2	\$ -	\$ 62,861.76
Circulation Pump, 1/2 HP	20	5	Each	1	0	\$ 3,129.31	2	\$ -	\$ 3,129.31
Compressed Air Systems, Compressor	35	3	Each	1	0	\$ 1,621.18	2	\$ -	\$ 1,621.18
Central Domestic Hot Water Heating	12	11	Each	2	0	\$ 2,036.99	4	\$ -	\$ 4,073.98
Sanitary Distribution - Cast Iron	40	0	LF	2986	2986	\$ 58.82	1	\$ 175,637.96	\$ 175,637.96
Building Systems Subtotals								\$ 175,637.96	\$ 612,950.25
Common Areas	(in yrs)	(in yrs)							
Smoke/Fire Detectors	15	10	Each	103	0	\$ 279.02	3	\$ -	\$ 28,739.18
Lighting Fixtures	20	6	Each	374	0	\$ 143.86	3	\$ -	\$ 53,803.73
Exit Signs/Lights	20	10	Each	48	0	\$ 107.92	3	\$ -	\$ 5,180.31
Lighting Fixtures-Fluorescent (4 Bulb)	20	2	Each	144	0	\$ 259.73	2	\$ -	\$ 37,400.52
Door, Interior	30	5	Each	52	0	\$ 360.68	2	\$ -	\$ 18,755.28
Resilient	18	5	SF	18610	0	\$ 7.58	2	\$ -	\$ 141,026.29
Wall Surface - Gypsum Board	75	0	SF	995	995	\$ 3.15	1	\$ 3,133.18	\$ 3,133.18
Cabinets	20	5	LF	30	0	\$ 130.82	2	\$ -	\$ 3,924.48
Countertops	10	5	LF	60	0	\$ 41.58	2	\$ -	\$ 2,494.85
Sink with Fixtures	20	5	Each	1	0	\$ 1,143.71	2	\$ -	\$ 1,143.71
Range/Stove	15	15	Each	1	0	\$ 392.45	4	\$ -	\$ 392.45

Range Hood	15	15	Each	1	0	\$ 160.25	4	\$ -	\$ 160.25
Refrigerator	15	5	Each	2	0	\$ 696.13	2	\$ -	\$ 1,392.26
Public Toilet and Bath Accessories	35	15	Each	2	0	\$ 569.46	4	\$ -	\$ 1,138.92
Public Restroom and Bath Plumbing Fixtures	35	15	Each	2	0	\$ 674.48	4	\$ -	\$ 1,348.96
Public Restroom and Bath Partitions	20	15	Each	2	0	\$ 1,245.09	4	\$ -	\$ 2,490.18
Laundry Sink w/Fixtures	20	3	Each	5	0	\$ 653.03	2	\$ -	\$ 3,265.17
Laundry Sink Fixtures	10	3	Each	2	0	\$ 167.50	2	\$ -	\$ 335.00
Chutes (Garbage)	50	1	Each	1	0	\$ 7,204.04	2	\$ -	\$ 7,204.04
Trash Compactors (Hydraulic Cylinder)	15	1	Each	2	0	\$ 4,695.36	2	\$ -	\$ 9,390.72
Common Areas Subtotals								\$ 3,133.18	\$ 322,719.48
Unit	(in yrs)	(in yrs)							
Thermostat, Non-Programmable	15	1	Each	414	0	\$ 28.03	2	\$ -	\$ 11,605.25
Grilles, HVAC Supply and Return	15	1	Each	414	2	\$ 118.67	2	\$ 237.34	\$ 49,128.88
Radiation Baseboard Heater	20	1	LF	3744	0	\$ 72.54	2	\$ -	\$ 271,580.30
Smoke/Fire Detectors	15	1	Each	414	0	\$ 204.69	2	\$ -	\$ 84,741.52
Interior Lighting (In Unit)	20	1	Each	691	0	\$ 112.93	2	\$ -	\$ 78,035.73
Hot and Cold Water Distribution - Copper / PVC	20	3	LF	6300	0	\$ 28.08	2	\$ -	\$ 176,895.94
Branch Panels	50	3	Each	207	0	\$ 635.39	2	\$ -	\$ 131,526.15
Outlets	20	4	Each	2113	0	\$ 44.51	2	\$ -	\$ 94,040.06
Door, Interior	30	3	Each	688	0	\$ 360.68	2	\$ -	\$ 248,146.75
Paint Ceiling	20	1	SF	82521	0	\$ 1.12	2	\$ -	\$ 92,529.15
Resilient	18	1	SF	165042	0	\$ 7.58	2	\$ -	\$ 1,250,685.66
Baseboard (Wood or Resilient)	9	1	LF	163899	0	\$ 4.16	2	\$ -	\$ 681,505.17
Wall Surface - Gypsum Board	75	1	SF	19873	0	\$ 3.15	2	\$ -	\$ 62,578.65
Cabinets	20	1	LF	1518	0	\$ 130.82	2	\$ -	\$ 198,578.69
Cabinets	20	5	LF	86	0	\$ 130.82	2	\$ -	\$ 11,250.18
Cabinets	20	10	LF	259	0	\$ 130.82	3	\$ -	\$ 33,881.34
Countertops	10	1	LF	1686	0	\$ 41.58	2	\$ -	\$ 70,105.23
Countertops	10	5	LF	96	0	\$ 41.58	2	\$ -	\$ 3,991.76
Countertops	10	10	LF	288	0	\$ 41.58	3	\$ -	\$ 11,975.27
Sink with Fixtures	20	1	Each	169	0	\$ 1,143.71	2	\$ -	\$ 193,286.25
Sink with Fixtures	20	5	Each	10	0	\$ 1,143.71	2	\$ -	\$ 11,437.06
Sink with Fixtures	20	10	Each	29	0	\$ 1,143.71	3	\$ -	\$ 33,167.46
Range / Stove	10	1	Each	244	0	\$ 485.89	2	\$ -	\$ 118,556.67
Range / Stove	10	5	Each	76	0	\$ 485.89	2	\$ -	\$ 36,927.49
Range / Stove	10	10	Each	92	0	\$ 485.89	3	\$ -	\$ 44,701.70
Refrigerator	15	1	Each	47	0	\$ 735.37	2	\$ -	\$ 34,562.52
Refrigerator	15	3	Each	122	0	\$ 735.37	2	\$ -	\$ 89,715.48
Refrigerator	15	9	Each	54	0	\$ 735.37	3	\$ -	\$ 39,710.13
Refrigerator	15	11	Each	55	0	\$ 735.37	4	\$ -	\$ 40,445.51
Bath Accessories	10	1	Each	338	0	\$ 132.87	2	\$ -	\$ 44,910.63
Bath Accessories	10	10	Each	76	0	\$ 132.87	3	\$ -	\$ 10,098.25
Toilet	35	1	Each	179	0	\$ 585.96	2	\$ -	\$ 104,887.24
Toilet	35	15	Each	29	0	\$ 585.96	4	\$ -	\$ 16,992.91
Sink with Fixtures	35	1	Each	179	0	\$ 683.87	2	\$ -	\$ 122,412.50
Sink with Fixtures	35	10	Each	10	0	\$ 683.87	3	\$ -	\$ 6,838.69
Sink with Fixtures	35	15	Each	19	0	\$ 683.87	4	\$ -	\$ 12,993.51
Bathtub, Fiberglass	20	1	Each	3	0	\$ 1,494.11	2	\$ -	\$ 4,482.32
Bathtub, Fiberglass	20	15	Each	10	0	\$ 1,494.11	4	\$ -	\$ 14,941.06
Bathtubs / Shower Faucets	10	1	Each	396	0	\$ 384.28	2	\$ -	\$ 152,175.42
Bathtubs / Shower Faucets	10	15	Each	10	0	\$ 384.28	4	\$ -	\$ 3,842.81
Shower Surround, Fiberglass	20	15	Each	29	0	\$ 1,032.51	4	\$ -	\$ 29,942.85
Shower Surround, Ceramic Tile	30	1	Each	166	0	\$ 879.27	2	\$ -	\$ 145,958.89
Shower Head, Water Conserving	10	1	Each	390	0	\$ 151.73	2	\$ -	\$ 59,173.87
Medicine Cabinets	20	1	Each	198	0	\$ 113.06	2	\$ -	\$ 22,386.36

Medicine Cabinets	20	10	Each	10	0	\$ 113.06	3	\$ -	\$ 1,130.62
Unit Subtotals								\$ 237.34	\$ 4,958,459.88
GRAND TOTAL								\$ 179,008.48	\$ 7,391,777.29

Sink with Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,167.46	\$ -	\$ -	\$ -
Range / Stove	\$ 59,278.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,278.34	\$ -	\$ -
Range / Stove	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,463.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Range / Stove	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,350.85	\$ -	\$ -	\$ -
Refrigerator	\$ 7,353.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator	\$ -	\$ -	\$ 44,857.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,710.13	\$ -	\$ -	\$ -	\$ -
Refrigerator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,445.51	\$ -	\$ -
Bath Accessories	\$ -	\$ 22,455.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,455.31	\$ -
Bath Accessories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,049.12	\$ -	\$ -	\$ -
Toilet	\$ -	\$ 104,887.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Toilet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sink with Fixtures	\$ -	\$ 122,412.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sink with Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,838.69	\$ -	\$ -	\$ -
Sink with Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bathtub, Fiberglass	\$ -	\$ 4,482.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bathtub, Fiberglass	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bathtubs / Shower Faucets	\$ -	\$ 76,087.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,087.71	\$ -
Bathtubs / Shower Faucets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shower Surround, Fiberglass	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shower Surround, Ceramic Tile	\$ -	\$ 145,958.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shower Head, Water Conserving	\$ -	\$ 29,586.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,586.94	\$ -
Medicine Cabinets	\$ -	\$ 22,386.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Medicine Cabinets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130.62	\$ -	\$ -	\$ -
	\$ 1,318,866.93	\$ 1,132,675.51	\$ 370,502.14	\$ 324,964.50	\$ 43,146.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,710.13	\$ 335,574.11	\$ 134,776.47	\$ 128,129.96	\$ -
	\$ 1,934,194.22	\$ 1,170,076.03	\$ 739,153.93	\$ 688,489.09	\$ 225,685.10	\$ 153,534.25	\$ 23,693.96	\$ -	\$ 39,710.13	\$ 369,493.60	\$ 185,308.35	\$ 130,115.56	\$ -	\$ -	\$ -

Development Name: **Jackson Tower** AMP Number: **NE001000013**

Development Type: Single Family Houses SF Semi-Detached Row/Townhouse
 Elevator Scattered Sites

Date of Construction **1970** # of Dwelling Buildings: **1**
 Date of Availability (DOFA) **1970** # of Non Dwelling Buildings: **0** Population of Development:

Unit Data

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Total Number of Units	135	70	3				
Square Footage of Units	400	480	600				
Total Vacancies	56						
Number of 504 Designated Units							

Are units metered for:

Check appropriate Boxes

	Individual	Master
Water		X
Gas		X
Electric		X

	Yes	No
Are Units All Electric	X	
Are Units Gas & Electric		X
Do you have ducts in your units		X

Number of Units to be inspected **22**

Development Name: **Underwood Tower** AMP Number: **NE001000014**

Development Type: Single Family Houses SF Semi-Detached Row/Townhouse
 Elevator Scattered Sites

Date of Construction **1974** # of Dwelling Buildings: **1**
 Date of Availability (DOFA) **1974** # of Non Dwelling Buildings: **0** Population of Development:

Unit Data

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Total Number of Units	82	21	2				
Square Footage of Units	500	500	70				
Total Vacancies	1						
Number of 504 Designated Units							

Are units metered for:

Check appropriate Boxes

	Individual	Master
Water		X
Gas		X
Electric		X

	Yes	No
Are Units All Electric	X	
Are Units Gas & Electric		X
Do you have ducts in your units		X

Number of Units to be inspected **13**

Grant Application

Row 149

Organization Name (if applicable)	The Heartland News
Physical Address	4865 Center Street, Suite 5, Omaha NE. 68106
Mailing Address	
Website	Under construction. Being updated at the time.
Social Media Accounts	The Heartland News Street Paper
Name	M,A,Yah
Title	Executive Director
Email Address	mayah.thn@gmail.com
Phone	+1 (402) 208-7533
Team	Yes James Thomas, Vice President 12 years experience; Tywnn Jennings regional Manager, 12 years experience; M, A,Yah II, Treasurer , Ashanti Zuri, Secretary, 5 years experience
Organizational Chart	We have no chart at this time.
Other Completed Projects and/or Accomplishments	On August 3, 2018 gave a ceremony in honor of renaming Larimore Ave. after World Champion Boxer Terence Crawford; On August 24, 2022 gave a ceremony in honor of renaming a Part of 24th Street after Chief Spokesperson and Senior Advisor for Vice President Kamala Harris, Symone Sanders
Proposal Title	Omaha Walk-Of-Fame
Total Budget (\$)	\$400,000.00
LB1024 Grant Funding Request (\$)	\$400,000.00
Proposal Type	Capital project
Brief Proposal Summary	The Heartland News is seeking funds to build and provide a line of sidewalks of stars, containing the names of people both living and deceased that heave made contributions that made a difference in the world. These individual will either have been born and raised in Omaha around in other parts of Nebraska. The project will educate the public on prominent men and women from Nebraska. The project's aim is to offer a way the public will have access to view honorary recipients for their contributions and accomplishments. A fund in the amount of \$400,000.00 is necessary to kick-off this project. The project will start off at the sidewalk on the southwest corner of 24th and Lake in North Omaha, and overtime, it will end at the the northwest corner of 24th and Cummings Street. It will be an ongoing project, issuing 4 stars a year.
Timeline	Planning and preparation will start on November 1, 2022. Construction to construct the sidewalks would beginning on around May 15, 2023. The laying of the first star would be June 10, 2023.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area

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

Community Needs Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Too many prominent individuals from Omaha has made different contributions and/or accomplishments throughout the nation, but has yet to receive a Star of recognition in Hollywood or any other type or recognition elsewhere. Or there are individuals from Omaha that have received recognition in other arts of the nation, but are still not recognized or known for their accomplishments in Omaha. To address the problem, The HEartland News plan to buil and conduct a walk-of-Fame in Omaha that will recognize our hometown heroes for their achievements and contributions to the world. The proposed project will offer encouragement to the youth, as well as the adults, as it educate the public about the individual being honored with a star at an open ceremony.

Visioning Workshop Findings Alignment The project would improve the aging infrastructure, which i a barrier for attracting investments and maintaining quality of life. Furthermore, the project would help North Omaha broadband and public infrastructure meet current needs. As well as improve the negative external media/perception.

Priorities Alignment The proposal with help will the social and economic challenge that North Omaha have persisted for multiple generations, partially fueled by past racial segregation and historical practice known as redlining. This is mentioned Sec. 2 (4). Also sec. 4. (d)"...and no less than fifty-five million dollars in such grants allocated to eligible grantees which are located north of Dodge Street and east of 72nd Street in such city. " The location for the project begins and ends north of Dodge and east of 72nd Street.

Economic Impact Jobs will be create for construction workers to make the stars, lay the stars and maintain the Walk-of-Fame throughout the years.

Unknown at this time.

Unknown at this time

Unknown at this time

Hiring construction to make stars and lay stars. Workers to maintain the sidewalks throughout the years.

Community Benefit The Omaha Walk-of -Fame will be a tourist attraction to draw more visitors to Omaha;

When tourist are attracted to the Omaha's Walk-of-Fame from around the nation, that will bring an unlimited amount of cash to the businesses in the community as well as businesses in the surrounding areas; The walk-of-Fame will also encourage others, especially the youth, that through hard work and dedication they will discover the potential and skills needed in order to make their dreams come true and perhaps, some day, be honored with their own star.

Best Practices/Innovation The project will provide a unique way for the community to honor their hometown heroes through ceremonies an a Star as a lifetime achievement award.

Outcome Measurement It will improve the education about the individuals from Nebraska that are honored around the world about their achievements, but not about the person's personal connection to Nebraska.

The outcomes of the project would be difficult to measure,

simply because it would be based on the individual be honored and how the each person in the community view that individual.

	No
Partnerships	Yes
	We have not partnered with anyone at the present time. However, we plan to invite certain individuals from other organizations to be part of the board that make decisions on who shall be honored with a star, the function of the ceremonies, etc.
	None
Displacement	No
Displacement explanation	
Physical Location	In the beginning we would start off laying the first star on the southwest corner of 24th and Lake. We will continue laying stars on that west side of 24th street going south to Cummings Street, until that side of the street is filled with stars. Then we will then begin laying stars on the east side of 24th Street, also starting at the southeast corner of 24th and ake.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Not applicable.
Property Zoning	Yes
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	A rough estimate given by varies people in construction work.
General Contractor	No
Request Rationale	Direct Material, \$100,000(proj); direct labor, \$200.00(proj);Maintains \$100,000(proj).
Grant Funds Usage	The funds from the LB1024's grant will kick-off the project, and for the first year the grant will: pay to have 4 stars made(1 every 3 months), pay for the stars to be laid in sidewalk(1 start every 3 months), and maintenance to maintain the stars.
Proposal Financial Sustainability	No
	Every following year, funds will be needed to pay for 4 additional stars(1 every 3 months), the stars to be laid, ceremonies for community to be part of each star being honored, and the maintenance for the upkeep and repairs to the Walk-of-Fame
Funding Sources	There are none
	Not applicable
	No

Scalability	It is an ongoing project, that calls for additional funds for every year of its existence.
--------------------	--

Financial Commitment	This proposal, once accepted, will become effective, legal and binding. The project will not be canceled. The funds will only be used for the sole purpose of the Omaha Walk-of-Fame project. And The Heartland News will provide financial reports regarding the expenses for transparency purposes.
-----------------------------	---

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 150

Organization Name (if applicable)	Midlands Latino Community Development Corporation
Physical Address	4923 South 24th Street Suite 201 Omaha, NE 68107-2763
Mailing Address	same
Website	www.midlandslatinocdc.org
Social Media Accounts	https://www.facebook.com/pages/Midlands-Latino-Community-Development-Corporation/6118
Name	Juan Montoya
Title	Executive Director
Email Address	jmontoya@midlandslatinocdc.org
Phone	+1 (402) 933-4466
Team	Yes

MLCDC Financial Stability Program for Immigrants and Refugees--List of Program Staff 1. Project Director--Juan Montoya. Juan is the executive director of MLCDC and oversees program delivery. He reviews reports, metrics, and key performance indicators to determine whether changes are necessary to achieve program goals. Juan has nearly a decade of experience as a business consultant, financial coach, tax preparer, and entrepreneur. Previously, he worked as a bilingual business consultant at the Nebraska Business Development Center in Omaha and was a business trainer in the Microbusiness and Asset Development Program at Catholic Charities of Omaha. He has a bachelor's degree in accounting, an MBA, and has done graduate coursework in public health. Previously, Juan worked at Creighton University for four years coordinating community programs with minority populations in Omaha. 2. Instructor/Coach--Sonia Bartels. Sonia has been a business consultant since 2006 and has experience in strategic planning, business training, and accounting. She has provided technical assistance and financial planning to small business while working in the Microbusiness and Asset Development Program at Catholic Charities of Omaha and at Hayes & Associates, a CPA firm. She volunteered with MLCDC for two years before being hired. Sonia holds a B.S. in Accounting and an MBA. 3. Program Coordinator--Fernanda Nungaray Fernanda is responsible for outreach, intake, marketing, and maintenance of the database. This position liaisons with participants and supports one-on-one and group training sessions. She also prepares monthly reports about program performance for the Project Director. 4. Childcare Program Director--Maria Elena Castro. Maria developed the MLCDC's children program 11 years ago, then left to start one of the best childcare centers in South Omaha, Solesitos Childcare Center (Little Sun Childcare). She returned to MLCDC in 2019 to expand the childcare program. Maria is from Peru and has a bachelor's in architecture and interior design. In Nebraska, she has received a comprehensive education in early childhood education from the Nebraska Health and Human Services, License Department, Nebraska Early Learning Connection, Management Training Program, Nebraska Department of Education, Metro Community College, MLCDC, and Buffett Early Childhood Institute.

Organizational Chart	See uploaded attachment.
-----------------------------	--------------------------

Other Completed Projects and/or Accomplishments	MLCDC helps historically underrepresented, low-income individuals such as Latinos and refugees achieve financial stability through entrepreneurship. Our programs lower entry barriers to entrepreneurship, such as language barriers, access to capital, networking, and access to technical assistance. We accomplish this through a unique cultural approach that allows us to better understand, develop, and maintain connections with the communities of color that MLCDC serves in Lincoln, Omaha, and Council Bluffs. Recent accomplishments related to our mission include: 1. Reorganizing programming and taking steps to position the organization for long-term success. In the past two years, MLCDC's board and executive leadership has refined internal processes, contracted for accounting services with Nonprofit Association of the Midlands, developed a 3-year strategic plan, and contracted with a reputable fundraising firm to pursue grant funding. These steps will ensure we can respond to increased demand for services by Latino and refugee residents while being backed by sound internal and fiscal practices, with a plan going forward for strategic, sustainable growth. 2. Growing programs despite the challenges of the pandemic and its economic aftermath. Last year, MLCDC served 230 individuals in Lincoln and Omaha, Nebraska, and Council Bluffs, Iowa. We provided financial education training for 120 people, business plan training to 70, created 20 LLCs, created 40 new jobs, retained 20 jobs, and provided technical assistance to 52 small businesses in Spanish. Our new approach to the entrepreneurship program (implemented May 2020) has already prepared more than 100 participants to be successful through financial education and business training. 3. Providing
--	---

financial education to an underserved population in Omaha: Latina women with children. Most participants in our Financial Stability program (90%) are working women with part-time or temporary seasonal jobs. They seek ways to take control of their financial future and to better provide for their families. Most are first- or second-generation immigrants, and their top goal after achieving financial stability is to build wealth so their children can access college and other opportunities to attain a higher quality of life. We are the only organization in Omaha that serves this population's need for financial education in their primary language.

Proposal Title	Entrepreneurship Training for Latinos in Omaha
Total Budget (\$)	\$1,996,685.00
LB1024 Grant Funding Request (\$)	\$1,996,685.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	MLCDC seeks funding to renovate two facilities on 24th Street in South Omaha to expand its programming to Latinx residents. These sites will be used to deliver MLCDC's Financial Stability program, Accelerator Entrepreneurship program, and childcare certification in Spanish to approximately 378 individuals over the next three years. Renovations—MLCDC will renovate a 2,000-square-foot space at 2401 N. Street to expand onsite and remote delivery of classes for its Financial Stability and Accelerator Entrepreneurship programs. MLCDC also seeks funding to renovate its existing 2,200-square-foot headquarters to transform this space into a dedicated childcare training center. At this location, MLCDC will prepare and certify childcare workers to deliver culturally affirming care to Latino children. Renovations will take place by December 31, 2023 and programming will be delivered from January 1, 2023 through December 31, 2025.
Timeline	Renovations—Completed by December 31, 2023 (or within six months of grant award) Programming—January 1, 2023 through December 31, 2025
Percentage completed by July 2025	100%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	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	This project will address several community needs for South Omaha. A primary emphasis on programming will be helping Latinx families become financially self-sufficient, grow assets, and increase generational wealth through entrepreneurship. At the same time, MLCDC's childcare training program will develop a culturally responsive, highly qualified workforce for the community. The number of Latinx living in poverty in Nebraska, and more specifically, the Omaha-metro area, has risen steadily over the past decade. According to the most recent U.S. Census, 27.6% of Latinos in Omaha and 27.8 % statewide live in poverty, compared to 16.9% and 20.4% in 2000, respectively. At the same time, 60% of Hispanic Nebraskans experienced an adverse employment impact during the pandemic, according to a late 2021 survey published by the University of Nebraska Medical Center. Many of these populations were laid off or had their hours reduced, forcing families to go into debt to survive. While Nebraska has mostly exited the pandemic, these families must now contend with rising inflation that has increased expenses for housing, vehicles, and other basic needs without a corresponding increase in wages. In many cases, the economic downturn has significantly reduced or even eliminated people's personal savings. While several programs in Omaha help residents manage their finances or become entrepreneurs, MLCDC is the only organization that uses a culturally fluent approach to financial education and business training. We offer courses in participants' own language, taught by instructors who shared their lived experiences and understand their culture. Cultural fluency goes beyond simply delivering the program in Spanish; it means understanding how participants' culture and values impact their financial habits and decision-making and then coaching them to make decisions that best serve their long-term goals. Our Financial Stability is designed to lay a strong foundation of personal finances before an individual trains as a small business owner through the Accelerator Entrepreneurship program. The childcare certification program is part of MLCDC's entrepreneurship/workforce development training and also aids Latinx families by providing culturally responsive childcare for the community and qualifying childcare workers for a higher wage.
Visioning Workshop Findings Alignment	An identified need for South Omaha from the Visioning Workshop was that the area needs additional training opportunities and childcare. MLCDC provides training primarily to Hispanic women, a population that historically has not had access to culturally fluent financial education and business training. We offer courses in Spanish, taught by immigrant instructors. This makes participants comfortable to fully participate in the process. Cultural fluency goes beyond simply delivering the program in Spanish, however; it means

understanding how participants' culture impacts their financial habits and decision-making. MLCDC's program is effective because our instructors understand and address these dynamics. MLCDC's programs address many barriers Latinas face trying to obtain training from more traditional sources. This includes language barriers, lack of transportation, lack of childcare, and lower education levels. Our classes and mentoring take place in person and via a smartphone, tablet, laptop, or desktop. This is important because Black and Hispanic Americans are less likely to own a computer than White residents (Black: 69%; Hispanic: 67%; White: 80%), according to a 2021 Pew Research Center survey. Black and Hispanic individuals also are less likely to have high-speed internet at home. For Hispanics in particular, mobile devices play a larger role in accessing the internet than it does for their Black or White peers—a full quarter of Hispanics are "smartphone-only" internet users. By delivering programming via diverse technological platforms, MLCDC eliminates another barrier for Latinx to receive financial education. Through its childcare certification program, MLCDC provides the community with quality, culturally responsive childcare while preparing providers to command a higher wage. Research shows that children need quality care to develop, yet daycares have increasingly struggled to retain qualified employees. The pandemic exacerbated this problem, as facilities reduced services or closed due to staffing shortages. Within Omaha, there is a shortage of childcare services and jobs that pay a living wage. MLCDC's childcare worker certification in Spanish addresses the need for trained providers who can offer culturally affirming care for these children—a rarity outside of private, in-home daycares. The certification also helps participants demonstrate competency so they can command a higher wage as workers.

Priorities Alignment MLCDC's programming primarily serves low-income Hispanic women who live in Qualified Census Tracts in South Omaha. This population, which relies primarily on low-paying hourly jobs, suffered severe economic losses as a result of the pandemic and has struggled to recover in the wake of rising inflation. By equipping Latinx families to become financially stable through our Financial Stability program, we prepare them to become successful small business owners. Our childcare certification program also aids economic recovery by training more providers for the community and helping these individuals to command a higher wage.

Economic Impact 23 individuals; \$14-\$20

18

5

\$14-\$20

While MLCDC offers its Financial Stability programming to individuals who are interested in the Accelerator Entrepreneurship program, we also support individuals who are existing small business owners by helping them gain a handle on cash flow, taxes, bookkeeping, etc. We provide monthly opportunities to network with other small business owners so Hispanic entrepreneurs in South Omaha can develop lucrative partnerships. Finally, MLCDC provides microloans of up to \$50,000 to qualifying small business owners to purchase equipment or supplies to expand their business over time.

Community Benefit Starting and running a small business has the potential to lift Latino families out of poverty, improve their quality of life dramatically, and pave the way for their children to achieve personal and professional success as adults. Yet these families are significantly less likely than other groups to be entrepreneurs. In Omaha, for example, just 4.6% of all local businesses are owned by Hispanics. While 41% of those are women-owned, Latinas face additional barriers to entrepreneurship that their male counterparts do not. Hispanic women tend to have lower English proficiency, lower education levels, less robust work histories, and greater family responsibilities, all of which can make it more difficult for them to access expert business training, start a business, access capital, and grow the business over time, according to a 2014 report by the University of Nebraska Omaha titled, "Hispanic Entrepreneurship in Nebraska: Trends and Economic Profile." MLCDC's expansion of services will provide nearly 218 Latinx families with the opportunity to become financially stable, build assets, and start their own small business. Long-term, these families will be better positioned to build generational wealth and break the cycle of poverty. This project also will diversify the economy by increasing the number of Hispanic childcare providers and small business owners in the Omaha metro area.

This proposal contributes to the community's stability by helping low-income Hispanic families become financially stable, then providing opportunities for those families to become successful entrepreneurs. MLCDC's childcare certification expands the childcare workforce in South Omaha, increases the stability and quality of this workforce, and provides culturally responsive childcare for the Latino community.

Best Practices/Innovation MLCDC follows evidence-based program models and best practices by ensuring culturally appropriate program delivery. We gain participants' trust and demonstrate credibility by using instructors and business coaches from similar backgrounds to participants who also speak their first language. This is in line with research showing that the most consistent success is seen in organizations that offer services that are culturally appropriate by individuals with similar lived experiences. Furthermore, MLCDC's curriculums are community informed. Our courses were designed by an entrepreneur with lived experience as an immigrant and integrates content from different areas of expertise regarding business development and entrepreneurship. It is an improved model similar to other programs such as the Microbusiness & Asset Development Program (offered through Catholic Charities) but also incorporates participant feedback, new research, and best practices as they become available. No other organization in Omaha offers MLCDC's culturally fluent approach to financial education and business training. Our childcare certification similarly prepares

participants to deliver culturally affirming care, which research has shown it critical to children's proper development.

Outcome Measurement As part of program evaluation, MLCDC measures: 1. Number of participants attending training courses (Financial Education, Entrepreneurship, and Childcare) ; 2. Number of small businesses assisted; 3. Number of new businesses opened; 4. Number of workshops and training events provided; 5. Number of individual coaching sessions with small businesses; 6. Number of jobs created; 7. Number of jobs retained. Long-term, MLCDC expects that at least 80% of the small businesses led and owned by Latinx who complete the Accelerator Entrepreneurship Program will report a profit tracked by their tax returns (Schedule C). MLCDC's history of impact shows that participants improve their financial situation by 10% minimum in the first year after completing the program.

MLCDC staff measure these outcomes for program participants through pre- and post-surveys conducted at six months and one-year past program completion.

Yes, this program acts as a catalyst for co-investment/secondary investment. Individuals who complete MLCDC's Accelerator Entrepreneurship program often need help obtaining access to capital. This population tends to have less credit history, lower credit scores, and little if any collateral that qualifies them for business loans. MLCDC currently has a small microlending program that augments its entrepreneurship training, but we are limited in the number of people we can help due to limited resources. A secondary investment that expands our lending program would enable us to service Hispanic small business owners who often need help navigating the complex world of banking and loans, and provide them with the extra capital they need to expand their businesses.

Partnerships No

Displacement No

Displacement explanation

Physical Location Address 1: Childcare Training Center and offices, located at 4923 South 24th Street, Suite 201, Omaha (2,200 sq ft) Address 2: Training Facility for Financial Stability and Accelerator Entrepreneurship programs, located at 2401 N. Street, Omaha (2,000 sq ft)

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

Yes

General Contractor No

Request Rationale MLCDC will use funding for renovations and programming at two addresses in South Omaha: Childcare Training Center—4923 South 24th Street, Suite 201, Omaha (2,200 sq ft). This will be renovated to include a hands-on childcare laboratory, classroom space, remote class delivery space, and administrative offices. Funds will cover the expense of renovations, furnishings, and rent. Training Facility for Financial Stability and Accelerator Entrepreneurship programs—2401 N. Street, Omaha (2,000 sq ft). This space will be renovated to include classrooms for course delivery as well as one-on-one coaching in personal finance and business training. Funds will cover the expense of renovations, furnishings, and rent. MLCDC also will use funding to conduct three programs for Latinx residents over the next three years. This funding will support: Financial Stability Program: The hiring of 1 FTE instructor and 1 FTE program coordinator; program delivery for 218 individuals. Accelerator Entrepreneurship Program: The hiring of 1 FTE business consultant and 1 FTE program coordinator; business training for 60 individuals; support for 20 business

owners. Childcare Certification Program: The hiring of 1 FTE program director; program delivery for 100 individuals.

Grant Funds Usage This proposal will help MLCDC create adequate training space for its financial stability and entrepreneurship programming, as well as its childcare certification program. For the past 10 years, MLCDC has rented a 2,200-square foot space in South Omaha that is inadequate for the number of people it currently trains, nor is it at all adequate for the number of people who have requested and need our services. Our main instructional space is a single multipurpose room that must be constantly reconfigured to accommodate our varied schedule of online and in-person classes, as well as business coaching. Sometimes, we must change out the space twice a day, which consumes significant staff time. Our offices/classroom space is on the second floor, does not have handicapped access, and does not have room for onsite childcare services. Most of MLCDC's participants are women, many of whom have younger children. These funds would help us renovate handicapped-accessible space that has room for instruction, individual coaching, and onsite childcare. This funding also would help MLCDC's build capacity to serve approximately 20% more individuals. Our current funding level only enables the organization to provide financial education for 120 individuals per year, and business training and mentoring to 100 individuals per year. However, these numbers represent only a small portion of the immigrants and refugees who need our services. In the past two years, we have received nearly 450 applications for services, but we simply do not have the resources (staffing or funding to hire staff) to meet this request. Nebraska is undergoing significant demographic changes right now, and it is predicted that the number of Latinx alone will triple in the next 10 years. MLCDC has a highly effective model that makes financial stability accessible to these populations, but we will need more funding to meet the community's need for culturally fluent financial education, business training, and workforce development in the childcare arena.

Proposal Financial Sustainability Yes

MLCDC is a nonprofit that relies on private donations, fundraising events, and private foundation support to operate. This model has supported and grown our programming since inception and will continue to support programming beyond the grant period.

Funding Sources In the past three years, MLCDC has taken steps toward long-term stability and success. We have now developed relationships with large private foundations such as the Marion Ewing Kauffman Foundation, Sherwood Foundation, and Peter Kiewit Foundation. We also created a 3-year strategic plan with the help of Parlay Consulting Review and contracted with Fox Creek Fundraising to meet our annual fundraising goals. In 2022, we have submitted more than \$500,000 in funding requests to support our programming; we have received nearly \$400,000, with additional funds still pending. We will sustain this programming in the future by continuing to pursue private donations and funding from private, corporate, and government sources.

MLCDC has two pending requests for its Financial Stability program: \$50,000 pending from the Weitz Family Foundation and \$15,000 from the Semerad Foundation. We also just received \$10,000 from the Mutual of Omaha Foundation for the Accelerator Entrepreneurship program. If received, pending funds will support 2023 programming.

No

Scalability Yes

MLCDC calculates a per-participant cost for each of its programs. If less funding than requested is received, we will only serve the number of individuals that available funding permits.

Financial Commitment MLCDC has an annual operating budget of approximately \$650,000. We commit to raising this amount to cover all administrative costs through our regular fundraising channels. We have already secured \$25,000 from the Fund for Omaha for 2023 expenses for the childcare certification program. We will commit pending funds from the Weitz Family Foundation, and Semerad Foundation to programs if these funds are awarded for 2023.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Organizational Chart Proposal Budget/Sources and Uses

MIDLANDS
Midlands Latino Community
Development Corporation



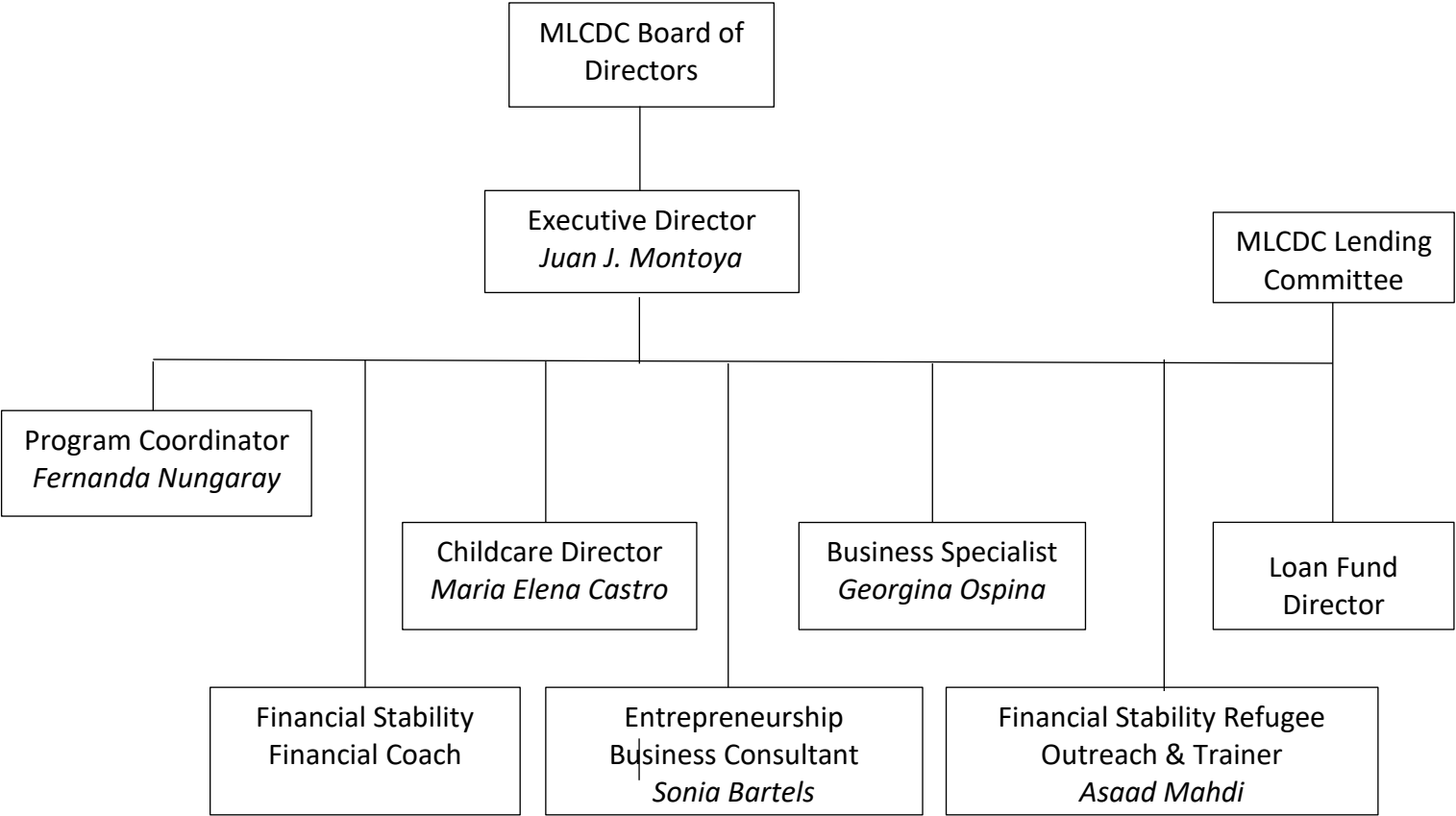
MLCDC
Midlands Latino Community
Development Corporation



ENTRENAMIENTO GRATUITO INCLUYE:



Midlands Latino Community Development Corporation
Organizational Chart



EXPENSES FOR SITE 1: Childcare Training Facility (existing MLCDC HQs)

2023-2024

Renovation Costs

Construction/Renovations of 2200 sqft Facility	370,000
Furnishings	100,000
	<hr/>
	470,000

Rent	12,000
------	---------------

Program Expenses

1 FTE Program Director - Salary	65,000
Benefits 1 FTE Program Director	19,500
Program Expenses to train 100 people (2023-2025)	18,000
	<hr/>
	102,500

EXPENSES FOR SITE 2: 2401 N Street

Renovation Costs

Construction/Renovations of 2000 sqft Facility	375,000
Furnishings	100,000
	<hr/>
	475,000

Rent	22,800
------	---------------

Program Expenses--Financial Stability

1 FTE Program Coordinator	52,000
1 FTE Instructor	60,000
Benefits 2 FTE	33,600
Program expenses to train 218 people (2023-2025)	32,400
	<hr/>
	178,000

Program Expenses--Accelerator Entrepreneurship

1 FTE Program Coordinator	52,000
1 FTE Business Consultant	65,000
Benefits 2 FTE	35,100
Program expenses to train 60 people (2023-2025)	15,000
Program expenses to support 20 businesses (2023-2025)	36,000
	<hr/>
	203,100

1,463,400

2024-2025

-
-

12,000

65,000

19,500

18,000

102,500

22,800

54,600

63,000

35,280

32,400

185,280

54,600

68,250

36,855

15,000

36,000

210,705

533,285

Total
1,996,685

Grant Application

Row 151

Organization Name (if applicable)	NOC Redevelopment Group, LLC
Physical Address	3819 N 24th Street Omaha, NE 68110
Mailing Address	PO Box 11515 Omaha, NE 68111
Website	www.nocomaha.com
Social Media Accounts	Greenwood_OMA (FB/IG) pages under construction
Name	Kyle Keith
Title	Partner
Email Address	nocredevelopmentgroup@gmail.com
Phone	+1 (402) 320-7272
Team	Yes
	Kyle Keith, Partner and Katrina Adams, Partner; Blair Freeman Group, General Contractor; Holland Basham, Architects
Organizational Chart	Kyle Keith and Katrina Adams are co-owners/partners on this project.
Other Completed Projects and/or Accomplishments	- Awarded RFP and purchase agreement for this project with the City of Omaha - Secured \$1.9 million in public and private funding - Passed a TIF proposal over \$200,000 through the Omaha Planning Board - Established relationships with community residents, local legislators, developers, banks, construction, and architecture firms to complete this project
Proposal Title	The Greenwood Building
Total Budget (\$)	\$3,700,000.00
LB1024 Grant Funding Request (\$)	\$1,500,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	NOC Redevelopment Group, LLC, a Black-Owned development firm, is purchasing the former Native Omaha Club building (24th and Laird) from the City of Omaha. Our plan leverages a mixed-use design that features affordable, workforce housing, a breakfast restaurant with outdoor patio seating, flexible community space, and office suites. After renovation, the building will be rebranded the "Greenwood Building" [in honor of Black Wall Street in Tulsa, OK] creating the focal point of the growing neighborhoods around 24th and Laird. The project will be complete well before 2026.
Timeline	- City of Omaha RFP Award – March 2021 - Raise of Initial Capital – November 2021 - Site Survey & Geotech Report – March 2022 - Rezoning (begin) – April 2022 - Schematic Designs – June 2022 - Construction Documents: Aug 2022 - TIF (begin): August 2022 - Bidding & Permitting: October 2022 - Front Porch Investment Funding Disbursement: November 2023 - Construction begin November 2022 - CDBG Funding Disbursement: Winter 2022 - Lease Up: March/ April 2023 - First Floor Completion: June 2023 - Soft Grand Opening: July 2023 (Native Omaha Days) - Full Grant Opening: early 2024
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 NOC Redevelopment Group, LLC, a Black-Owned development firm, is purchasing the former Native Omaha Club building (24th and Laird) from the City of Omaha. Our plan leverages a mixed-use design that features affordable, workforce housing, a breakfast restaurant with outdoor patio seating, flexible community space, and office suites. After renovation, the building will be rebranded the "Greenwood Building" [in honor of Black Wall Street in Tulsa, OK] creating the focal point of the growing neighborhoods around 24th and Laird. This project addresses three of the identified community needs as described below: - Sustainable Community: Create stable livable waged jobs opportunities for community and meaningful relationships with neighborhood residents and business owners - Infrastructure: Investment in retail and affordable housing inventory located in a formerly blighted building and restoring its cultural significance - Quality of Life: Provide a needed food/entertainment amenity that will be the first in market

Visioning Workshop Findings Alignment - Providing new quality housing – 3 new affordable units – Two 2-bedroom units with One 1-bedroom unit. Two of which will be set aside for renters at or below 80% AMI. - Providing new quality office space – New office bay with reception area, large open desk layout, and 3 private offices - New business creation – "Bar + Coffee" a new breakfast restaurant serving cultural and regional inspired food with outdoor patio and full-service bar - Redeveloping aging Infrastructure – Activation of the former Native Omaha Club building, built in the early 1900s, birthplace of the Native Omaha Days Celebration - Location – Along an emerging node on the North 24th St corridor that has seen investment in recent years, notably by Terence 'Bud' Crawford, with opportunity for many more - Multi-generational Family retention – entertainment accessibility for all age groups with a focus on young adults - Jobs – Creation of both temporary and permanent livable waged jobs in construction, property management, food service, and hospitality

Priorities Alignment The Greenwood Building proposal aligns with LB1024's strategic priorities in the following ways: - Transformational – Development will not only revive a vacant structure, but will spur new interest in commercial development in area - Fundamental Change - The Greenwood Building will grow North Omaha's identity as a commercial destination for all ages, attracting new visitors and residence alike - Long-Lasting Growth – Creation of both temporary and permanent livable waged job opportunities with increase economic vitality of North Omaha while also keeping dollars in our community longer

Economic Impact Over \$1 million in wage creation between contractors and hired staff in first year.

12

30+

entry-level, experienced, management

- Immediate: General contractor has been specified to hire all qualified and experienced subcontractors from community for build out of space. - Ongoing: Dining business model calls for significant vendor contracting of food providers employing 10s of professionals

Community Benefit	<p>- Increases foot traffic to the emerging Laird St. node - Spur new commercial development interest in immediate neighborhood - Become a multi-generational destination for the Omaha community, specifically with young adults - Create a sense of progress and connectivity to a community that feels forgotten and taken advantage of</p>
	<p>This proposal contributes to the sustainability of the community by: - Activation of a deteriorating structure in an area with a high number of empty lots and buildings - Creates new high quality housing options offered a rate below market to allow for accessibility for immediate community members - Create livable waged job opportunities that are accessible by all levels of experience and educational level - Quality of life amenities that are non-existent to current market in the form of "Bar + Coffee", our breakfast restaurant that will be opened in space.</p>
Best Practices/Innovation	<p>The mixed-use development approach taken for the Greenwood Building is a proven concept that incorporates Live/Work/Play elements in a single location. This creates an environment with the best ability to organically grow and expand outward as it incorporates all aspects of daily life. This concept has been successful in other parts of the Omaha community as well as communities across the country especially as it pertains to revitalization efforts.</p>
Outcome Measurement	<p>- Improved streetscape appearance - Quality housing options - New livable waged jobs - Increased foot traffic in node - Catalyst for new development in node</p>
	<p>The outcomes listed in the previous question can be measured in the following ways: - Surveying resident and visitor satisfaction with community improvements and amenities - Amount of activated of previously unused square footage land/space - Number of additional quality units added to market - Number of additional jobs added at or above the living wage for Douglas county - Amount of new dollars invested in Laird St node by public, private, and philanthropic groups - Some of these outcomes can be measured through a community survey distributed through the North 24th Street Business Improvement District, or NONA. Individual businesses can also track some of this data.</p>
	<p>Yes, this project will act as a catalyst for co-investment and secondary investment in the Laird St node by creating an interconnected environment of Live/Work/Play for residents and visitors that will only grow with new additions to the area.</p>
Partnerships	<p>Yes</p>
	<p>We are developing partnerships with Omaha100, POC Collaborative, Urban League of Nebraska Young Professionals, and several neighborhood associations. We anticipate hosting programming and events for these organizations.</p>
	<p>MOUs are in development with Omaha100 and POC Collaborative. All other partnerships are prospective/in progress.</p>
Displacement	<p>No</p>
Displacement explanation	
Physical Location	<p>The Greenwood Building is located at 3819 n 24th St. in North Omaha Nebraska in the Laird St node. The structure is a two-story brick building positioned on a corner lot. To the east are single family home positions off of the 24th St vein, many are a result of Habitat for Humanity investment. To the South is a large auto repair shop. To the west are vacant lots owned by the Omaha land bank and Thomas funeral Home Inc., as well as the Thomas Funeral home itself, in operation since the 1930s. To the North are blocks of vacant lots owned by the City of Omaha and the Omaha Land Bank.</p>
Qualified Census Tract	<p>Within one or more QCTs</p>
Additional Location Documents	<p>Please see uploads section.</p>

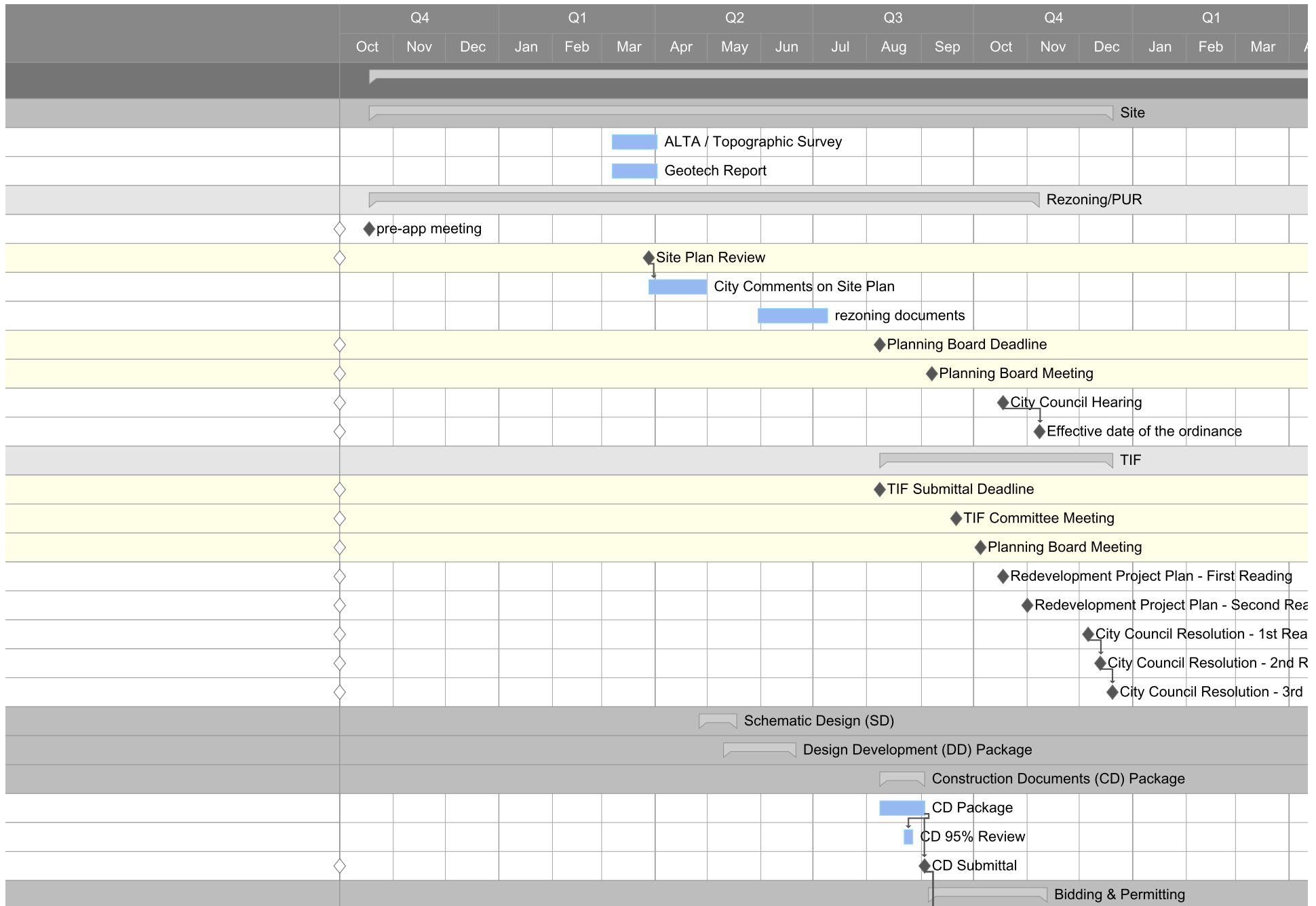
Property Zoning	Yes
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	For the purposes of the RFP process with the City of Omaha, we did not have sufficient time to conduct a public, competitive process. We reached out to businesses that we were familiar with and interviewed them to determine if there was alignment with our team and our vision for this project.
Request Rationale	Not Available
Grant Funds Usage	LB1024 funds will be used for the following purposes: - Kitchen Build out - Furnishings for first floor of building - Some mechanical upgrades - Staffing - Initial Inventory
Proposal Financial Sustainability	Yes
	Fiscal operations will be contracted to be over seen by a local accredited accounting firm.
Funding Sources	- Grant – City of Omaha – CDBG - committed/pending - Grant – Sherwood Foundation - received - Loan – Front Poarch Investments - committed/pending
	City of Omaha - TIF - Passed Omaha Planning Board - Expected Approval November 2022
	All funds are necessary for timely completion of this project
Scalability	This proposal cannot be completed in smaller components as it would more costly and inefficient. However, the concept of mixed-use development is highly scalable in this node due to the number of vacant, developable lots in the immediate area.
	n/a
Financial Commitment	As new developers, the only resources that we had available to us was our time and willingness to learn/dig in to the process. We learned the fundamentals of real estate development through Spark CDI, fundraising and grant writing from previous experiences, and we leveraged other resources to raise the needed capital for the Greenwood Building. This project will serve as a catalyst for future projects and demonstrate to other lay-persons, like us, that incredible things can happen within our community when ideas are activated and people work collectively.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>

File Uploads

Additional Location Documents (see application for list)
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

21114 | NOC Design Schedule

At Risk	Task Name	Duration (INPUT)	Start Date	End Date	Predecessors	Notes
1	<input type="checkbox"/> Design Schedule	491d	10/18/21	09/04/23		
2	<input type="checkbox"/> Site	306d	10/18/21	12/20/22		
3	ALTA / Topographic Survey	4w	03/07/22	04/01/22		
4	Geotech Report	4w	03/07/22	04/01/22		
5	<input type="checkbox"/> Rezoning/PUR	276d	10/18/21	11/08/22		
6	pre-app meeting	0	10/18/21	10/18/21		
7	Site Plan Review	0	03/28/22	03/28/22		
8	City Comments on Site Plan	5w	03/28/22	04/29/22	7	
9	rezoning documents	6w	05/30/22	07/08/22		
10	Planning Board Deadline	0	08/08/22	08/08/22		
11	Planning Board Meeting	0	09/07/22	09/07/22		
12	City Council Hearing	0	10/18/22	10/18/22		
13	Effective date of the ordinance	0	11/08/22	11/08/22	12FS +15d	
14	<input type="checkbox"/> TIF	96d	08/08/22	12/20/22		
15	TIF Submittal Deadline	0	08/08/22	08/08/22		
16	TIF Committee Meeting	0	09/21/22	09/21/22		
17	Planning Board Meeting	0	10/05/22	10/05/22		
18	Redevelopment Project Plan - First Reading	0	10/18/22	10/18/22		
19	Redevelopment Project Plan - Second Reading & Vote	0	11/01/22	11/01/22		
20	City Council Resolution - 1st Reading	0	12/06/22	12/06/22		
21	City Council Resolution - 2nd Reading	0	12/13/22	12/13/22	20FS +5d	
22	City Council Resolution - 3rd Reading & Vote	0	12/20/22	12/20/22	21FS +5d	
23	<input checked="" type="checkbox"/> Schematic Design (SD)	16d	04/26/22	05/17/22		
27	<input checked="" type="checkbox"/> Design Development (DD) Package	30d	05/10/22	06/20/22		
31	<input type="checkbox"/> Construction Documents (CD) Package	20d	08/08/22	09/02/22		
32	CD Package	4w	08/08/22	09/02/22		
33	CD 95% Review	1w	08/22/22	08/26/22	32FS -10d	
34	CD Submittal	0	09/02/22	09/02/22	32	
35	<input type="checkbox"/> Bidding & Permitting	50d	09/05/22	11/11/22		



Q2			Q3		
Apr	May	Jun	Jul	Aug	Sep
Desig					
[Grey Bar]					
[Grey Bar]					
[Yellow Bar]					
[Yellow Bar]					
[Yellow Bar]					
[Grey Bar]					
[Yellow Bar]					
[Yellow Bar]					
[Yellow Bar]					
ding & Vote					
ding					
reading					
Reading & Vote					
[Grey Bar]					
[Grey Bar]					
[Grey Bar]					
[Grey Bar]					

	At Risk	Task Name	Duration (INPUT)	Start Date	End Date	Predecessors	Notes
36		Bidding	4w	09/05/22	09/30/22	34	
37		Permitting	10w	09/05/22	11/11/22	34	
38		<input checked="" type="checkbox"/> Construction Administration (CA)	211d	11/14/22	09/04/23		
39		Construction	40w	11/14/22	08/18/23	37	
40		OAC Meetings - Bi-weekly	40w	11/14/22	08/18/23	37	
41		Substantial Completion	1d	08/21/23	08/21/23	39	
42		Punch List	2w	08/22/23	09/04/23	41	
43		Certification of Occupancy (CO)	1d	08/22/23	08/22/23	41	

	Q4			Q1			Q2			Q3			Q4			Q1			A
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	

Bidding

Permitting

Q2			Q3		
Apr	May	Jun	Jul	Aug	Sep
Cons					
Construct					
OAC Mee					
				Substant	
				Punc	
				Certificat	

Sources and Uses:

Uses

Purchase	\$1.00
Construction	\$2,229,970.41
Development Team Contracting	\$606,439.50
Bar + Coffee Start up	\$800,000.00
Total	\$3,636,410.91

Sources

Grant	\$1,000,000.00
CDBG	\$285,000.00
TIF	\$203,000.00
Debt	\$700,000.00
*LB1024	\$1,500,000.00
Total	\$3,688,000.00

Proforma

	Yr 1	Yr 2	Yr 3	Yr 4
Revenues				
Residential rent	\$38,100.00	\$38,100.00	\$38,862.00	\$38,862.00
Commercial rent	\$66,402.00	\$66,402.00	\$68,394.06	\$68,394.06
Gross Income	\$104,502.00	\$104,502.00	\$107,256.06	\$107,256.06
Vacancy	\$12,573.00	\$6,096.00	\$6,217.92	\$0.00
Effective Gross Income (EGI)	\$91,929.00	\$98,406.00	\$101,038.14	\$107,256.06
Operating Expences	\$23,910.00	\$24,627.30	\$25,366.12	\$25,366.12
Net Operating Income	\$68,019.00	\$73,778.70	\$75,672.02	\$81,889.94
TIF Rebate	\$0.00	\$18,821.59	\$18,821.59	\$18,821.59
NOI + TIF Rebate	\$68,019.00	\$92,600.29	\$94,493.61	\$100,711.53
Debt Service	\$35,603.76	\$35,603.76	\$35,603.76	\$35,603.76
TIF Debt Service	\$0.00	\$18,635.24	\$18,635.24	\$18,635.24
Cashflow	\$32,415.24	\$38,361.29	\$40,254.61	\$46,472.53



NATIVE
OMAHA
CLUB







OMAHA

NOC Redevelopment Group, LLC.

The Greenwood Building

Additional Location Documentation:

Current Condition Photos:

<https://drive.google.com/drive/folders/13akhXQij0LBsgz1EA1ZMoP5aS6hha7IX?usp=sharing>

Environmental Assessment Link (file size too large):

<https://drive.google.com/file/d/1EnP-hzQB-dse0Epq1ytg2OA6JKPcfL/view?usp=sharing>

Geotech Report:

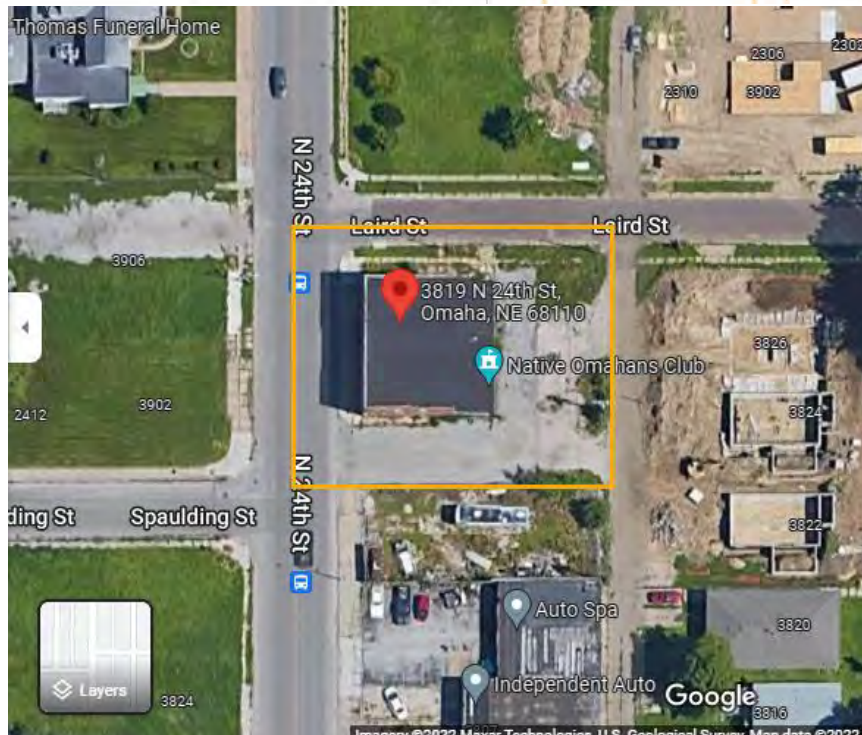
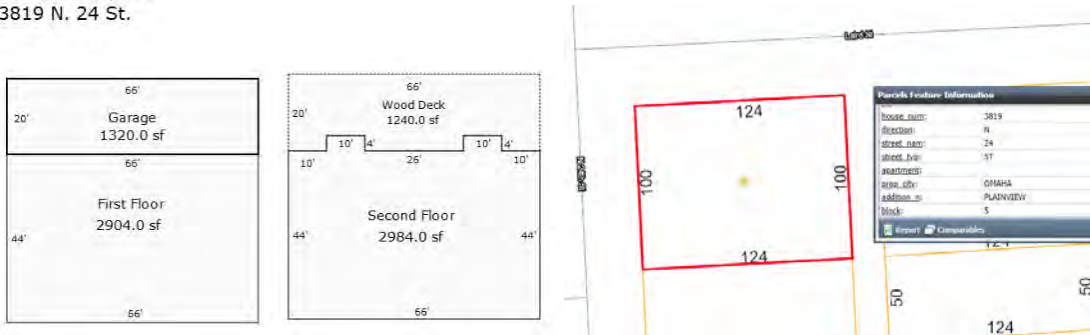
https://drive.google.com/file/d/18dF0JGWZULfyxF61_dbwO5sGJLXxvX_/view?usp=sharing

Floor Plans:

<https://drive.google.com/file/d/1xdBXZ2H49UaV6CEltw7EjZtgP7ZME9v/view?usp=sharing>

Site Location Map:

Mixed Retail/Res
3819 N. 24 St.



NOC Redevelopment Group, LLC

Organization Chart

Kyle Keith,
Partner

Katrina Adams,
Partner



City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

David K. Fanslau
Director

August 18, 2021

Katrina Adams
NOC Redevelopment Group LLC
P.O. Box 11515
Omaha Ne 68111

RE: CDBG/HOME funding application

Dear Ms. Adams:

After careful consideration, review and ranking, we are pleased to offer funding for the Native Omahan Club Building. We are tentatively offering \$250,000 in CDBG funding. This amount may be subject to change if the anticipated allocated amount of funding from HUD is less or more. We are in the process of developing the annual Action plan that would include the proposed budget. This budget and proposed plan will be presented at a Public Hearing in September 2021.

Once approved by City Council and HUD, we anticipate release of CDBG/HOME funds in the fall of 2022. The City of Omaha cannot enter into a contract with any agency, contractor/developer until the release of funds. Please anticipate your proposed program to begin January 2023. (This may vary depending on negotiated terms and pre-development activity).

Thank you again for your interest in efforts in our funding process. If you need a letter of support or intention to fund for other funding sources, or if you have any questions, please feel free to contact me at patricia.evans@cityofomaha.org. We look forward to working with you developing and implementing programs and projects that enrich our community and address established needs within our community.

Sincerely,

Pat Evans
Community Development Manager



Grant Agreement
ID # 021448

This Grant Agreement contains the terms and conditions for a grant in the amount of \$1,000,000.00 from The Sherwood Foundation® to POC Collaborative (“the Grantee”). By signing this Grant Agreement and accepting grant funds, the Grantee makes the representations and agrees to the obligations and conditions set forth below.

Purpose of the Grant

This grant is for the Native Omaha Club Building- Capital Campaign. The Grantee may not use the funds for any other purpose unless written permission has been received from the Foundation. Any portion of the grant funds not committed to the purposes of the grant must be returned to the Foundation. The Grantee must inform the Foundation if there are significant changes in the purposes of the grant, the use of grant funds, or personnel who are important to accomplishing the purposes of the grant or if the grant funds cannot be expended in the time period set forth in the grant proposal.

There is no agreement, oral or written, that directs that the grant funds be used:

- A. To conduct lobbying or otherwise attempt to influence legislation (within the meaning of Internal Revenue Code Section 4945(d)(1)).
- B. To influence the outcome of any specific public election or to carry on, directly or indirectly, any voter registration drive (within the meaning of the Internal Revenue Code Section 4945 (d)(2)), or
- C. For any grant which does not comply with the requirements of Internal Revenue Code Section 4945(d)(3) or 4945(d)(4) (relating to grants to organizations other than public charities).

Organizational Tax Status

The Grantee certifies that it is tax-exempt under Section 501(c)3 of the Internal Revenue Code, that it is a public charity as described in Section 509(a)(1), (2), or (3) or the Internal Revenue Code, and that it is not a private foundation as defined by Internal Revenue Code Section 509(a). The Grantee will advise the Foundation immediately if its tax-exempt status or non-private foundation classification has been changed.

Organizational Anti-Discrimination Policy

The Grantee acknowledges that it does not discriminate in hiring practices or service provision to clients and/or customers based on race, ethnicity, religious preference, age, physical ability, sexual orientation, military service or gender.

Payment Schedule:

Payment to be processed when terms of challenge has been met - \$1,000,000.00

Report Schedule:

7/15/2022 - Final Report

The signed grant agreement and the ACH form must be submitted to Tashayla Haywood via email within seven (7) days to generate payment processing. Notwithstanding any other language herein, Grantor may, in its own discretion, terminate the grant and discontinue further payments to Grantee with or without cause.

The Grantee will receive notification by email thirty (30) days prior to the report due date. The Grantee remains responsible for reporting on this grant until all requirements have been fulfilled.

Records

The Grantee will maintain books and records of the grant funds received and the expenses incurred, as required by the Internal Revenue Code and Treasury Regulations, until all grant requirements have been fulfilled. The Grantee will make its books and records available to the Foundation on request, within a reasonable time.

Contact Information

Tess Larson,
tessl@sherwoodfoundation.org

Prohibited Uses

Grants from the Foundation are subject to certain restrictions set forth in the Internal Revenue Code and Treasury Regulations. The Grantee will not use any grant funds:

- A. For purposes other than charitable, scientific, or educational, within the meaning of Internal Revenue Code Section 170(c)(2)(B).
- B. For purposes other than those stated in this Grant Agreement. In addition, this grant is made exclusively to the Grantee and may not be transferred or assigned to another organization or person.

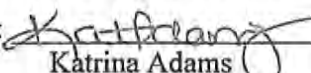
Grantor's Rights

The Foundation may include information on this grant in its periodic public reports and may also refer to this grant in public materials. By accepting these grant funds, the Grantee agrees to such disclosure. The Foundation reserves the right to evaluate the program associated with this grant and to discontinue, modify, or withhold any payments due under this grant, or to require repayment of any unexpended grant funds if, in the Foundation's judgment, 1) such action is necessary to comply with any law or regulation applicable to this grant or 2) Grantee is not utilizing the grant proceeds in a manner consistent with its purposes. In this event, the Foundation will notify the Grantee in writing and provide an opportunity to respond.

The individual signing this Grant Agreement on behalf of the Grantee hereby represents and warrants that he or she is duly authorized to execute this Grant Agreement and to bind the Grantee to the terms and conditions contained herein.

Grantee

Read and agreed to by: POC Collaborative

By:  Date: 4 Feb 11, 2021
Katrina Adams
Founder and President, POC Collaborative

REAL ESTATE PURCHASE AGREEMENT

NOC Redevelopment Group, LLC, a Nebraska Limited Liability Company ("Buyer") and **CITY OF OMAHA**, a Municipal Corporation in the State of Nebraska, ("Seller"), hereby agree as follows:

1. **Certain Definitions.** For purposes of this Agreement, the following terms are defined:
 - a. "Closing" shall mean the closing and consummation of the transaction described in this Agreement.
 - b. "Closing Date" shall mean the date of the Closing.
 - c. "Property" shall mean that certain real estate, and the improvements thereon, legally described as:

. See Attachment Exhibit "A"
 - d. "Purchase Price" shall mean One and No/100 Dollars (**\$1.00**).
2. **Purchase and Sale.** Subject to the terms and conditions of this Agreement, Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, the Property for the Purchase Price, subject to fulfillment of the conditions contained herein.
3. **Representations of Seller.** Seller hereby represents and warrants to Buyer, which warranties and representations shall be true as of, and shall survive, the Closing, as follows:
 - a. Seller is a Municipal Corporation of the State of Nebraska organized and existing under the laws of the State of Nebraska.
 - b. Seller, subject to approval by the City Council of Omaha, Nebraska, has the authority to enter into this Agreement and perform its duties and obligations hereunder.
 - c. Seller has good, marketable, fee simple title to the Property subject to the established and existing covenants, conditions, restrictions and easements on said Property.
 - d. To Seller's knowledge: (i) no toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group or organic compounds known as polychlorinated

biphenyls, petroleum precuts including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. § 9601-9657, as amended) have been generated, treated, stored, released or disposed of, or otherwise placed, deposited in or located on the Property in violation of applicable laws, nor has any activity been undertaken on the Property that would cause or contribute to (aa) the Property to become a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. § 6901 et seq., or any similar state laws or local ordinances, (bb) a release or threatened release in violation of applicable law, or toxic or hazardous wastes or substances, pollutants or contaminants, from the Property within the meaning of, or otherwise bring the Property within the ambit of, CERCLA, or any applicable similar state laws or local ordinances, or (cc) the discharge of any pollutants or effluents in to any water source or system, the dredging or filling of any waters or the discharge into the air of any emissions, that would require a permit under the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq., or the Clean Air Act, 42 U.S.C. § 7401 et seq., or any applicable similar state laws or local ordinances; (ii) there are no substances or conditions in or on the Property that support a claim or cause of action under RCRA, CERCLA or any other applicable federal, state or local environmental statutes, regulations, ordinances or other environmental regulatory requirements; and (iii) no above ground or underground tanks are located in or about the Property or have been located under, in or about the Property and have subsequently been removed or filled.

4. **Seller Conditions.** Notwithstanding anything in this Agreement to the contrary, Seller's obligation to proceed to Closing shall be subject to the following conditions:
- a. This Purchase Agreement must be approved by the City Council and the Mayor of the City of Omaha.
 - b. Buyer shall observe and perform all of Buyer's covenants and agreements contained herein.
 - c. This Purchase Agreement, subsequent closing, and recording of a deed to convey the Property to Buyer is contingent upon Buyer securing financing and/or other means sufficient to, and for the purpose of, constructing a mixed use development, with commercial on the main floor and residential on second floor of which must be approved by the City of Omaha.

5. **Title Commitment and Inspection.** Buyer shall promptly obtain from Title Company a title insurance commitment (the "Title Commitment") to issue a policy of title insurance in the amount of the Purchase Price (the "Title Insurance Policy") insuring that as of the recording of the Special Warranty Deed good and marketable fee simple title to the Property is vested in Buyer subject only to the Permitted Exceptions. Within ten (10) days after the later of Buyer's receipt of the Title Commitment or the full execution of this Agreement by all parties, Buyer shall give written notice to Seller of any matters disclosed in the Title Commitment which Buyer finds objectionable in its reasonable discretion. Seller shall thereafter use its best efforts to correct and/or cure all such objectionable matters prior to the Closing Date. In the event Seller fails to correct and/or cure all of the objectionable matters prior to the Closing Date, Buyer may either elect to terminate this Agreement by written notice to Seller, whereupon this Agreement shall be deemed to be null and void, or may waive its objections as to the uncured title matters and complete the Closing. Any matters disclosed in the Title Commitment and not objected to by Buyer are herein called the "Permitted Exceptions."

The City shall make the property available for inspection by the Buyer, Buyer's agent, employees, and contractors for a period of thirty (30) days from the execution of this Agreement, and Buyer may, at Buyer's sole risk and expense, undertake a complete inspection and survey of the Property as Buyer deems appropriate, including but not limited to, the performance of soil and environmental tests, a review of applicable zoning laws, covenants, and restrictions, and other necessary investigations to determine to Buyer's satisfaction that the Property can be used for the construction and operation thereon of the proposed business with accessory office space. If as a result of Buyer's inspection, Buyer finds any condition related to the property which Buyer finds not to be satisfactory, Buyer may elect to terminate this Agreement by written notice to Seller, whereupon this Agreement shall be deemed to be null and void.

6. **Buyer Conditions.** Notwithstanding anything in this Agreement to the contrary, Buyer's obligation to proceed to Closing shall be subject to the satisfaction of the following conditions:
 - a. Seller's representations and warranties shall be true and accurate as of the Closing Date.
 - b. Seller shall have cured and/or corrected all matters in the Title Commitment found objectionable by Buyer.
 - c. Seller shall have observed and performed all of Seller's covenants and agreements contained herein.

7. **Adjustments.** The following shall be apportioned, prorated and/or adjusted between Buyer and Seller on the Closing Date (the "Adjustments"):
 - a. All real estate taxes becoming delinquent in the year of Closing (if any) shall be prorated between Buyer and Seller to the Closing Date.
 - b. The Seller shall pay all documentary transfer taxes (if any) and shall pay all recording fees.
 - c. The Buyer shall pay the cost of the Title Commitment in the amount of the purchase price (and the title insurance policy issued pursuant thereto).
 - d. Buyer and Seller shall pay equally all other usual and customary closing costs and fees.

8. **Closing Date.** The Closing Date shall be on or before October 29, 2021, or within 30 days from date of approval of sale by the Omaha City Council, or such other date as Buyer and Seller may mutually agree. All conditions contained herein must be met prior to closing.

9. **Deed Restrictions.** The following Deed Restrictions shall be included in the definition of Permitted Exceptions:
 - a. The CITY OF OMAHA has the first right of refusal to purchase the property for One and 00/100 Dollars (**\$1.00**) in the event the Buyer gives notice of intention to sell the property.
 - b. Voluntary demolition of the primary structure is prohibited.

- c. The CITY OF OMAHA must approve any alterations to the façade of the building.
 - d. Any work requiring a building permit requires CITY OF OMAHA review.
10. **Closing.** The Closing may, at Seller's discretion, be conducted through the offices of Title Company. Title Company shall be responsible for the collection and disbursement of the Purchase Price, including the payment of any liens or encumbrances against the Property.
11. **Closing Date Transactions.** On the Closing Date, the following transactions shall occur:
- a. Seller shall convey the Property to Buyer by Special Warranty Deed, free and clear of all liens, claims and encumbrances except the Permitted Exceptions subject to the restrictions set out in the Special Warranty Deed.
 - b. Seller shall execute such affidavits as Title Company may require in connection with the issuance of the Title Insurance Policy.
 - c. Buyer shall pay the Purchase Price (after application of the Adjustments) to Seller by certified or cashier's check or otherwise in immediately available funds.
 - d. Without limiting the foregoing, Seller and Buyer agree to execute and deliver such further instruments or documents and take such further acts as may reasonably be required in order to fully effect the sale of the Property to Buyer.
12. **Eminent Domain.** If, prior to the Closing, all or any portion of the Property shall be taken by eminent domain, Seller shall promptly give notice thereof to Buyer, and Buyer shall have the right to either waive the event and proceed to effect the Closing or to not waive such event and cause this Agreement to terminate. If there shall be a taking and Buyer shall elect not to terminate this Agreement but instead to effect the Closing, the Purchase Price shall not be reduced, but Seller shall assign to Buyer all of Seller's rights to all proceeds and awards with respect to such taking.
13. **Notices.** All notices and other communications which either party is required or desires to send pursuant to the terms of this Agreement shall be in writing and shall be sent by either certified United States mail, postage prepaid, return receipt requested, or delivered

personally. Notices and communications shall be deemed to have been given on the day so mailed or on the date when personally delivered. Such notices and communications shall be addressed to the parties as follows:

IF TO SELLER: Mr. Dave Fanslau, Planning Director
City of Omaha, Planning Department
1819 Farnam Street, Suite 1111
Omaha, NE 68183

Autumn Evans, City Planner
City of Omaha, Planning Department
1819 Farnam Street, Suite 1111
Omaha, NE 68183
Autumn.Evans@CityofOmaha.org
(402) 444-5150 Ext. 2023

IF TO BUYER: NOC– Redevelopment Group, LLC
Katrina Adams, Chief Executive Officer
6852 N 24th Street
Omaha, Nebraska 68112
nocredevelopmentgroup@gmail.com
402-321-8428

14. **Applicable Law**. Parties to this Agreement shall conform to all existing and applicable city ordinances, resolutions, state laws, federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.
15. **Interest to the City**. Pursuant to Section 8.05 of the Home Rule Charter, no elected official or any officer or employee of the City of Omaha shall have a financial interest, direct or indirect, in any City of Omaha contract. Any violation of this section with the knowledge of the person or corporation contracting with the City of Omaha shall render the contract voidable by the Mayor or Council.
16. **Modification**. This Agreement contains the entire agreement of the parties. No representations were made or relied upon by either party other than those that are expressly

set forth herein. No agent, employee or other representative of either party is empowered to alter any of the terms herein unless done in writing and signed by an authorized officer of the respective parties, pursuant to Omaha Municipal Code Section 10-142. The Mayor may, without City Council approval, approve minor administrative amendments to this Agreement.

17. **Assignment.** The parties may not assign its rights or obligations under this Agreement without the express prior written consent of the other party; such consent not to be unreasonably withheld. Seller acknowledges that Buyer may be acquiring the Property to effect a Tax-Free Exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, and as a result Buyer shall have the right to assign its rights and obligations under this Agreement to a qualified intermediary of Buyer's choice for the purpose of completing such an exchange; provided, however, such assignment or exchange shall not delay the Closing or cause additional expense to Seller. Seller agrees to reasonably cooperate with Buyer and such qualified intermediary in a manner necessary to complete the exchange and to provide such documents and consents to Buyer relating thereto as may be consistent with the terms and conditions of this Agreement. Buyer shall indemnify, defend and hold Seller harmless for any costs, damages or other liabilities or obligations relating to this Agreement.


18. **Strict Compliance.** All provisions of this Agreement and each and every document that shall be attached shall be strictly complied with as written, and no substitution or change shall be made except upon written direction from authorized representatives of the parties.

19. **Partial Invalidity.** If any term, covenant, or condition of this Agreement or the application thereof to any part, person, or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition shall be valid and shall be enforced to the full extent permitted by law.

20. **Binding Effect.** This Agreement shall be binding upon the parties hereto and their respective successors and assigns.
21. Non-discrimination and Statement of No Personal Financial Interest of City Officials:
- a. Neither myself nor the City shall, in the performance of this Agreement, discriminate or permit discrimination against any person with regard to race, religion, color, sex, age, national origin, familial status, handicap status, gender identification or sexual orientation.
 - b. Pursuant to Section 8.05 of the Home Rule Charter of the City of Omaha, no elected official or any officer or employee of the City shall have a financial interest, direct or indirect, in any City Agreement. Any violation of that Section with the knowledge of the party contracting with the City shall render the Agreement voidable.
 - c. Parties to this Agreement shall conform with all existing and applicable City ordinances, resolutions, state laws, federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the term and the performance under this Agreement.
22. Special Provisions:
- a. This agreement is subject to a resolution approved by the City of Omaha City Council approving the purchase of this property.
 - b. Buyer has provided an estimated completion date of September 30, 2023,
 - c. If Buyer fails to obtain financing sufficient to undertake redevelopment of the Property, or if the a building permit for the commencement of construction of improvements at the Property has not been issued within 180 days from the Closing Date, and the City is not then in default in the performance of any of its other obligations under this Agreement, then the City shall have the right, exercisable by written notice to the Buyer, to obtain a reconveyance of the Property for the sum of \$1.00. If the City exercises such right to reacquire, the Buyer shall reconvey or cause the reconveyance of the Property to the City by Special Warranty Deed, subject to easements, restrictions, covenants, and other encumbrances of record, except liens, mortgages, deeds of trust, or any other financing encumbrance, as of the date of conveyance of the Property to the Buyer, or thereafter created pursuant to this Agreement or otherwise approved or consented to by the City, and any other easement, restriction, covenant, or encumbrance of record not materially adversely affecting marketability of title to the Property.

DATED this 18 day of November, 2021.

BUYER: NOC Redevelopment Group, LLC

By: 
Katrina Adams, Member

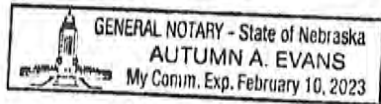
By: 
Kyle Keith, Member

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 18 day of November, 2021, before me, a Notary Public, in and for said County, personally came **Katrina Adams and Kyle Keith**, Members of NOC Redevelopment Group, LLC, a Nebraska Limited Liability Company to me personally known to be the respective member of said Limited Liability Company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such member and the voluntary act and deed of said Limited Liability Company.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:




NOTARY PUBLIC

SELLER:

THE CITY OF OMAHA, NEBRASKA PLANNING DEPARTMENT

CITY OF OMAHA, a Municipal Corporation in
Douglas County, Nebraska

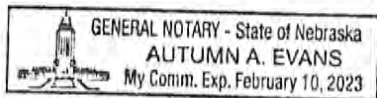
By: David K. Fanslau
David K. Fanslau, Planning Director *DWL*

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 12 day of November, 2024, before me, a Notary Public in and for said County, personally came **David K. Fanslau, Planning Director**, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Municipal Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:



Autumn A. Evans
NOTARY PUBLIC

APPROVED AS TO FORM:

[Signature] 11/15/2024
ASSISTANT CITY ATTORNEY DATE

Exhibit "A"

Purchase Agreement
North Omaha Community Redevelopment Group, LLC (Buyer)
and
City of Omaha (Seller)

Addresses and Legal Descriptions of Premises

3819 N 24th Street

Lots 15 and 16, in Block 5, in Plainview, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

Grant Application

Row 152

Organization Name (if applicable)	Ames Industrial Park LLC
Physical Address	4411 N. 20th Street, Omaha, Nebraska 68110
Mailing Address	2821 Caldwell Street, Omaha, NE 68131
Website	N/A
Social Media Accounts	N/A
Name	Justin A. Moore
Title	Ames Industrial Park LLC
Email Address	jmoore@spencermanagement.org
Phone	+1 (402) 201-8246
Team	Yes
	Please see attached Organizational Chart
Organizational Chart	Please see attached Organizational Chart
Other Completed Projects and/or Accomplishments	JF Bloom Building Redevelopment, Renovation and Restoration 4411 North 20th Street, Omaha, Nebraska 68111, Owners: Ames Industrial Park OPPD South Site Renovation Civic Site Work, Demolition, Grading City of Omaha Sewer Separation OPW 53509: Cole Creek CSO 203 City of Omaha Improvements OPW 53948: N. 65th Ave. from Fowler to Ames Ave. OPW 53834: Ames Ave. (85th Ave. to 87th Ave.) / 87th Ave. (Ames Ave. to Boyd Street)
Proposal Title	Ames Industrial Park (AIP) – Phases I, II, III
Total Budget (\$)	\$10,549,312.00
LB1024 Grant Funding Request (\$)	\$8,193,312.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The objective of establishing Ames Industrial Park (AIP) incubators is to accelerate business growth and success and decrease the likelihood of failure. This in turn creates new jobs, diversifies the industrial base, and enhances quality of life in the community. The objectives of AIP are to 1) advance the North Omaha’s revitalization goal of increasing middle-wage jobs through economic growth, 2) help advance the North Omaha Economic Recovery Act objective of promoting small business growth and workforce development in North Omaha, 3) provide an environment that allows North Omaha to take an active role in growing their businesses that will lead to job creation. These new businesses and the new jobs they produce create wealth through multiplier effects and new tax generation, that ultimately benefits the community beyond the individuals directly employed by incubator businesses, and 4) helping businesses get established and rooted in the community, so that after they move out of AIP, they become permanent contributors to the overall vitality, diversity, and growth of the city’s economy. Ames Industrial Park (AIP)’s project is a three-phase development in North Omaha that will bring together entrepreneurs, small and emerging businesses, industrial businesses, mentors, and entrepreneur support organizations. Phase I is a 12,200 square foot facility located on the Southeast Corner of Ames Avenue and Florence Boulevard. Phase II will be a 5,000 square foot warehouse located on the Southeast Corner of Ames Avenue and Florence Boulevard. Phase III will be a 6,900 square foot

facility located on the Southeast Corner of 24th and Taylor Streets.

Timeline Ames Industrial Park – Phase I • Construction Start Phase I: June 2020 • Project Complete: March 2023 Ames Industrial Park – Phase II • Construction Start Phase II: June 2022 • Project Complete: April 2023 Ames Industrial Park – Phase III • Construction Start Phase III: June 2023 • Project Complete: June 2024 Ames Industrial Park Phases I and II Timelines are included within the application.

Percentage completed by July 2025 100%

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

Community Needs Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) 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 Ames Industrial Park projects address the following the needs: Sustainable Community: Community incubators can play a critical role in sustainable community. AIP will bring together the skills and expertise necessary to help sustain and grow an economic and social enterprise in North Omaha with business/technical support, economic support, mentor support, workforce training, other financial and business development seminars. AIP will provide affordable space to keep overhead down; While also allowing to rapidly test out new ideas in practice, with quick assessments; allowing for faster learning across a community of entrepreneurs and small businesses; and establishing clear pathways for scaling up the most promising models, methods and projects. AIP's projects will help not just bring solutions to the problems our community faces but build a stronger economy through Building local owned Businesses! We have identified groups who can get huge benefits from AIP incubators including Small Businesses, Veterans, Youth, and those hit hardest by income inequality in our community. Quality of Life: We believe that an empowered workforce that is representative of the diversity of North Omaha is the key to the creation of the future economy and building a local, sustainable ecosystem. We will have an all-inclusive application process, including but not limited to historically marginalized in the economic sector of women, minorities, persons of low-income, veterans, and members of the LGBTQIA community in North Omaha. This having been said, anyone who is committed to community-oriented outcomes, creating wealth, shared workspace, and a desire to build up our community from within is encouraged to apply for space. Policy: The programming is aimed to help local small business, local entrepreneurs, veterans, youth, and retailers have a location to sell their goods and services, while being able to test new ideas and projects. We will also offer classes in business management teaming up participants with our consultant partners. Through partnerships we will offer services in construction and industrial industries that need skilled employees to help their own business grow. It is also set up to link unemployed, youth at risk and those in need of jobs to training outlets; to train for real job openings locally and resume building. We then match trained job seekers to local companies which have helped in the training based on the companies or business need. By using an AIP workforce training system, we aim to build skill sets and jobs for project managers, general laborers and skilled laborers who can capably maneuver between startups and local businesses. We use the leadership and mentors within the community to build a foundation for success. By linking other programs, consultants, and projects in our community we are able to build foundation of success. With so many great local programs already in existence through

creation of a network to support in funding, programs, workforce, and projects. The incubator will be able to promote business innovation and cultivate business entrepreneurs by granting crucial support to start-up and local businesses small to medium sized.

Visioning Workshop Findings Alignment Ames Industrial Park (AIP) project proposal aligns with Visioning Workshop Summary for North Omaha through: 1. Entrepreneur impact: We will implement an effective, sustainable, and measurable system that increases the number and success of North Omaha entrepreneurs and small businesses. 2. Community impact: To increase the number and success of participating entrepreneurs that will have a positive, measurable impact on economic and social aspects of the community. 3. Incubator performance: By providing suitable commercial space at affordable cost for entrepreneurs that is financially sustainable to AIP. Ames Industrial Park's (AIP) project proposal includes providing valuable context for program goals. 1. SERVICES offered to these businesses will be: a. General Business Training – business plan classes, technical workshops, etc. b. Technical Assistance – legal, on-line capabilities, accounting set up, marketing, build-out assistance, etc. c. Workforce training d. Incubator Space i. Affordability for each business – build out and on-going occupancy ii. Marketing / customer attraction for all businesses iii. Shared business services and facilities (kitchen, copier, wireless, etc.) 2. THE IMPACTS of these services on these businesses, including: a. Increase in business start-ups b. Increase in business sustainability (i.e., strengthened balance sheets) c. Increase number of jobs created d. Increase in business longevity (i.e., vs. average length of 3 years) e. Increase in business gross revenue f. Increase in business owner's personal income g. Increase in customer base A lack of generational wealth is a large deterrent to entrepreneurs and the startups they seek to create. Early investments typically come from friends and family, and if a founder grows up in a network lacking this generational wealth, they are at a huge disadvantage. Ames Industrial Park (AIP) specifically focuses on historically under resourced entrepreneurs in North Omaha. AIP incubator hubs seek to close this resource gap by providing space, programs, education, workforce training, and mentorship.

Priorities Alignment The Ames Industrial Park project is: Transformational: Phases I and II will refresh the North 24th Street and Florence Boulevard historic JF Bloom Building and property landscape Phase III will bring new commercial development to blighted land on North 24th and Taylor Streets. Inside, the projects will re-energize entrepreneurship, financial literacy education, workforce, and community connectivity, which will help attract more economic development to North Omaha and close economic disparities that are holding African American and Black residents back. Supportive of Fundamental Change: AIP will be a collaborative project of the North Omaha residents, Ames Industrial Park and other local projects. Our goal is to leverage community power to provide workforce training for qualified employees for existing, just job opportunities and to create local, sustainable jobs in an economically, environmentally, and socially responsible community. To do this, we help community members and small business generate new opportunities for community growth through mentoring and the incubation of local businesses. We believe that doing so requires that we see the entirety of the interconnected ecosystem that supports the North Omaha economy. AIP projects will be a new kind of Community Incubator - we are privately funded and are ourselves a business enterprise. We will help build and support local businesses, non-profits and other community programs. We will use leadership, mentors and linkages between other programs, groups, and projects in our community to build a foundation for success. Because there are so many great local programs already in existence, creating this network provides support for funding, programs, workforce training and projects. Fostering Long-Lasting Economic Growth: The Small Business Administration of the U.S. Department of Commerce reports that only 20% of new businesses are still in operation after the first five years due to under-capitalization and lack of proper management skills. In contrast, a series of landmark evaluations of Economic Development Administration (EDA) funded programs revealed that 87% of all incubator businesses remain in business, indicating that business incubation can be a highly effective economic development tool to create wealth and improve community and national competitiveness. The pandemic has also pointed out the over-reliance of Omaha on tourism and the need to grow businesses across key business sectors such as digital tech, clean energy tech, climate tech, health tech, bio tech, and outdoor tech. And while Douglas

County is fortunate to have many entrepreneur organizations with the ambition to support entrepreneurs, the many offerings are siloed and disconnected, and have proven difficult for entrepreneurs to navigate. North Omaha needs more jobs now, and historically these jobs have come from startups and small businesses. We believe that now is the time for AIP Incubators to scale and to support North Omaha and regional business growth and job creation. The good news is that with the recent impact of COVID, Nebraska is experiencing growth rates of entrepreneurship, making this a key moment to harness the momentum into long-term economic recovery, resilience, and diversification. The AIP Incubators will be North Omaha's resource for innovation, serving the needs of entrepreneurs seeking to build high growth businesses which will create pathways to creating wealth.

Economic Impact The project will contribute to capacity-building and financial support for North Omaha Minority, Women, and Disadvantaged Business Enterprise entrepreneurs, small/emerging businesses, contractors, and contractors-in-training creating job and training opportunities for professional and trade persons. Ames Industrial Park could help bridge divides within the North Omaha Economy. Economic and demographic data show significant socioeconomic disparities between North Omaha and non-North Omaha residents. Bringing together these populations in a community of practice to support entrepreneurship in North Omaha could have implications beyond small business growth and contribute to broader efforts to unify long-divided communities. The first impact of this project centers on small business empowerment and increased sustainability. Job Creation is a positive impact to the North Omaha community and a very important element of this project. The proposed incubator may well produce more than 10 jobs annually, based upon the entrepreneurs and small businesses co-locating in the incubator. Job creation is important because many federal and other funding sources use job creation as a basis for granting funds. It seems likely that the AIP incubators could create approximately 58 full-time job situations over the first five years. To create 58 jobs, the AIP incubators would need to create an average of 11 jobs per annum, which falls inside of the national jobs created per year range (10 – 30).

8

10-15

AIP Programs/Services Business Consultants: \$60,000-\$80,000 annually, commensurate with experience; Workforce Trainers: \$32,000-\$45,000 annually, commensurate with experience; Spencer Management Phases I, II, III Superintendents/Project Managers: \$28.00-\$30.00 per hour; General Laborers: \$16.00-\$18.00 per hour; Skilled Laborers: \$20.00-\$27.00 per hour

Spencer Management (SM), project Construction Manager and General Contractor, promotes the utilization of Disadvantaged, Minority-Owned, Women-Owned, Emerging Small Businesses, Service-Disabled Veterans Business Enterprises (D/M/W/ESB/SDVBE) contractors, subcontractors, and businesses to promote inclusion and a sustained, vibrant local economy in North Omaha. Ames Industrial Park's Workforce Training Program will strive to maximize work opportunities for women and minorities residing and/or doing business in North Omaha on our projects. In good faith, SM strives to work with minority and female subcontractors and business on the project. The goal will be to hire and retain 20% from subcontractors and/or business in North Omaha.

Community Benefit Ames Industrial Park's incubator will be a vehicle of aid to entrepreneurs and small businesses as they constitute the North Omaha economy and are more likely to maintain their activity in North Omaha than surrounding areas. In addition, supporting the creation of small local businesses can help locally engage young entrepreneurs by avoiding the loss of specialized skills in North Omaha. The project's benefits to the community can be profound. Small-scale manufacturers and industrial businesses, for instance, can energize the community by creating a draw, which can bring foot traffic to nearby retail outlets. It diversifies local employment and business ownership, as owners come from the full spectrum of the community, crossing racial, ethnic, income and other divides. Their services and/or products draw on the heritage and skills of a wide variety of individuals and communities in North Omaha. In addition, these businesses create jobs for people with a broad range of

skills and generate community wealth through business ownership.

Ames Industrial Park projects contributes to North Omaha's economic sustainability. Business incubators are perceived to be a mainstay of economic development programs. AIP's project create value by combining the entrepreneurial drive of a startup with resources generally available to new ventures. Among the primary objectives of business incubators, we are creating employment opportunities in the North Omaha economy and commercializing workforce. The project enhances the built environment in North Omaha by rehabilitating and renovating a visible tombstone maker and retailer in the North 24th Street corridor on the southeast corner of Ames Avenue and Florence Boulevard; and new commercial development on North 24th and Taylor Streets. The project increases quality of life by helping entrepreneurs and small businesses achieve their business visions, missions, and goals to create wealth. Knowing that entrepreneurs are important for job creation, poverty alleviation, and income growth for North Omaha can, the project's programs and services aim to inspire collective support and collaborative problem-solving for entrepreneurs and small businesses.

Best Practices/Innovation	<p>LB1024's strategically prioritizes entrepreneurship, job training programs, and business development. Ames Industrial Park project helps create and grow startup and existing small businesses by providing them with necessary support, workforce and business development trainings, and financial and technical services. There are more than 1,000 incubators that support entrepreneurs in the U.S., according to the International Business Innovation Association. And they're not all created equal. North Omaha has not had an affordable business incubator since the North Omaha Business & Technology center, formerly located on the northeast corner of 24th & Lake Streets, which caters to more than retail and restaurants. AIP's project demonstrates innovation in North Omaha to entrepreneurs and small businesses in industrial, business, and service industries giving access to a network of fellow entrepreneurs as well as mentors, affordable office space, and, potentially, even funding. This project will provide several resources, including: Cost reduction opportunities Whether it's access to affordable office space, business development programs and technical services, entrepreneurs and small business are able to reduce costs and focus on other areas of their business. A professional environment Not only can proximity help entrepreneurs and small businesses collaborate with each other, having a professional space to work from may lend credibility to any meetings they take with potential partners or investors. A support network Entrepreneurs may be able to consult, collaborate, learn, and grow with fellow entrepreneurs as part of AIP's programs. In exchange, they can bring a set of skills and knowledge to that network that will help others. AIP will have business consultants and community partners for trainings, seminars, and outside networking opportunities. Buffering and curating AIP will give small businesses a safe space to work through some of the early challenges of running a business (versus learning "on the job" while dealing with competition and other external challenges). This safe space also helps businesses curate the right resources and network to set themselves up for success.</p>
Outcome Measurement	<p>Ames Industrial Park (AIP) plans annual assessment of progress vs performance measures, as well as entrepreneurial competencies, workforce development, and connectivity. We will survey our incubator businesses on: * The number of jobs created, demographics of employees, and salaries. The demographics of business owners * The amount of businesses' revenue * The amount of businesses' capital investment * The ripple effect of business revenue and salaries on community capitals, such as financial, social, political and human; assessed by community demographics * Businesses' survival rate * The business owner's satisfaction with AIP's offerings Tracking: * Demographics of business owners * Number of incubator businesses; market sector the business participates in * Number Women and Minority business formation * Business mix of incubator tenants * Number of new employment/job (FT/PT) created * Office space/coworking occupancy * Number of each program delivered, for how many incubator businesses and owners * Number of entrepreneur organizations adding to and visiting the cross-organization programming and Training * Impact of incubation services on business success * Number of mentors, mentor skills, and demographics * Community space utilization *Length of stay incubator</p>

	Outcomes will be measured through surveys by an independent metrics/evaluations' specialist.
	No, this project does not act as catalyst for co-investment or secondary investment.
Partnerships	Yes
	Ames Industrial Park will partner with Spencer Management LLC to provide Workforce Training and Home Ownership/Financial Literacy Seminars to new homeowners and the community.
	Spencer Management LLC - MOU
Displacement	No
Displacement explanation	
Physical Location	Phase I and II - 4411 N. 20th Street, Omaha, NE 68110 Phase III - 4332 N. 24th Street, Omaha, NE 68110
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Please see Attachments
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	Because Spencer Management LLC is the construction manager and general contractor for AIP Phases I, II, and III, they will do a public bid process for all subcontracting work. We will solicit qualified Tier I/II, Section 3, DBE, WBE, ESB, and SDVBE contractors to bid on project scopes of work.
Request Rationale	For the construction, Spencer Management LLC will be the General Contractor and Owner's Rep with PENN Architect as the Architect to provide an approximate construction cost for Ames Industrial Park Phase I, II, and III. The estimates were completed based on the current market value of materials and labor. In addition, we are including Owner's Equity to show the owner's vested interest and commitment to the project.
Grant Funds Usage	LB1024 grant funds will help close the financial gap to for the completion of Phase I and II and direct construction costs of Phase III in response to the increasing expenses of new construction, high inflation rate, and the growing need for affordable commercial lease space in North Omaha. Funding will provide the operational costs associated with new jobs, training programs, and business consultant contract-for fee services.
Proposal Financial Sustainability	Yes
	Spencer Management LLC have processes and procedures in place in order to follow Federal Guidelines for the

disbursement, monitoring, and reporting on all ARPA funds. We receive administrative support from a full team of Certified Public Accountants at Midwest Accounting & Tax. We will hire an independent auditor to support any awards received through this application.

Funding Sources	Please see attached Sources and Uses of Funds
	N/A
	LB1024 funds would help catalyze the development of Ames Industrial Park Phases I, II, and III affordable business office spaces within North Omaha. If this proposal is not funded, the project would be delayed.
Scalability	The overall construction project will be phased; however, the intent is to have Phases I and II completed by 2024; and Phase III completed by 2025. This project would ideally be expanded into other communities in North Omaha.
	N/A
Financial Commitment	Spencer Management's owner's investments in Ames Industrial Park Phases I, II, and III include: Owner Funds Invested - \$700,000 Loans - \$944,000 CDBG Grant Proceeds - \$450,000 TIF Proceeds - \$262,000 Total Owner Investment: \$2,356,000
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgment	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	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



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

February 28, 2019

Mr. Justin Moore
Spencer Management
2821 Caldwell Street
Omaha, NE 68131

**RE: PHASE II ENVIRONMENTAL SITE ASSESSMENT
VACANT LOT
4332 NORTH 24th STREET, OMAHA, NEBRASKA
TG# 18292.01**

Dear Mr. Moore

This letter report summarizes the results of a Phase II Environmental Site Assessment (ESA) conducted at the above-referenced site.

BACKGROUND

The assessment site is a vacant storage yard at a warehouse property located at 4322 North 24th Street in Omaha, Nebraska. The parcel, when subdivided from the warehouse property will contain approximately 0.5 to 0.75 acres. The property is currently owned by Gerald L. Kuehn.

A Phase I Environmental Site Assessment conducted by Thiele Geotech dated July 12 of 2018 revealed evidence of recognized environmental conditions in connection with the property. The Recognized Environmental Condition at the assessment site is the likely presence of petroleum hydrocarbons and/or hazardous substances under conditions indicative of a release from on-site and off-site sources.

- The northern margin of the assessment site was used for a railroad right-of-way from approximately 1901 to 1982. These operations have potential to impact the assessment site with petroleum hydrocarbons and polychlorinated biphenyls (PCBs) from oils and grease, and volatile organic compounds (VOCs) from cleaning solvents. Metals contamination from weathering from outdoor storage of train cars and train car parts also has potential to exist.
- A fuel tank was in a steam laundry facility that operated north of the assessment site from approximately 1915 to 1975. Leaks and spills over time have potential to adversely impact the subsurface. Based on the close proximity of this location to the assessment site, releases from the former laundry facility would have potential to extend to the assessment site.
- Two USTs were identified in the southwest corner of the former Nashua property (adjacent northeast). The USTs contained toluene and heptane and were emptied and filled with sand in 1981 when Nashua ceased operations. The subsurface around these former USTs was not investigated for releases. It is anticipated that during the operation of these USTs, leaks and spills occurred and impacted the subsurface. Based on the close proximity of the USTs to the assessment site, releases from this location would have potential to extend to the assessment site.

This investigation is being conducted to better determine whether a reportable condition is present at the subject property.

FIELD ACTIVITIES

Field activities included boring advancement for select soil and ground water sampling. Borings were advanced at three (3) locations at or adjacent to areas of environmental concern. EB-1 was advanced to 20 feet below ground surface (bgs). EB-2 and EB-3 were advanced to 15 feet bgs. Boring locations are illustrated on the attached site map.

Soil sampling was completed by direct push methods with at Geoprobe 7822DT rubber-tracked machine using the Geoprobe DT22 soil sampling system. Soil samples were collected at 5 feet vertical intervals during soil sampling in RPVC liners.

A geologist described the recovered soil samples collected during this investigation. Sample descriptions included color, moisture content, consistency, sediment type, geologic origin, and notations of any visual or olfactory evidence of contamination.

Recovered intervals were screened at 1-2 feet intervals with a 10.6 eV photoionization detector (PID). The field screening concentration from each interval was then recorded on the boring logs. Prior to conducting field screening, the PID was zeroed and calibrated with laboratory prepared calibration gas. The calibration gas used to calibrate the PID was a 100-ppm concentration of isobutylene. The results of field analysis conducted is summarized in Table 1 on page 3. The boring logs are attached.

Three soil samples from EB-2 (0-1', 1-2', & 11.5-12.5') were submitted for laboratory analysis. EB-2 0-1' was submitted for RCRA metals analysis. EB-2 1-2' was submitted for PCB analysis. EB-2 11.5-12.5' was submitted for VOCs, SVOCs, and total extractable hydrocarbons (TEH).

Three soil samples from EB-3 (0-1', 5-6', 10.0-10.5') were submitted for laboratory analysis. EB-3 0-1' was submitted for RCRA metals analysis, EB-3 5-6' was submitted for PCB analysis, EB-3 10.0-10.5' was submitted for VOCs, SVOCs, and TEH analysis. Because no elevated field screening concentrations were observed, the samples included the intervals near ground surface and above the water table. The soil sample near ground surface was selected for metals analysis because surface soils were anticipated to have the greatest potential for metals impact, and the sample near the water table was selected for organic compound analysis because the area near the water table was anticipated to have the greatest potential for impact.

Upon completion of the soil boring, temporary monitoring wells EB-2 and EB-3 were installed within the borings observed to have the greatest potential for impact based on visual evidence. The well consisted of 10 feet of schedule 40, one-inch ID, PVC 0.010 slot screen with sufficient riser to reach the surface. A ground water sample was collected using standard low flow ground water sampling techniques. Samples were submitted for VOC, SVOC, and TEH analysis. Upon completion of sampling, well casing was pulled, and the remaining boring voids were backfilled with hydrated bentonite granules.

Groundwater sampling was accomplished by low flow methods with a stainless-steel bladder pump using new, clean, single-use bladders and tubing. The pump was set at approximately 100 milliliters per minute in order to minimize agitation of the water sample. Prior to collecting the ground water samples, the well was purged until groundwater became clear.

Soil and ground water samples selected for laboratory analysis were placed into laboratory provided, new, clean, sample jars. The samples were cooled to approximately 4° C with ice in a cooler and maintained at approximately that temperature throughout delivery to the laboratory.

Soil and groundwater samples submitted for analytical testing were maintained under a sample chain-of-custody through delivery to Test America Laboratories (Test America) in Cedar Falls, Iowa. Soil samples were analyzed

for VOCs by EPA Method 8260C, SVOCs by EPA Method 8270D, petroleum hydrocarbons by Iowa Method OA-2, PCBs by EPA method 8082, and metals by EPA Methods 6010C, 7010 and 7471B. Ground water samples were analyzed for VOCs by EPA Method 8260C, SVOCs by EPA Method 8270D, and petroleum hydrocarbons by Iowa Method OA-2. The results of laboratory analysis conducted on these soil and groundwater samples are summarized in Tables 2 and 3 on pages 4 and 5.

Standard decontamination procedures were implemented during sample collection in order to prevent cross-contamination. Cross-contamination during boring advancement was minimized by the incorporation of decontamination procedures for all probe and soil sampling equipment. All large equipment (i.e. direct push machine and probe rods) were decontaminated via a high-pressure hot water wash prior to arriving on-site, between each boring location, and before leaving the site. All smaller drilling and sampling equipment (i.e. sample tubes and fittings) were decontaminated via an Alconox© wash and fresh water rinse between each sampling interval. Cross-contamination of samples was minimized through the use of disposable, single use sampling equipment and laboratory provided and cleaned sample containers. Personnel involved in sampling wore new, disposable gloves for each phase of sampling.

Upon completion of sampling activities, wells were removed, the remaining voids backfilled to ground surface with bentonite.

FINDINGS

Soil

The lithology of soils identified on the site consisted approximately five to six feet of fill material. Fill material was generally brown, moist, soft lean clay with trace amounts of brick, glass, cinders, and asphalt rubble. Peoria Loess was observed underlying fill material to the bottom of each boring. Peoria Loess was identified as light brown to light gray, moist to wet, firm to soft, silty clay with iron staining and low plasticity.

Static ground water levels were measured within the borings prior to ground water sampling activities. Depth to ground water within EB-2 was 14.3 feet bgs, and depth to ground water within EB-3 was 15.2 feet bgs. Light non aqueous phase liquid (LNAPL) was not observed during measurement and sampling activities.

Field screening concentration highs observed during soil field screening activities are listed in Table 1, below.

TABLE 1. RESULTS OF SOIL FIELD SCREENING

Sample Location	Maximum Concentration (RRUs)	Depth (ft bgs)
EB-1	0.0	NA
EB-2	0.0	NA
EB-3	0.0	NA
ft bgs = feet below ground surface NA = Not Applicable Relative Response Units (RRUs) are reported in parts per million (ppm)		

Typically, field samples slightly to moderately impacted by volatile and semi-volatile compounds associated with petroleum hydrocarbons exhibit field screening concentrations with an order of magnitude of 10-100 relative response units (RRUs). The soil samples recovered from the borings did not yield field screenings considered indicative of significant environmental impact.

TABLE 2. RESULTS OF SOIL ANALYSIS

Sample ID (Interval)	Laboratory Method	Constituent Identified (Above Detection Limits)	Result (mg/kg)	VCP RGs Residential-Direct Contact (mg/kg)	VCP RGs Industrial-Direct Contact (mg/kg)
EB-2 (0-1')	6010C, 7010, 7471B (RCRA Metals)	Arsenic	22.5	0.46	22
		Barium	110	3,900	100,000
		Cadmium	21.3	18	890
		Chromium	18.8	29,000	100,000
		Lead	321	400	800
		Mercury	0.18	5.9	350
EB-2 (1-2')	8082 (PCBs)	None detected	--	--	--
EB-2 (11.5-12.5')	8260C (VOCs)	None detected	--	--	--
	8270D (SVOCs)	None detected	--	--	--
	Iowa OA-2 (TEH)	None detected	--	--	--
EB-3 (0-1')	6010C, 7010, 7471B (RCRA Metals)	Arsenic	9.27	0.46	22
		Barium	188	3,900	100,000
		Chromium	19.6	29,000	100,000
		Lead	14.0	400	800
		Mercury	0.03	5.9	350
EB-3 (5-6')	8280 (PCBs)	None Detected	--	--	--
EB-3 (10.0-10.5')	8260C (VOCs)	None detected	--	--	--
	8270D (SVOCs)	None detected	--	--	--
	OA-2 (TEH)	TEH*	17.4	188,000†	> Sat‡
<p><i>µg/kg = parts per billion (ppb)</i> <i>mg/kg = parts per million (ppm)</i> VCP = Voluntary Clean-up Program RG = Remediation Goals RBSL = Risk Based Screening Levels * = response does not resemble a typical fuel pattern † = NDEQ RBCA Risk Based Screening Levels (RBSL) for enclosed space vapor inhalation exposure pathway; residential building present for TEH ‡ = NDEQ RBCA Risk Based Screening Levels (RBSL) for enclosed space vapor inhalation exposure pathway; commercial building present for TEH Constituent concentrations in bold print exceed at least one NDEQ VCP RG.</p>					

The metals arsenic, barium, cadmium, chromium, lead, and mercury were identified above laboratory reporting limits. Total extractable hydrocarbons were identified above laboratory reporting limits in EB-3. The constituent concentrations identified within soils from the selected boring locations were compared to the NDEQ's Voluntary Clean-up Program (VCP), Remediation Goals (RGs). Although the standards are not an all-encompassing maximum contaminant level for various environmental exposure pathways (e.g. ingestion, dermal contact, inhalation, leaching to ground water, etc.), they are a method for gauging environmental conditions on the site. COC concentrations, arsenic and cadmium (EB-2 0-1') and arsenic (EB-3 0-1') were identified above respective RGs within the soil samples.

COCs composing TEH are evaluated independently within the RBCA protocol.

The arsenic concentrations within soil samples at EB-2 and EB-3 were above VCP residential RG for direct contact. With regard to arsenic, the Omaha area has a higher background level of naturally occurring arsenic in soils. Therefore, the NDEQ does not consider arsenic identified within EB-2 and EB-3 a significant concern.

Cadmium concentrations within soil sample EB-2 (0-1') were above VCP residential RG for direct contact.

No other constituents of concern were identified above laboratory detection levels within the soil sample collected from sample locations EB-2 and EB-3. Results of soil analysis are summarized on Table 2 on page 4.

Ground Water

Acetone was identified above laboratory detection levels within the ground water samples collected from sample location EB-2 and EB-3. Results of ground water analysis are summarized on Table 3 below.

Because the City of Omaha is within a remedial action class (RAC) 3 zone where groundwater is not being used, and/or has little or no potential for being used as a public or private drinking water supply, only the relevant RGs for the enclosed space vapor inhalation exposure pathway and direct contact were compared to laboratory analytical results.

Acetone was identified at a low concentration within sample EB-2 and EB-3. This constituent was not considered a constituent of concern because it is a common laboratory contaminant.

No other COCs identified within groundwater samples above laboratory detection limits were identified above respective RGs and RBSLs.

TABLE 3. RESULTS OF GROUNDWATER ANALYSIS

Sample ID	Laboratory Method	Constituent <i>(Above Laboratory Reporting Limits)</i>	Result ($\mu\text{g/L}$)	VCP RGs Direct Contact Exposure Pathway – Groundwater ($\mu\text{g/L}$)	VCP RGs Ground Water Vapor Intrusion – Residential (Silty Soil)($\mu\text{g/L}$)	VCP RGs Ground Water Vapor Intrusion – Industrial (Silty Soil) ($\mu\text{g/L}$)
EB-2	8260C (VOCs)	Acetone	27.4	5,400	8,610,000	30,100,000
	8270D (SVOCs)	None detected	--	--	--	--
	OA-2 (TEH)	None detected	--	--	--	--
EB-3	8260C (VOCs)	Acetone	33.1	5,400		
	8270D (SVOCs)	None detected	--	--	--	--
	OA-2 (TEH)	None detected	--	--	--	--

*$\mu\text{g/L}$ = parts per billion (ppb)
 mg/L = parts per million (ppm)
VCP = Voluntary Clean-up Program
RG = Remediation Goals
Constituent concentrations in bold print exceed at least one NDEQ VCP RG.*

CONCLUSIONS and RECOMMENDATIONS

Based upon the results of this Phase II Environmental Site Assessment, Thiele Geotech, Inc. makes the following conclusions/recommendations regarding the subject property:

CONCLUSIONS

Soil and Ground Water

With exception to arsenic, cadmium, and TEH in soil and acetone in groundwater, no constituents of concern screened during this investigation were identified above the relevant NDEQ remediation goals (RGs) reviewed. The arsenic concentration within soil samples at EB-2 and EB-3 was above VCP residential RG for direct contact. The Omaha area has a higher background level of naturally occurring arsenic in soils. Therefore, the NDEQ does not consider arsenic at concentrations consistent with the concentration identified within EB-2 or EB-3 a significant concern.

Cadmium concentrations within soil sample EB-2 (0-1') was identified above VCP residential RG for direct contact. Currently, the property is currently zoned as a commercial property not used for residential purposes, nor is there a sensitive population utilizing the property. Therefore, the NDEQ would not likely consider cadmium concentrations consistent with the concentrations identified within EB-2 a significant concern.

RECOMMENDATIONS

TG recommends no further investigation of this site if proposed utilization remains commercial or industrial in nature. If proposed use of this site will include residential type uses with potential exposure to sensitive populations (e.g. childcares, schools, individuals with compromised immune systems, etc.), it is recommended additional assessment be conducted to address residential exposure pathways.

LIMITATIONS

Soil and groundwater samples were collected at the discrete location indicated on the site map and were analyzed for select parameters only. The data obtained may not be representative of other locations on the site. Also, note conditions may change over time. Consequently, Thiele Geotech, Inc. does not guarantee or warrant the environmental condition of the property.

This study is not intended to meet the requirements of a "Phase I" ESA or a Risk Based Corrective Action Tier 1 Assessment. This study also did not include identification or evaluation of radon, methane gas, or sampling or testing of soil or groundwater for constituents other than those listed within this report.

Our conclusions regarding the assessment site are based upon observations of existing site conditions, our interpretation of site history and site usage information and the results of a limited subsurface exploration, sample screening and chemical testing program. The results of this study must be qualified by the fact that only limited borings, soil and ground water sampling and chemical testing have been conducted at the site. The concentrations of contaminants measured may change at any particular location as a function of time in response to natural conditions, chemical reactions and other events. Therefore, conclusions regarding the condition of the site do not represent a warranty that all areas within the site and beneath structures are of the same environmental quality as those sampled. Further, contamination could also exist in forms not indicated by the limited investigation conducted. If additional information becomes available regarding this site, such information should be provided to Thiele Geotech, Inc. so that our conclusions and recommendations may be reviewed and modified as necessary.

This report is based on the current regulatory environment, current regulations, and guidance. Regulatory agency interpretations, future regulatory changes, and/or policy or guidance changes may affect the environmental status of the site.

If you have questions, or if there is any additional information that we can provide regarding the environmental condition of this site, please feel free to contact us.

Respectfully,
Thiele Geotech, Inc.

A handwritten signature in black ink, appearing to read 'J. Davis', written over a horizontal line.

Jeremy Davis, P.G.
Project Geologist

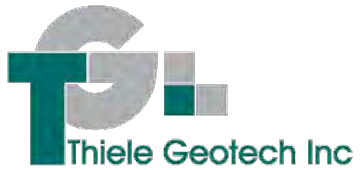
Attachments:

Site Map
Boring Log Legend of Terms
Boring Logs
Reports of Analysis/Chain of Custody Records



Site Map

(2018 Aerial Photograph)



Project	South Storage Yard 4322 North 24 th Street	
Exhibit	C	Date 7/16/18



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

September 27, 2019

Justin Moore
Spencer Management, LLC
PO Box 111623
Omaha, NE 68112

**RE: PHASE II ENVIRONMENTAL SITE ASSESSMENT
J.F. BLOOM PROPERTY
4411 NORTH 20TH STREET, OMAHA, NE
TG# 19409.01**

Dear Mr. Moore:

This letter report summarizes the results of a Phase II Environmental Site Assessment (ESA) conducted at the above-referenced site.

BACKGROUND

The assessment site is Industrial Property located at 4411 North 20th Street in Omaha, Nebraska. (The Douglas County Assessor's website also shows the property as 4431 and 4435 Florence Boulevard.) The property consists of a 1.5-acre industrial lot with three buildings. An office building/showroom is located in the northwest corner of the property and contains approximately 12,388 square feet with an adjoining utility building with 675 square feet. This building was constructed in 1935. A wood-sided warehouse with 11,307 square feet is located in the south half of the property and was constructed in 1927. A concrete-block storage warehouse is also located in the south half of the property and contains 1,284 square feet and was built in 1935. The property is currently owned by J F Bloom & Company, a memorial monument manufacturer that has operated at this location since 1927.

The Phase I ESA revealed evidence of a Recognized Environmental Condition. The Recognized Environmental Condition at the assessment site is the likely presence of petroleum hydrocarbons and/or hazardous substances under conditions indicative of a release. Specifically, the following historical uses of the assessment site and adjoining properties were identified that occurred during a period of time before petroleum hydrocarbons and hazardous substances were utilized. Leaks and spills from mishandling of petroleum hydrocarbons and hazardous substances were common before regulation, creating adverse impact to soils and ground water. The identified historical uses of the assessment site and adjoining properties that have likely impacted the subsurface are as follows:

- Use of the site for vehicle service (1920-1951) and industrial machinery service 1959-1968)
- Gas Tank shown in Ames Avenue, adjacent north of site (1934)
- Dry cleaning (4418-4422 Florence Blvd.) 1934-1968
- Gas Station (4501, 4511 Florence Blvd.) 1934-1986
- Gas Station (4502/4012, 4510 Florence Blvd.) 1934-1977
- Gas Station (1901 Ames Avenue) 1931-1968

FIELD ACTIVITIES

Soil and groundwater sampling were completed at this site. The attached Site Map illustrates the sample locations. Three soil borings (EB-1, EB-2, EB-3) were located at or adjacent to areas of environmental concern.

The three soil borings were advanced to depths of 25 feet below ground surface (bgs). Soil and groundwater sampling activities were conducted by standard direct push techniques with a Geoprobe® 7822DT rubber tracked machine and Geoprobe DT22 soil sampling equipment.

Soil sampling was conducted at each location at 5-foot intervals in RPVC liners during direct push sampling from 0-25 feet bgs. The upper 5 feet of EB-2 was hand augured to clear utilities.

A geologist described the recovered soil samples collected during this investigation. Sample descriptions included color, moisture content, consistency, sediment type, geologic origin, and notations of any visual or olfactory evidence of contamination.

Recovered intervals were screened at 1-2 feet intervals with a 10.6 eV photoionization detector (PID). The field screening concentration from each interval was then recorded on the boring logs. Prior to conducting field screening, the PID was zeroed and calibrated with laboratory prepared calibration gas. The calibration gas used to calibrate the PID was a 100 ppm concentration of isobutylene. The results of field analysis are summarized in Table 1 on page 3. The boring logs are attached. Because no elevated field screening concentrations were observed the intervals from the above the observed water table were selected.

Upon completion of the soil boring, temporary monitoring wells were installed within the borings. The wells were constructed of 10 feet of schedule 40, one-inch ID, PVC 0.010 slot screen with sufficient riser to reach the surface. A ground water sample was collected using standard low flow ground water sampling techniques after groundwater stabilization. Groundwater sampling was accomplished by low flow methods with a stainless-steel bladder pump using new, clean, single-use bladders and tubing. The pump was set at approximately 100 milliliters per minute in order to minimize agitation of the water sample. Upon completion of sampling, well casing was pulled, and the remaining boring voids were backfilled with hydrated bentonite granules. Concrete was repaired using commercially available sack concrete.

Soil and groundwater samples from each boring location were submitted for volatile organic compound (VOC) analysis by EPA Method 8260 and total extractable hydrocarbons (TEH) by Iowa Method OA-2. Due to low well yield in EB-1, there was not sufficient ground water sample to analyze the sample by Iowa Method OA-2. The samples were placed into laboratory provided, new, clean, sample jars. Samples were cooled to approximately 4° C with ice in a cooler and maintained at approximately that temperature throughout delivery to the laboratory. Samples submitted for analytical testing were maintained under a sample chain-of-custody through delivery to Eurofins Test America Laboratories (Eurofins) in Cedar Falls, Iowa. The results of laboratory analysis conducted on these samples are summarized in Tables 2 and 3 on pages 3 and 4, respectively. Laboratory reports for soil and groundwater are attached.

Standard decontamination procedures were implemented during sample collection in order to prevent cross-contamination. Cross-contamination during boring advancement was minimized by the incorporation of decontamination procedures for all probe and soil sampling equipment. All large equipment (i.e. direct push machine and probe rods) were decontaminated via a high-pressure hot water wash prior to arriving on-site, between each boring location, and before leaving the site.

All smaller drilling and sampling equipment (i.e. sample tubes and fittings) were decontaminated via an Alconox© wash and fresh water rinse between each sampling interval. Cross-contamination of samples was

minimized through the use of disposable, single use sampling equipment and laboratory provided and cleaned sample containers. Personnel involved in sampling wore new, disposable gloves for each phase of sampling.

FINDINGS

Lithology

The lithology of soils identified on the site consisted of terrace alluvium. The terrace alluvium consisted of brown, moist to wet, soft to very soft silt and silty clay with low to moderate plasticity. Visual and olfactory indications of environmental impact were not observed during sampling activities. Static water level was observed between 15.6-18.5 ft. bgs. within the borings.

Soil Analysis

Typically, field samples slightly to moderately impacted by volatile and semi-volatile compounds exhibit field screening concentrations with an order of magnitude of 10-100 relative response units (RRUs). No soil samples yielded concentrations above PID detection limits. Maximum concentrations observed during soil field screening activities are summarized in Table 1, below.

TABLE 1. RESULTS OF SOIL FIELD SCREENING

Sample Location	Maximum Concentration (Relative Response Units)	Depth (ft bgs)
EB-1	0.0	NA
EB-2	0.0	NA
EB-3	0.0	NA
<i>ft bgs = feet below ground surface</i> <i>NA = Not Applicable</i> <i>Relative Response Units (RRUs) are reported in parts per million (ppm)</i>		

TABLE 2. RESULTS OF SOIL ANALYSIS

Boring ID# (Interval)	Laboratory Method Utilized	Constituent Identified (Above Detection Limits)	Result (mg/kg)	VCP RGs Residential- Direct Contact (mg/kg)	VCP RGs Industrial- Direct Contact (mg/kg)
EB-1 (12-13')	8260B (VOCs)	None Detected	--	--	--
	Iowa OA-2 (TEH)	None Detected	--	--	--
EB-2 (11-12')	8260B (VOCs)	None Detected	--	--	--
	Iowa OA-2 (TEH)	None Detected	--	--	--
EB-3 (12-13')	8260B (VOCs)	Tetrachloroethene (PCE)	0.031	20	3,900
	Iowa OA-2 (TEH)	None Detected	--	--	--
<i>µg/kg = ppb (parts per billion)</i> <i>mg/kg = ppm (parts per million)</i> <i>RGs = Remediation Goals</i> <i>VCP = Voluntary Cleanup Program</i>					

Analytical testing conducted on the soil samples identified concentration(s) volatile organic compounds (VOCs) above laboratory reporting limits within the soil sample EB-3 (12-13'). Tetrachloroethene (PCE) was detected above laboratory detection limits. The constituent(s) above laboratory detection limits were compared to Nebraska Department of Environment and Energy (NDEE) Voluntary Clean-up Program (VCP) applicable remediation goals (RGs). TCE was below the relevant RGs.

Groundwater Analysis

Analytical testing conducted on the groundwater samples identified concentrations volatile organic compounds (VOCs) above laboratory reporting limits within the samples EB-2 and EB-3. Tetrachloroethene (PCE) and Trichloroethene (TCE) were detected above laboratory detection limits in sample EB-2. *cis*-1,2-Dichloroethene, PCE, TCE were detected above laboratory detection limits in sample EB-3. The constituents above laboratory detection limits were compared to the NDEE VCP RGs. PCE and TCE were above VCP residential RGs for groundwater vapor intrusion at EB-3.

Because the City of Omaha is within a remedial action class (RAC) 3 zone where groundwater is not being used, and/or has little or no potential for being used as a public or private drinking water supply, only the relevant RGs for the enclosed space vapor inhalation exposure pathway were compared to laboratory analytical results.

TABLE 3. RESULTS OF GROUNDWATER ANALYSIS

Sample ID#	Laboratory Method Utilized	Constituent Identified (Above Reporting Limits)	Concentration (µg/L)	VCP RGs Groundwater Vapor Intrusion – Residential (µg/L)	VCP RGs Groundwater Vapor Intrusion – Industrial (µg/L)
EB-1	8260C (VOCs)	None Detected	--	--	--
	OA-2 (TEH)	None Detected	--	--	--
EB-2	8260C (VOCs)	Tetrachloroethene (PCE)	66.2	32	540
		Trichloroethene (TCE)	1.18	10	30
	OA-2 (TEH)	None Detected	--	--	--
EB-3	8260C (VOCs)	<i>cis</i> -1,2-dichloroethene	13.1	N.L.	N.L.
		Tetrachloroethene (PCE)	405	32	540
		Trichloroethene (TCE)	10.6	2.4	30
	OA-2 (TEH)	None Detected	--	--	--

µg/L = ppb (parts per billion)
mg/L = ppm (parts per million)
N.L. = Not available/not applicable
RGs = Remediation Goals
VCP = Voluntary Cleanup Program
Concentrations in bold print exceed at least one remediation goal (RG).

CONCLUSIONS

Based upon the results of these Phase II ESA activities, constituents of concern (COCs) exist at concentrations greater than de minimis conditions within groundwater on the property. De minimis conditions are conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Tetrachloroethene (PCE) and trichloroethene (TCE) were detected within groundwater at sample location EB-2. *cis*-1,2-Dichloroethene, PCE, and TCE were detected within groundwater at sample location EB-3. PCE and TCE were above VCP residential RGs for groundwater vapor intrusion at EB-3.

RECOMMENDATIONS

It is understood the assessment site is a former commercial/industrial site with proposed redevelopment for commercial/industrial purposes in which it will not be occupied by sensitive populations (e.g., children, pregnant women, individuals with compromised immune systems, etc.). If the facility will be utilized for commercial/industrial purposes without sensitive populations, TG recommends no further investigation.

If planned use for the site includes residential use and/or sensitive populations, additional investigation, remediation, and/or monitoring may be required to address chlorinated solvent constituent ground water concentrations above residential vapor intrusion action level(s).

It is also recommended the findings of this investigation be forwarded to legal counsel in order to understand your legal obligations, as they relate to environmental conditions identified at this site.

LIMITATIONS

Soil and groundwater samples were collected at the discrete locations indicated on the site map and were analyzed for select parameters only. The data obtained may not be representative of other locations on the site. Also, note conditions may change over time. Consequently, Thiele Geotech, Inc. does not guarantee or warrant the environmental condition of the property.

This study is not intended to meet the requirements of a "Phase I" ESA or a Risk Based Corrective Action Tier 1 Assessment. This study also did not include identification or evaluation of radon, methane gas, or sampling or testing of soil, soil vapor, and air for constituents other than those listed within this report.

Our conclusions regarding the assessment site are based upon observations of existing site conditions, our interpretation of site history and site usage information and the results of a limited subsurface exploration, sample screening and chemical testing program. The results of this study must be qualified by the fact that only limited sampling and chemical testing have been conducted at the site. The concentrations of contaminants measured may change at any particular location as a function of time in response to natural conditions, chemical reactions and other events. Therefore, conclusions regarding the condition of the site do not represent a warranty that all areas within the site and beneath structures are of the same environmental quality as those sampled. Further, contamination could also exist in forms not indicated by the limited investigation conducted. If additional information becomes available regarding this site, such information should be provided to Thiele Geotech, Inc. so that our conclusions and recommendations may be reviewed and modified as necessary.

This report is based on the current regulatory environment, current regulations, and guidance. Regulatory agency interpretations, future regulatory changes, and/or policy or guidance changes may affect the environmental status of the site.

If you have questions, or if there is any additional information we can provide regarding the environmental condition of this site, please feel free to contact us.

Respectfully,
Thiele Geotech, Inc.

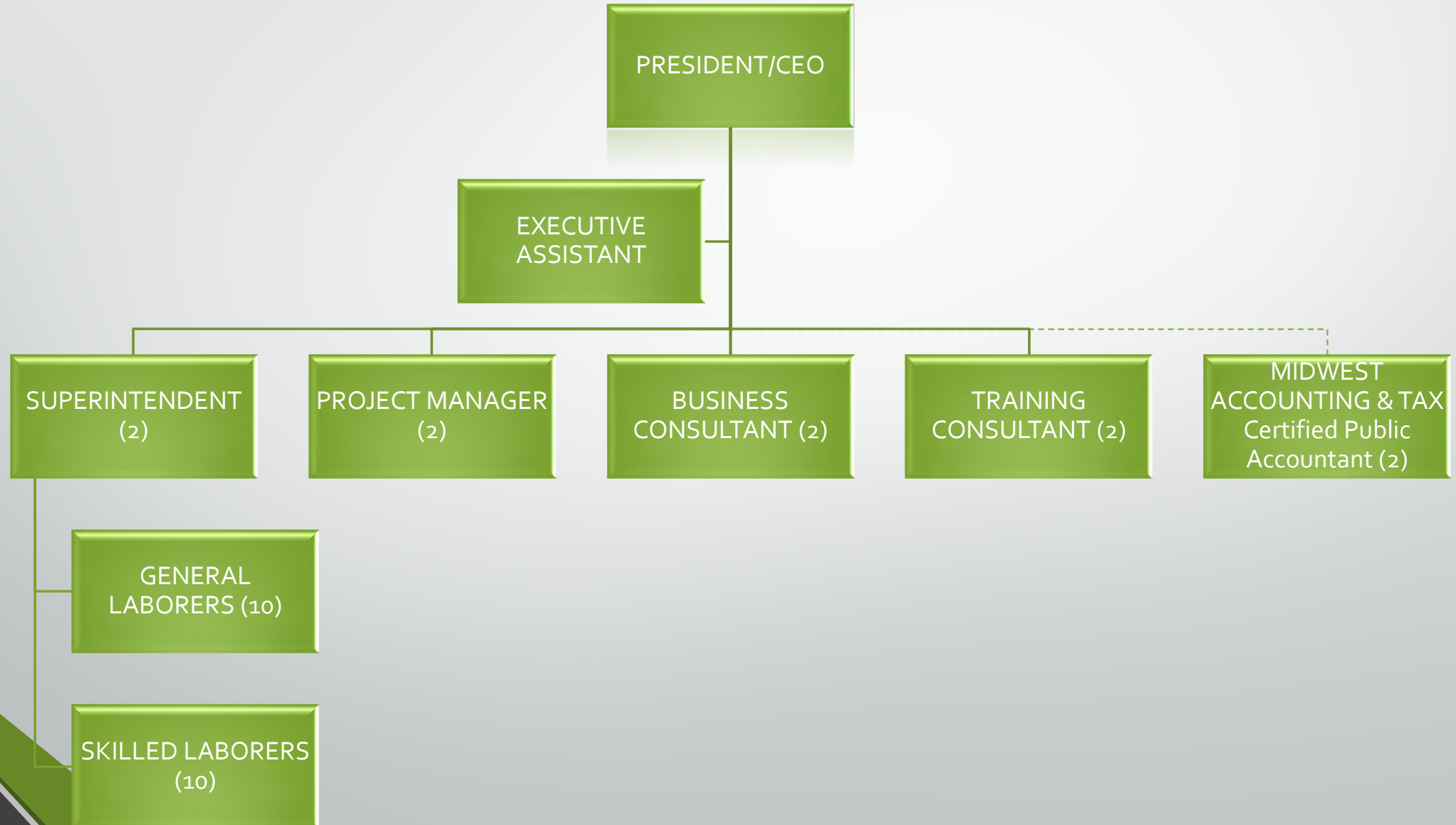
A handwritten signature in black ink, appearing to read 'Jeremy Davis', is written over a horizontal line.

Jeremy Davis, P.G.
Project Geologist

Attachments: Site Vicinity Map
Topographic Map
Site Map
Site Contour Map
Boring Log Legend of Terms
Boring Logs
Reports of Analysis/Chain of Custody Records

AMES INDUSTRIAL PARK – PHASES I, II, III

Organizational Chart



J.F. BLOOM BUILDING

BUILDING REHABILITATION



1331 RIDGEWOOD AVENUE
OMAHA, NEBRASKA 68124
(402) 515-0529

paul@penarchitect.com
www.penarchitect.com

GENERAL CONTRACTOR
SPENCER MANAGEMENT LLC
2821 CALDWELL STREET.
OMAHA, NE 68131

STRUCTURAL ENGINEERING
INFRASTRUCTURE, LLC
6910 PACIFIC STREET
OMAHA, NE 68106-1046
402-553-0234

MECHANICAL & ELECTRICAL ENGINEERING
ENGINEERING TECHNOLOGIES INC.
1111 N. 13TH STREET
OMAHA, NE 68102
402-330-2772

CIVIL ENGINEERING
SIEREX DESIGN & CONSTRUCTION
402-908-3222
SIEREXDESIGN.COM

ABBREVIATIONS

ADJ	ADJUSTABLE	NIC	NOT IN CONTRACT
B	BASE	OV#	OVEN
BD	BOARD	P#	PAINT
CO	CASED OPENING	PTH	PORCELAIN TILE
CR	COAT (OR CLOTHES) ROD	PV	PLUMBING VENT
CM	CROWN MOULDING	SALV	SALVAGE
CPT#	CARPET	S#	SINK
CONC	CONCRETE	ST	STAIN
CT#	CERAMIC TILE	SH	SHelf
D#	DOOR	SHD#	SHOWER HEAD
DS	DOWNSPOUT	SV#	SHOWER VALVE
EF#	EXHAUST FAN	SS#	SOLID SURFACE
ELEC	ELECTRIC	STP#	STONE TOP
EXIST	EXISTING	SM	SMOKE DETECTOR
F#	FAUCET	T#	TILE
CB	CEMENT BOARD	TB#	TOWEL BAR
FD#	FLOOR DRAIN	TB#	TOWEL ROD
FS#	FLOOR SINK	TRTD	PRESSURE TREATED
FE	FIRE EXTINGUISHER	TP#	TOILET PAPER DISPENSER
FEC	FIRE EXTINGUISHER CABINET	UR#	URINAL
FIN	FINISH	R	RANGE
FS	FIRE STOP (BLOCKING)	RB	ROBE HOOK
GF1	GROUND FAULT INTERRUPTER	RH	RANGE HOOD
GD	GARBAGE DISPOSAL	REF	REFRIGERATOR
GR#	GUARDRAIL	RO	ROUGH OPENING
GWB	GYP SUM BOARD	VB	VAPOR BARRIER
HR#	HANDRAIL	WR	WINDOW
ICE#	ICE MAKER	WH#	WALL HYDRANT
INSUL	INSULATION	WC#	WATER CLOSET (TOILET)
MO	MASONRY OPENING		
MW	MICROWAVE		

BUILDING INFORMATION

THE PROPERTY IS ZONED GI AND IS BORDERED TO THE NORTH BY A GC DISTRICT

THE ANTICIPATED PERMITTED USE OF THIS BUILDING WILL BE FOR:

- CONSTRUCTION & RELATED ADMINISTRATIVE SERVICES
- MAINTENANCE AND SERVICE FACILITIES
- GENERAL OR LIGHT INDUSTRY

SEE G1.1 - G1.3 FOR MORE INFORMATION

LIST OF DRAWINGS

GENERAL INFORMATION

G0.0 ARCHITECT'S COVER SHEET
1 OF 1A ALTA SURVEY

CIVIC

CS.01 SITE UTILITY PLAN

CODE

G1.1 CODE REVIEW NOTES
G1.2 CODE REVIEW PLAN & TYPICAL DETAILS
G1.3 CODE REVIEW PLAN & TYPICAL DETAILS

ARCHITECTURAL

A0.1 REMOVAL PLAN - MAIN LEVEL
A0.2 REMOVAL PLAN - BASEMENT & MEZZANINE
A0.3 REMOVAL PLAN - ROOF
A0.4 REMOVAL SECTIONS
A0.5 EXTERIOR REMOVALS
A0.6 EXTERIOR REMOVALS
A1.0 FLOOR PLAN - PARTIAL BASEMENT & WALL TYPES
A1.1 FLOOR PLAN - MAIN LEVEL
A1.2 FLOOR PLAN - MEZZANINE
A1.3 ROOF PLAN
A1.4 ROOF DETAILS
A1.5 ENLARGED FLOOR PLAN - RESTROOM CORE
A1.6 DOOR & FINISH SCHEDULES
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A3.1 BUILDING SECTIONS
A3.2 CROSS SECTIONS
A3.3 CROSS SECTIONS
A3.4 CROSS SECTIONS
A4.1 STAIR DETAILS
A5.1 GENERAL FRAMING DETAILS
A6.1 WINDOW UNITS AND DETAILS
A6.2 EXTERIOR FRAME TYPES
A6.2 INTERIOR FRAME TYPES
A6.3 WINDOW & DOOR DETAILS
A6.4 DOOR TYPES & DETAILS
A6.5 STOREFRONT DETAILS
A7.1 REFLECTED CEILING PLAN
A8.1 INTERIOR ELEVATIONS
A8.2 INTERIOR ELEVATIONS
A8.3 INTERIOR ELEVATIONS
A8.4 INTERIOR ELEVATIONS

MECHANICAL

ME1.0 MECHANICAL AND ELECTRICAL SITE PLAN
MG0.0 MECHANICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES
M1.1 MECHANICAL PLAN - MAIN LEVEL
M1.2 MECHANICAL PLAN - MEZZANINE LEVEL
M1.3 MECHANICAL ROOF PLAN
M2.1 HVAC PLAN - MAIN LEVEL
M2.2 HVAC PLAN - MEZZANINE LEVEL
M3.1 ENLARGED MECHANICAL PLANS
M4.1 MECHANICAL DETAILS
M4.2 MECHANICAL DETAILS AND RISERS
M5.1 MECHANICAL SCHEDULES
M6.1 MECHANICAL SPECIFICATIONS
M6.2 MECHANICAL SPECIFICATIONS

ELECTRICAL

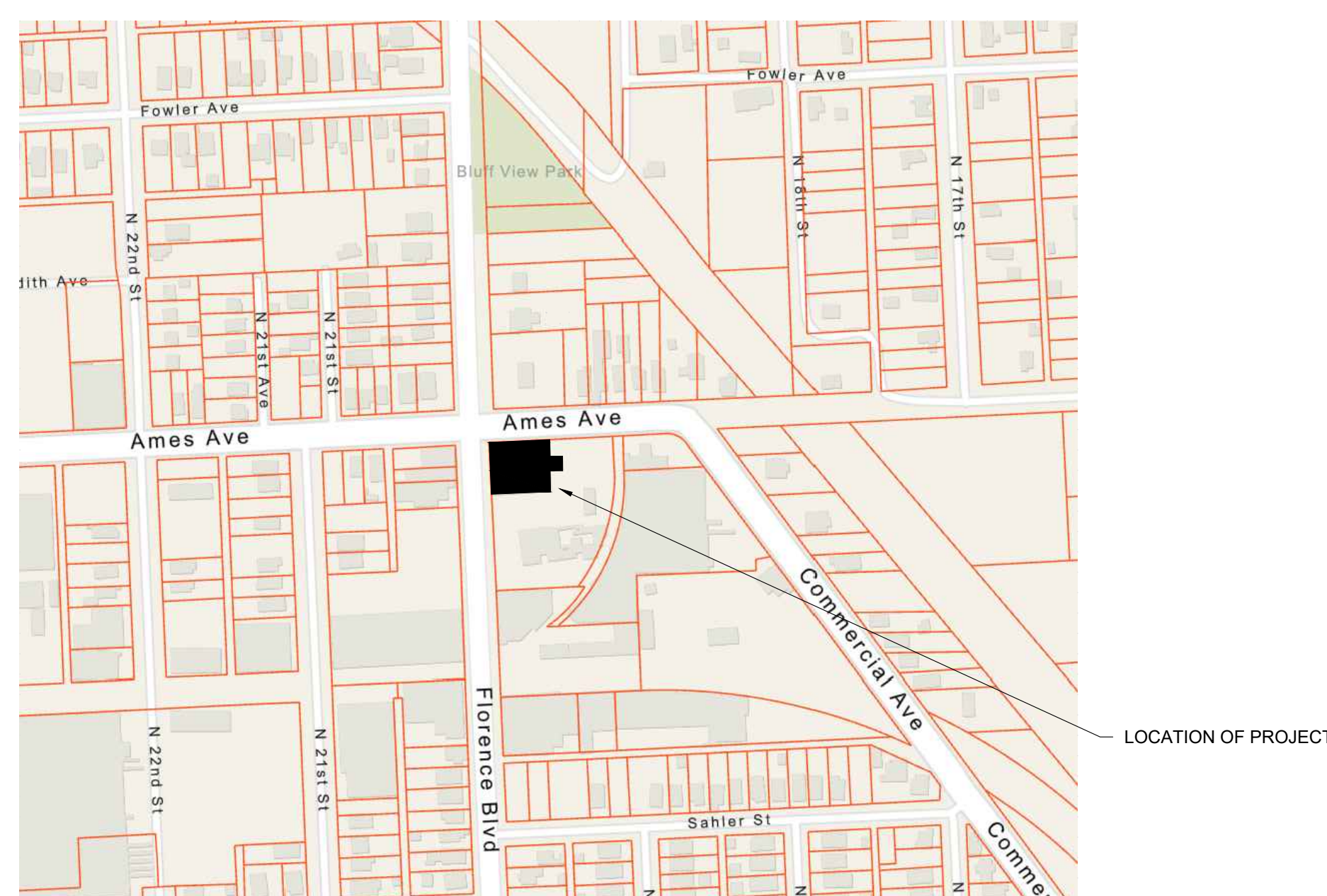
EG0.0 ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTE
E1.0 PARTIAL LIGHTING PLAN - BASEMENT
E1.1 LIGHTING PLAN - MAIN LEVEL
E1.2 LIGHTING PLAN - MEZZANINE LEVEL
E2.0 PARTIAL POWER PLAN - BASEMENT
E2.1 POWER PLAN - MAIN LEVEL
E2.2 POWER PLAN - MEZZANINE LEVEL
E2.3 ELECTRICAL PLAN - ROOF
E3.0 ELECTRICAL DETAILS & RISER DIAGRAM
E4.0 ELECTRICAL SCHEDULES
E5.0 ELECTRICAL SPECIFICATIONS

PUBLIC IMPROVEMENTS

THIS PROJECT WILL NOT REQUIRE PUBLIC IMPROVEMENTS AND EXISTING SITE ACCESS WILL REMAIN AS CONSTRUCTED.

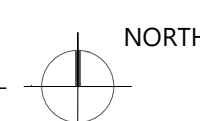
TYPICAL DRAWING SYMBOLS

SPOT ELEVATION	EL: 100'-0"
WALL SECTION CUT LINE	ARROW INDICATES DIRECTION OF VIEW DETAIL # PAGE NUMBER
GRAPHIC SCALE	0 FT 1 FT 2 FT 3 FT 4 FT
PARTITION TYPE	
KEYNOTE	(REFER TO KEYNOTE LEGEND FOR INFORMATION)
DOOR NUMBER / FRAME NUMBER	(DH/ F#) FEET-INCHES / FEET-INCHES DOOR WIDTH DOOR HEIGHT
WINDOW OPENING NUMBER	W# REFER TO WINDOW TYPES FOR SPECIFICATION
FIXTURE NUMBER	F# REFER TO SCHEDULES FOR SPECIFICATION



SITE LOCATION PLAN

NOT TO SCALE

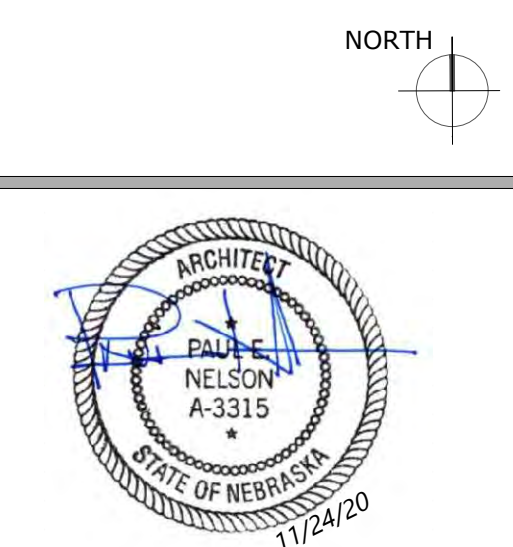


SEAL OF THE COORDINATING PROFESSIONAL

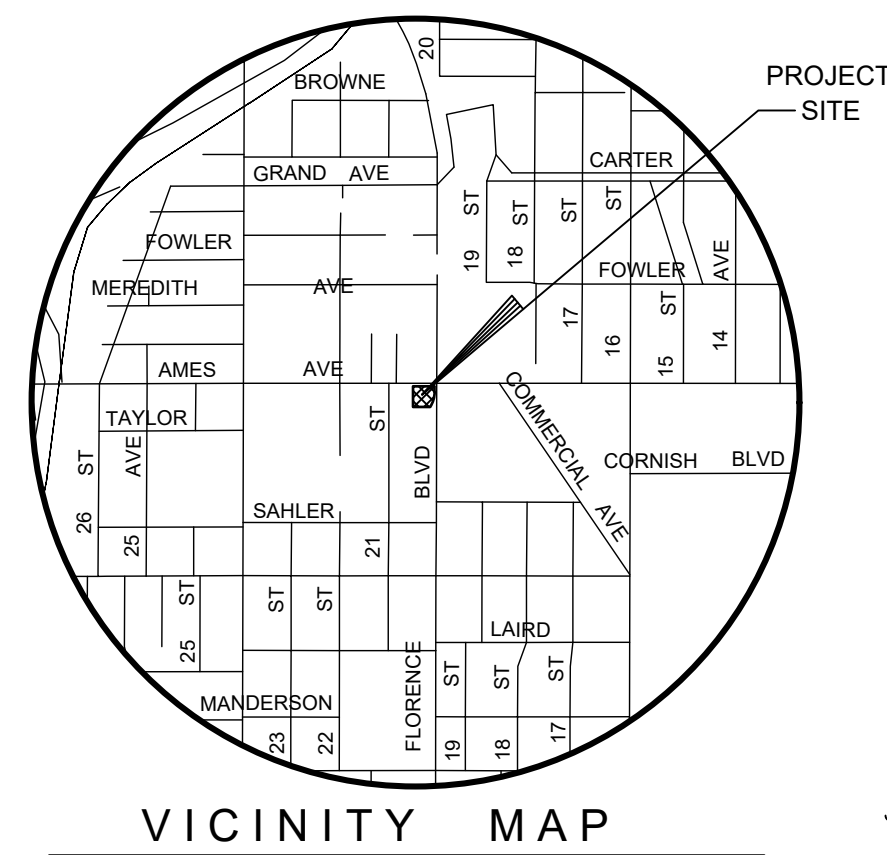
I, PAUL E. NELSON, AIA, AM THE COORDINATING PROFESSIONAL
ON THE J.F. BLOOM BUILDING REHABILITATION PROJECT

4431 & 4435 FLORENCE
BOULEVARD - BUILDING
REHABILITATION
OMAHA, NEBRASKA 68110

DATE: 11-24-20

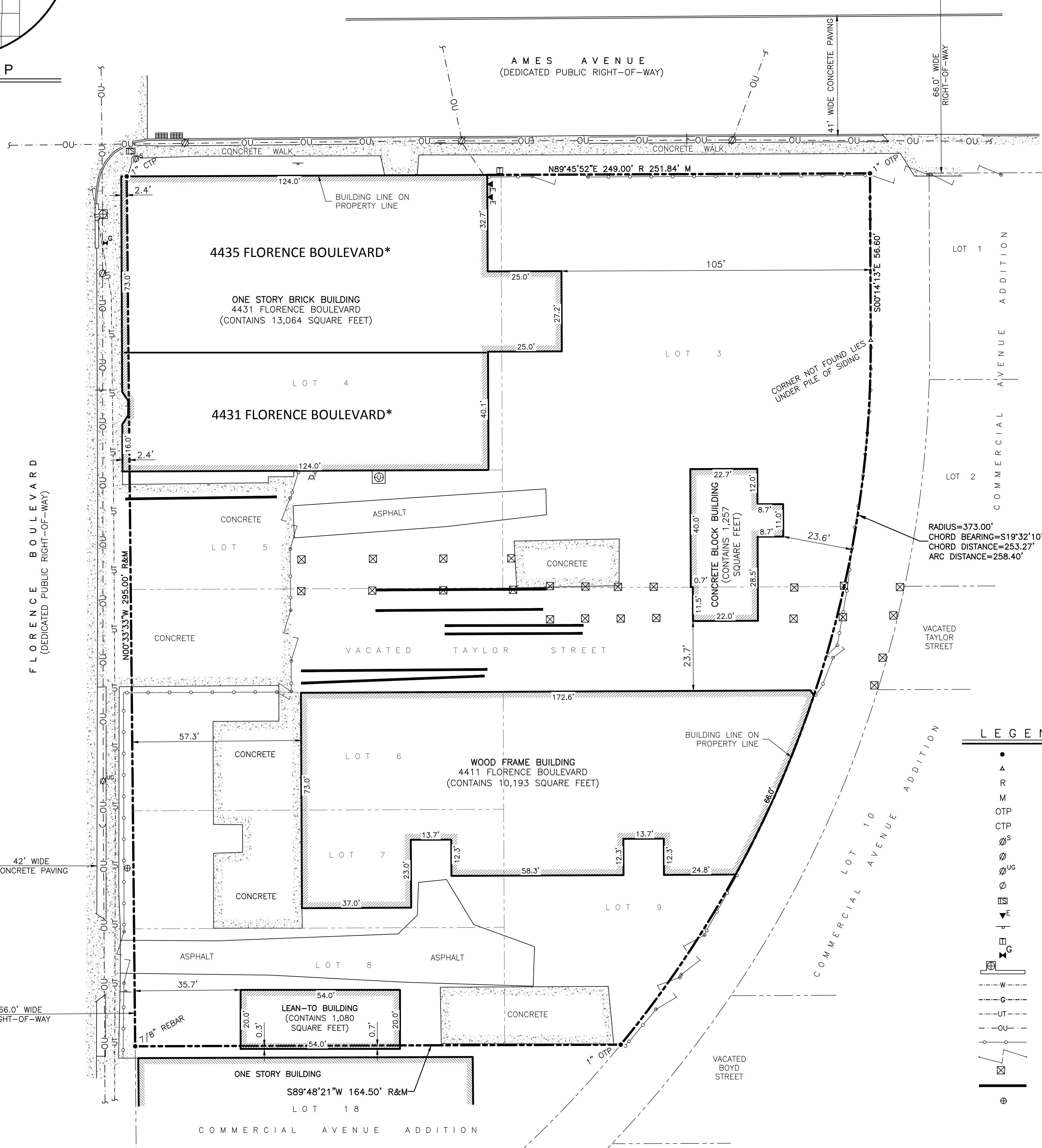


GO.0



VICINITY MAP

SUB LOT 1 OF LOT 19 PART OF THE NW 1/4 OF SECTION 3-15-13 SUB LOT 3 OF LOT 19



LEGEND

●	PROPERTY CORNER FOUND
▲	TEMPORARY POINT
R	RECORD DISTANCE
M	MEASURED DISTANCE
OTF	OPEN TOP PIPE
CTP	CRIMPED TOP PIPE
⊙ ^S	SIGNAL POLE
⊙ ^P	POWER POLE
⊙ ^{UG}	POWER POLE WITH UNDERGROUND DROP
⊙	LIGHT POLE
⊙ ^{TSC}	TRAFFIC SIGNAL CONTROL BOX
⊙ ^E	ELECTRIC METERS
⊙ ^S	SIGN
⊙ ^{TP}	TELEPHONE PEDESTAL
⊙ ^G	GAS VALVE
⊙ ^C	CURB INLET
⊙ ^W	WATER LINE
⊙ ^G	GAS LINE
⊙ ^{UT}	UNDERGROUND TELEPHONE LINE
⊙ ^{OU}	OVERHEAD UTILITY LINE
⊙ ^{CLF}	CHAIN LINK FENCE
⊙ ^G	GATE
⊙ ^{CC}	CRANE COLUMN
⊙ ^{CW}	CONCRETE WALL
⊙ SM	SEWER MANHOLE

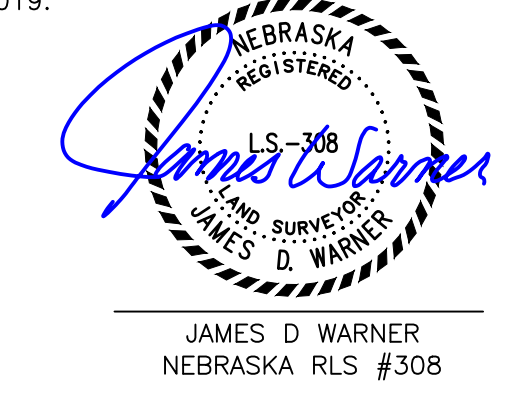
LEGAL DESCRIPTION

LOTS 3, 4, 5, 6, 7, 8 AND 9, COMMERCIAL AVENUE ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALONG WITH THAT PART OF VACATED TAYLOR STREET ABUTTING LOTS 3, 5, 6 AND 9.

CERTIFICATION

TO J.F. BLOOM & CO. WHO TOOK TITLE AS J.F. BLOOM COMPANY, OLD REPUBLIC NATIONAL TITLE COMPANY AND TITLECORE NATIONAL, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7, 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2019.



AUGUST 5, 2019 DATE

NOTES

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE NEBRASKA LOW DISTORTION PROJECTION.

FLOOD ZONE CLASSIFICATION: THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0237H DATED DECEMBER 2, 2005.

GROSS LAND AREA: THE SURVEYED PROPERTY CONTAINS 67,574 SQUARE FEET OR 1.55 ACRES MORE OR LESS.

CURRENT ZONING CLASSIFICATION: THE SURVEYED PROPERTY IS ZONED GI, (GENERAL INDUSTRIAL DISTRICT) AS SHOWN ON THE DOUGLAS COUNTY GIS WEBSITE (<http://www.dogis.org/>). THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

- FRONT YARD..... 50 FEET FROM THE CENTERLINE OF THE FRONTING STREET
- STREET SIDE YARD..... 10 FEET
- SIDE YARD..... NO REQUIREMENT
- REAR YARD..... 10 FEET

BUILDING AREA: THE BUILDING SQUARE FOOTAGES WERE CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.

PARKING COUNT: THERE ARE NO STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.

LOCATION OF UTILITIES: THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 192060472. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

TITLE COMMITMENT - SCHEDULE B-II EXCEPTIONS: THIS DRAWING SHOWS OR NOTES THE EXCEPTIONS LISTED UNDER SCHEDULE B-II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 39030C-19, EFFECTIVE DATE JULY 23, 2019 AT 8:00 AM.

5)- NOTICE FROM OMAHA CITY PLANNING DEPARTMENT DATED NOVEMBER 27, 2017 AND RECORDED DECEMBER 1, 2017 AT INSTRUMENT NO. 2017096883 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, AS CASE NO. 17-01400, GIVING NOTICE OF VIOLATION OF CHAPTER 48 OF THE OMAHA MUNICIPAL CODE AND INTERNATIONAL PROPERTY MAINTENANCE CODE.

6)- FOR INFORMATIONAL PURPOSES ONLY: PLAT OF COMMERCIAL AVENUE ADDITION RECORDED FEBRUARY 9, 1924 IN BOOK 354 AT PAGE 566 AND ORDINANCE NO. 13796 VACATING TAYLOR STREET RECORDED MAY 31, 1930 IN MISC. BOOK 92 AT PAGE 2, BOTH OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA.



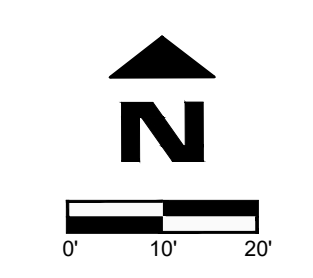
thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Survey Type
ALTA/NSPS LAND TITLE SURVEY

4411 FLORENCE BOULEVARD

Client Name
SPENCER MANAGEMENT

Description
LOTS 3, 4, 5, 6, 7, 8 AND 9, COMMERCIAL AVENUE ADDITION, TOGETHER WITH VACATED TAYLOR STREET LYING WITHIN, DOUGLAS COUNTY, NEBRASKA.



Revision Dates

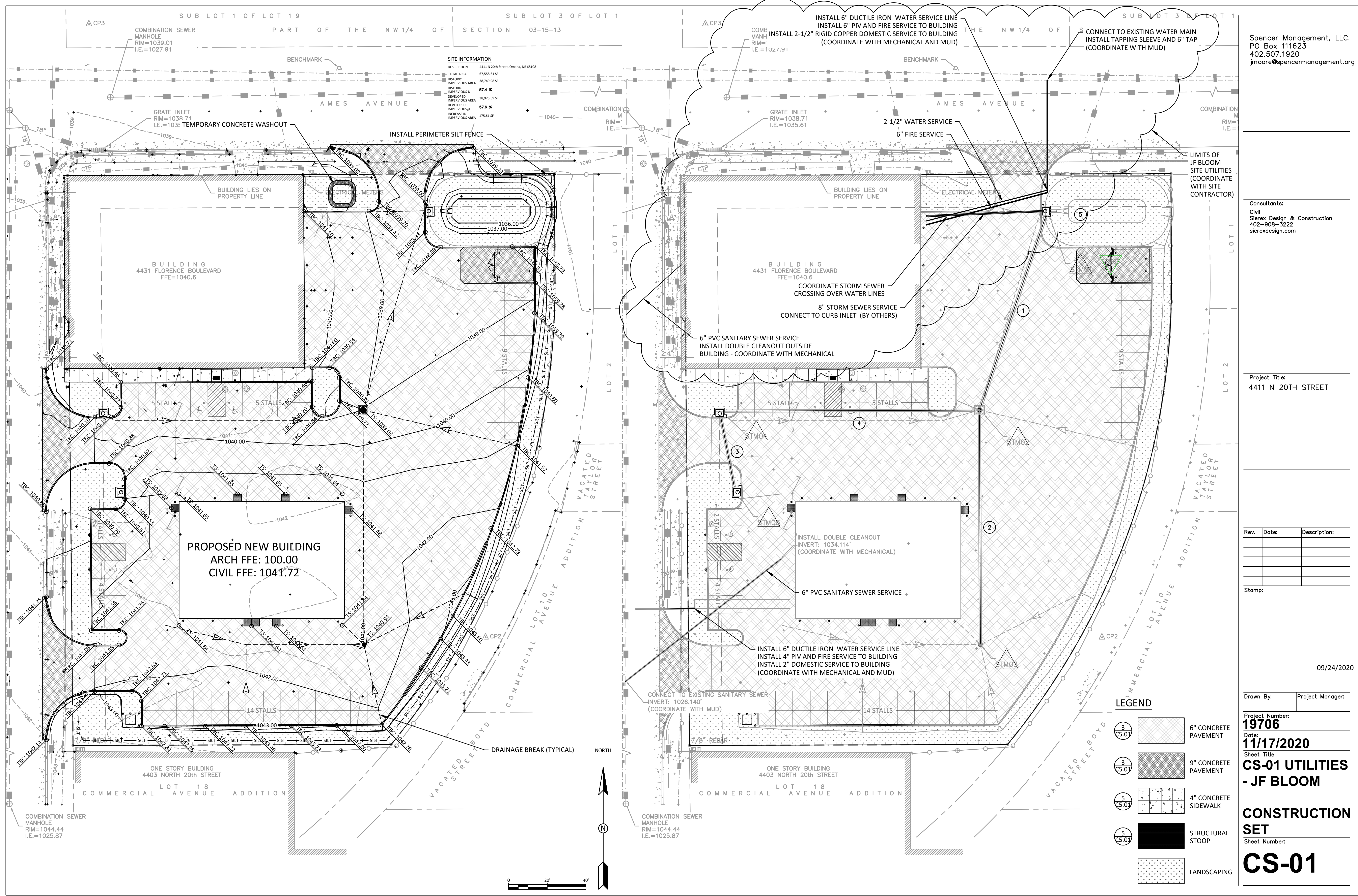
No.	Description	MM-DD-YY

Job No.: 1767-19-50(AL)
Drawn By: RJR
Reviewed By: JDW
Date: AUGUST 5, 2019
Grid Book: 123
Pages: 70-74

Sheet Title

* ADDRESS NUMBERS ADDED TO DRAWING BY PEN ARCHITECT, LLC ON 10/01/20 - FOR REFERENCE ONLY

Sheet Number



SITE INFORMATION

DESCRIPTION	4431 N 20th Street, Omaha, NE 68108
TOTAL AREA	67,558.61 SF
HISTORIC IMPERVIOUS AREA	38,749.98 SF
HISTORIC IMPERVIOUS %	57.4 %
DEVELOPED IMPERVIOUS AREA	38,925.59 SF
DEVELOPED IMPERVIOUS %	57.6 %
INCREASE IN IMPERVIOUS AREA	175.61 SF

Spencer Management, LLC.
 PO Box 111623
 402.507.1920
 jmoore@spencermanagement.org

Consultants:
 Sierex Design & Construction
 402-908-3222
 sierexdesign.com

Project Title:
 4411 N 20TH STREET

Rev.	Date:	Description:

Stamp:

09/24/2020

Drawn By: _____ Project Manager: _____




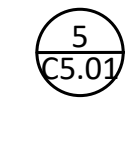

Project Number:
19706
 Date:
11/17/2020

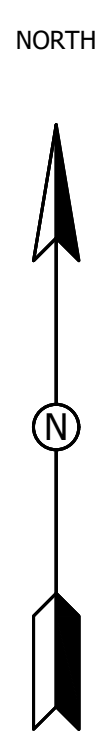
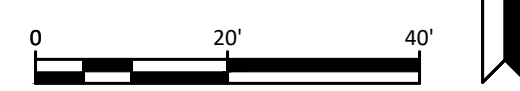
Sheet Title:
**CS-01 UTILITIES
 - JF BLOOM**

**CONSTRUCTION
 SET**

Sheet Number:
CS-01

LEGEND

-  6" CONCRETE PAVEMENT
-  9" CONCRETE PAVEMENT
-  4" CONCRETE SIDEWALK
-  STRUCTURAL STOOP
-  LANDSCAPING



ZONING

ZONED: GI
REGULATIONS: SEE ALTA SURVEY ON SHEET 1 OF 1

USE: SEC. 55-49 - INDUSTRIAL USE (A,B,C) best defined as CUSTOM MANUFACTURING, LIGHT INDUSTRY OR GENERAL INDUSTRY...
THE CONSTRUCTION OF THIS BUILDING OCCURRED PRIOR TO THE ADOPTION OF CURRENT SITE DEVELOPMENT REGULATIONS...

SITE WORK ASSOCIATED WITH THE SEPARATELY PERMITTED AMES INDUSTRIAL PARK PROJECT IS INCLUDED IN THIS SUBMITTAL FOR REFERENCE ONLY.

BUILDING CODES

ACCESSIBILITY: 2012 INTERNATIONAL BUILDING CODE & ICC/ANSI 117.1-2009
BUILDING: 2012 INTERNATIONAL BUILDING CODE (IBC)
FIRE/LIFE SAFETY: 2012 INTERNATIONAL FIRE CODE (IFC) AMENDED & NFPA LIFE SAFETY CODE 101-2000

BUILDING INFORMATION

THE EXISTING BUILDING IS CONSTRUCTED OF EXTERIOR MASONRY WALLS WITH WOOD AND STEEL FRAMED FLOORS, ROOF & INTERIOR WALLS. THE EXISTING STRUCTURE WILL BE RETAINED AND MODIFIED TO MEET THE CURRENT BUILDING CODE WHERE ALTERED BY CHANGE OF USE.

GROSS FOOT PRINT = 12,384 SF (6805 SF REMOVED AS PART OF PROJECT)
STORIES = 1
FULL BASEMENT = 0 (SMALL PARTIAL BASEMENT TO BE RETAINED FOR MECHANICAL)

THE PRIMARY PURPOSE / USE FOR THE BUILDING IS MIXED WITH FABRICATION AND OFFICE BEST DEFINED BY CODE AS GROUPS (F-1) & (B).

THE BUILDING IS DIVIDED INTO 2 TENANT BAYS WITH A CONNECTING COMMON EXIT & RESTROOM CORE.

EACH TENANT OFFICE BAY HAS A SMALL MEZZANINE.

THE EXISTING PARTIAL BASEMENT WILL BE USED TO HOUSE MECHANICAL EQUIPMENT AND UTILITY SERVICES.

A SEPARATE PERMIT HAS BEEN ISSUED PREVIOUSLY FOR ROOF REPAIR AND REPLACEMENT

ACCESSIBLE ROUTE

AN ACCESSIBLE ROUTE IS PROVIDED TO THE MAIN ENTRANCE AND THROUGHOUT THE BUILDING TO EACH ROOM ON THE MAIN LEVEL.

THE MEZZANINES AND BASEMENT ARE ACCESSED BY STAIR ONLY. THE STATE FIRE MARSHALL TITLE 156 CH 2 - 003 EXCEPTION TO THE ELEVATOR REQUIREMENT IS USED.

CONSTRUCTION TYPE

CONSTRUCTION TYPE: I-A, II-A, III-A, IV, V-A, I-B, II-B, III-B, V-B

OTHER (MIXED) CONSTRUCTION TYPE: NONE

FIRE PROTECTION SYSTEMS

FIRE SPRINKLER SYSTEM: YES PARTIAL NOT PROVIDED
NFA 13 NFA 13R NFA 13D
SPRINKLER STANDPIPES: YES NO CLASS: I II III WET DRY

EMERGENCY LIGHTING: YES NO
EXIT SIGNS: YES NO
FIRE ALARM: YES NO VOICE AUDIBLE
SMOKE DETECTION: YES NO
EXIT DEVICES (PANIC DOOR HARDWARE): YES NO

FIRE RESISTANCE

STRUCTURAL FRAME 0 HR 1 HR 2 HR 3 HR
EXTERIOR WALLS 3FT < X < 5FT (FIRE SEPARATION DISTANCE) TABLE 705.7
BEARING 0 HR 1 HR 2 HR 3 HR
NON-BEARING 0 HR 1 HR 2 HR 3 HR N/A

BUILDING USE

ASSEMBLY A-1 A-2 A-3 A-4 A-5
BUSINESS B
EDUCATIONAL E
FABRICATION F-1 F-2
HAZARDOUS H-1 H-2 H-3 H-4 H-5
INSTITUTIONAL I-1 I-2 I-3 CONDITION I-4

SINGLE USE BUILDING
NON-SEPARATED OCCUPANCIES MOST RESTRICTIVE USE APPLIED TO ENTIRE BUILDING
SEPARATED OCCUPANCIES FIRE BARRIER RATINGS 1 HR 2 HR NR
ACCESSORY OCCUPANCIES AGGREGATE AREA IS LESS THAN % OF MAIN OCCUPANCY

HEIGHTS AND AREAS

ACTUAL BUILDING HEIGHT: FEET 21 FT STORIES ABOVE GRADE 0 BASEMENT: YES NO

ACTUAL BUILDING AREA: BASEMENT (BL) GROSS: 480 sf
MAIN LEVEL (ML) GROSS: 12,384 sf + 631 SF MEZZANINE = 13,015 SF TOTAL
UPPER LEVEL (UL) GROSS: 0 sf

Table with 5 columns: MAIN USE, TABLE 503 ALLOWABLE STORIES AND HEIGHT, FIRE SPRINKLER INCREASE, INCREASED LIMITATION, ACTUAL HEIGHT. Rows for STORIES and HEIGHT.

TABULAR ANALYSIS & INCREASES FOR AREA: NOT REQUIRED
FRONTAGE INCREASE = IF = (F/P=.25)W/30 = (447/447-.25) 30 FT / 30 FT = .75 X 1 = .75

SECTION 507 UNLIMITED AREA BUILDINGS: NOT APPLICABLE
508 4.3. ALLOWABLE BUILDING AREA IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1

Table with 6 columns: MAIN LEVEL, MAX. ALLOWABLE AREA PER USE, FRONTAGE INCREASE If X .75, FIRE SPRINKLER INCREASE, INCREASED ALLOWABLE AREA, PERCENTAGE OF MAIN LEVEL, ALLOWABLE AREA BY RATIO. Rows for F-1, B, and totals.

EXTERIOR WALLS

PROJECTIONS YES NO N/A NOTE: PROJECTIONS DO NOT OCCUR
FIRE SEPARATION DISTANCE LOCATION DISTANCE RATING
SOUTH WALL 66 FT NOT REQUIRED
EAST WALL 100 FT NOT REQUIRED
NORTH WALL 33 FT NOT REQUIRED *
WEST WALL 33 FT NOT REQUIRED *

* PUBLIC RIGHT OF WAY IS 66 FEET WIDE. FIRE SEPARATION DISTANCE IS MEASURED TO THE CENTERLINE OF PUBLIC RIGHT OF WAY.

PARAPETS EXISTING PARAPETS VARY IN HEIGHT BETWEEN 6" - 30" HIGH.

MEANS OF EGRESS

FLOOR AREA PER OCCUPANT:
BUSINESS AREAS = 100 GROSS SF / PERSON
INDUSTRIAL AREAS = 100 GROSS SF / PERSON

NUMBER OF REQUIRED EXITS PER FLOOR:
MAIN LEVEL OCCUPANCY = 0-49 = 1 EXIT
1-500 = 2 EXITS 6 PROVIDED
501-1000 = 3 EXITS
1000 + = 4 EXITS

UPPER LEVEL OCCUPANCY = 0-29 = 1 EXIT
1-500 = 2 EXITS
501-1000 = 3 EXITS
1000 + = 4 EXITS

EXIT ACCESS TRAVEL DISTANCE: 250 FT MAXIMUM

EXIT WIDTH REQUIREMENTS:

Table with 5 columns: STORY, CALCULATED OCCUPANT LOAD (TOTAL PER LEVEL), MULTIPLIER (PER 1005.1) OR MINIMUM, OTHER WIDTHS, NOTES. Rows for BASEMENT, MAIN LEVEL, UPPER LEVEL.

ACCESSIBLE MEANS OF EGRESS YES NO

INTERIOR EXIT STAIRWAY YES NO
EXIT ACCESS STAIRWAYS YES NO

RAMPS YES N/A
HANDRAILS TYPE I TYPE II N/A NOTE: UNIFORM HT. 34" - 38" ABOVE STAIR NOSINGS
GUARDS YES N/A NOTE: 42" MIN. ABOVE FLOOR
EGRESS THROUGH INT. SPACE YES NO
COMMON PATH OF EGRESS TRAVEL 100 FT. WITH FIRE SPRINKLER
SPACES WITH ONE EXIT ACCESS GROUP B & F < 49 MAX. OCCUPANT LOAD
EXIT ACCESS TRAVEL DISTANCE GROUP F = 250 FT MAX. WITH FIRE SPRINKLER

BASEMENT WITH 1 EXIT GROUP F - 49 MAX. OCCUPANTS = 100 FT.
MEZZANINES WITH 1 EXIT GROUP B - 29 MAX. OCCUPANTS = 100 FT.
EXIT DISCHARGE TO EXTERIOR YES N/A NOTE: BASEMENT OCCUPANCY IS < 10

PLUMBING FIXTURE REQUIREMENTS

FLOOR PLAN AND ANALYSIS WAS APPROVED ON 9/18/20 BY FRANK REIDA & MARTIN GOMEZ, ACTING CHIEF PLUMBING INSPECTOR.

THE BUILDING IS USED FOR INDUSTRIAL USES WITH ACCESSORY OFFICE SPACE SERVING THAT USE.
TOTAL "GROSS" SQUARE FOOTAGE INCLUDING EXTERIOR WALLS IS 13,015 SF.
OCCUPANCY FOR PLUMBING IS CALCULATED USING TABLE 722(SA)(5B)(5C).

THE BUILDING IS CALCULATED AS BUSINESS CATEGORY (A1) 200SF / PERSON X .3
13,015 SF / 200 X .3 = 19.5 (ROUNDED TO 20) 10 MEN & 10 WOMEN

REQUIRED FIXTURES PROVIDE PER TABLE
MENS = 1 WC, 1 UR, 1 LAV
WOMEN = 2 WC, 1 LAV
PROVIDED
MENS = 3WC, 3 URINAL, 3 LAVS
WOMEN = 2 WC, 1 LAV

DRINKING FOUNTAIN REQUIRED PER 49-522(C)

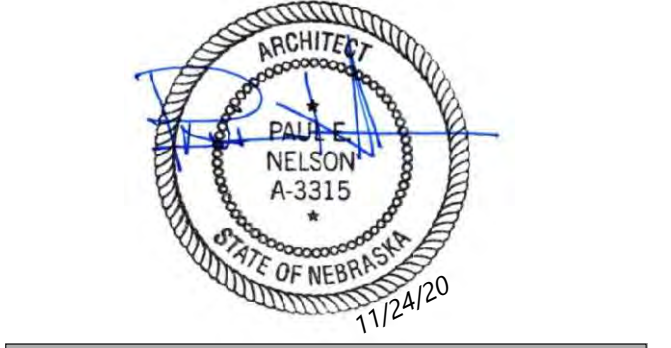


1331 RIDGEWOOD AVENUE
OMAHA, NEBRASKA 68124
(402) 515-0529
paul@penarchitect.com
www.penarchitect.com

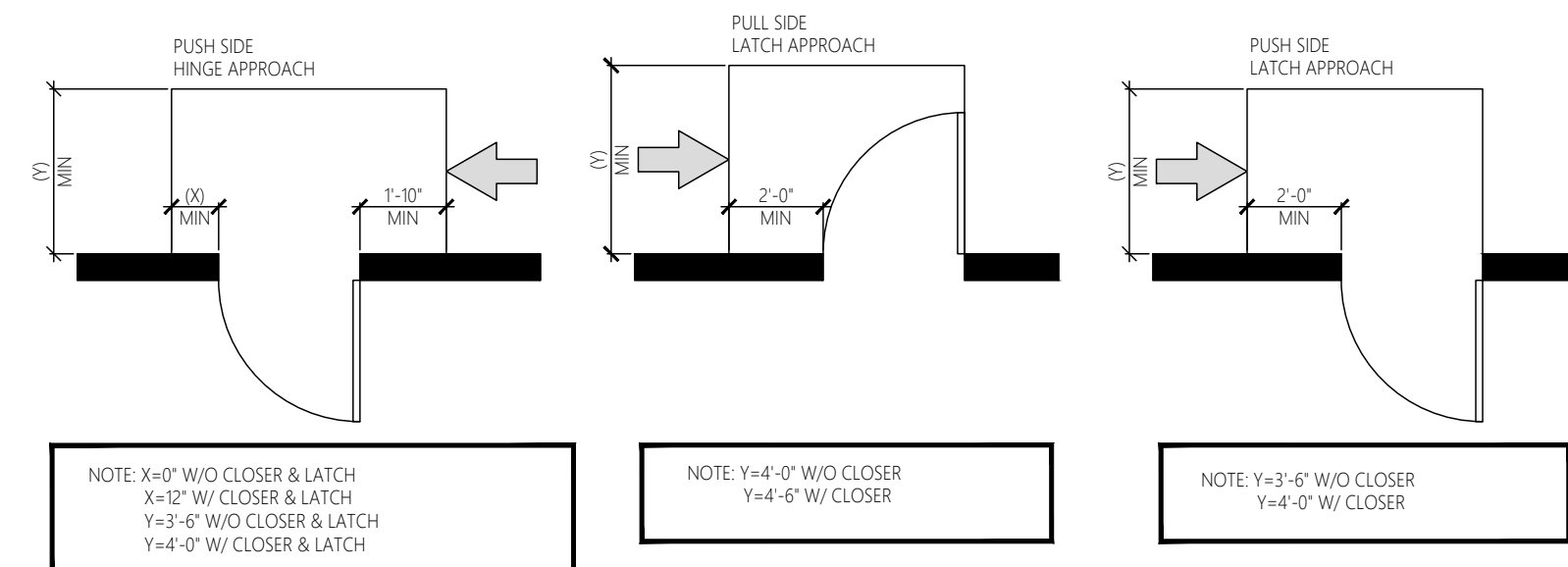
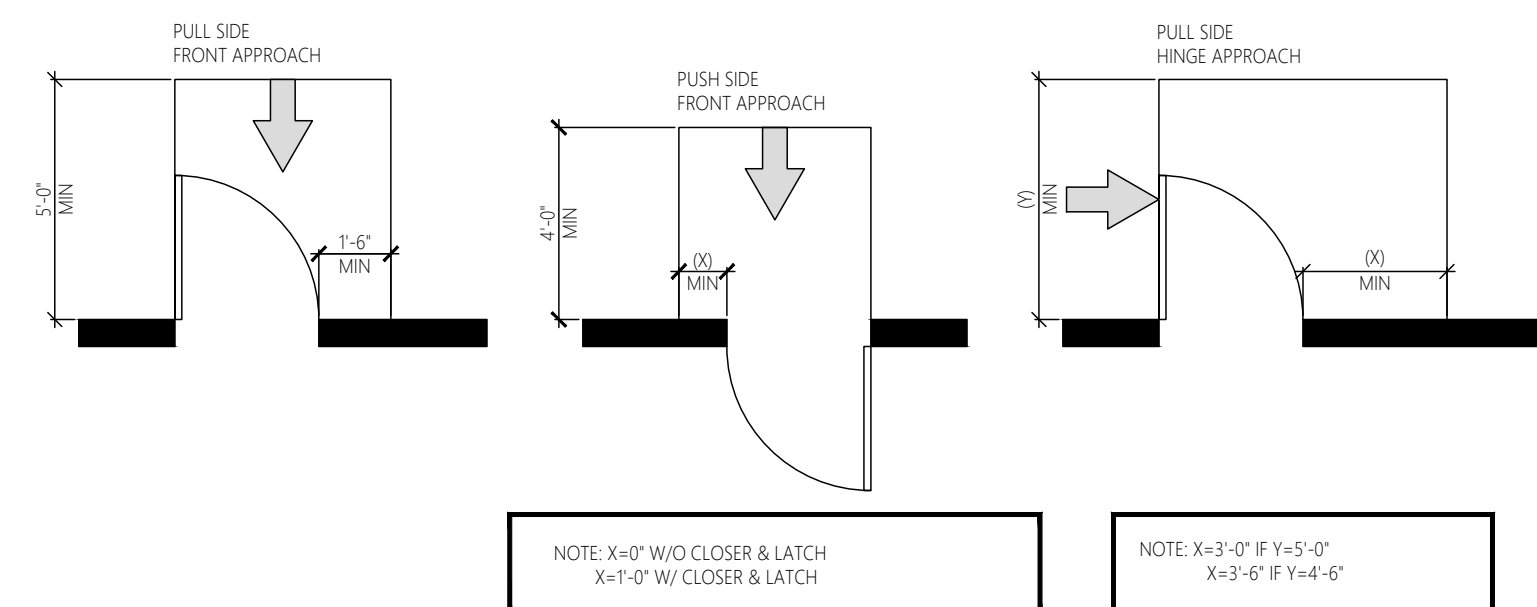
4431 & 4435 FLORENCE BOULEVARD - BUILDING REHABILITATION
OMAHA, NEBRASKA 68110

DATE: 11-24-20

CODE REVIEW NOTES



G1.0



DOOR CLEARANCES
NOT TO SCALE

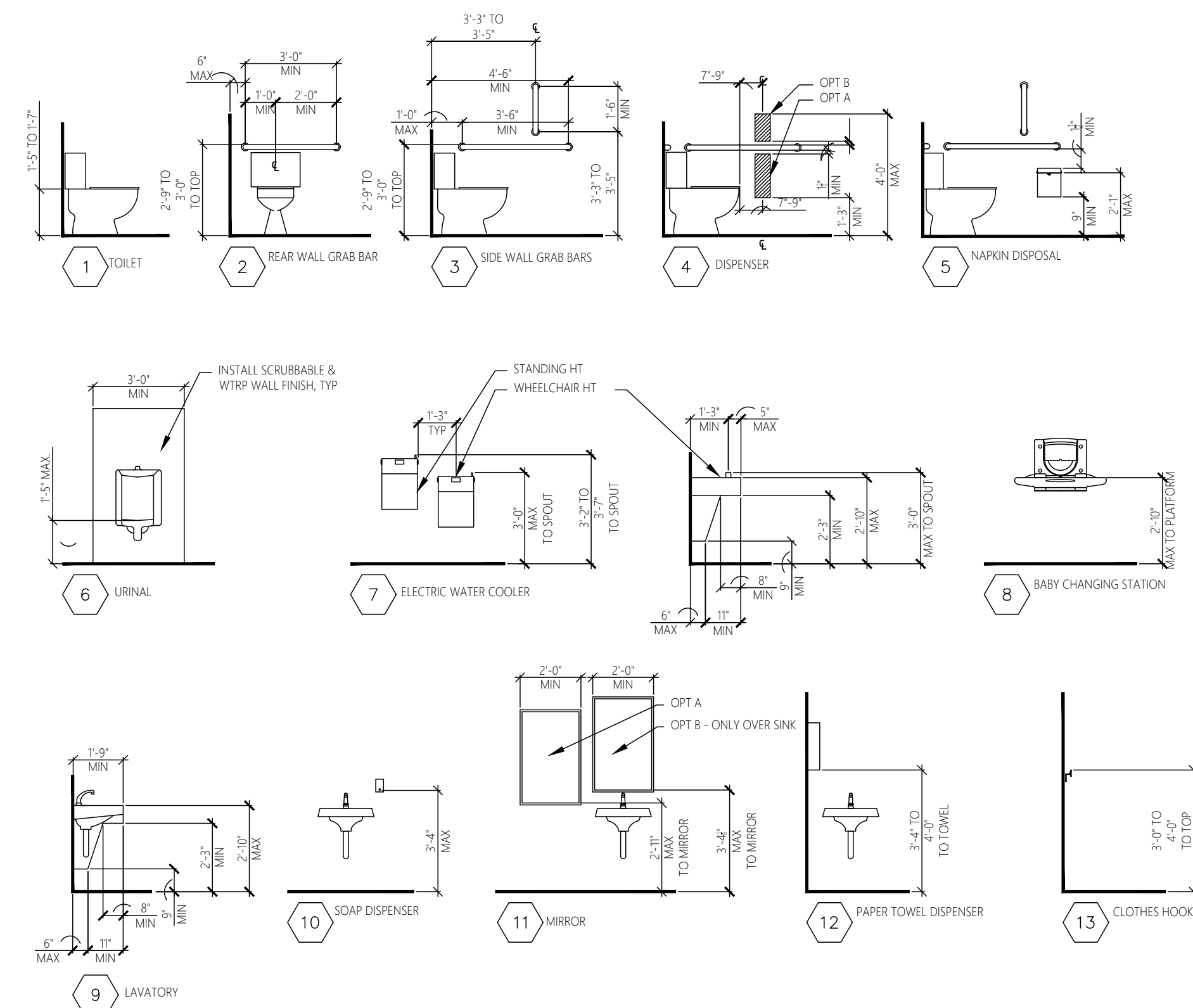
1
G1.1

CODE REVIEW PLAN - PARTIAL BASEMENT

3/32" = 1'-0"

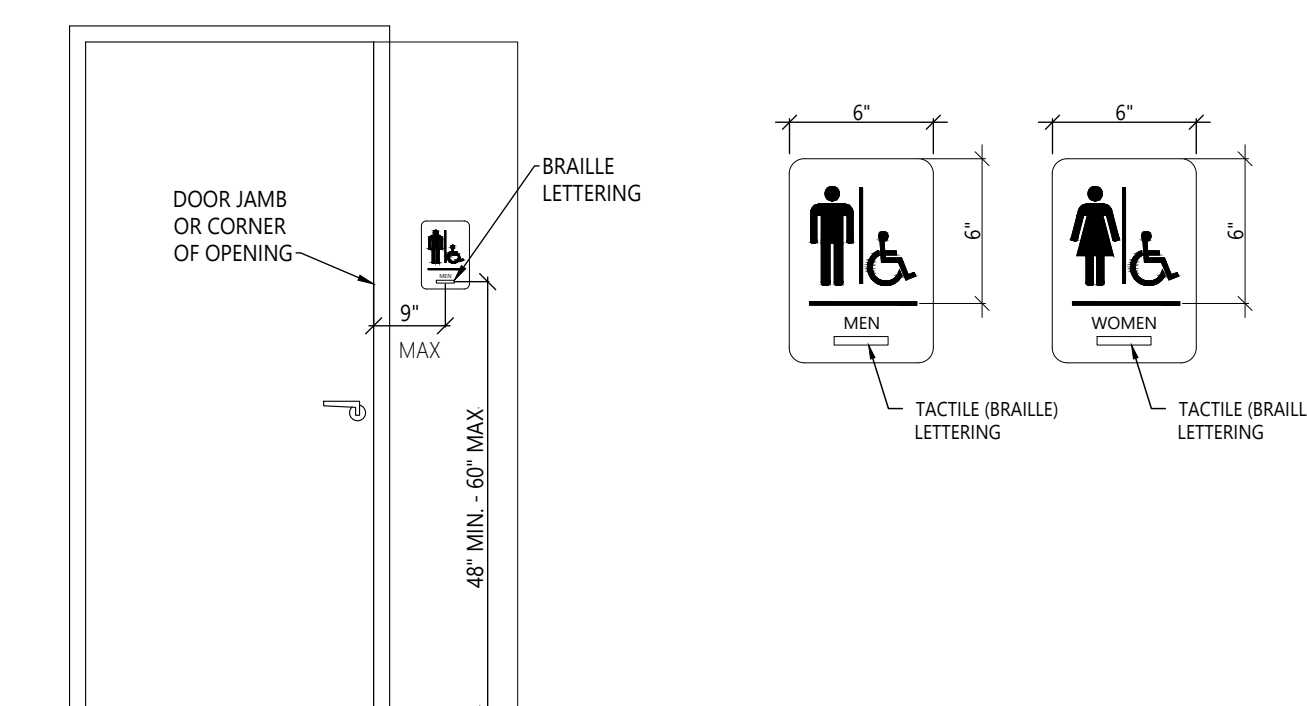
NORTH EAST CORNER OF BUILDING

1
G1.1



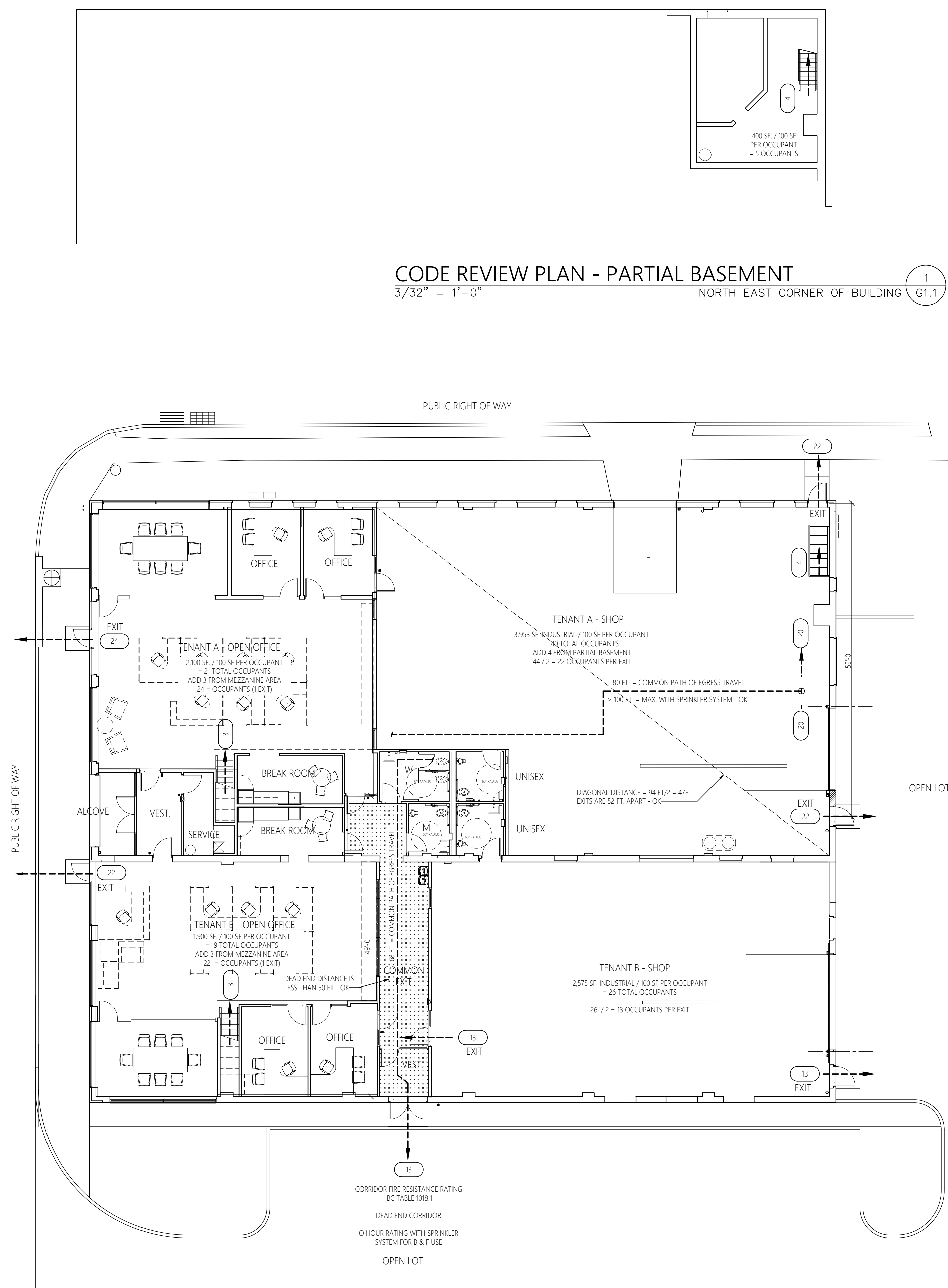
FIXTURE MOUNTING HEIGHTS
NOT TO SCALE

1
G1.1



RESTROOM SIGN
NOT TO SCALE

LOCATION
1
G1.1



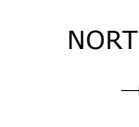
CODE REVIEW PLAN - MEZZANINE

3/32" = 1'-0"

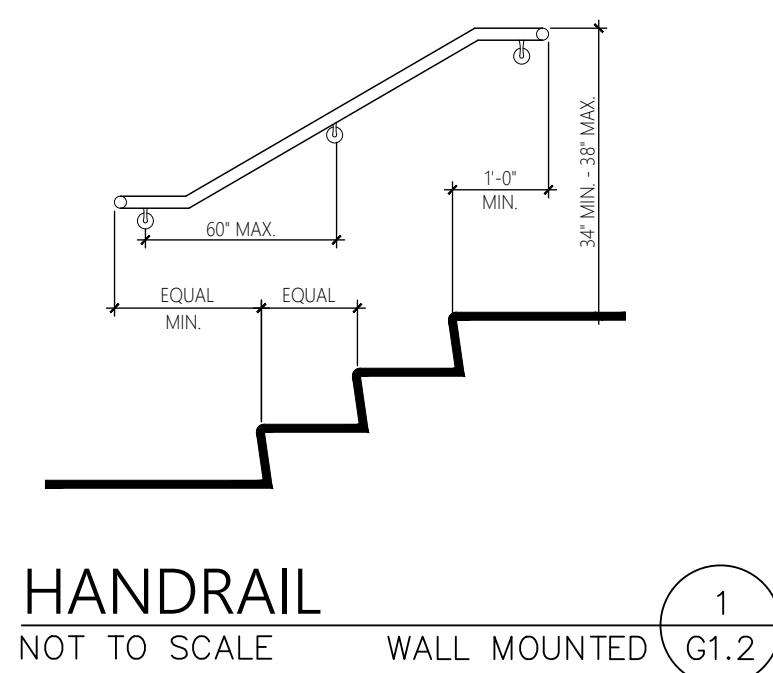
1
G1.1

DATE: 11-24-20

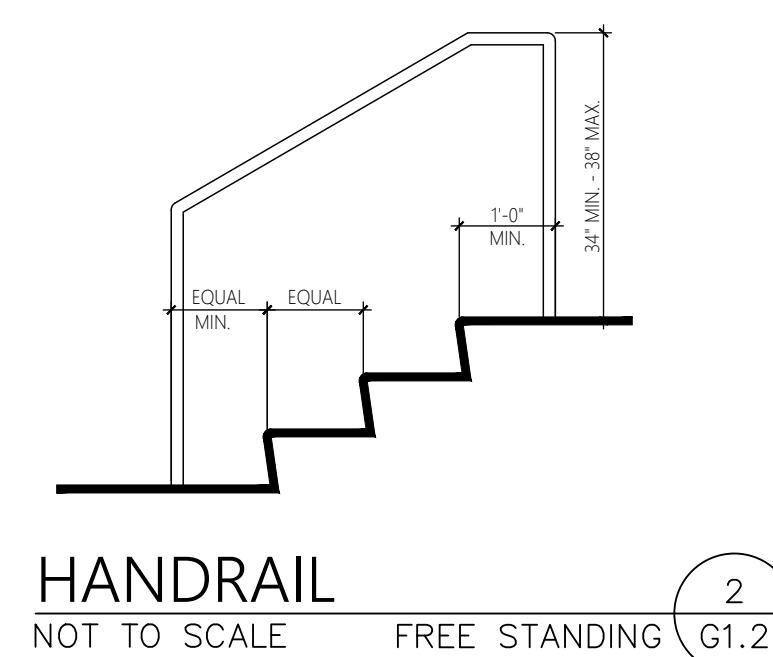
CODE REVIEW PLAN



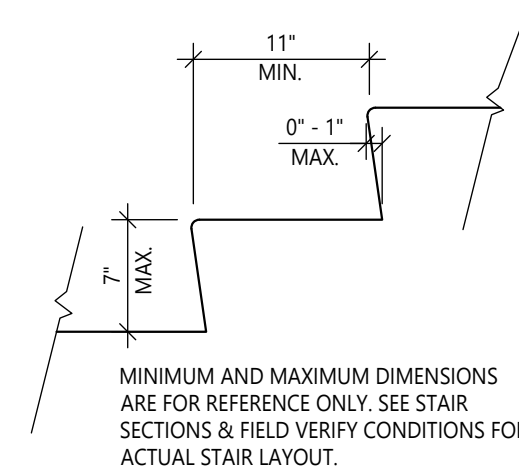
G1.1



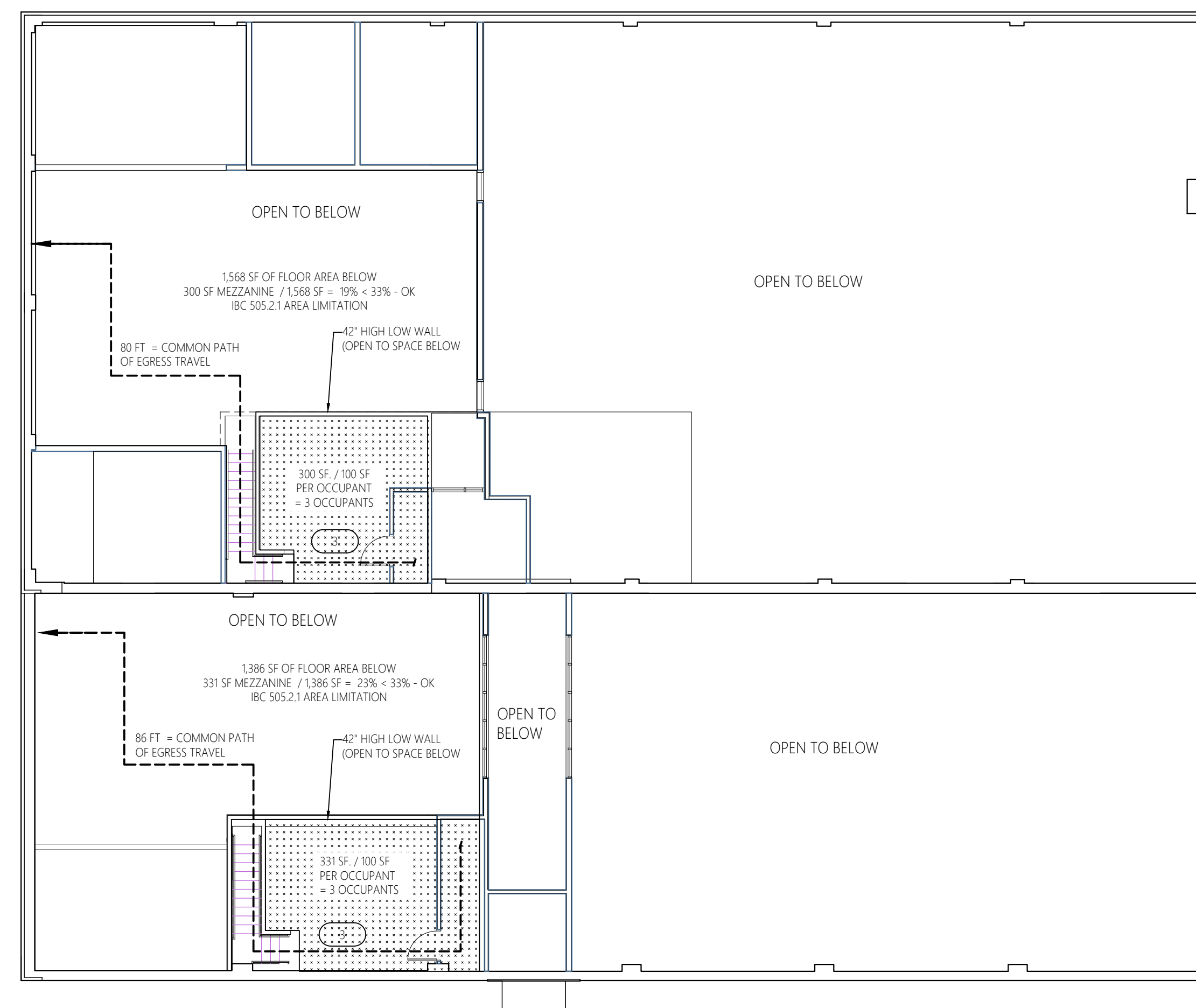
HANDRAIL
NOT TO SCALE WALL MOUNTED 1
G1.2



HANDRAIL
NOT TO SCALE FREE STANDING 2
G1.2

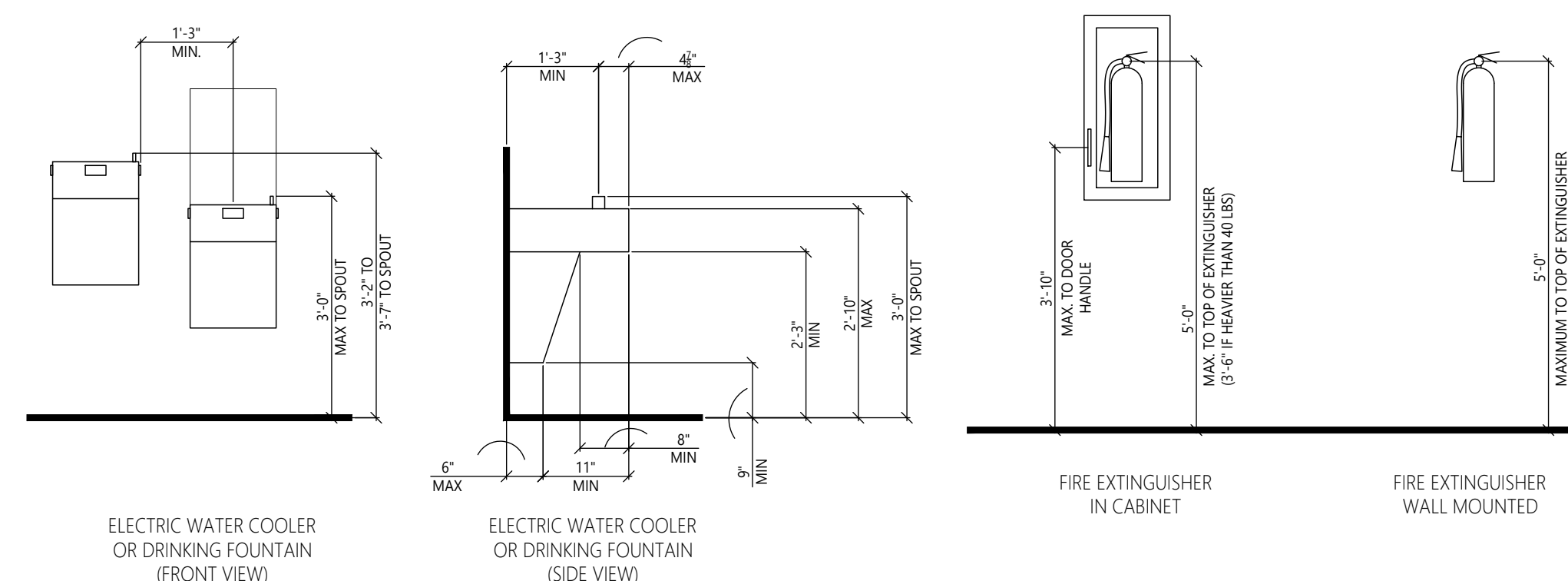


STAIR TREAD
NTS MIN./ MAX. SIZES 3
G1.2



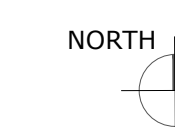
CODE REVIEW PLAN - MEZZANINE
3/32" = 1'-0"

6
G1.2



WATER COOLER / BOTTLE FILLER
NOT TO SCALE MOUNTING 4
G1.2

FIRE EXTINGUISHER
NOT TO SCALE MOUNTING 5
G1.2



GENERAL REMOVAL KEYNOTES

NOT ALL WINDOWS ARE SCHEDULED FOR REPLACEMENT. REFERENCE THE DOOR & WINDOW SCHEDULE FOR WORK RELATED TO EXISTING WINDOWS. REMOVAL AND REPLACEMENT ACCORDING TO THE WINDOW & DOOR NUMBERS INDICATED ON THE FLOOR PLANS.

REMOVE ALL HVAC, PLUMBING AND ELECTRICAL DEVICES, CONDUITS, WIRING, FIXTURES AND CONTROLS BACK TO EXISTING SERVICE ENTRY.

UNDERGROUND SEWER MAY REMAIN WHERE NOT EFFECTED BY NEW WORK AND WHERE NEW PLUMBING TIES IN.

REMOVAL KEYNOTES

- A REMOVE ENTIRE BRICK CHIMNEY & CAP BELOW NEW ROOF STRUCTURE.
- B1 REMOVE 12" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWINGS).
- B2 REMOVE 8" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWING. SAW-CUT BETWEEN NEW AND EXISTING FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
- C REMOVE 8" THICK CONCRETE BLOCK WALL (OR PORTION INDICATED ON THE DRAWING).
- D SAW-CUT BETWEEN NEW AND EXISTING MASONRY FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
- E REMOVE CONCRETE SLAB ON GRADE & LOOSE FILL BELOW SLAB.
- F REMOVE CONCRETE SIDEWALK OR DRIVEWAY PAVING.
- G REMOVE CONCRETE OR BRICK FOUNDATION, IF FOUNDATION DOES NOT CONFLICT WITH NEW CONSTRUCTION, THAT PORTION WHICH IS 12" BELOW NEW GRADE ELEVATION MAY REMAIN.
- H REMOVE ROOF STRUCTURE COMPRISED OF WOOD BECKING, 2X RAFTERS, WOOD FRAMING BELOW RAFTERS AND ALL METAL FLASHING, HARDWARE AND COMPONENTS ASSOCIATED WITH THE ROOF. (NOTE, STEEL BEAMS ARE TO REMAIN.)

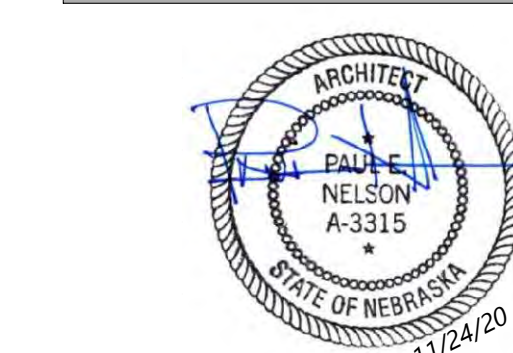
O TYPICAL

- I REMOVE ROOF STRUCTURE COMPRISED OF ROOFING, DECKING, RAFTERS IN ITS ENTIRETY.
- J REMOVE ROOF BALLAST (STOCKPILE), MEMBRANE, FLASHINGS OR T-BARS, AND ALL OTHER COMPONENTS ASSOCIATED WITH THE ROOFING. EXISTING UNDER-LAYMENTS IN GOOD CONDITION (INCLUDING INSULATION) MAY REMAIN.
- K1 REMOVE ROOF DRAIN AND PIPING DOWN TO FLOOR LINE. CAP EXISTING DRAIN LINES BELOW GRADE DURING CONSTRUCTION. PLUMBER SHALL SCOPE EXISTING LINES TO DETERMINE CONDITION, SIZE, DEPTH AND APPROXIMATE ROUTING TO PUBLIC SEWER LINE.
- K2 EXISTING ROOF DRAIN TO REMAIN. REMOVE STRAINER AND INSTALL NEW ROOFING INTO DRAIN ASSEMBLY FOR WATERTIGHT INSTALL.
- L REMOVE A PORTION OF MASONRY FOR NEW OVERFLOW THRU-WALL SCUPPER. SEE NEW SCUPPER DETAIL AND ROOF PLAN FOR SIZE AND LOCATION.
- M REMOVE METAL CAP FLASHING OVER WALL AND ROOF MEMBRANE.
- N REMOVE CLAY-TILE WALL CAP AS REQUIRED FOR THICKER INSULATED ROOF.
- O REMOVE CONCRETE BLOCK PORTION OF BUILDING INCLUDING ALL DOORS, WINDOWS, ROOF, ELECTRICAL, PLUMBING AND MECHANICAL COMPONENTS.
- P REMOVE WOOD PARAPET DOWN TO TOP OF EXISTING MASONRY (APPROXIMATELY 15 FT ABOVE FLOOR LINE).
- Q REMOVE PORTION OF CEILING SUSPENDED BELOW ROOF STRUCTURE OF LOFT STRUCTURE.
- R REMOVE WOOD FRAMED LOFT FLOOR AND STAIR COMPLETE. CAREFULLY REMOVE AND SALVAGE ALL T & G DECKING FOR REUSE.
- S REMOVE INTERIOR PARTITION (DRYWALL OVER WOOD STUD FRAMING).
- T1 REMOVE ALUMINUM STOREFRONT FRAMING DOWN TO MASONRY OPENING.

NORTH

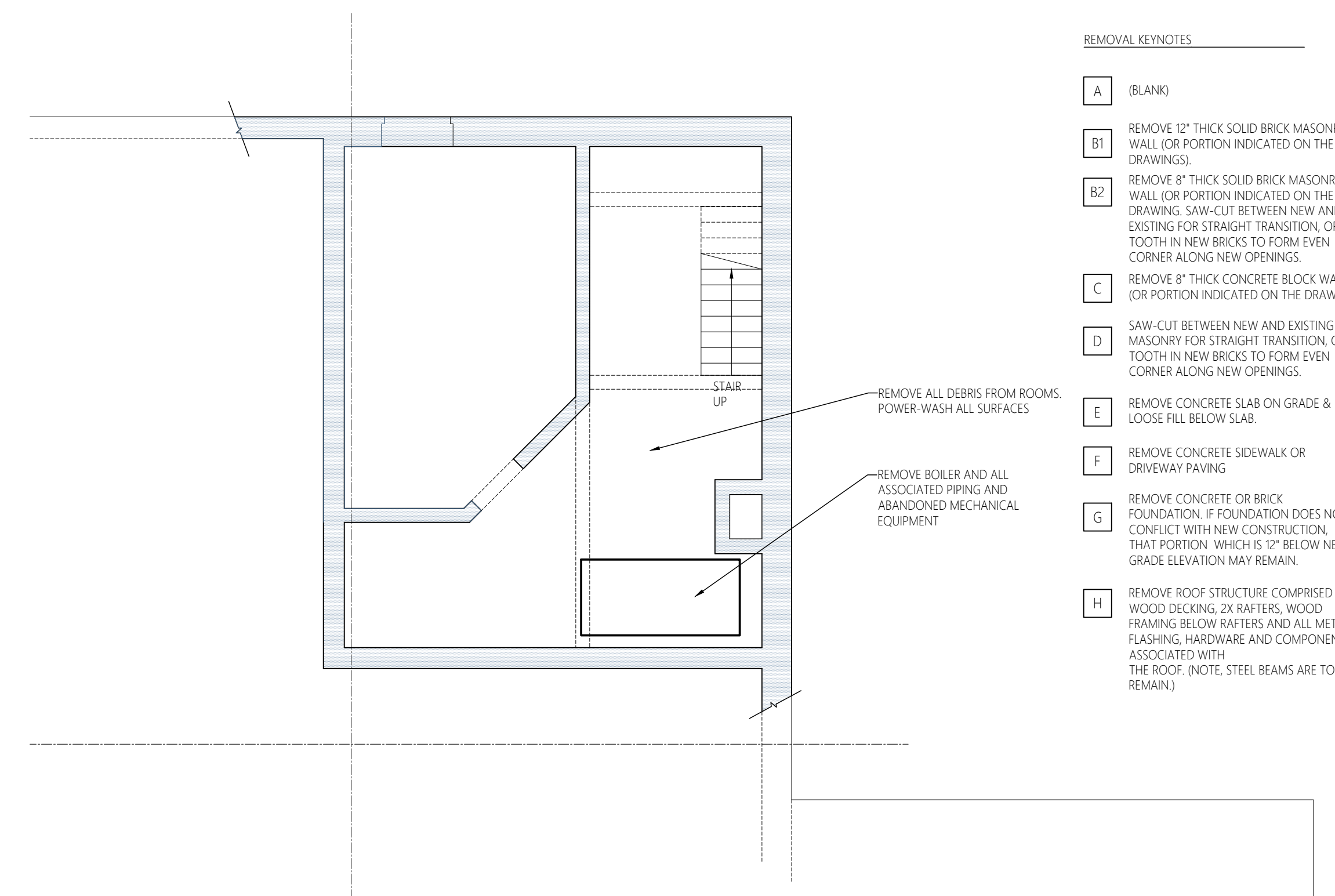
REMOVAL PLAN - MAIN LEVEL

DATE: 11-24-20



A0.1

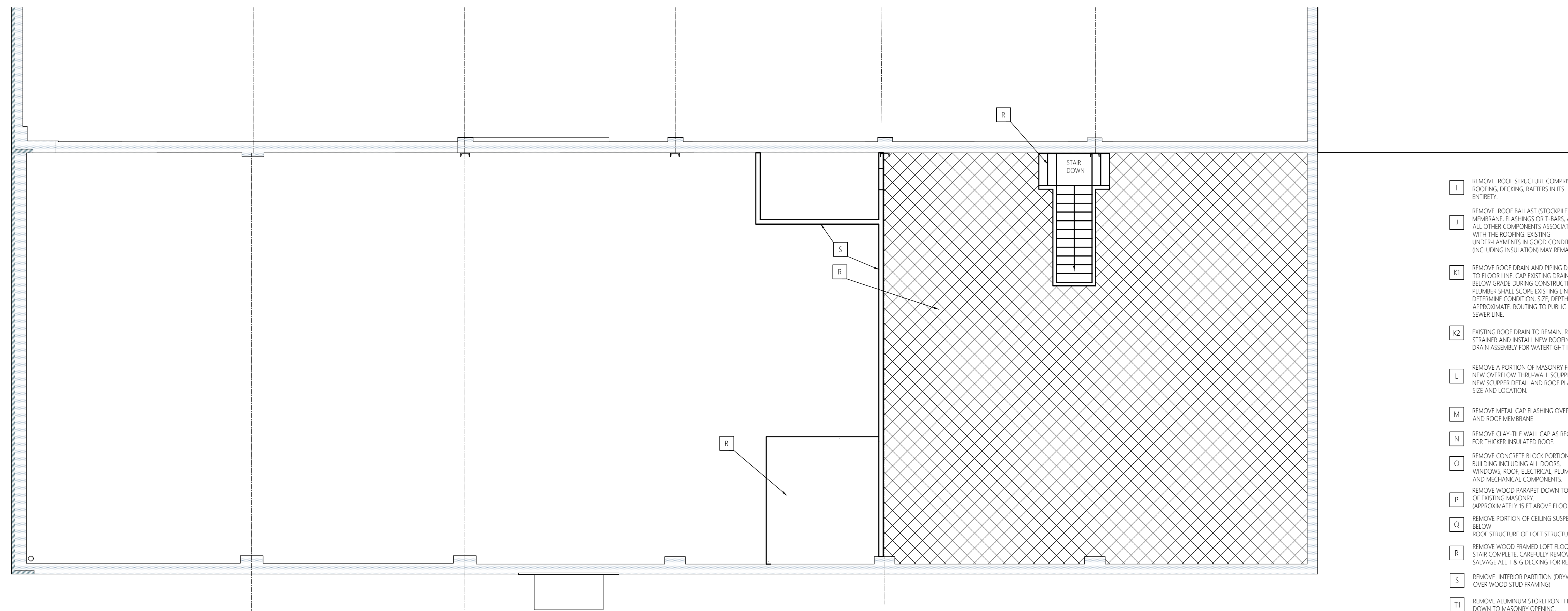
REMOVAL PLAN - MAIN LEVEL
SCALE 3/16" = 1'-0"



- REMOVAL KEYNOTES
- A (BLANK)
 - B1 REMOVE 12" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWINGS).
 - B2 REMOVE 8" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWING). SAW-CUT BETWEEN NEW AND EXISTING FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
 - C REMOVE 8" THICK CONCRETE BLOCK WALL (OR PORTION INDICATED ON THE DRAWING)
 - D SAW-CUT BETWEEN NEW AND EXISTING MASONRY FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
 - E REMOVE CONCRETE SLAB ON GRADE & LOOSE FILL BELOW SLAB.
 - F REMOVE CONCRETE SIDEWALK OR DRIVEWAY PAVING
 - G REMOVE CONCRETE OR BRICK FOUNDATION. IF FOUNDATION DOES NOT CONFLICT WITH NEW CONSTRUCTION THAT PORTION WHICH IS 12" BELOW NEW GRADE ELEVATION MAY REMAIN.
 - H REMOVE ROOF STRUCTURE COMPRISED OF WOOD DECKING, 2X RAFTERS, WOOD FRAMING BELOW RAFTERS AND ALL METAL FLASHING, HARDWARE AND COMPONENTS ASSOCIATED WITH THE ROOF. (NOTE, STEEL BEAMS ARE TO REMAIN.)

PARTIAL REMOVAL PLAN - BASEMENT
SCALE 3/16" = 1'-0"

1
A0.2



- I1 REMOVE ROOF STRUCTURE COMPRISED OF ROOFING, DECKING, RAFTERS IN ITS ENTIRETY.
- J REMOVE ROOF BALLAST (STOCKPILE), MEMBRANE, FLASHINGS OR T-BARS, AND ALL OTHER COMPONENTS ASSOCIATED WITH THE ROOFING. EXISTING UNDER-LAYMENTS IN GOOD CONDITION (INCLUDING INSULATION) MAY REMAIN.
- K1 REMOVE ROOF DRAIN AND PIPING DOWN TO FLOOR LINE. CAP EXISTING DRAIN LINES BELOW GRADE DURING CONSTRUCTION. PLUMBER SHALL SCOPE EXISTING LINES TO DETERMINE CONDITION, SIZE, DEPTH AND APPROXIMATE ROUTING TO PUBLIC SEWER LINE.
- K2 EXISTING ROOF DRAIN TO REMAIN. REMOVE STRAINER AND INSTALL NEW ROOFING INTO DRAIN ASSEMBLY FOR WATERTIGHT INSTALL.
- L REMOVE A PORTION OF MASONRY FOR NEW OVERFLOW THRU-WALL SCUPPER. SEE NEW SCUPPER DETAIL AND ROOF PLAN FOR SIZE AND LOCATION.
- M REMOVE METAL CAP FLASHING OVER WALL AND ROOF MEMBRANE
- N REMOVE CLAY-TILE WALL CAP AS REQUIRED FOR THICKER INSULATED ROOF.
- O REMOVE CONCRETE BLOCK PORTION OF BUILDING INCLUDING ALL DOORS, WINDOWS, ROOF ELECTRICAL, PLUMBING AND MECHANICAL COMPONENTS.
- P REMOVE WOOD PARAPET DOWN TO TOP OF EXISTING MASONRY. (APPROXIMATELY 15 FT ABOVE FLOOR LINE)
- Q REMOVE PORTION OF CEILING SUSPENDED BELOW ROOF STRUCTURE OF LOFT STRUCTURE
- R REMOVE WOOD FRAMED LOFT FLOOR AND STAIR COMPLETE. CAREFULLY REMOVE AND SALVAGE ALL T & G DECKING FOR REUSE
- S REMOVE INTERIOR PARTITION (DRYWALL OVER WOOD STUD FRAMING)
- T1 REMOVE ALUMINUM STOREFRONT FRAMING DOWN TO MASONRY OPENING.
- T2 REMOVE METAL WRAPPED WINDOW VALANCE (EXTERIOR) AND WOOD FRAMED INFILL BEHIND

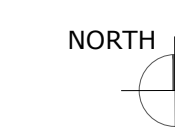
PARTIAL REMOVAL PLAN - MEZZANINE
SCALE 3/16" = 1'-0"

2
A0.1

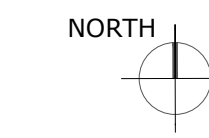
4431 & 4435 FLORENCE
BOULEVARD - BUILDING
REHABILITATION
OMAHA, NEBRASKA 68110

DATE: 11-24-20

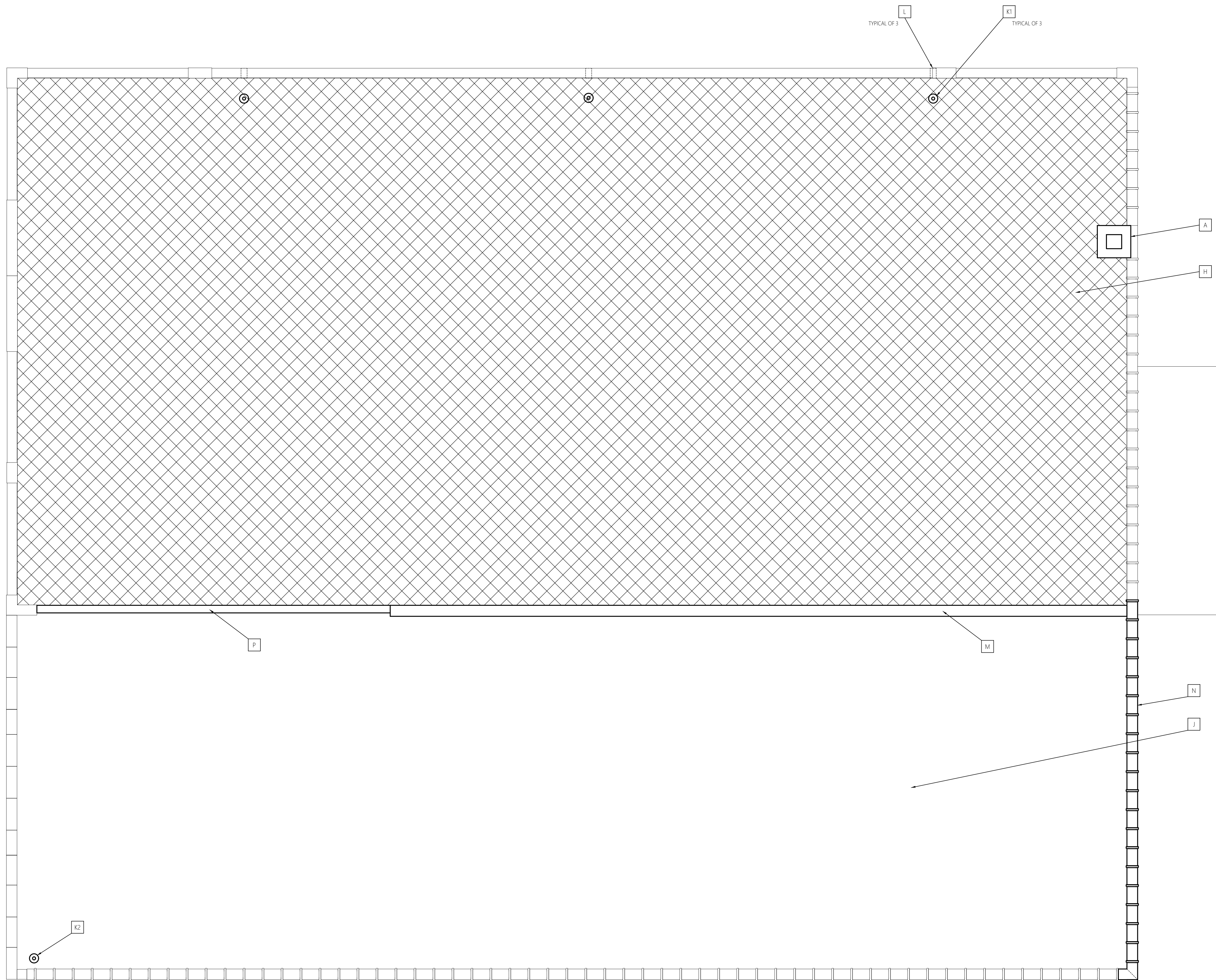
**REMOVAL PLAN - BASEMENT
& MEZZANINE**

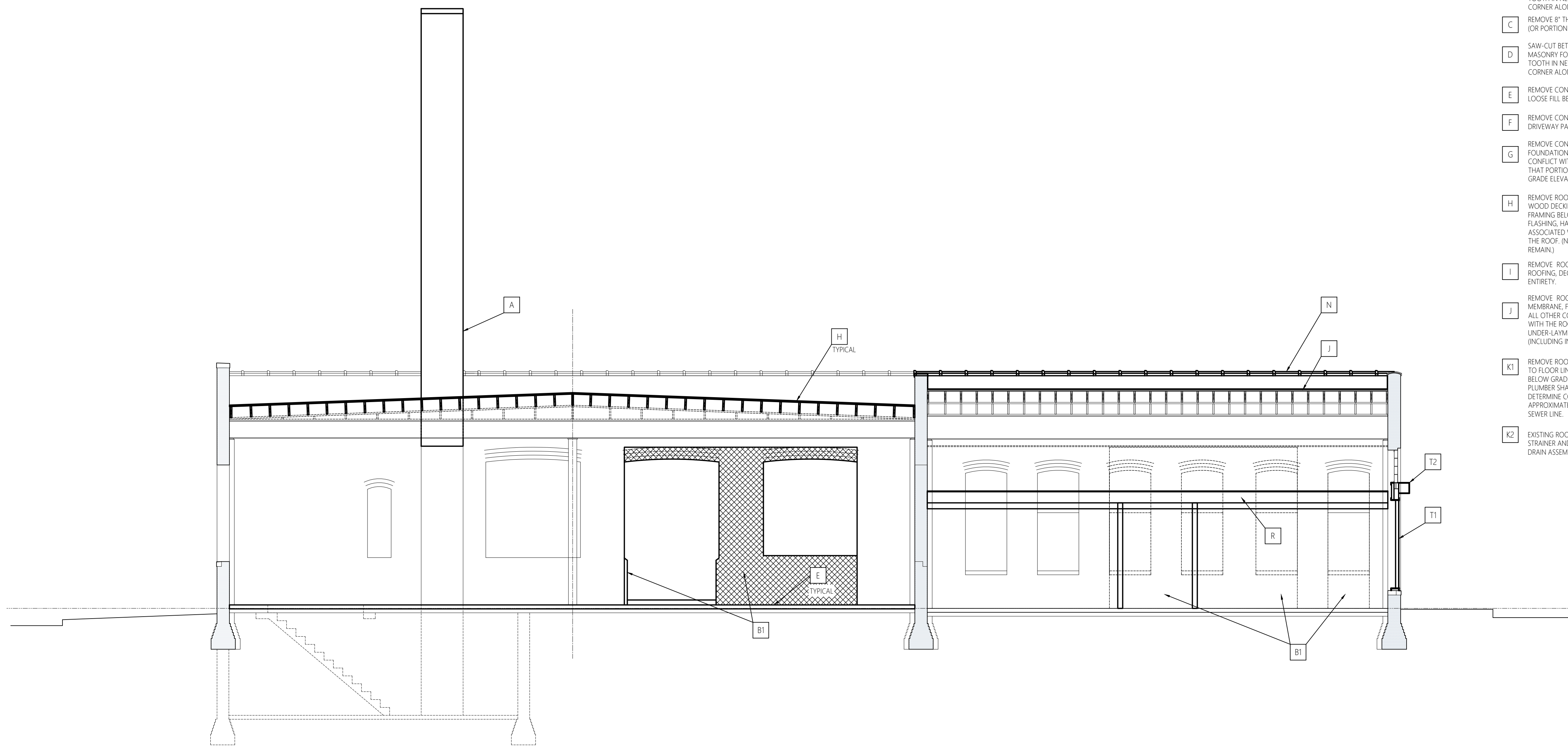


A0.2



- ROOF REMOVAL KEYNOTES
- H** REMOVE ROOF STRUCTURE COMPRISED OF DAMAGED WOOD DECKING, 2X RAFTERS, WOOD FRAMING BELOW RAFTERS AND ALL METAL FLASHING, HARDWARE AND COMPONENTS ASSOCIATED WITH THE ROOF. (NOTE, ALL STEEL BEAMS & COLUMNS ARE TO REMAIN)
 - J** REMOVE ROOF BALLAST (STOCKPILE), MEMBRANE, FLASHINGS OR F-BARS, AND ALL OTHER COMPONENTS ASSOCIATED WITH THE ROOFING. EXISTING UNDER-LAYMENTS IN GOOD CONDITION (INCLUDING INSULATION) MAY REMAIN.
 - K1** REMOVE ROOF DRAIN AND PIPING DOWN TO CAST IRON RISER / LEADERS. CAP DRAIN LINES DURING CONSTRUCTION. PLUMBER SHALL SCOPE & CLEAR EXISTING LINES TO TO PUBLIC SEWER LINE.
 - K2** EXISTING ROOF DRAIN TO REMAIN. CAP DURING REMOVAL AND REPLACEMENT WORK.
 - L** REMOVE A PORTION OF MASONRY FOR NEW OVERFLOW THRU-WALL SCUPPER. SEE NEW SCUPPER DETAIL AND ROOF PLAN FOR SIZE AND LOCATION.
 - M** REMOVE METAL CAP FLASHING OVER WALL AND ROOF MEMBRANE.
 - N** REMOVE CLAY-TILE WALL CAP AS REQUIRED FOR THICKER INSULATED ROOF.
 - P** REMOVE WOOD PARAPET DOWN TO TOP OF EXISTING MASONRY. (APPROXIMATELY 15 FT ABOVE FLOOR LINE)





REMOVAL KEYNOTES

- A REMOVE ENTIRE BRICK CHIMNEY & CAP BELOW NEW ROOF STRUCTURE.
- B1 REMOVE 12" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWINGS).
- B2 REMOVE 8" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWING, SAW-CUT BETWEEN NEW AND EXISTING FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
- C REMOVE 8" THICK CONCRETE BLOCK WALL (OR PORTION INDICATED ON THE DRAWING)
- D SAW-CUT BETWEEN NEW AND EXISTING MASONRY FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
- E REMOVE CONCRETE SLAB ON GRADE & LOOSE FILL BELOW SLAB.
- F REMOVE CONCRETE SIDEWALK OR DRIVEWAY PAVING
- G REMOVE CONCRETE OR BRICK FOUNDATION, IF FOUNDATION DOES NOT CONFLICT WITH NEW CONSTRUCTION, THAT PORTION WHICH IS 12" BELOW NEW GRADE ELEVATION MAY REMAIN.
- H REMOVE ROOF STRUCTURE COMPRISED OF WOOD DECKING, 2X RAFTERS, WOOD FRAMING BELOW RAFTERS AND ALL METAL FLASHING, HARDWARE AND COMPONENTS ASSOCIATED WITH THE ROOF. (NOTE, STEEL BEAMS ARE TO REMAIN)
- I REMOVE ROOF STRUCTURE COMPRISED OF ROOFING, DECKING, RAFTERS IN ITS ENTIRETY.
- J REMOVE ROOF BALLAST (STOCKPILE), MEMBRANE, FLASHINGS OR T-BARS, AND ALL OTHER COMPONENTS ASSOCIATED WITH THE ROOFING. EXISTING UNDER-LAYMENTS IN GOOD CONDITION (INCLUDING INSULATION) MAY REMAIN.
- K1 REMOVE ROOF DRAIN AND PIPING DOWN TO FLOOR LINE. CAP EXISTING DRAIN LINES BELOW GRADE DURING CONSTRUCTION. PLUMBER SHALL SCOPE EXISTING LINES TO DETERMINE CONDITION, SIZE, DEPTH AND APPROXIMATE ROUTING TO PUBLIC SEWER LINE.
- K2 EXISTING ROOF DRAIN TO REMAIN. REMOVE STRAINER AND INSTALL NEW ROOFING INTO DRAIN ASSEMBLY FOR WATERTIGHT INSTALL.

GENERAL REMOVAL KEYNOTES

- NOT ALL WINDOWS ARE SCHEDULED FOR REPLACEMENT. REFERENCE THE DOOR & WINDOW SCHEDULE FOR WORK RELATED TO EXISTING WINDOWS. REMOVAL AND REPLACEMENT ACCORDING TO THE WINDOW & DOOR NUMBERS INDICATED ON THE FLOOR PLANS.
- REMOVE ALL HVAC, PLUMBING AND ELECTRICAL DEVICES, CONDUITS, WIRING, FIXTURES AND CONTROLS BACK TO EXISTING SERVICE ENTRY.
- UNDERGROUND SEWER MAY REMAIN WHERE NOT EFFECTED BY NEW WORK AND WHERE NEW PLUMBING TIES IN.
- L REMOVE A PORTION OF MASONRY FOR NEW OVERFLOW THRU-WALL SCUPPER. SEE NEW SCUPPER DETAIL AND ROOF PLAN FOR SIZE AND LOCATION.
 - M REMOVE METAL CAP FLASHING OVER WALL AND ROOF MEMBRANE
 - N REMOVE CLAY-TILE WALL CAP AS REQUIRED FOR THICKER INSULATED ROOF.
 - O REMOVE CONCRETE BLOCK PORTION OF BUILDING INCLUDING ALL DOORS, WINDOWS, ROOF, ELECTRICAL, PLUMBING AND MECHANICAL COMPONENTS.
 - P REMOVE WOOD PARAPET DOWN TO TOP OF EXISTING MASONRY (APPROXIMATELY 15 FT ABOVE FLOOR LINE)
 - Q REMOVE PORTION OF CEILING SUSPENDED BELOW ROOF STRUCTURE OF LOFT STRUCTURE
 - R REMOVE WOOD FRAMED LOFT FLOOR AND STAIR COMPLETE. CAREFULLY REMOVE AND SALVAGE ALL T & G DECKING FOR REUSE
 - S REMOVE INTERIOR PARTITION (DRYWALL OVER WOOD STUD FRAMING)
 - T1 REMOVE ALUMINUM STOREFRONT FRAMING DOWN TO MASONRY OPENING.
 - T2 REMOVE METAL WRAPPED WINDOW VALANCE (EXTERIOR) AND WOOD FRAMED INFILL BEHIND



1331 RIDGEWOOD AVENUE
 OMAHA, NEBRASKA 68124
 (402) 515-0529
 paul@penarchitect.com
 www.penarchitect.com

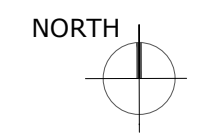
BUILDING SECTION - REMOVALS
 SCALE 3/16" = 1'-0"

2
 A0.4

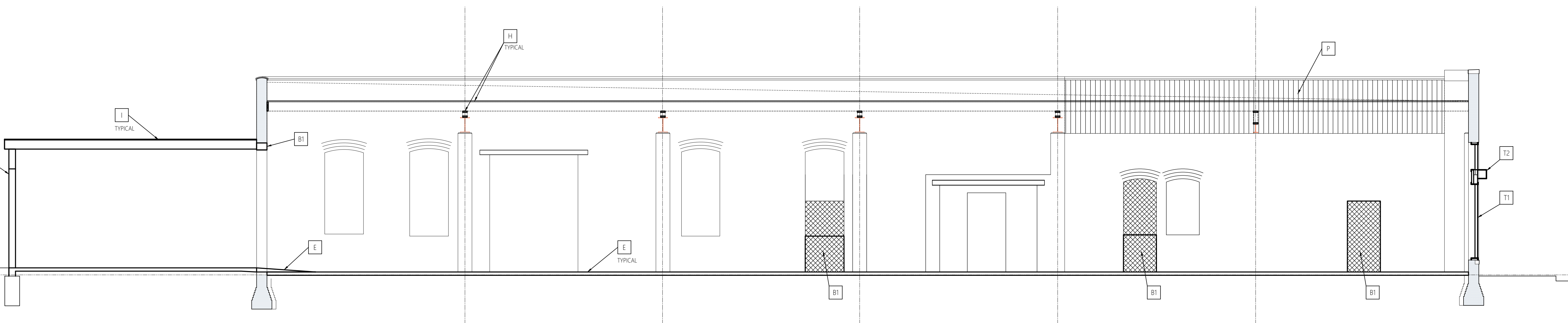
4431 & 4435 FLORENCE
 BOULEVARD - BUILDING
 REHABILITATION
 OMAHA, NEBRASKA 68110

DATE: 11-24-20

REMOVAL PLAN - SECTIONS



A0.4



BUILDING SECTION - REMOVALS
 SCALE 3/16" = 1'-0"

3
 A0.4

REMOVAL KEYNOTES

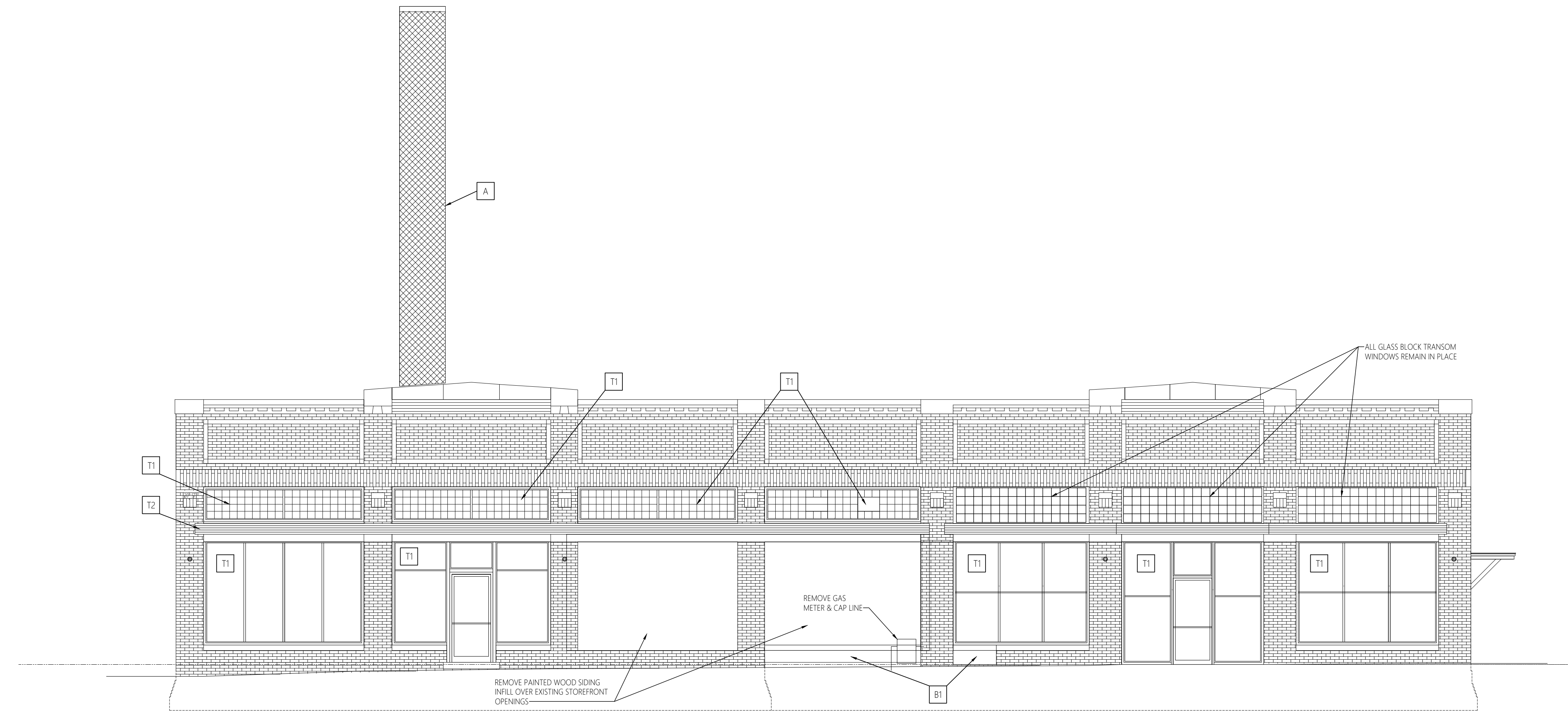
- A REMOVE ENTIRE BRICK CHIMNEY & CAP BELOW NEW ROOF STRUCTURE.
- B1 REMOVE 12" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWINGS).
- B2 REMOVE 8" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWING. SAW-CUT BETWEEN NEW AND EXISTING FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
- C REMOVE 8" THICK CONCRETE BLOCK WALL (OR PORTION INDICATED ON THE DRAWING).
- D SAW-CUT BETWEEN NEW AND EXISTING MASONRY FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
- E REMOVE CONCRETE SLAB ON GRADE & LOOSE FILL BELOW SLAB.
- F REMOVE CONCRETE SIDEWALK OR DRIVEWAY PAVING.
- G REMOVE CONCRETE OR BRICK FOUNDATION, IF FOUNDATION DOES NOT CORRELATE WITH NEW CONSTRUCTION THAT PORTION WHICH IS 12" BELOW NEW GRADE ELEVATION MAY REMAIN.
- H REMOVE ROOF STRUCTURE COMPRISED OF WOOD DECKING, 2X RAFTERS, WOOD FRAMING BELOW RAFTERS AND ALL METAL FLASHING, HARDWARE AND COMPONENTS ASSOCIATED WITH THE ROOF. (NOTE, STEEL BEAMS ARE TO REMAIN.)
- I REMOVE ROOF STRUCTURE COMPRISED OF ROOFING, DECKING, RAFTERS IN ITS ENTIRETY.
- J REMOVE ROOF BALLAST (STOCKPILE), MEMBRANE, FLASHINGS OR T-BARS, AND ALL OTHER COMPONENTS ASSOCIATED WITH THE ROOFING. EXISTING UNDER-LAYMENTS IN GOOD CONDITION (INCLUDING INSULATION) MAY REMAIN.
- K1 REMOVE ROOF DRAIN AND PIPING DOWN TO FLOOR LINE. CAP EXISTING DRAIN LINES BELOW GRADE DURING CONSTRUCTION. PLUMBER SHALL SCOPE EXISTING LINES TO DETERMINE CONDITION, SIZE, DEPTH AND APPROXIMATE ROUTING TO PUBLIC SEWER LINE.
- K2 EXISTING ROOF DRAIN TO REMAIN. REMOVE STRAINER AND INSTALL NEW ROOFING INTO DRAIN ASSEMBLY FOR WATERTIGHT INSTALL.
- L REMOVE A PORTION OF MASONRY FOR NEW OVERFLOW THRU-WALL SCUPPER. SEE NEW SCUPPER DETAIL AND ROOF PLAN FOR SIZE AND LOCATION.
- M REMOVE METAL CAP FLASHING OVER WALL AND ROOF MEMBRANE.
- N REMOVE CLAY-TILE WALL CAP AS REQUIRED FOR THICKER INSULATED ROOF.
- O REMOVE CONCRETE BLOCK PORTION OF BUILDING INCLUDING ALL DOORS, WINDOWS, ROOF, ELECTRICAL, PLUMBING AND MECHANICAL COMPONENTS.
- P REMOVE WOOD PARAPET DOWN TO TOP OF EXISTING MASONRY. (APPROXIMATELY 15 FT ABOVE FLOOR LINE)
- Q REMOVE PORTION OF CEILING SUSPENDED BELOW ROOF STRUCTURE OF LOFT STRUCTURE.
- R REMOVE WOOD FRAMED LOFT FLOOR AND STAIR COMPLETE. CAREFULLY REMOVE AND SALVAGE ALL T & G DECKING FOR REUSE.
- S REMOVE INTERIOR PARTITION (DRYWALL OVER WOOD STUD FRAMING).
- T1 REMOVE ALUMINUM STOREFRONT FRAMING DOWN TO MASONRY OPENING.
- T2 REMOVE METAL WRAPPED WINDOW VALANCE (EXTERIOR) AND WOOD-FRAMED INFILL BEHIND.

GENERAL REMOVAL KEYNOTES

NOT ALL WINDOWS ARE SCHEDULED FOR REPLACEMENT. REFERENCE THE DOOR & WINDOW SCHEDULE FOR WORK RELATED TO EXISTING WINDOWS. REMOVAL AND REPLACEMENT ACCORDING TO THE WINDOW & DOOR NUMBERS INDICATED ON THE FLOOR PLANS.

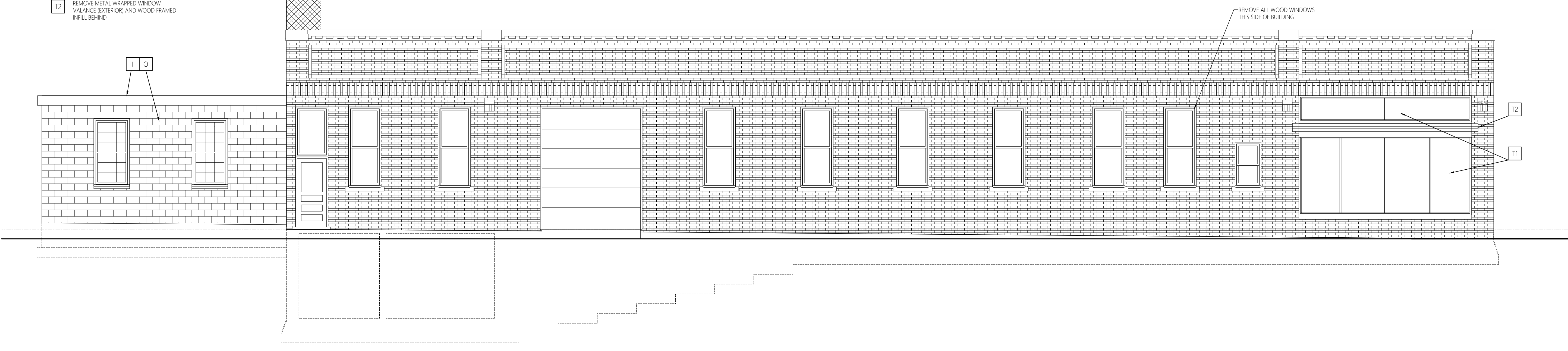
REMOVE ALL HVAC, PLUMBING AND ELECTRICAL DEVICES, CONDUITS, WIRING, FIXTURES AND CONTROLS BACK TO EXISTING SERVICE ENTRY.

UNDERGROUND SEWER MAY REMAIN WHERE NOT EFFECTED BY NEW WORK AND WHERE NEW PLUMBING TIES IN.



EXTERIOR - REMOVALS
SCALE 3/16" = 1'-0"

WEST ELEVATION 2 A0.5



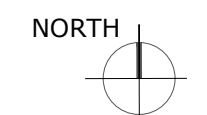
EXTERIOR - REMOVALS
SCALE 3/16" = 1'-0"

NORTH ELEVATION 2 A0.5

4431 & 4435 FLORENCE BOULEVARD - BUILDING REHABILITATION
OMAHA, NEBRASKA 68110

DATE: 11-24-20

EXTERIOR REMOVALS



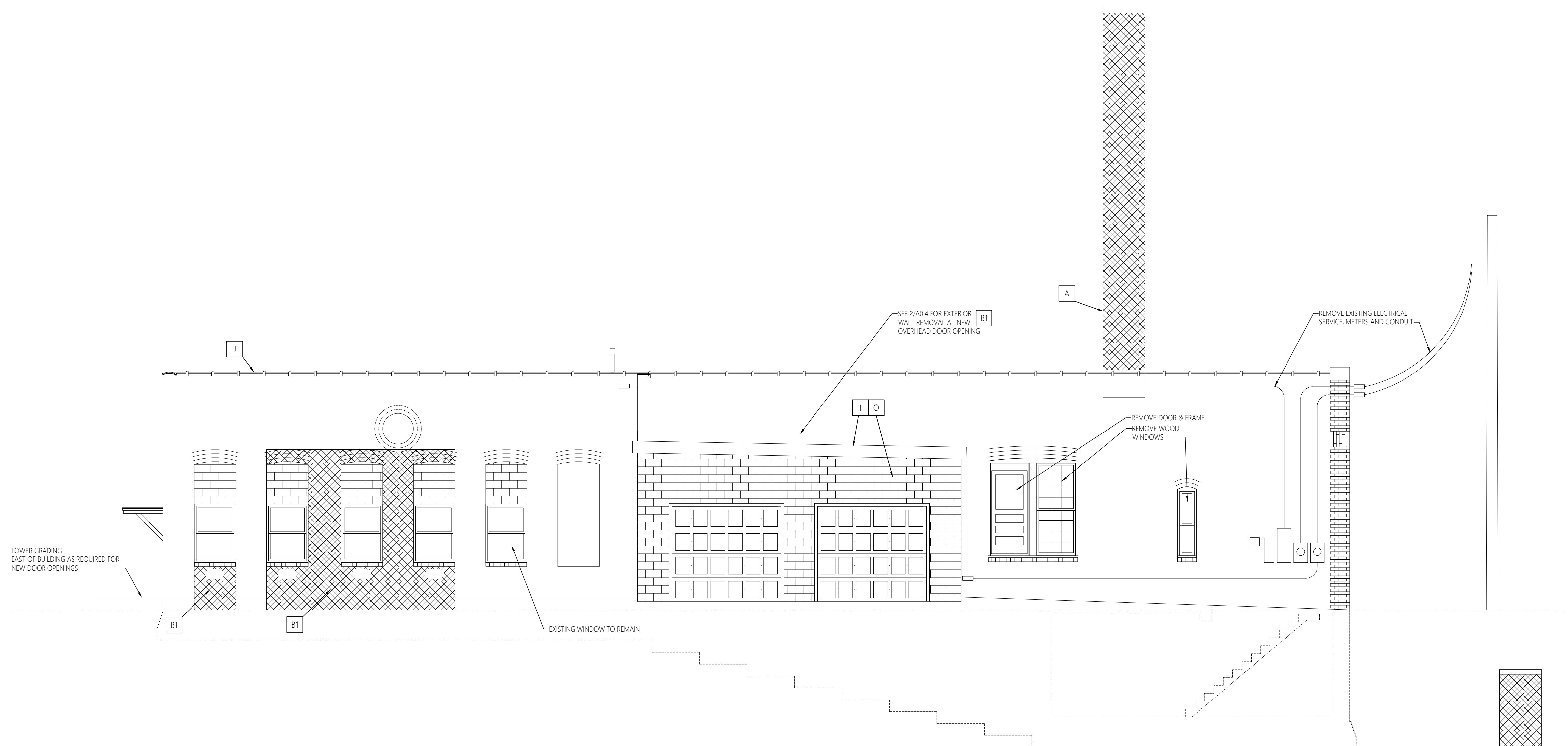
A0.5

GENERAL REMOVAL KEYNOTES

NOT ALL WINDOWS ARE SCHEDULED FOR REPLACEMENT. REFERENCE THE DOOR & WINDOW SCHEDULE FOR WORK RELATED TO EXISTING WINDOWS. REMOVAL AND REPLACEMENT ACCORDING TO THE WINDOW & DOOR NUMBERS INDICATED ON THE FLOOR PLANS. REMOVE ALL HVAC, PLUMBING AND ELECTRICAL DEVICES, CONDUITS, WIRING, FIXTURES AND CONTROLS BACK TO EXISTING SERVICE ENTRY. UNDERGROUND SEWER MAY REMAIN WHERE NOT EFFECTED BY NEW WORK AND WHERE NEW PLUMBING TIES IN.

REMOVAL KEYNOTES

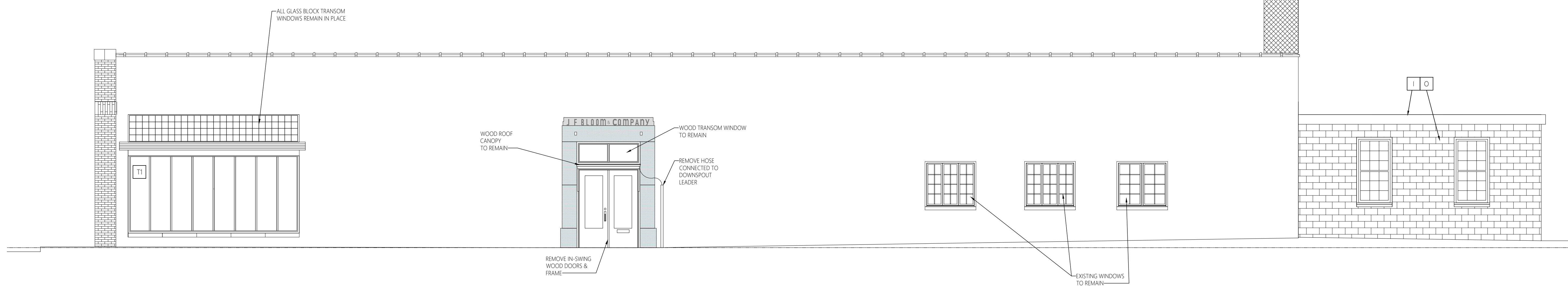
- A REMOVE ENTIRE BRICK CHIMNEY & CAP BELOW NEW ROOF STRUCTURE.
- B1 REMOVE 12" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWINGS).
- B2 REMOVE 8" THICK SOLID BRICK MASONRY WALL (OR PORTION INDICATED ON THE DRAWING. SAW-CUT BETWEEN NEW AND EXISTING FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
- C REMOVE 8" THICK CONCRETE BLOCK WALL (OR PORTION INDICATED ON THE DRAWING)
- D SAW-CUT BETWEEN NEW AND EXISTING MASONRY FOR STRAIGHT TRANSITION, OR TOOTH IN NEW BRICKS TO FORM EVEN CORNER ALONG NEW OPENINGS.
- E REMOVE CONCRETE SLAB ON GRADE & LOOSE FILL BELOW SLAB.
- F REMOVE CONCRETE SIDEWALK OR DRIVEWAY PAVING.
- G REMOVE CONCRETE OR BRICK FOUNDATION, IF FOUNDATION DOES NOT CONFLICT WITH NEW CONSTRUCTION, THAT PORTION WHICH IS 12" BELOW NEW GRADE ELEVATION MAY REMAIN.
- H REMOVE ROOF STRUCTURE COMPRISED OF WOOD DECKING, 2X RAFTERS, WOOD FRAMING BELOW RAFTERS AND ALL METAL FLASHING, HARDWARE AND COMPONENTS ASSOCIATED WITH THE ROOF. (NOTE, STEEL BEAMS ARE TO REMAIN.)
- I REMOVE ROOF STRUCTURE COMPRISED OF ROOFING, DECKING, RAFTERS IN ITS ENTIRETY.
- J REMOVE ROOF BALLAST (STOCKPILE), MEMBRANE, FLASHINGS OR T-BARS, AND ALL OTHER COMPONENTS ASSOCIATED WITH THE ROOFING. EXISTING UNDERLAYMENTS IN GOOD CONDITION (INCLUDING INSULATION) MAY REMAIN.
- K1 REMOVE ROOF DRAIN AND PIPING DOWN TO FLOOR LINE. CAP EXISTING DRAIN LINES BELOW GRADE DURING CONSTRUCTION. PLUMBER SHALL SCOPE EXISTING LINES TO DETERMINE CONDITION, SIZE, DEPTH AND APPROXIMATE ROUTING TO PUBLIC SEWER LINE.
- K2 EXISTING ROOF DRAIN TO REMAIN. REMOVE STRAINER AND INSTALL NEW ROOFING INTO DRAIN ASSEMBLY FOR WATERTIGHT INSTALL.
- L REMOVE A PORTION OF MASONRY FOR NEW OVERFLOW THRU-WALL SCUPPER. SEE NEW SCUPPER DETAIL AND ROOF PLAN FOR SIZE AND LOCATION.
- M REMOVE METAL CAP FLASHING OVER WALL AND ROOF MEMBRANE.
- N REMOVE CLAY-TILE WALL CAP AS REQUIRED FOR THICKER INSULATED ROOF.
- O REMOVE CONCRETE BLOCK PORTION OF BUILDING INCLUDING ALL DOORS, WINDOWS, ROOF, ELECTRICAL, PLUMBING AND MECHANICAL COMPONENTS.
- P REMOVE WOOD PARAPET DOWN TO TOP OF EXISTING MASONRY. (APPROXIMATELY 15 FT ABOVE FLOOR LINE)
- Q REMOVE PORTION OF CEILING SUSPENDED BELOW ROOF STRUCTURE OF LOFT STRUCTURE.
- R REMOVE WOOD FRAMED LOFT FLOOR AND STAIR COMPLETE. CAREFULLY REMOVE AND SALVAGE ALL T & G DECKING FOR REUSE.
- S REMOVE INTERIOR PARTITION (DRYWALL OVER WOOD STUD FRAMING)
- T1 REMOVE ALUMINUM STOREFRONT FRAMING DOWN TO MASONRY OPENING.
- T2 REMOVE METAL WRAPPED WINDOW VALANCE (EXTERIOR) AND WOOD FRAMED INFILL BEHIND.



EXTERIOR - REMOVALS

SCALE 3/16" = 1'-0"

EAST ELEVATION 1 A0.6



EXTERIOR - REMOVALS

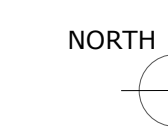
SCALE 3/16" = 1'-0"

SOUTH ELEVATION 2 A0.6

4431 & 4435 FLORENCE
BOULEVARD - BUILDING
REHABILITATION
OMAHA, NEBRASKA 68110

DATE: 11-24-20

EXTERIOR REMOVALS



A0.6

4411 N. 20TH STREET NEW BUILDING CONSTRUCTION DOCUMENTS BUILDING SHELL ONLY

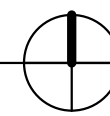
(TENANT FIT-OUT DRAWINGS UNDER SEPARATE CONTRACT)

NOVEMBER 18, 2020



PROJECT LOCATION

SITE LOCATION PLAN N.T.S.



ZONING INFORMATION

THIS PROPERTY IS ZONED G1 AND IS BORDERED ON THE SOUTH, EAST, AND WEST BY G1. PROPERTY ON THE NORTH IS ZONED GC.

GENERAL CODE DATA

ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AS ADOPTED BY THE FOLLOWING GOVERNING AUTHORITIES

CITY	OMAHA
COUNTY	DOUGLAS
STATE	NEBRASKA
ADDRESS	4411 N. 20TH STREET
LEGAL DESCRIPTION	LOTS 3, 4, 5, 6, 7, AND 9, COMMERCIAL AVENUE ADDITION, AN ADDITION TO THE CITY OF OMAHA AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALONG WITH THAT PART OF VACATED TAYLOR STREET ABUTTING LOTS 3, 5, 6, AND 9.
OCCUPANCY/ SEPARATION	B & S-2, SEPARATED
CONSTRUCTION TYPE	5B, NEW CONSTRUCTION
BUILDING AREA	5,000 SF
ALLOWABLE AREA CALC.	SEE PLAN REVIEW FORM
SPRINKLERED	YES
FIRE ALARMS	YES
EMERGENCY LIGHTING	YES
NUMBER OF EXITS REQUIRED	4
EXITS PROVIDED	6
NUMBER OF FLOORS	1
FLOOR # WORK PERFORMED	1
PLUMBING FIXTURE COUNT	NA, SHELL ONLY PACKAGE. FIXTURE COUNT WITH TENANT FIT-OUT
BUILDING CODE	2012 INTERNATIONAL BUILDING CODE
MECHANICAL CODE	CHAPTER 40 OMAHA MUNICIPAL CODE AND 2012 IMC
PLUMBING CODE	CHAPTER 49 OMAHA MUNICIPAL CODE AND 2015 OMAHA PLUMBING CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRIC CODE
FIRE CODE	2000 LSC AND 2012 IFC
LIFE SAFETY CODE	2000 NFPA 101
ACCESSIBILITY GUIDELINES	2012 IBC (INCLUDING ICC/ANSI A117.1-2009)
ENERGY CODE	2009 IECC
HISTORIC	NA
BUSINESS DESCRIPTION	THE ANTICIPATED USE OF THIS BUILDING WILL BE FOR CONSTRUCTION SALES, ADMINISTRATIVE SERVICES, MAINTENANCE & SERVICE FACILITIES, AND LIGHT INDUSTRY.
HAZARDOUS MATERIALS	NO

ARCHITECTURAL & ENGINEERING DRAWINGS

- G-1 COVER SHEET, LEGENDS & NOTES
- G-2 EGRESS PLAN & ABBREVIATIONS
- TS-1 TOPOGRAPHIC SURVEY
- CS-01 CIVIL SITE LAYOUT PLAN
- CS-02 CIVIL SITE GRADING & UTILITIES PLAN
- CD-01 CIVIL DETAILS & SCHEDULES
- CD-02 CIVIL DETAILS & SCHEDULES
- CD-03 CIVIL NOTES
- L-1 LANDSCAPE PLAN, SCHEDULE & DETAILS
- S-1 STRUCTURAL FOUNDATION PLAN
- S-2 STRUCTURAL DETAILS
- S-3 STRUCTURAL DETAILS
- A-1 FLOOR PLAN, ROOF PLAN, REFLECTED CEILING PLAN
- A-2 ELEVATIONS, BUILDING SECTIONS
- A-3 WALL SECTIONS & DETAILS
- M-0.0 MECHANICAL NOTES & ABBREVIATIONS
- P-1.0 PLUMBING PLANS & RISER DIAGRAMS
- M-1.1 MECHANICAL PLAN
- M-2.1 MECHANICAL DETAILS & SCHEDULES
- M-3.1 MECHANICAL NOTES
- M-3.2 MECHANICAL NOTES
- E-0.0 ELECTRICAL COVER SHEET
- E-0.1 HA CODE REFERENCES
- E-0.2 MASTER SCHEDULE(S)
- E-0.3 MASTER SCHEDULE(S)
- ES-1.0 ELECTRICAL SITE PLAN W/ PHOTOMETRICS
- ES1.1 ELECTRICAL SITE SCHEDULES
- E-2.0 POWER PLAN & FIRE ALARM PLAN
- E-2.1 LIGHTING PLAN & SCHEDULES
- E-3.0 ONE-LINE POWER RISER DIAGRAM & SCHEDULES
- E-5.0 ELECTRICAL DETAILS
- E-5.1 ELECTRICAL DETAILS
- E-5.2 ELECTRICAL DETAILS
- E-6.0 SPECIFICATIONS

METAL BUILDING DRAWINGS

NOTE: THE METAL BUILDING IS CONTRACTED DIRECTLY WITH THE OWNER. ALL DRAWINGS & DOCUMENTS HAVE BEEN COORDINATED FOR PERMITTING AND CONSTRUCTION.

- E-1 COVER SHEET, LEGENDS & NOTES
- E-2 ROOF FRAMING BLDGA
- E-3 ROOF SHEETING
- E-4 SIDEWALL BLDGA WALLSWA
- E-5 SIDEWALL BLDGA WALLSWC
- E-6 ENDWALL BLDGA WALLEWB
- E-7 ENDWALL BLDGA WALLEWD
- E-8 MAIN FRAME CROSS SECTION
- E-9 MAIN FRAME CROSS SECTION
- E-10 MAIN FRAME CROSS SECTION
- E-11 PORTAL FRAME CROSS SECTION
- E-12 PORTAL FRAME CROSS SECTION
- F-1 ANCHOR ROD SETTING PLAN
- F-2 ANCHOR ROD DETAILS
- F-3 FRAME LOAD REACTIONS
- R-1 METAL BUILDING NOTES
- R-2 METAL BUILDING NOTES
- R-3 METAL BUILDING NOTES / DETAILS
- R-4 METAL BUILDING DETAILS
- R-5 METAL BUILDING DETAILS
- R-6 METAL BUILDING DETAILS
- R-7 METAL BUILDING DETAILS
- R-8 METAL BUILDING DETAILS
- R-9 METAL BUILDING DETAILS
- R-10 METAL BUILDING DETAILS
- R-11 METAL BUILDING DETAILS
- R-12 METAL BUILDING DETAILS
- R-13 METAL BUILDING DETAILS
- R-14 METAL BUILDING DETAILS

SYMBOLS LEGEND

	ROOM NUMBER	1-DP	DEMO PLAN CODED NOTE
	DOOR NUMBER	1-FP	FLOOR PLAN CODED NOTE
	DOOR NUMBER	1-CP	CEILING PLAN CODED NOTE
	INTERIOR PARTITION TYPE:		REVISIONS (ISSUE)
	SECTION OR EXT. ELEVATION REFERENCED TO DRAWINGS EX: SECTION 7 ON SHEET A9-2		COLUMN LINE (NEW)
	DETAIL REFERENCED TO DRAWINGS EX: DET B3 ON SHEET A7-1		COLUMN LINE (EXISTING)
	WORK POINT OR FLOOR ELEVATION		INTERIOR ELEVATION MARKER
	9'-0" A.F.F. REFLECTED CEILING HEIGHTS		WINDOW TYPE

MATERIALS LEGEND

	PLYWOOD		CMU
	RIGID INSULATION		BRICK
	INSULATION - BATT OR BLANKET		CERAMIC TILE/ QUARRY TILE
	EARTH		GRANITE OR MARBLE
	GRANULAR FILL		STEEL
	POURED CONCRETE OR PRE-CAST CONCRETE		SHIM OR BLOCKING
	GROUT, GWB OR PLASTER		FINISHED WOOD

SEAL OF THE COORDINATING PROFESSIONAL

I, STEVEN L. SHOGRIN, AIA AM THE COORDINATING PROFESSIONAL ON THE 4411 N. 20TH STREET NEW BUILDING PROJECT.

GENERAL NOTES

- ALL CONTRACTORS SHALL INSPECT THE SITE, REVIEW DRAWINGS AND SPECIFICATIONS AND BE FULLY INFORMED AS TO WORK REQUIRED TO FULFILL THE CONTRACT PRIOR TO BIDDING AND CONSTRUCTION.
- ALL CONTRACTORS TAKE ALL MEASUREMENTS FOR THE WORK AND BE RESPONSIBLE FOR SAME. COORDINATE THE WORK AND SHOP DRAWINGS WITH ALL OTHER TRADES AFFECTED AND MAKE ANY NECESSARY OFFSETS TO CONCEAL PIPING AND DUCTWORK AND TO CLEAR EQUIPMENT, STRUCTURAL MEMBERS AND OTHER OBSTRUCTIONS.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF THE BEST QUALITY AND FREE FROM DEFECTS.
- ALL WORK SHALL COMPLY WITH APPLICABLE REGULATIONS, CODES AND ORDINANCES. NOTIFY ARCHITECT OF ANY CODE DISCREPANCIES BEFORE COMMENCING WITH WORK.
- THE CONTRACTOR SHALL PERFORM ALL TESTS AS SPECIFIED OR AS NECESSARY TO DEMONSTRATE A COMPLETE AND SATISFACTORY INSTALLATION.
- COORDINATE ALL BUILDING DIMENSIONS AT THE SITE WITH THE ARCHITECT AS NECESSARY.
- THE CONTRACTOR SHALL WORK WITH THE CONDITIONS AS THEY EXIST AT THE SITE. COORDINATE ALL ABOVE CEILING WORK TO ENSURE A COMPLETE AND OPERATIONAL SYSTEM AT NO ADDITIONAL COST TO THE OWNER. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. THE OWNER'S EQUIPMENT REQUIREMENTS
 - B. THE CEILING SUPPORT SYSTEM
 - C. THE MECHANICAL DUCTWORK SYSTEM
 - D. THE LIGHTING FIXTURES
 - E. ELECTRICAL WIRING AND CONDUIT SYSTEMS
 - F. INSTALLATION OF NEW AND EXISTING SOUND SYSTEM COMPONENTS
 - G. THE PLUMBING AND PIPING SYSTEMS
- THE SCOPE OF THESE CONSTRUCTION DOCUMENTS DRAWING SET IS FOR BUILDING SHELL ONLY. TENANT FIT-OUT DOCUMENTS ARE PART OF A SEPARATE CONTRACT AND WILL BE PERFORMED WHEN TENANTS ARE SECURED.

Spencer Management, LLC.
PO Box 111623
402.507.1920
jmoore@spencermanagement.org

SLS Consulting, LLC.
PO Box 3202
402.709.7986
slshogrin@gmail.com

Consultants:
Civil
Sierex Design & Construction
402-908-3222
sierexdesign.com

Structural
Infrastructure, LLC
6910 Pacific St. #310
Omaha, NE 68106
402-553-0234
is-ecg.com

Mechanical
RDH Engineering
13504 Stevens St. #D
Omaha, NE 68137
402-333-9009
rdhengineering.com

Electrical
Harris & Associates
4713 N. 172nd Street
Omaha, NE 68116
402-215-2000

Project Title:
4411 N. 20TH STREET PROJECT

Rev.	Date:	Description:

Stamp:



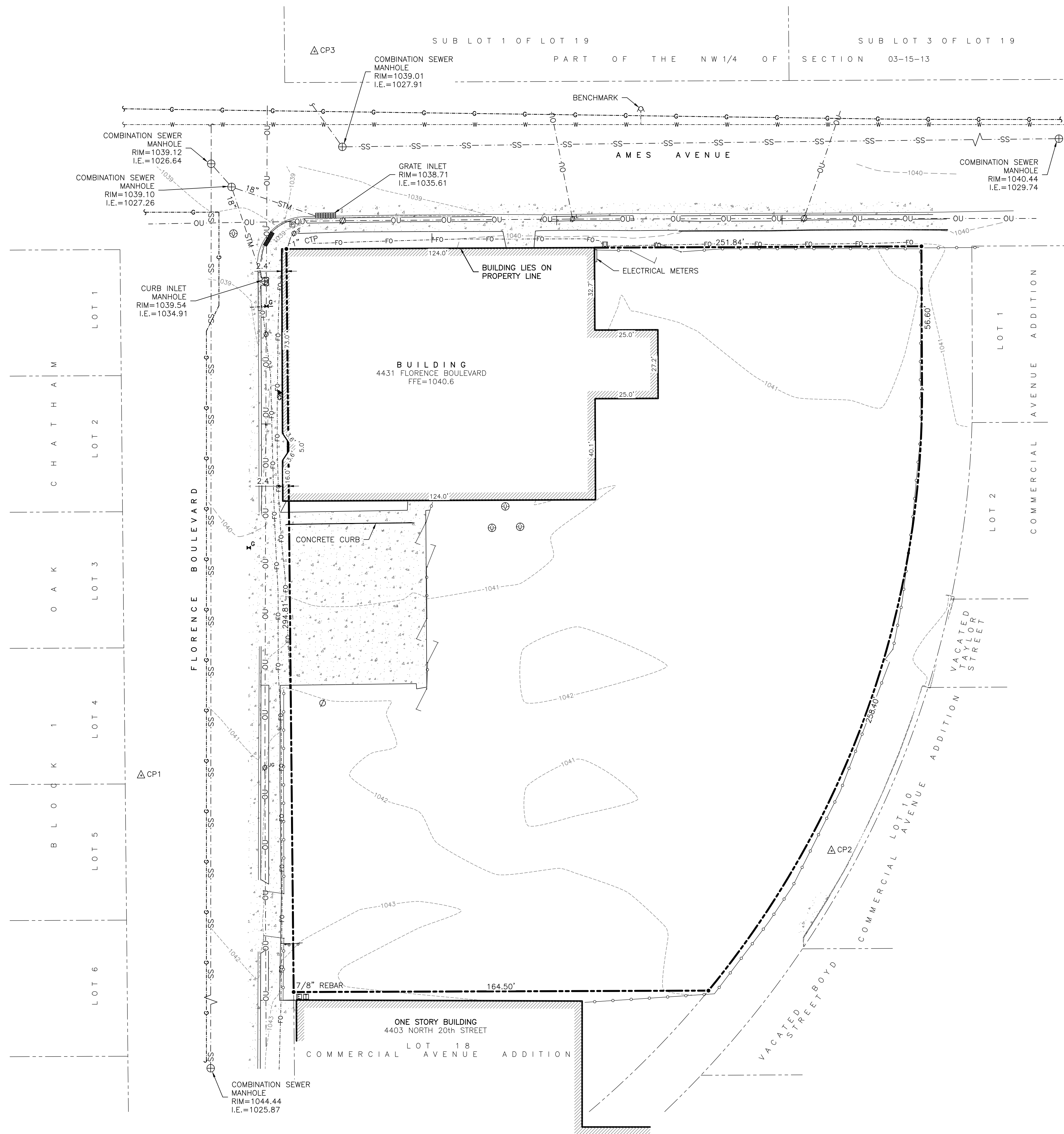
11/13/2020

Drawn By: SLS
Project Manager: SLS

Project Number:
202010
Date:
2020-11-18
Sheet Title:
COVER SHEET

Sheet Number:

G-1



LEGAL DESCRIPTION

LOTS 3, 4, 5, 6, 7, 8 AND 9, COMMERCIAL AVENUE ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALONG WITH THAT PART OF VACATED TAYLOR STREET ABUTTING LOTS 3, 5, 6 AND 9.

BENCHMARK

DESCRIPTION: THE TOP NUT OF THE FIRE HYDRANT LOCATED 130'± EAST OF FLORENCE BOULEVARD AND 18'± NORTH OF THE CENTERLINE OF AMES AVENUE.

ELEVATION: 1039.44 (NAVD 88)

NOTES

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0237H DATED DECEMBER 2, 2005.

LOCATION OF UTILITIES:
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBERS 192060472 AND 200850166. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

CONTROL POINTS			
#	NORTH	EAST	DESCRIPTION
CP1	124173.55	160845.60	MAG NAIL
CP2	124143.63	161117.39	5/8" REBAR
CP3	124460.77	160912.33	CHISELED "X" IN MANHOLE RIM

LEGEND

- PROPERTY CORNER FOUND (1" OTP UNLESS NOTED)
- ⊙^S SIGNAL POLE
- ⊙^{UG} POWER POLE WITH UNDERGROUND DROP
- ⊙^L POWER POLE WITH LIGHT
- ⊙ LIGHT POLE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- SIGN
- ⊙ SEWER MANHOLE
- ⊙ UTILITY MANHOLE
- △ FIRE HYDRANT
- ⊙ GAS VALVE
- IE INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- ▬ CURB INLET
- ▬ GRATE INLET
- W--- WATER LINE
- G--- GAS LINE
- SS--- SANITARY SEWER LINE
- STM--- STORM SEWER LINE
- FO--- FIBER OPTIC LINE
- OU--- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- GATE
- MODULAR BLOCK WALL
- △ CP2 CONTROL POINT



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

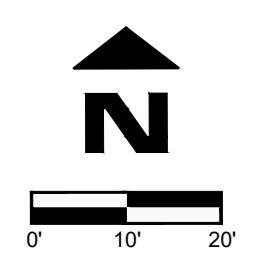
Survey Type

TOPOGRAPHIC SURVEY



Client Name
SPENCER MANAGEMENT

Description
LOTS 3 THROUGH 9, COMMERCIAL AVENUE ADDITION, DOUGLAS COUNTY, NEBRASKA.



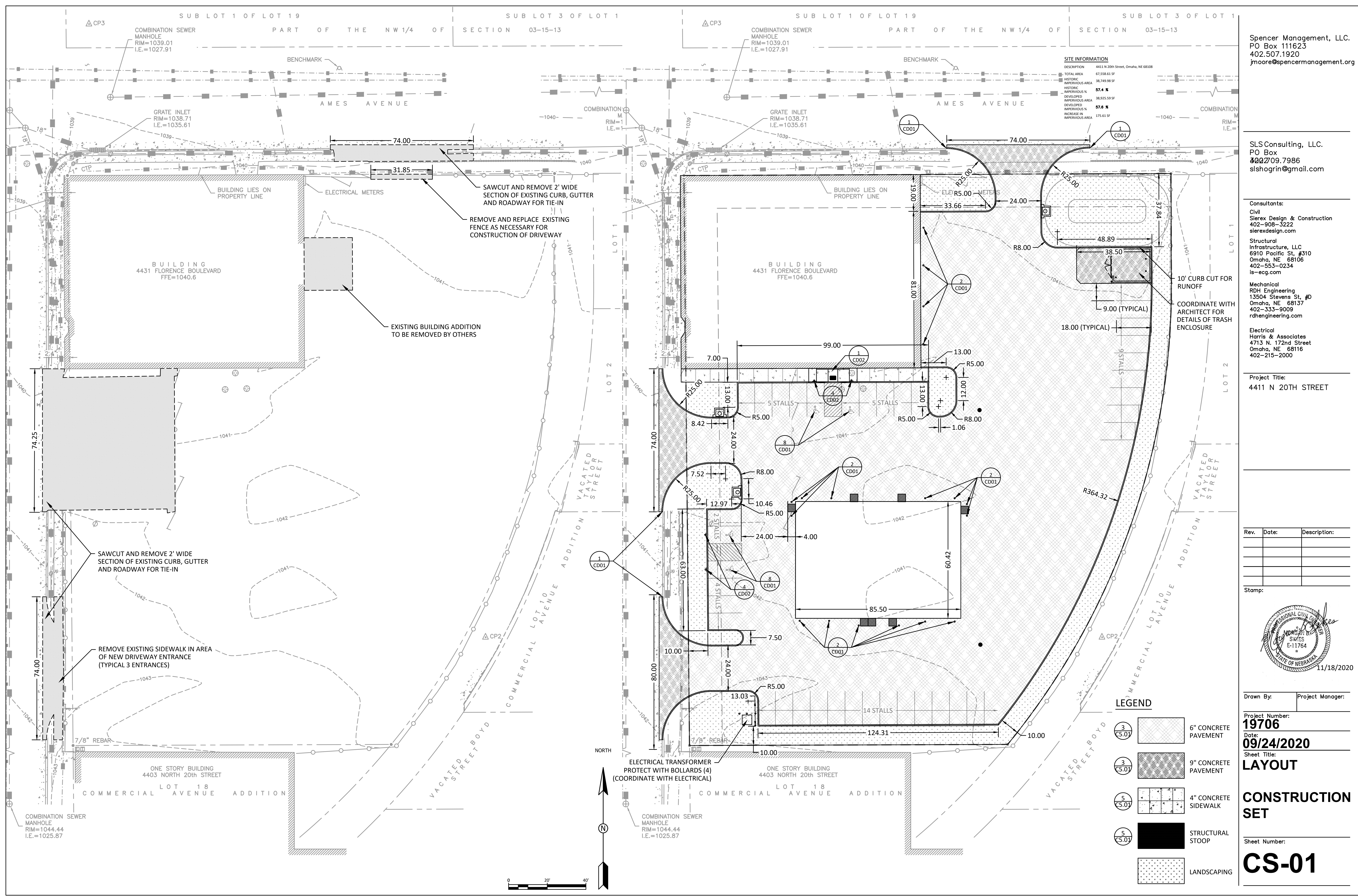
Revision Dates

No.	Description	MM-DD-YY
—	—	—
—	—	—
—	—	—

Job No.: A1767-19-50
Drawn By: BJH
Reviewed By: RMK
Date: MARCH 27, 2020
Book: 20/20
Pages: 5 & 6

Sheet Title

Sheet Number



SITE INFORMATION

DESCRIPTION	4411 N 20th Street, Omaha, NE 68108
TOTAL AREA	47,558.61 SF
HISTORIC IMPERVIOUS AREA	38,749.98 SF
HISTORIC IMPERVIOUS %	81.4 %
DEVELOPED IMPERVIOUS AREA	38,925.59 SF
DEVELOPED IMPERVIOUS %	81.9 %
INCREASE IN IMPERVIOUS AREA	175.61 SF

Spencer Management, LLC.
 PO Box 111623
 402.507.1920
 jmoore@spencermanagement.org

SLS Consulting, LLC.
 PO Box 302709.7986
 sishogrin@gmail.com

Consultants:
 Civil
 Sierex Design & Construction
 402-908-3222
 sierexdesign.com

Structural
 Infrastructure, LLC
 6910 Pacific St. #310
 Omaha, NE 68106
 402-553-0234
 is-ecg.com

Mechanical
 RDH Engineering
 13504 Stevens St. #D
 Omaha, NE 68137
 402-333-9009
 rdhengineering.com

Electrical
 Harris & Associates
 4713 N. 172nd Street
 Omaha, NE 68116
 402-215-2000

Project Title:
 4411 N 20TH STREET

Rev.	Date:	Description:

Stamp:

 11/18/2020

Drawn By: Project Manager:

Project Number:
19706

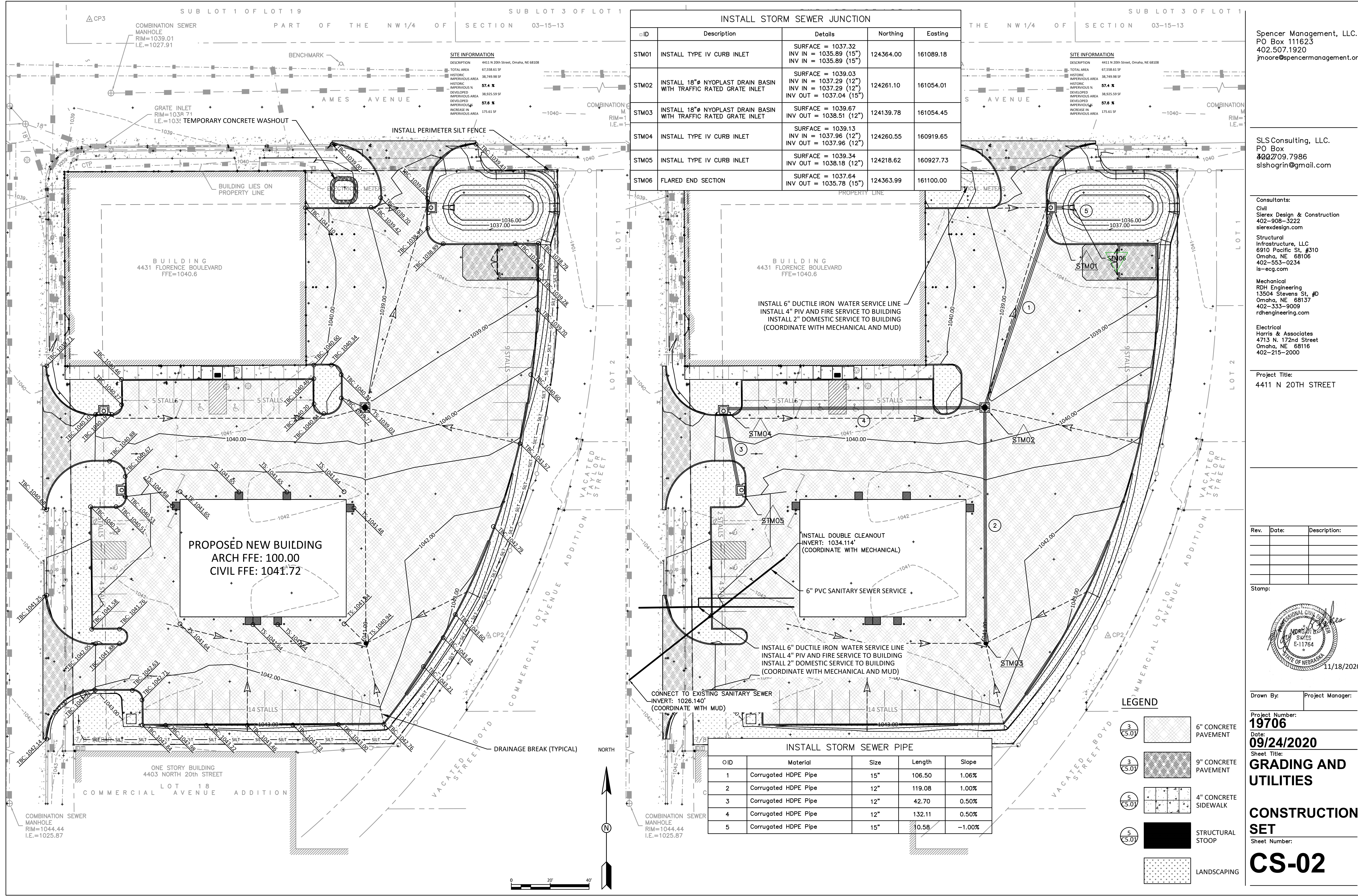
Date:
09/24/2020

Sheet Title:
LAYOUT

CONSTRUCTION SET

Sheet Number:

CS-01



INSTALL STORM SEWER JUNCTION

ID	Description	Details	Northing	Easting
STM01	INSTALL TYPE IV CURB INLET	SURFACE = 1037.32 INV IN = 1035.89 (15") INV IN = 1035.89 (15")	124364.00	161089.18
STM02	INSTALL 18" NYOPLAST DRAIN BASIN WITH TRAFFIC RATED GRATE INLET	SURFACE = 1039.03 INV IN = 1037.29 (12") INV IN = 1037.29 (12")	124261.10	161054.01
STM03	INSTALL 18" NYOPLAST DRAIN BASIN WITH TRAFFIC RATED GRATE INLET	SURFACE = 1039.67 INV OUT = 1038.51 (12")	124139.78	161054.45
STM04	INSTALL TYPE IV CURB INLET	SURFACE = 1039.13 INV IN = 1037.96 (12") INV OUT = 1037.96 (12")	124260.55	160919.65
STM05	INSTALL TYPE IV CURB INLET	SURFACE = 1039.34 INV OUT = 1038.18 (12")	124218.62	160927.73
STM06	FLARED END SECTION	SURFACE = 1037.64 INV OUT = 1035.78 (15")	124363.99	161100.00

INSTALL STORM SEWER PIPE

ID	Material	Size	Length	Slope
1	Corrugated HDPE Pipe	15"	106.50	1.06%
2	Corrugated HDPE Pipe	12"	119.08	1.00%
3	Corrugated HDPE Pipe	12"	42.70	0.50%
4	Corrugated HDPE Pipe	12"	132.11	0.50%
5	Corrugated HDPE Pipe	15"	0.58	-1.00%

LEGEND

- 6" CONCRETE PAVEMENT
- 9" CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK
- STRUCTURAL STOOP
- LANDSCAPING

Spencer Management, LLC.
PO Box 111623
402.507.1920
jmoore@spencermanagement.org

SLS Consulting, LLC.
PO Box 302709.7986
sishogrin@gmail.com

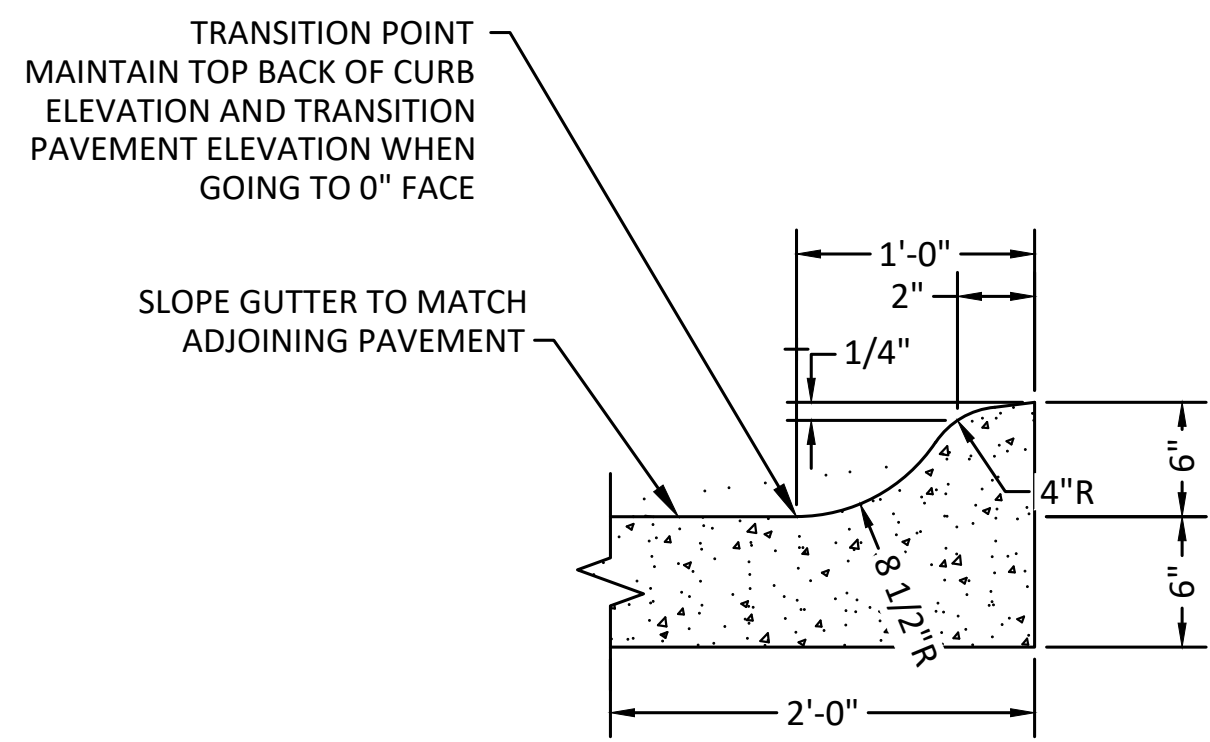
Consultants:
Civil
Sierex Design & Construction
402-908-3222
sierexdesign.com
Structural
Infrastructure, LLC
6910 Pacific St. #310
Omaha, NE 68106
402-553-0234
is-ecg.com
Mechanical
RDH Engineering
13504 Stevens St. #10
Omaha, NE 68137
402-333-9009
rdhengineering.com
Electrical
Harris & Associates
4713 N. 172nd Street
Omaha, NE 68116
402-215-2000

Project Title:
4411 N 20TH STREET

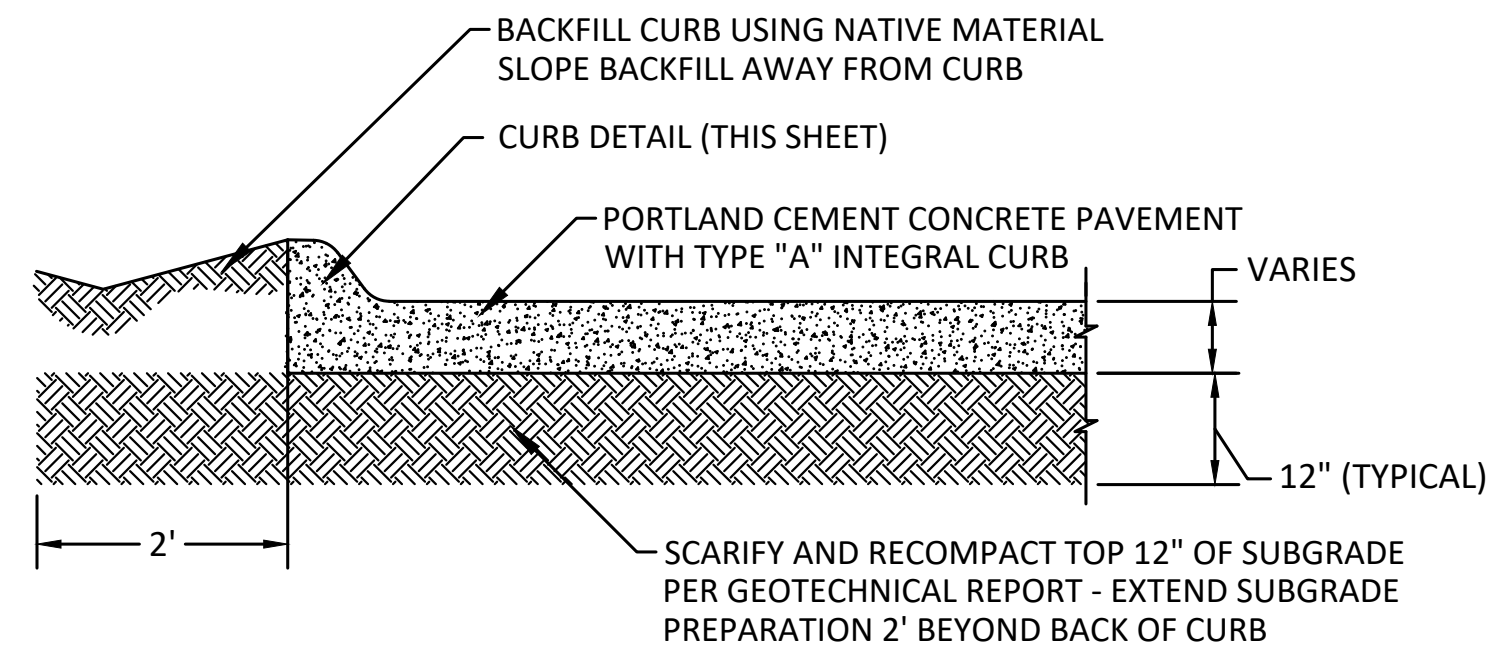
Rev.	Date:	Description:

Stamp:

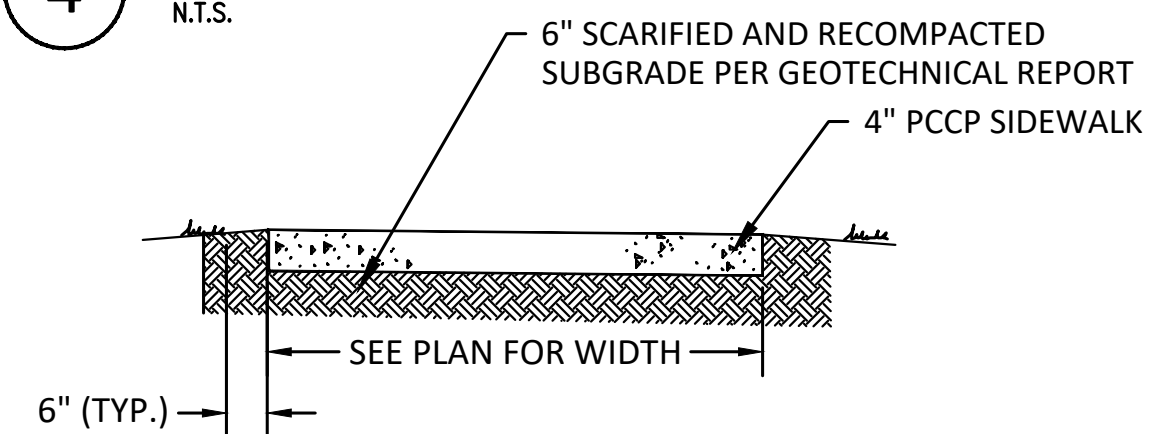
Drawn By: _____ Project Manager: _____
Project Number: **19706**
Date: **09/24/2020**
Sheet Title: **GRADING AND UTILITIES**
CONSTRUCTION SET
Sheet Number: **CS-02**



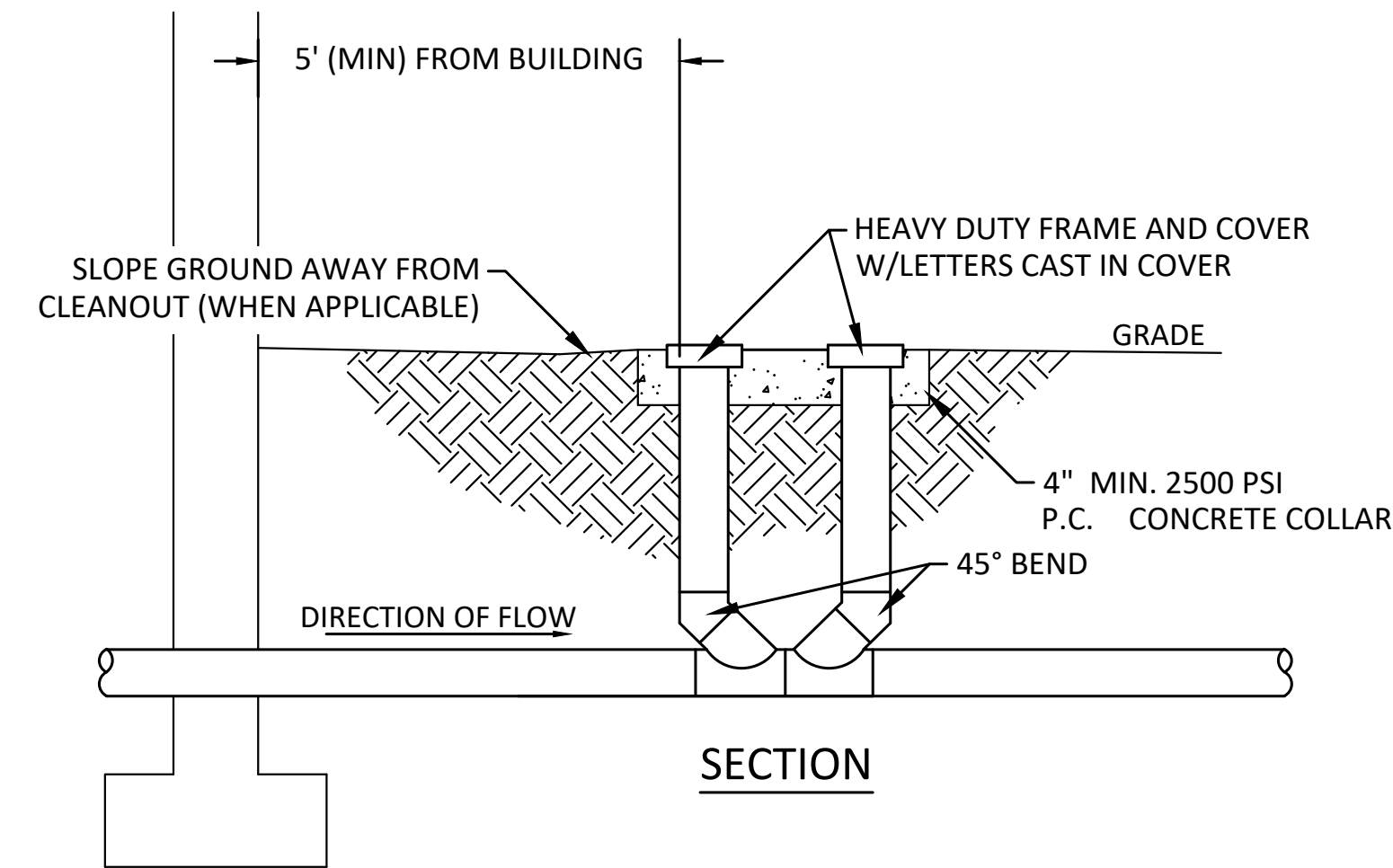
1 CURB DETAILS
N.T.S.



4 6" PORTLAND CEMENT PAVEMENT SECTION
N.T.S.

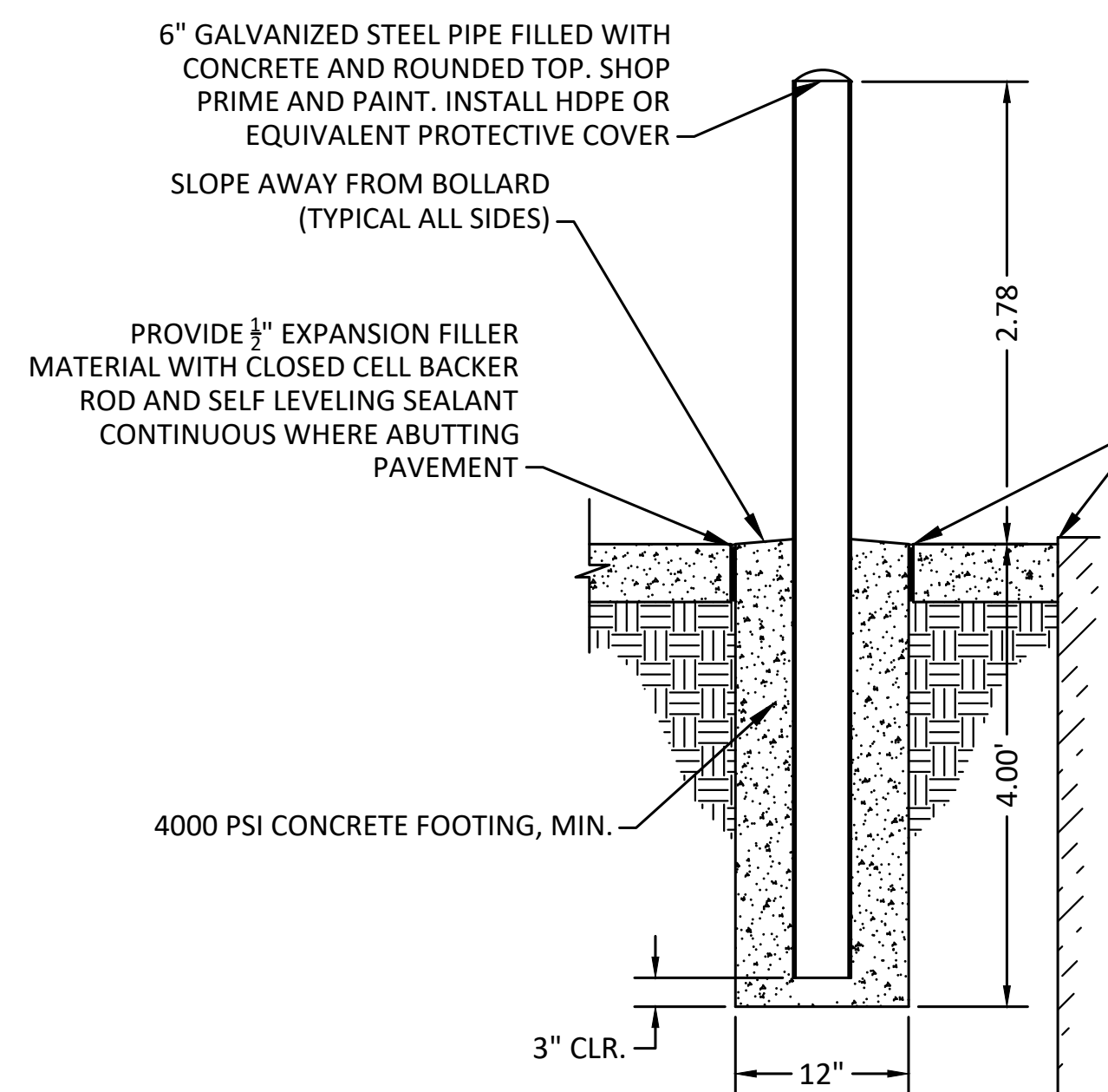
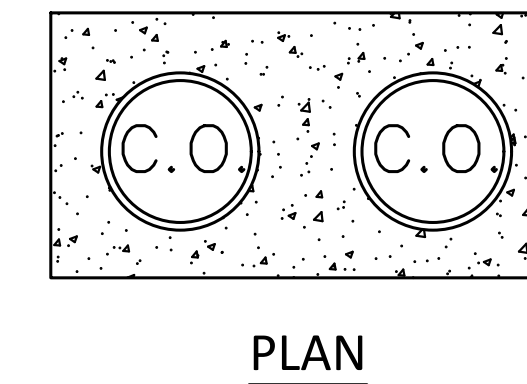


5 4" PORTLAND CEMENT SIDEWALK SECTION
N.T.S.



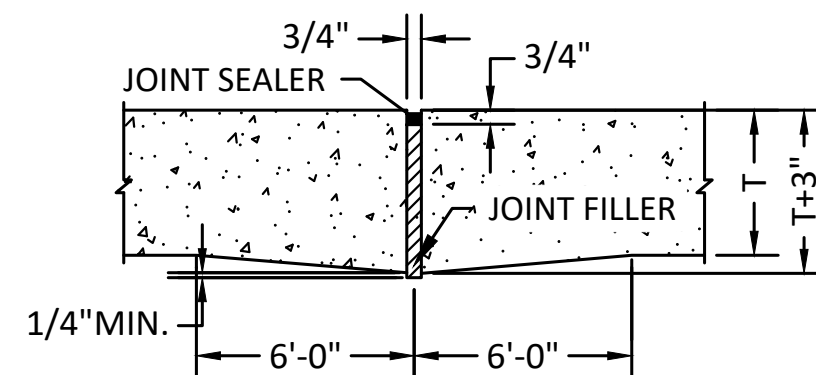
6 BI-DIRECTIONAL CLEANOUT
N.T.S.

- NOTES:**
1. FRAME AND COVER TO BE CAST IRON. APPROX. WEIGHT IS 70 LBS.
 2. COVER TO HAVE THE LETTERS "C.O." CAST ON TOP
 3. CONCRETE REST BLOCK SHALL BE 2.0' LONG X O.D. OF PIPE + 6" ON EACH SIDE.

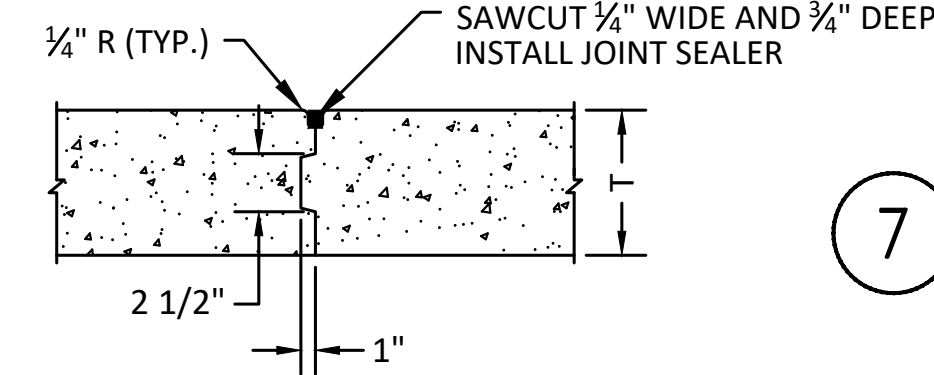


2 TYPICAL BOLLARD
N.T.S.

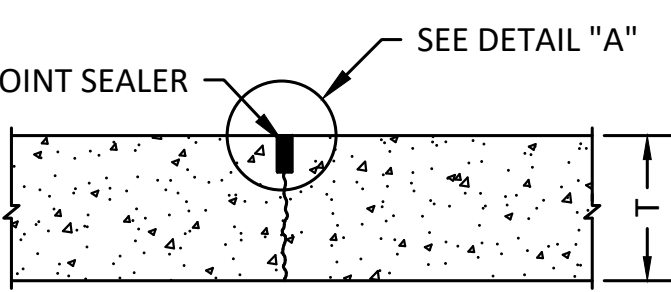
MAINTAIN 6" MINIMUM SEPARATION BETWEEN FOOTING AND STEM WALL



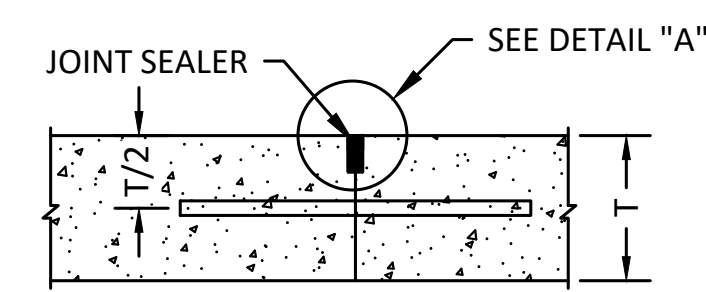
EXPANSION JOINT
N.T.S.



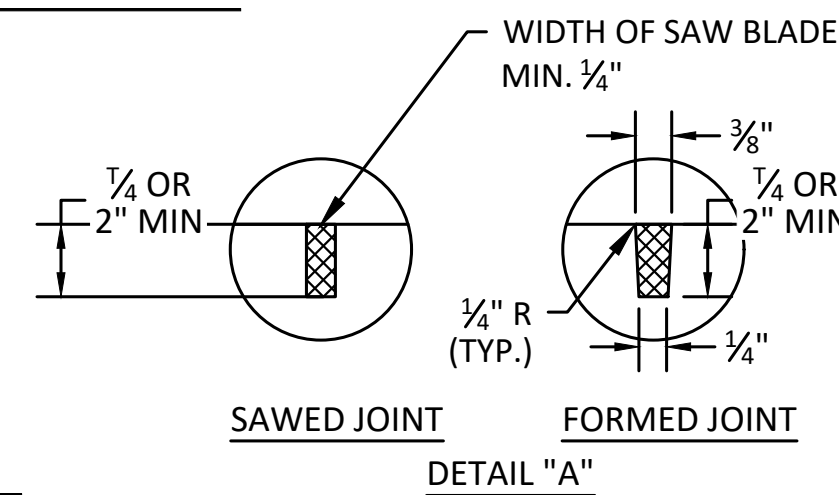
KEYED CONSTRUCTION JOINT
N.T.S.



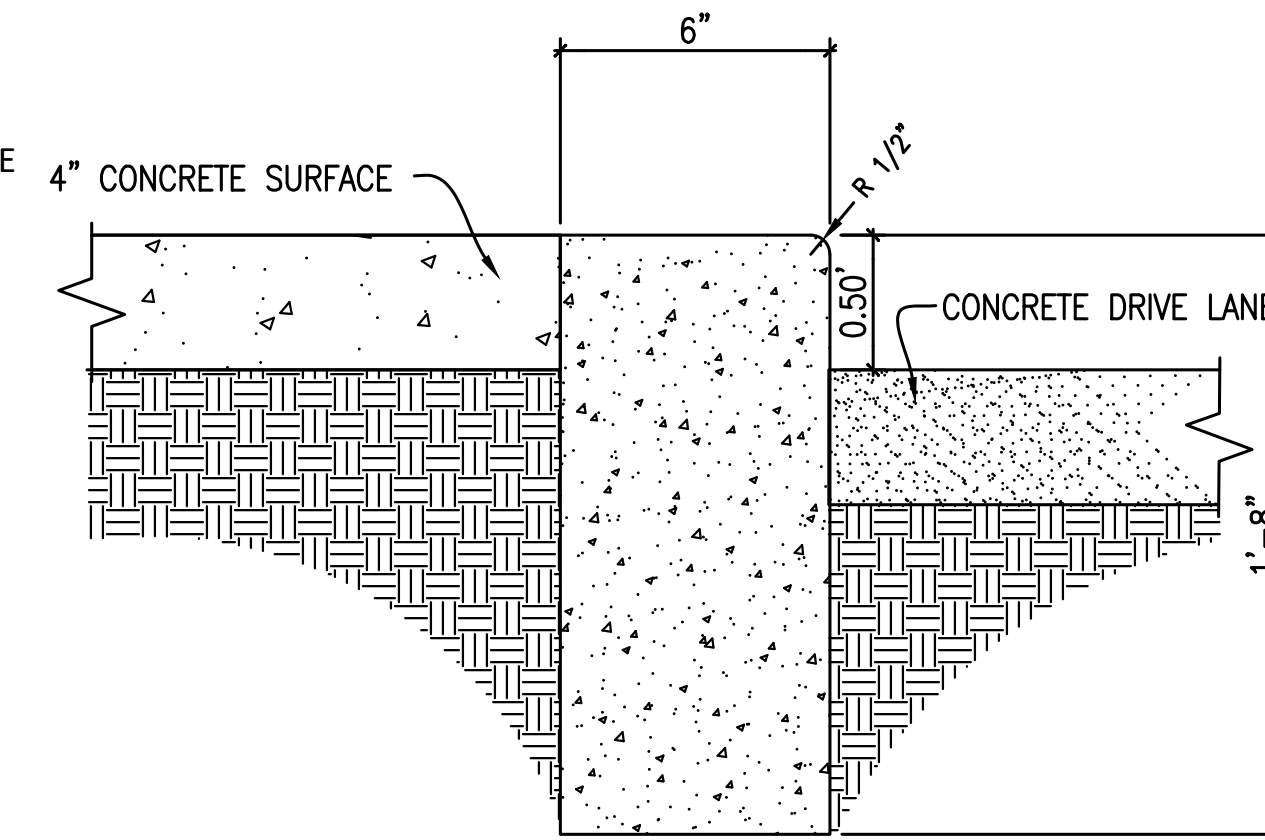
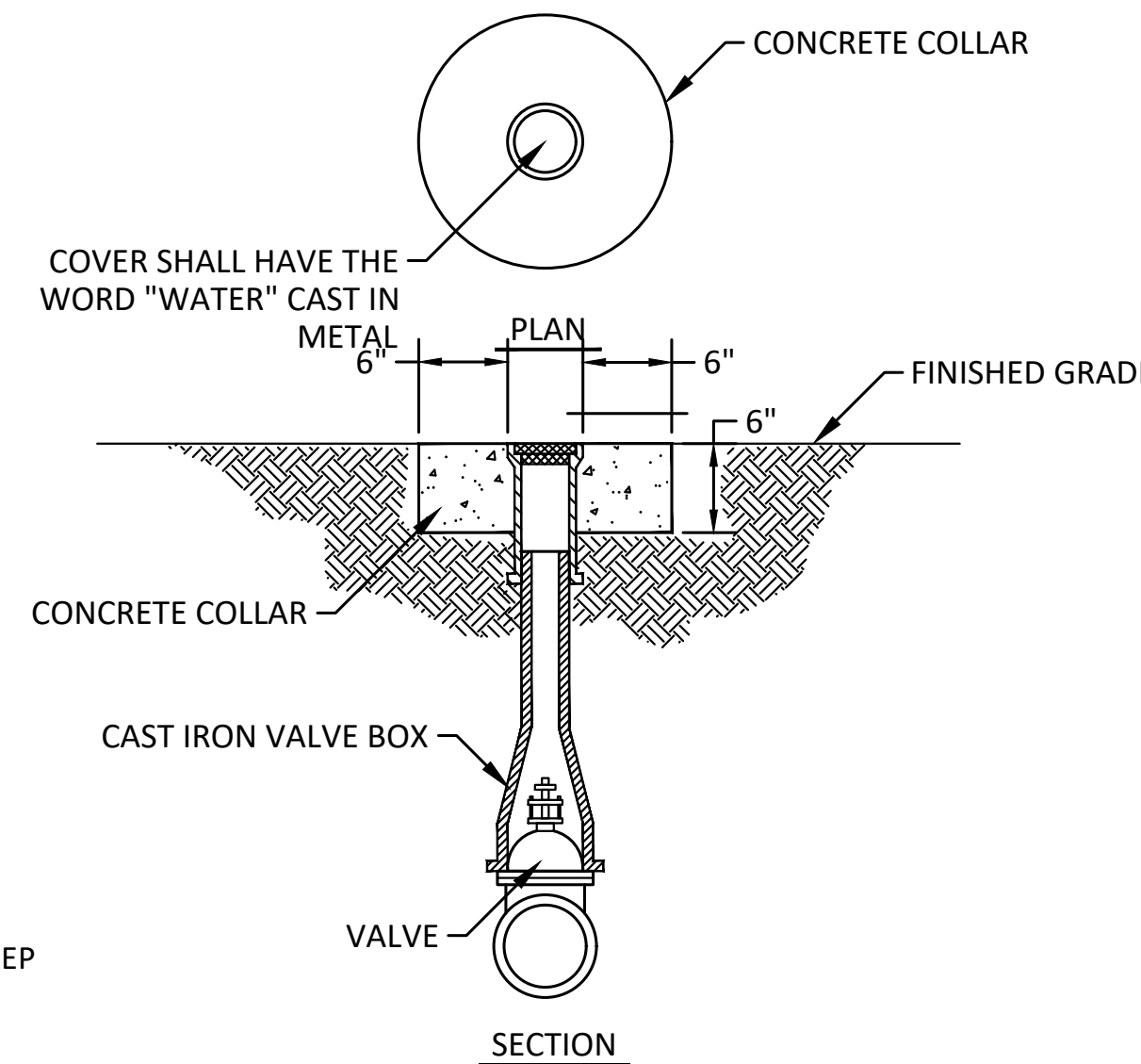
CONTRACTION JOINT
MAX. CONTRACTION JOINT SPACING: TRANS. - MAXIMUM 1.25 X LONGITUDINAL SPACING LONG. - MAXIMUM 2 X PAVEMENT THICKNESS (T)



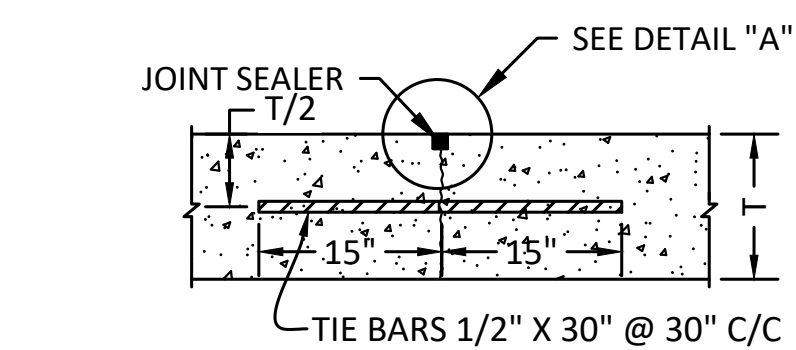
DOWELED CONSTRUCTION JOINT
NOTE: INSTALL 3/4" X 14" DOWEL BARS @ 12" O.C.



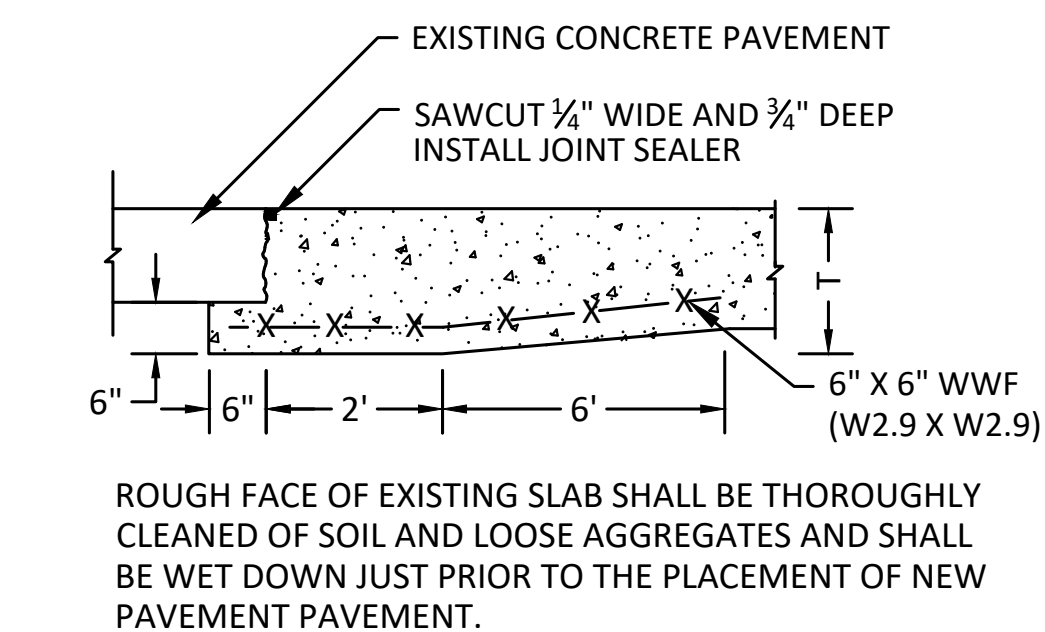
7 WATER VALVE AND BOX
N.T.S.



9 VERTICAL CURB
N.T.S.



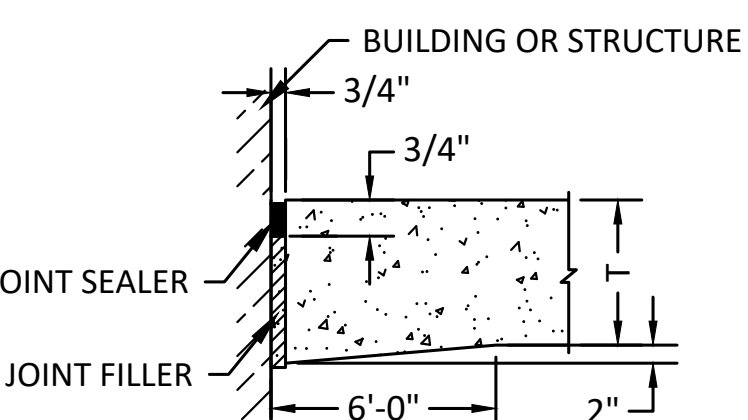
LONGITUDINAL JOINT
N.T.S.



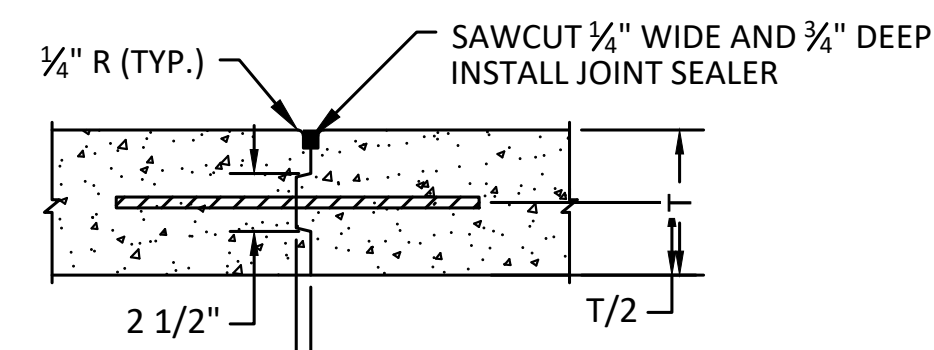
CONTRACTION JOINT AT EXISTING PAVEMENT
N.T.S.

3 CONCRETE PAVEMENT JOINTS
N.T.S.

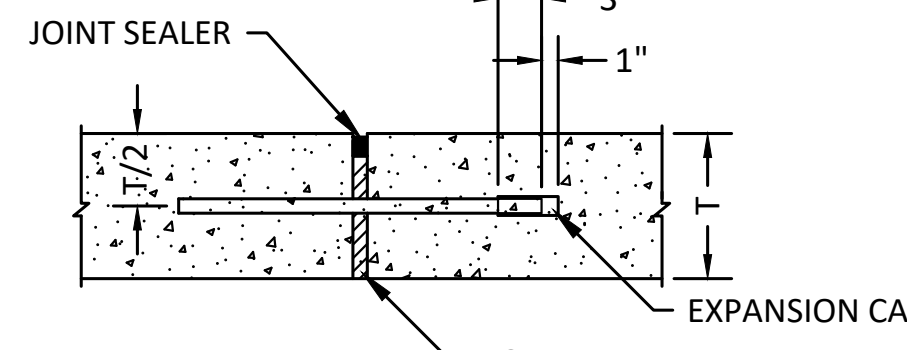
NOTE: JOINT SEALER TO BE BITUMINOUS HOT POURED JOINT SEALANT. USE 0.25IN CLOSED CELL CROSS-LINKED POLYETHYLENE BACKER ROD CAPABLE OF WITHSTANDING THE HEAT OF THE HOT POURED JOINT SEALER.



EXPANSION JOINT
USE AGAINST BUILDINGS OR OTHER STRUCTURES

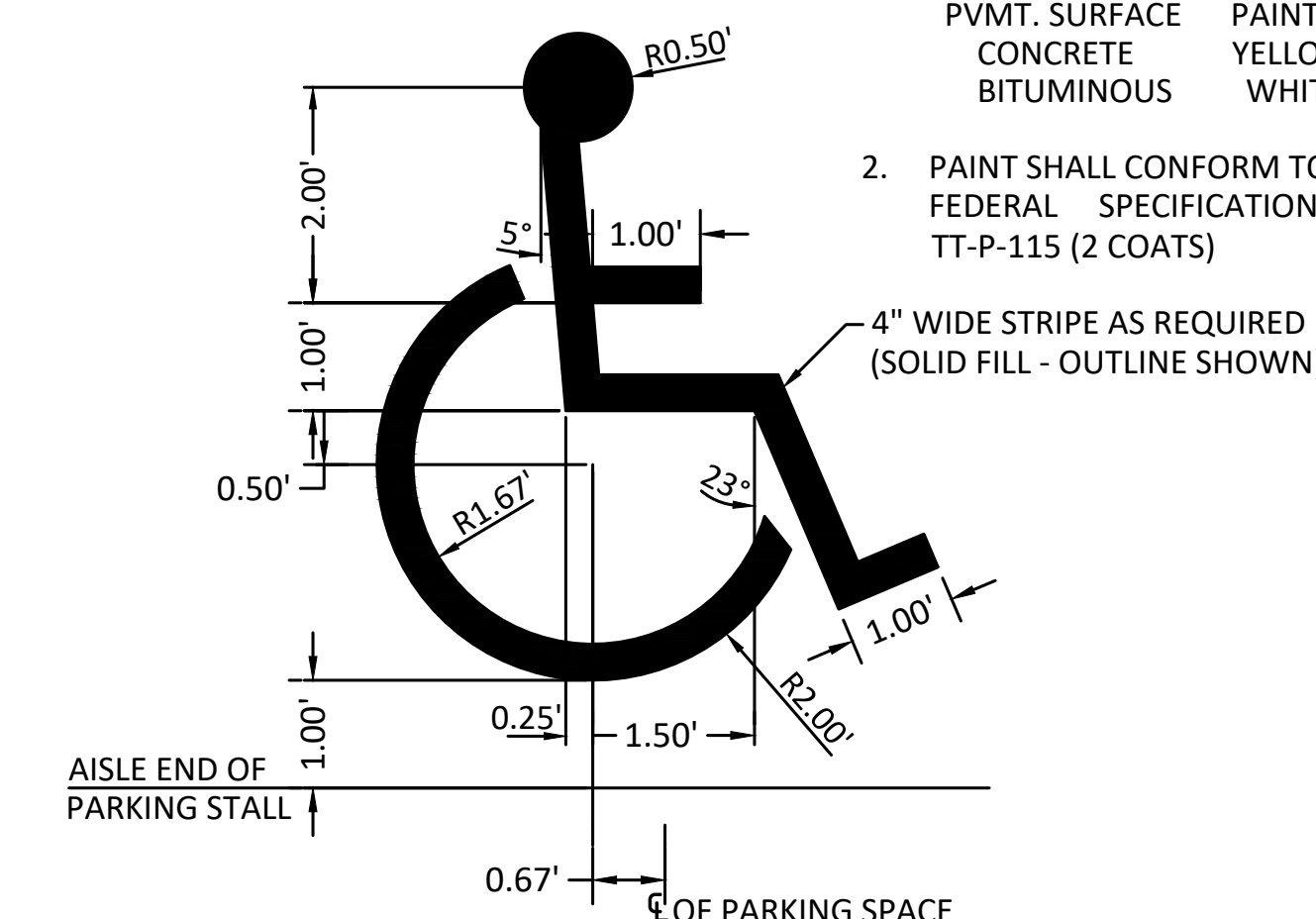


LONGITUDINAL CONST. JOINT
AT CENTER LINE OF DRIVES ONLY



EXPANSION JOINT
NOTE: INSTALL 3/4" X 18" DOWEL BARS @ 12" O.C. GREASE ONE END OF THE BAR ONLY.

8 ADA PARKING SIGN
N.T.S.



NOTES:

1. PAINT COLOR BY SURFACE:
P.V.M.T. SURFACE PAINT COLOR
CONCRETE YELLOW
BITUMINOUS WHITE
2. PAINT SHALL CONFORM TO FEDERAL SPECIFICATION TT-P-115 (2 COATS)

Rev.	Date:	Description:

Stamp:



Drawn By: Project Manager:

Project Number:
19706

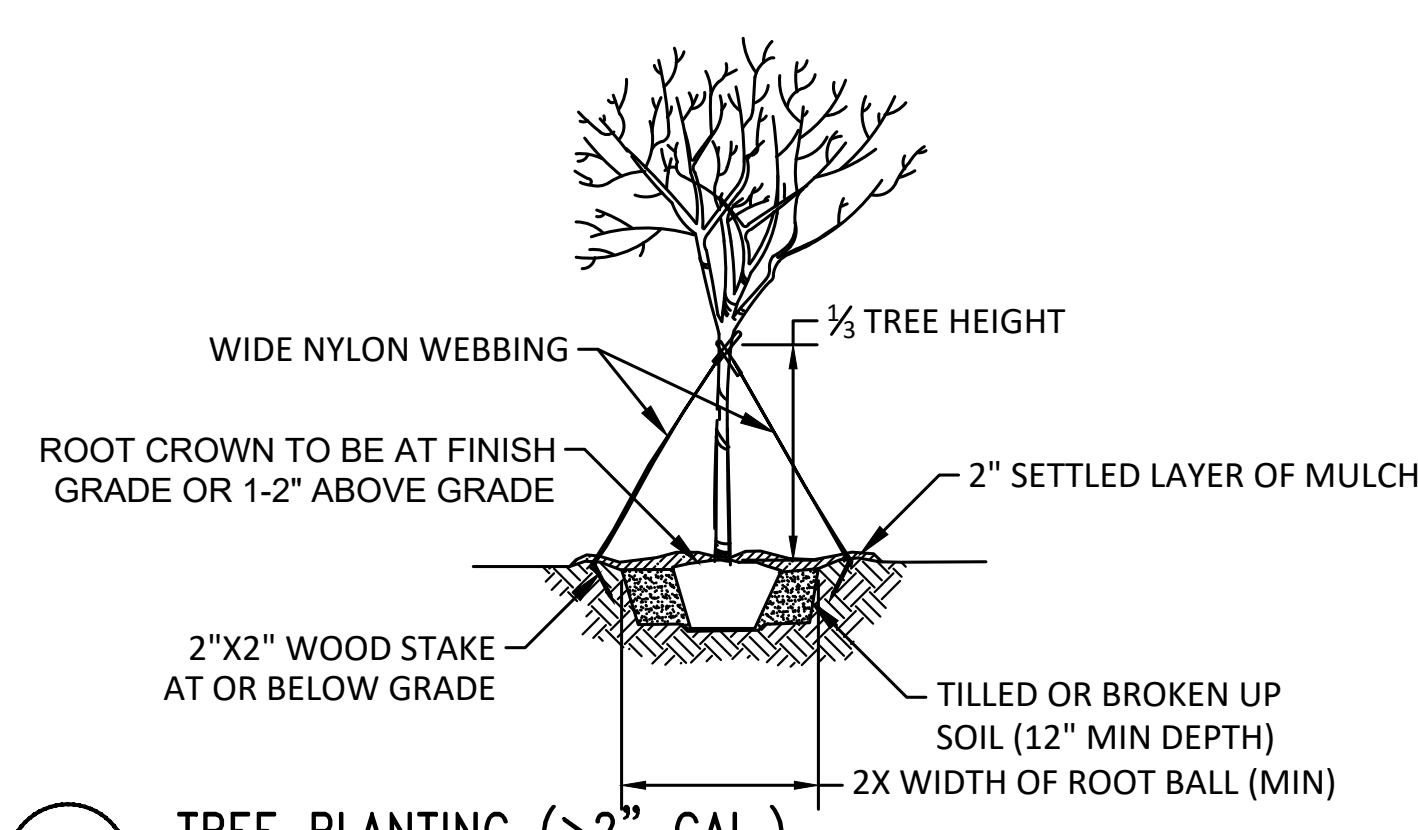
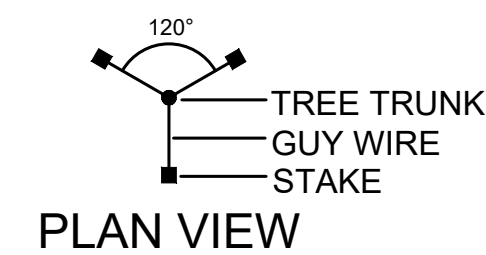
Date:
09/24/2020

Sheet Title:
CIVIL DETAILS

CONSTRUCTION SET

Sheet Number:

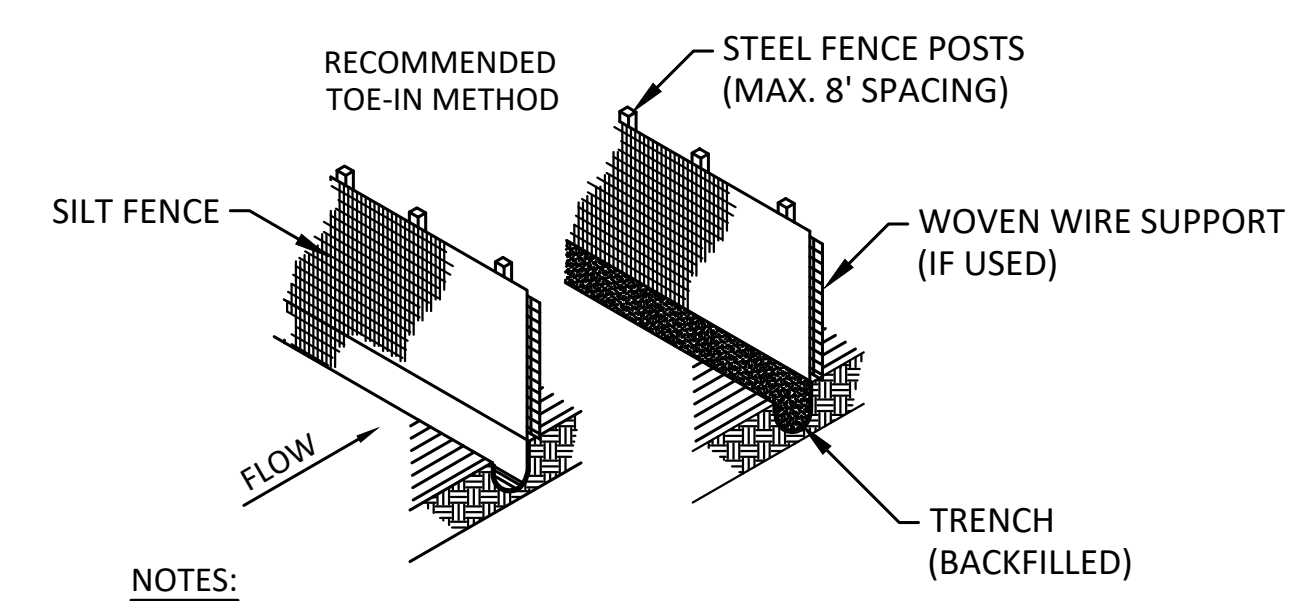
CD-01



2 TREE PLANTING (>2" CAL.)
N.T.S.

NOTES: TREE PLANTING (>2" CAL.)

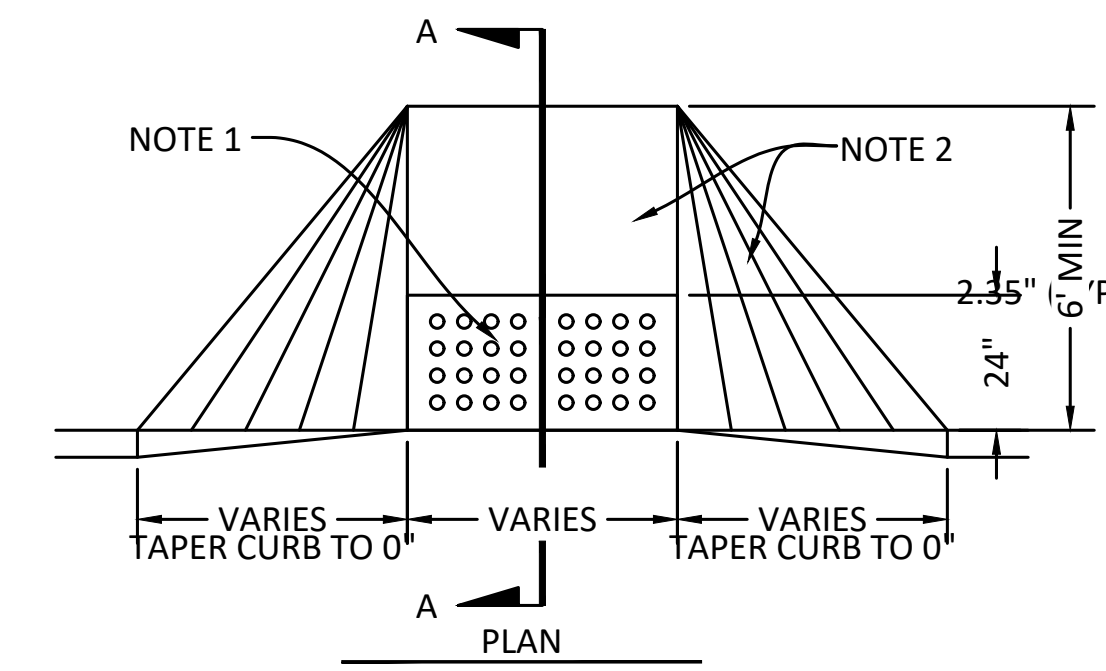
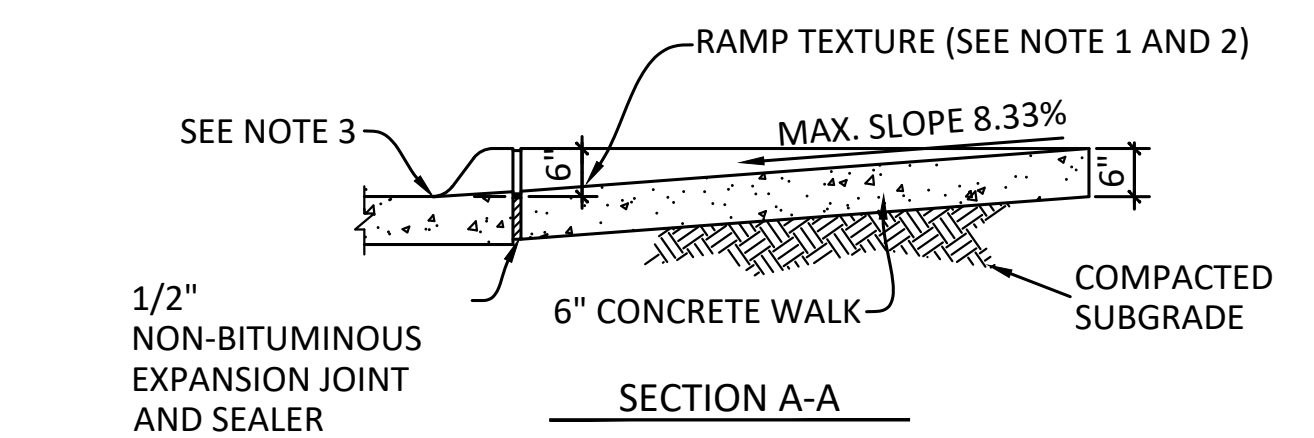
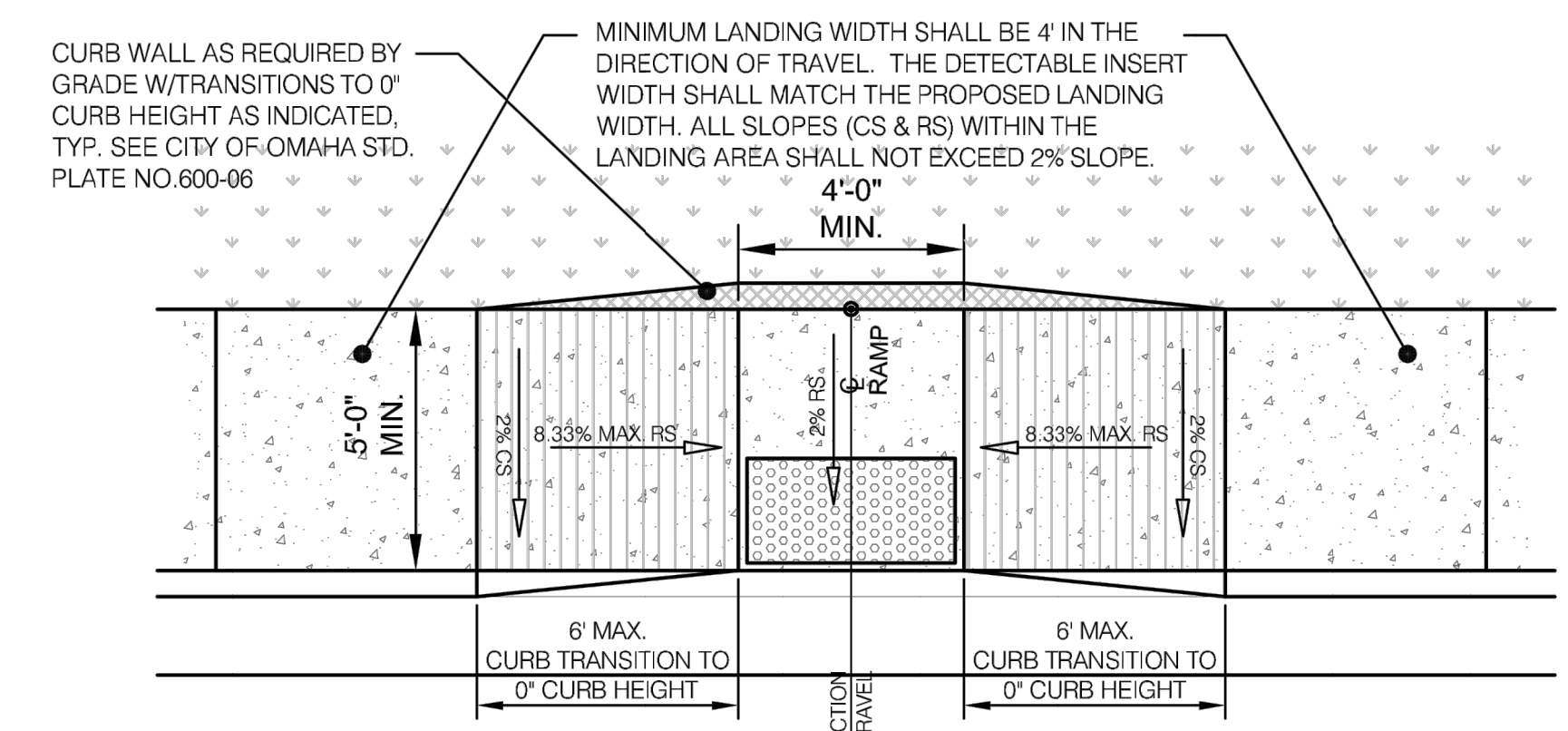
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP AND 3"-4" WIDE TO ALLOW FOR THE SILT FENCE TO BE PLACED IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO PLACEMENT OF TOPSOIL.

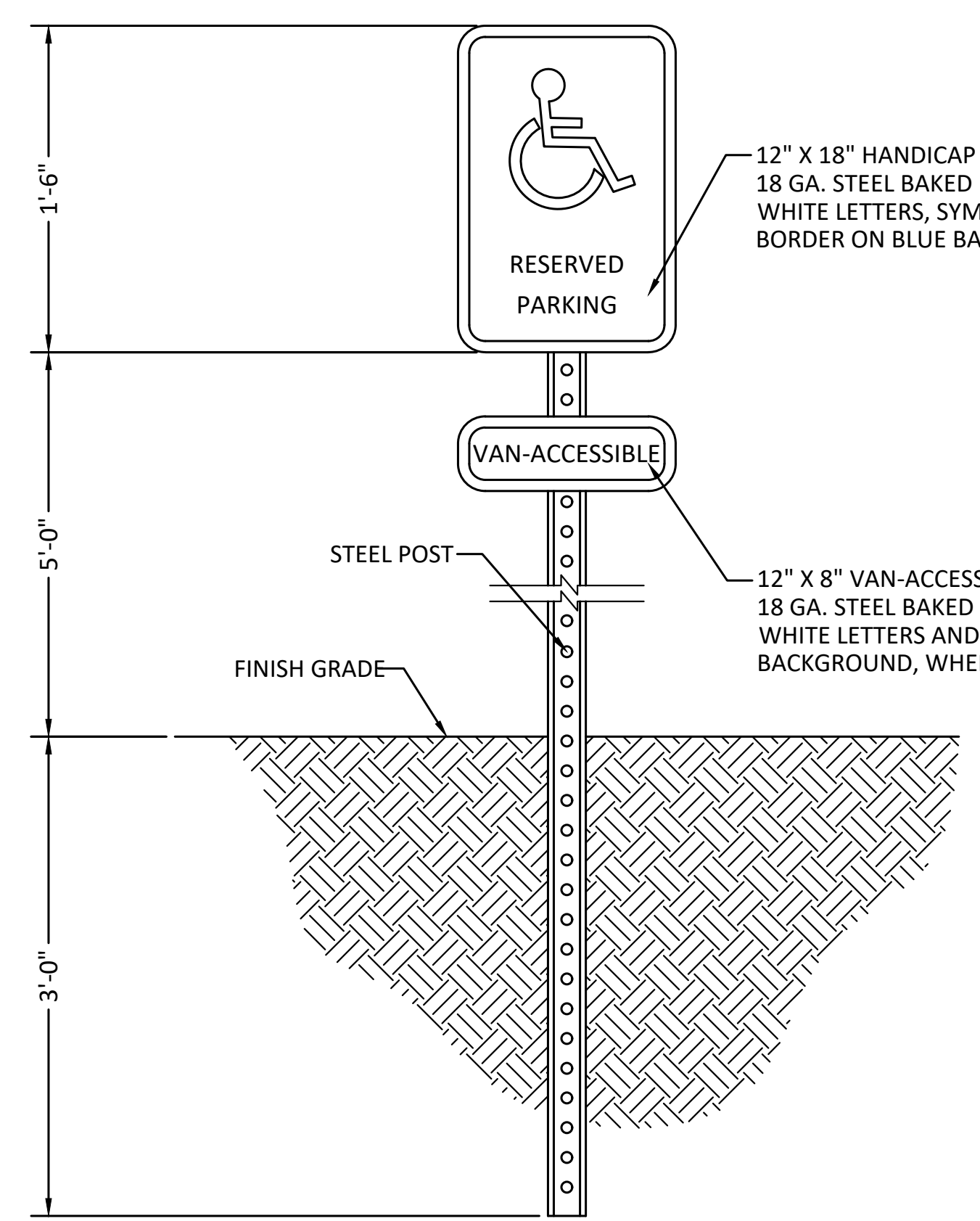
5 SILT FENCE INSTALLATION
N.T.S.



NOTES:

1. DETECTABLE WARNING DOMES
2. SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY TINING, TRANSVERSE TO THE SLOPE OF THE RAMP. THE TINES SHALL PRODUCE GROOVES APPROXIMATELY 1/8 INCH WIDE AND 3/16 INCH DEEP ON 1/2 INCH CENTERS. THE FLARES AND WINGS SHALL BE BROOMED.
3. DO NOT IMPEDE GUTTER FLOWLINE.

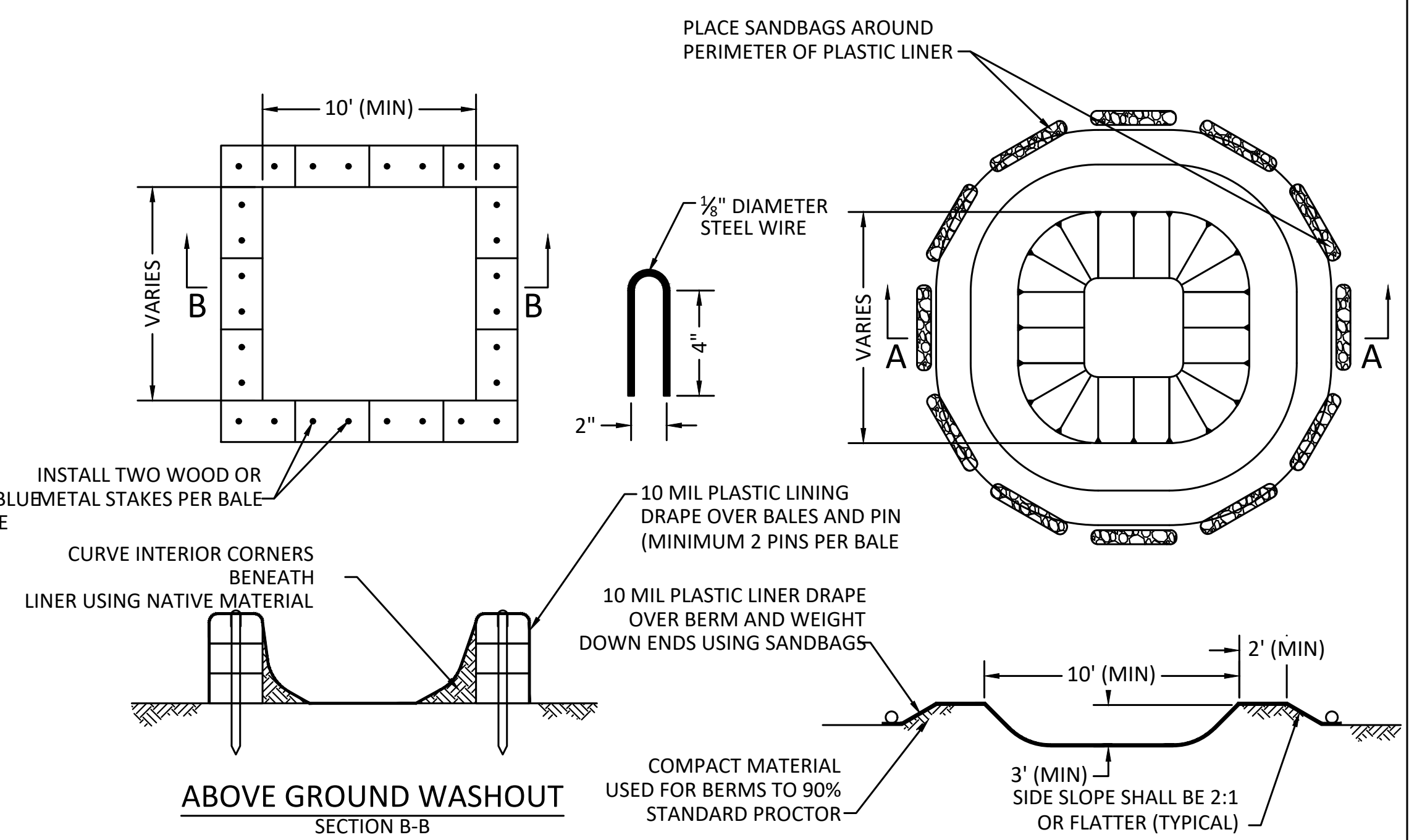
1 SIDEWALK ACCESS RAMP
N.T.S.



NOTES:

1. SIGNS SHALL BE 12X18 INCH REFLECTIVE SHEETING ON 0.080 ALUMINUM.
2. POSTS SHALL BE 8' LONG (MINIMUM) HOT-ROLLED HIGH TENSILE RAIL STEEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS, FINISHED WITH GREEN BAKED ENAMEL.
3. SIGNS MAY BE INSTALLED ONTO BUILDING AT OWNER'S DISCRETION VERIFY W/ARCHITECT PRIOR TO CONSTRUCTION.

4 ADA PARKING SIGN
N.T.S.



NOTES:

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR SITE ACCESS TO PREVENT DISTURBANCE OR TRACKING.
2. SIGNAGE SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. WASHOUT OF CONCRETE TRUCKS SHALL BE ALLOWED IN DESIGNATED AREAS ONLY.
5. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHALL BE WASHED INTO CONCRETE WASHOUT. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS SHALL BE WASHED INTO CONCRETE TRUCKS AND DISCHARGED INTO DESIGNATED OFFSITE WASHOUT FACILITY OR DISPOSAL AREA.
6. ONCE CONCRETE WASTES HARDEN, CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PROPERLY.
7. THE PERIMETER OF CONCRETE WASHOUT FACILITIES SHALL BE CLEARLY MARKED USING LATH AND COMMERCIAL TYPE FLAGGING.
8. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 MIL THICK POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

6 CONCRETE WASHOUT
N.T.S.

Spencer Management, LLC.
PO Box 111623
402.507.1920
jmoore@spencermanagement.org

SLS Consulting, LLC.
PO Box
302709.7986
sishogrin@gmail.com

Consultants:
Civil
Sierex Design & Construction
402-908-3222
sierexdesign.com

Structural
Infrastructure, LLC
6910 Pacific St. #310
Omaha, NE 68106
402-553-0234
is-ecg.com

Mechanical
RDH Engineering
13504 Stevens St. #10
Omaha, NE 68137
402-333-9009
rdhengineering.com

Electrical
Harris & Associates
4713 N. 172nd Street
Omaha, NE 68116
402-215-2000

Project Title:
4411 N 20TH STREET

Rev.	Date:	Description:

Stamp:



Drawn By: Project Manager:

Project Number:
19706

Date:
09/24/2020

Sheet Title:
CIVIL DETAILS

CONSTRUCTION SET

Sheet Number:

CD-02

GENERAL SITE CONSTRUCTION NOTES

- THE CITY OF OMAHA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2003 EDITION AND ANY CURRENT REVISIONS OR AMENDMENTS THERETO AND THE SPECIAL PROVISIONS FOR THIS PROJECT SHALL APPLY AND THE CONTRACTOR SHALL PERFORM IN ACCORD THEREWITH.
- THE CONTRACTOR SHALL CHECK WITH THE OWNER FOR CITY APPROVAL OF THE PROJECT BEFORE STARTING WORK.
- INSPECTION DURING CONSTRUCTION WILL BE PAID FOR BY THE OWNER.
- THE PORTLAND CEMENT CONCRETE FOR THE PAVEMENT SLAB SHALL BE "FL-65" AIR-ENTRAINED, IN ACCORD WITH THE STANDARD SPECIFICATIONS. TYPE IP CEMENT IS NOT PERMITTED FOR USE.
- THE PROPOSED GRADES SHOWN IN THE PAVED AREA REFER TO FINISHED TOP-OF-PAVEMENT SLAB GRADE, UNLESS OTHERWISE INDICATED. TOP-OF-CURB, WHERE SPECIFIED, SHOWN AS TC = 00.00.
- THE CONTRACTOR SHALL BE CHARGED FOR REPLACING CONSTRUCTION STAKES AND LOT PINS WHICH ARE DESTROYED BY HIS OPERATIONS.
- THE FINAL ESTIMATE WILL NOT BE PROCESSED UNTIL THE CONTRACTOR HAS SATISFACTORILY CLEANED AND FLUSHED THE PAVEMENT SLAB OF ALL RUBBISH, EXCESS MATERIAL, MUD AND DEBRIS, AND ALL PARTS OF THE WORK AREA HAVE BEEN LEFT IN A NEAT AND PRESENTABLE MANNER.
- UTILITIES ARE SHOWN AS A CONVENIENCE FOR THE CONTRACTOR. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND UTILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND FLAGGED BY THE UTILITY COMPANIES AT THE CONTRACTOR'S REQUEST. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF THE UNDERGROUND UTILITIES UNTIL ALL FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGES TO THE FACILITIES.
- NON-COLORED CONCRETE PAVEMENT SHALL BE CURED USING A WHITE PIGMENTED LIQUID MEMBRANE-FORMING CURING COMPOUND THAT HAS BEEN APPROVED BY THE STATE OF NEBRASKA DEPARTMENT OF ROADS. THE MINIMUM RATE OF APPLICATION SHALL BE 200 SQ. FT. PER GAL. IF A MECHANICAL-POWERED SPRAYER IS USED AND 100 SQ. FT. PER GAL. IF A HAND POWERED SPRAYER IS USED.
- WATER REDUCING ADMIXTURES SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.
- A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS. ALL SAW CUTS REQUIRED SHALL BE SUBSIDIARY TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
- EROSION CONTROL IMPROVEMENTS SHALL BE CONSTRUCTED ON THIS SITE, INCLUDING INLET PROTECTION, SILT FENCING, AND A CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPT RECONSTRUCTION OF ANY EROSION CONTROL IMPROVEMENTS DISTURBED BY HIS OPERATIONS. ALL DISTURBED EROSION CONTROL IMPROVEMENTS SHALL BE FULLY RECONSTRUCTED AT THE END OF EACH WORKING DAY PRIOR TO LEAVING THE SITE. SEPARATE PAYMENT WILL NOT BE MADE FOR RECONSTRUCTION OF ANY EROSION CONTROL IMPROVEMENTS AND THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THOSE ITEMS FOR WHICH PAYMENT IS MADE. POSITIVE DRAINAGE IN ALL WORK AREAS SHALL BE MAINTAINED IN THE CONDITION THE CONSTRUCTION SITE WAS IN PRIOR TO CONTRACTORS ARRIVAL.
- THE 6" (SOLID WALL) SANITARY SEWER PIPE MAY BE ABS (SDR 23.5) OR PVC (SDR 35)
- THE FOLLOWING STORM SEWER PIPE MATERIALS MAY BE USED:
 - REINFORCED CONCRETE PIPE (RCP), CONFORMING TO ASTM C76 (CLASS III UNLESS OTHERWISE INDICATED. MATERIALS AND INSTALLATION SHALL CONFORM TO CITY OF OMAHA STANDARD SPECIFICATIONS.
 - PVC PIPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR, SUCH AS CONTECH A-2000, OR EQUAL. PIPE AND FITTINGS SHALL CONFORM TO ASTM F949. INSTALLATION SHALL CONFORM TO ASTM D 2321. GASKETED JOINTS SHALL BE USED, AND SHALL SHOW NO LEAKAGE WHEN TESTED IN ACCORDANCE WITH ASTM D 3212.
 - PVC PIPE, SDR-35, IN ACCORDANCE WITH ASTM D 3034. INSTALLATION SHALL CONFORM TO ASTM D 2321. GASKETED JOINTS SHALL BE USED, AND SHALL SHOW NO LEAKAGE WHEN TESTED IN ACCORDANCE WITH ASTM D 3212.
 - POLYETHYLENE PIPE, WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR, SUCH AS ADS N-12, HANCOR HI-Q, OR EQUAL. PIPE AND FITTINGS SHALL CONFORM TO AASHTO M-252 AND M-294. INSTALLATION SHALL CONFORM TO ASTM D 2321. JOINTS SHALL BE MADE WITH SPLIT COUPLINGS, CORRUGATED TO ENGAGE THE PIPE CORRUGATIONS, AND SHALL ENGAGE A MINIMUM OF TWO CORRUGATIONS ON EACH SIDE OF THE PIPE JOINT. A NEOPRENE GASKET, PER THE MANUFACTURER'S RECOMMENDATIONS, SHALL BE USED FOR ALL JOINTS TO ENSURE A SOIL-TIGHT CONNECTION. CLASS IV SOILS SHALL NOT BE USED FOR BEDDING OR BACKFILL OF N-12 PIPE.
 - BACKFILLING OF TRENCHES SHALL CONFORM TO METHODS OUTLINED IN THE GEOTECHNICAL REPORT.

CIVIL GENERAL NOTES:

- THE CONTRACTOR SHALL CALL FOR THE EXISTING UTILITY LOCATION STAKES 48 HOURS PRIOR TO DIGGING. CALL LOCATING SERVICE AND ALL APPLICABLE UTILITY COMPANIES AS NECESSARY.

DIGGER'S HOTLINE OF NEBRASKA	402-344-3565
U.S. WEST TELEPHONE COMPANY	402-422-2000
OMAHA PUBLIC POWER DISTRICT	402-536-4000
METROPOLITAN UTILITIES DISTRICT - GAS & WATER	402-449-8000
MCI TELECOMMUNICATIONS	402-571-5450
COX COMMUNICATIONS	402-933-3000
- MECHANICAL, ELECTRICAL AND ARCHITECTURAL ELEMENTS SHOWN ON THE CIVIL PLANS ARE FOR INFORMATION ONLY. REFER TO THE APPROPRIATE DISCIPLINE DRAWINGS FOR DETAILS OF THESE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCORPORATING REQUIRED EMBEDDED ITEMS AND OPENINGS WHETHER OR NOT SHOWN ON THE CIVIL DRAWINGS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMEN AS PER THE CITY OF OMAHA PUBLIC WORKS REQUIREMENTS. COST SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. BARRICADES SHALL CONFORM TO OMAHA PUBLIC WORKS "BARRICADING STANDARDS, SPECIFICATIONS, METHODS & MATERIALS, "AND/OR THE" MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- CONTRACTOR SHALL PROTECT BY WHATEVER MEANS REQUIRED FENCES, SIGNS, STRUCTURES, DRIVES, SIDEWALKS, STREETS, BUSHES, TREES AND OTHER EXISTING FEATURES WHICH ARE NOT DESIGNATED FOR REMOVAL OR ARE OUTSIDE THE LIMITS OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS AND MAINTAIN EXISTING DRAINAGE PATTERNS.
- THE CONTRACTOR SHALL ADJUST TO GRADE ANY WATER, GAS VALVE BOXES, MANHOLES OR OTHER UTILITY STRUCTURES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP EXISTING WATER, GAS, SEWER OR OTHER UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT PAVEMENT TO CONFORM WITH THE AND FINISHED GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED.
- THE CONTRACTOR SHALL PAY ANY PERMIT AND OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE AND/OR FEDERAL AGENCIES.
- DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING AND LAYOUT. DO NOT SCALE THESE DRAWINGS.
- CONTRACTOR SHALL SEED, FERTILIZE AND MULCH DISTURBED AREAS ONCE GRADING IS COMPLETE OR AS SOON AS POSSIBLE TO PREVENT EROSION.
- CONTRACTOR SHALL REMOVE AND/OR RELOCATE ITEMS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS WHETHER SPECIFICALLY CALLED OUT BY NOTE OR NOT.
- THE CONTRACTOR MUST NOTIFY THE CITY OF OMAHA PUBLIC WORKS DEPARTMENT PERSONNEL 48 HOURS PRIOR TO ANY LANE CLOSURES AND 24 HOURS PRIOR TO ANY LANE RESTRICTIONS ON PUBLIC ROADWAYS.

PAVING NOTES:

- EXTERIOR PAVING SHALL BE FL6.5AE WITH 30% LIMESTONE AND A COMPRESSIVE STRENGTH OF 4000 PSI. A 2 TO 4 INCH SLUMP IS ALLOWED. THE MIX SHALL CONTAIN 5 TO 7% ENTRAINED AIR AND SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.42. NO WATER SHALL BE ADDED ON THE PROJECT SITE. NO SAND OR GRAVEL IS ALLOWED.
- CONCRETE FORMS SHALL BE PLACED AFTER THE SUBRADE IS COMPACTED AND MUST BE AT LEAST THE FULL THICKNESS OF THE CONCRETE.
- EXPANSION JOINT MATERIAL SHALL EXTEND PAST THE BOTTOM OF THE POUR.
- A PRE-POUR INSPECTION IS REQUIRED FOR ALL CONCRETE POURS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED FOR SCHEDULING THE INSPECTION.
- CONCRETE SHALL BE LEVEL TO WITHIN 1/8 INCH WHEN CHECKED WITH A TEN FOOT STRAIGHT EDGE PLACED IN ANY DIRECTION.
- CONCRETE PAVEMENT SHALL BE CURED USING A CLEAR LIQUID MEMBRANE FORMING COMPOUND THAT HAS BEEN APPROVED FOR USE BY THE NDOR. THE MINIMUM RATE OF APPLICATION SHALL BE 200 SF PER GALLON IF A MECHANICAL POWERED SPRAYER IS USED AND 100 SF PER GALLON IF A HAND POWERED SPRAYER IS USED. IN EITHER CASE THE CONTRASURE THAT THE COMPOUND IS INSTALLED AT A RATE THAT PROVIDES COMPLETE COVERAGE OF THE EXPOSED CONCRETE.
- VERIFY PAVEMENT THICKNESS WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT PRIOR TO PLACEMENT.

GRADING GENERAL NOTES:

- PROJECT PROCEDURES AND MATERIALS SHALL CONFORM TO THE FOLLOWING PUBLICATION AND ANY ADDITIONS THERETO: OMAHA REGIONAL STORMWATER DESIGN MANUAL AND THE SUPPLEMENTAL BMP GUIDE. THE AFOREMENTIONED PUBLICATIONS CAN BE FOUND AT <http://www.PCWPErosionControl.org>.
- THE CONTRACTOR MUST COMPLY WITH NOISE AND DUST CONTROL ORDINANCES OF THE CITY OF OMAHA.
- THE CONTRACTOR SHALL NOTIFY OF UTILITY COMPANIES 48 HOURS BEFORE WORK IS STARTED TO VERIFY UTILITY LOCATIONS (ONE CALL 344-3565).
- BARRICADES SHALL CONFORM TO OMAHA PUBLIC WORKS "BARRICADING STANDARDS, SPECIFICATIONS, METHODS & MATERIALS, "AND/OR THE" MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH OSHA REGULATIONS IN THE PROSECUTION OF WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL CONSTRUCTION ACTIVITIES SO AS TO MINIMIZE THE POTENTIAL FOR EROSION.
- THE CONTRACTOR SHALL MONITOR PERIMETER SILT FENCING AND INSTALL ADDITIONAL SILT FENCING IF NECESSARY (NOTE: SEE BMP'S MAINTENANCE SCHEDULE) OR AS DIRECTED BY THE INSPECTOR.
- THE CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT TRAPS, SEDIMENT BASINS, BEHIND SILT FENCES, AND OTHER EROSION CONTROL MEASURES THAT STORE SEDIMENT IF NECESSARY OR AS DIRECTED BY THE INSPECTOR.
- THE CONTRACTOR SHALL BUILD STABILIZED CONSTRUCTION ENTRANCES. THE CONTRACTOR SHALL MONITOR STABILIZED CONSTRUCTION ENTRANCES AND MAINTAIN THE ENTRANCE AS NEEDED OR AS DIRECTED BY THE INSPECTOR. THE CONTRACTOR SHALL NOT USE ANY OTHER ACCESS TO THE SITE NOR ALLOW OTHERS TO USE ALTERNATE ACCESS POINTS.
- EROSION CONTROL FEATURES SHALL BE KEPT IN WORKING ORDER. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED BY SOIL EROSION AND CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY OR AS DIRECTED BY THE INSPECTOR.
- EROSION CONTROL FEATURES MAY NOT BE REMOVED UNTIL 80% OF THE AREA HAS BEEN FULLY DEVELOPED. FULL DEVELOPMENT SHALL MEAN INSTALLATION OF PAVEMENTS, BUILDINGS, STORM SEWERS, LANDSCAPING, AND SEEDING. REMOVAL MUST BE APPROVED BY THE CITY OF OMAHA INSPECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONTAINMENT DIKES OR OTHER PROTECTIVE MEASURES AROUND ALL ON-SITE FUELING AND CHEMICAL STORAGE AREAS.
- IN THE EVENT OF A RELEASE OF OIL OR HAZARDOUS SUBSTANCE, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY FOR NOTIFICATION, CONTAINMENT, INVESTIGATION, REMEDIAL ACTION AND DISPOSAL.
- FOR DUST CONTROL THE CONTRACTOR SHALL USE ANY OF THE FOLLOWING MEASURE OR A COMBINATION OF NECESSARY:
 - TANK TRUCK OR OTHER SUCH EQUIPMENT TO SPREAD WATER ON HAUL ROADS.
 - DECREASE VEHICULAR SPEED ON HAUL ROADS.
 - AS DIRECTED BY THE INSPECTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINATION OF ALL EARTHWORK QUANTITIES.
- ALL VEGETATIVE MATERIAL WITHIN AREA OF DISTURBANCE SHALL BE STRIPPED AND HAULED OFF SITE AND PROPERLY DISPOSED OF. THE TOP 6" OF TOPSOIL MATERIAL SHALL BE STRIPPED AND STOCKPILED ON-SITE FOR FINAL GRADING AT THE CONCLUSION OF EARTHWORK ACTIVITIES.
- PRIOR TO EXCAVATION FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY EXISTING LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF EXCAVATION ACTIVITIES TO ALLOW FOR ANY NECESSARY REVISIONS IN THE DESIGN.
- GRADING TOLERANCES: LAWN OR UNPAVED AREAS - 1 INCH. WALKS, PAVEMENTS, AND BUILDING PAD, PLUS OR MINUS 1/2 INCH.
- IT IS THE INTENT THAT THE FINISH GRADE BE A SMOOTH AND CONTINUOUS SURFACE WITHOUT ANY ABRUPT CHANGES IN ELEVATION. SLOPES SHALL NOT EXCEED 3:1 MAXIMUM.
- PAVEMENT SLOPES: CONCRETE WALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE UNLESS OTHERWISE INDICATED.
- SPOT ELEVATIONS ARE SHOWN TO FINISH SURFACES.

GENERAL WATER CONSTRUCTION NOTES:

- THE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, RULES AND REGULATIONS OF THE M.U.D. AND THE SPECIAL AND TECHNICAL PROVISIONS AND THESE PLANS FOR THE REFERENCED PROJECT.
- WATER MAINS AND SERVICE LINES SHALL HAVE A MINIMUM COVER OF FIVE FEET AND SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER RULES AND REGULATIONS OF THE CITY HAVING JURISDICTION.
- THE HORIZONTAL DISTANCE BETWEEN THE SEWER AND WATER LINES SHALL BE 10 FEET MIN. AND THE VERTICAL DISTANCE SHALL BE TWO FEET MIN. THE SANITARY SEWER SHALL BE D.I.P. 10 FEET EACH SIDE OF THE WATER MAIN WHEN THE VERTICAL DISTANCE IS LESS THAN 2 FEET.
- CONTRACTOR SHALL MAINTAIN ALL VALVES AT CONNECTION POINTS IN THE FULLY CLOSED POSITION UNTIL CHLORINATION TESTING AND APPROVAL OF PROPOSED WATER LINES ARE COMPLETE, EXCEPT THAT SAID VALVES MAY BE OPENED TO FILL LINES FOR USE IN THE CHLORINATION PROCESS.
- TYPE "K" COPPER WATER SERVICES, IF INDICATED, SHALL BE CONSTRUCTED TO ALL BUILDINGS SHOWN OF THIS DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THE PLANS. THE CONTRACTOR SHALL RECORD TAP AND VALVE LOCATIONS OF EACH WATER SERVICE INSTALLED AND PROVIDE SUCH RECORDS TO THE OWNER UPON COMPLETION OF CONSTRUCTION.
- MAINTAIN A 40' CLEAR DISTANCE BETWEEN THE POST INDICATOR VALVE AND THE BUILDING.

UTILITY NOTES:

- THE LOCATIONS OF AERIAL AND UNDERGROUND UTILITY FACILITIES MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND UTILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY FACILITY.
- LENGTHS OF UTILITY LINES PROVIDED ARE FOR CALCULATIONS ONLY AND NOT TO BE USED TO DETERMINE ACTUAL INSTALLED LENGTH. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF MATERIAL TO BE USED AND NO ADDITIONAL PAYMENT WILL BE MADE FOR VARIATIONS FROM THE LENGTHS PROVIDED.
- WATER LINE CONSTRUCTION SHALL CONFORM TO THE METROPOLITAN UTILITY DISTRICT (M.U.D.) STANDARDS.
- CONTRACTOR SHALL COORDINATE LOCATION OF TELEPHONE AND CABLE T.V. SERVICE AND SHALL INSTALL REQUIRED UNDERGROUND CONDUITS PRIOR TO INSTALLATION OF PAVEMENT SURFACING.
- EXCAVATIONS SHALL COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P, "EXCAVATIONS AND TRENCHES" AND OTHER APPLICABLE CODES.
- THE MAIN WATER LINE TO BE INSTALLED WITH MINIMUM OF 5' OF COVER OVER PIPE.
- STORM SEWER LINES TO BE HDPE PIPE UNLESS OTHERWISE CALLED OUT.
- CONTRACTOR TO INSTALL THRUST BLOCKS AT ALL BENDS, TEES, ELLS, GATE VALVES, AND HYDRANTS.
- COORDINATE WITH ELECTRICAL SHEETS FOR UNDERGROUND ELECTRIC SERVICE.

PIPE INSTALLATION NOTES

THE PIPE SHALL BE PROPERLY BEDDED AND INSTALLED ACCORDING TO THE FOLLOWING OR IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. BACKFILL SHALL BE COMPACTED IN MAXIMUM 6" LIFTS. BACKFILL OF TRENCHES SHALL CONFORM TO THE METHODS OUTLINED IN THE PIPE INSTALLATION STANDARDS REFERENCED IN SUBSECTION 701.03 AS FOLLOWS:

DEPTH BELOW PAVEMENT OR FINISHED GRADE	MINIMUM COMPACTION REQUIREMENT	ACCEPTABLE MOISTURE RANGE (FROM OPTIMUM)
LESS THAN 1' (WITHIN 3' AND UNDER PAVEMENT)	90% OF MAXIMUM DRY DENSITY (MODIFIED)	-3% TO +4%
LESS THAN 1' (BEYOND 3' FROM PAVEMENT)	92% OF MAXIMUM DRY DENSITY (STANDARD)	-3% TO +4%
1' TO 5' (ALL EXCAVATION WIDTHS)	92% OF MAXIMUM DRY DENSITY (STANDARD)	-3% TO +4%
> 5' (EXCAVATION < 6' WIDE)	92% OF MAXIMUM DRY DENSITY (STANDARD)	-3% TO +4%
> 5' (EXCAVATION ≥ 6' WIDE)	92% OF MAXIMUM DRY DENSITY (STANDARD)	-3% TO +4%

Spencer Management, LLC.
PO Box 111623
402.507.1920
jmoore@spencermanagement.org

SLS Consulting, LLC.
PO Box
302709.7986
slshogrin@gmail.com

Consultants:
Civil
StereX Design & Construction
402-908-3222
stereXdesign.com

Structural
Infrastructure, LLC
6910 Pacific St. #310
Omaha, NE 68106
402-553-0234
is-ecg.com

Mechanical
RDH Engineering
13504 Stevens St. #D
Omaha, NE 68137
402-333-9009
rdhengineering.com

Electrical
Harris & Associates
4713 N. 172nd Street
Omaha, NE 68116
402-215-2000

Project Title:
4411 N 20TH STREET

Rev.	Date:	Description:

Stamp:



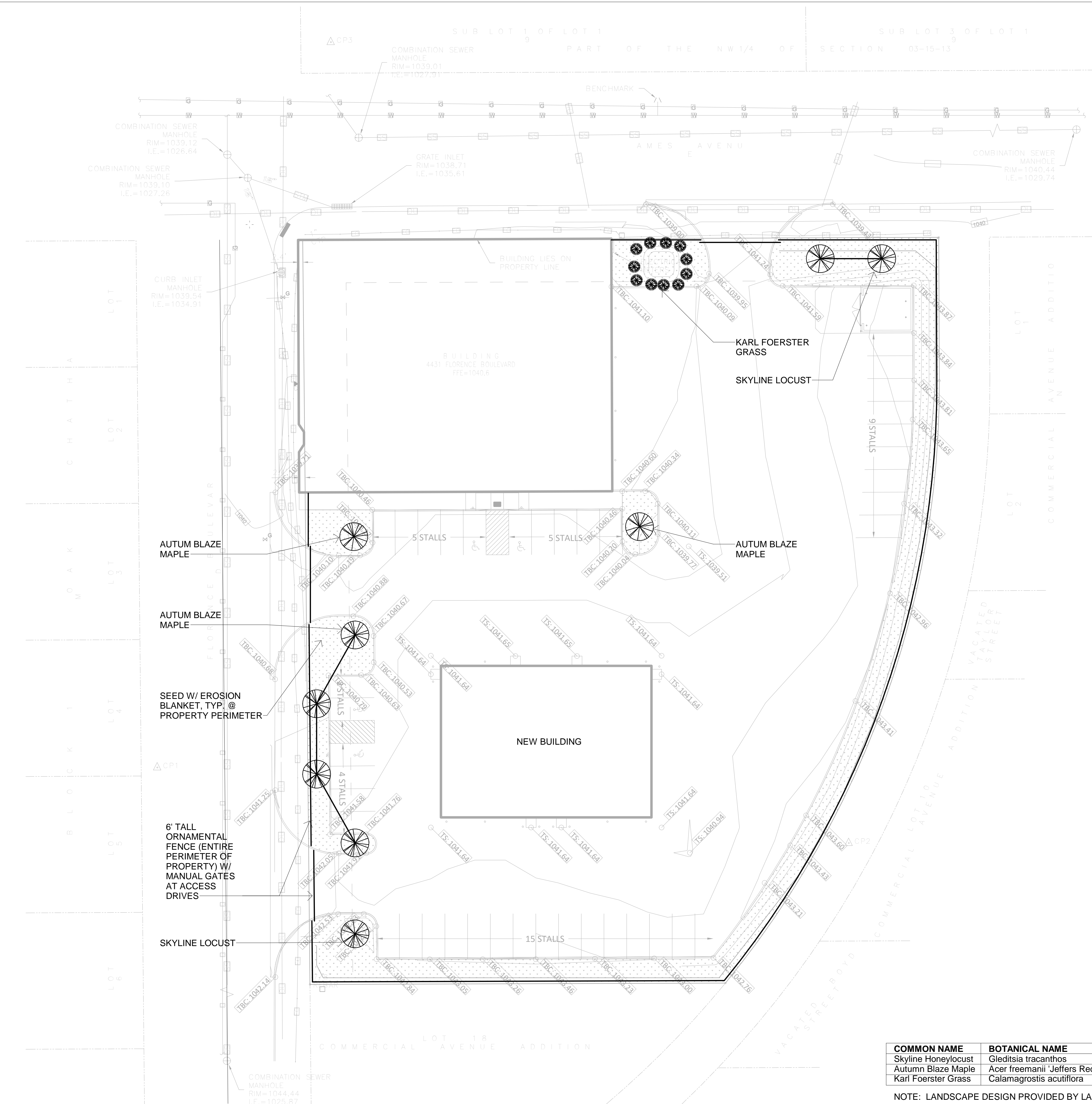
Drawn By: _____ Project Manager: _____

Project Number:
19706
Date:
09/24/2020
Sheet Title:
CIVIL NOTES

CONSTRUCTION SET

Sheet Number:

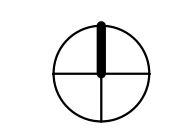
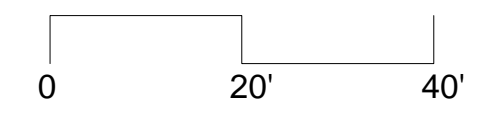
CD-03



1 LANDSCAPE PLAN
1" = 20'-0"

COMMON NAME	BOTANICAL NAME	SIZE	METHOD
Skyline Honeylocust	Gleditsia tracanthos	2"	B&B
Autumn Blaze Maple	Acer freemanii 'Jeffers Red'	2"	B&B
Karl Foerster Grass	Calamagrostis acutiflora	1 Gallon	Potted

NOTE: LANDSCAPE DESIGN PROVIDED BY LANAHA NURSERIES.



Spencer Management, LLC.
PO Box 111623
402.507.1920
jmoore@spencermanagement.org

SLS Consulting, LLC.
PO Box 3202
402.709.7986
sishogrin@gmail.com

Consultants:
Civil
Sierex Design & Construction
402-908-3222
sierexdesign.com

Structural
Infrastructure, LLC
6910 Pacific St. #310
Omaha, NE 68106
402-553-0234
is-ecg.com

Mechanical
RDH Engineering
13504 Stevens St. #D
Omaha, NE 68137
402-333-9009
rdhengineering.com

Electrical
Harris & Associates
4713 N. 172nd Street
Omaha, NE 68116
402-215-2000

Project Title:
4411 N. 20TH STREET PROJECT

Rev.	Date:	Description:

Stamp:



11/13/2020

Drawn By: SLS
Project Manager: SLS

Project Number:
202010

Date:
2020-11-18

Sheet Title:
LANDSCAPE PLAN

Sheet Number:

L-1

APPLICABLE CODES AND STANDARDS:
 2012 INTERNATIONAL BUILDING CODE (AS MODIFIED BY THE CITY OF OMAHA)
 ACI 318-11
 A.I.S.I. SPECIFICATION FOR DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS

ROOF LIVE LOAD 25 PSF
 ROOF SNOW LOAD (GROUND SNOW P_g=25 PSF) - 17.5 PSF + DRIFT

WIND LOADS
 BASIC WIND SPEED 115 MPH (ULTIMATE WIND SPEED)
 90 MPH (SERVICE/NOMINAL WIND SPEED)
 EXPOSURE CLASSIFICATION B
 ENCLOSURE CLASSIFICATION II
 ENCLOSED (Gcpi = +/- 0.18)
 RISK CATEGORY II

SEISMIC LOADS
 SEISMIC DESIGN CATEGORY - A
 IMPORTANCE FACTOR 1.0
 SPECTRAL RESPONSE COEFFICIENT SDS = 0.133
 SPECTRAL RESPONSE COEFFICIENT SD1 = 0.067
 SITE CLASSIFICATION - D

MAXIMUM ALLOWABLE SOIL BEARING CAPACITY 1500 PSF (CODE DEFINED MAXIMUM)

MATERIAL DATA:

CONCRETE & REINFORCING
 CONCRETE STRENGTH (f_c @ 28 DAYS)
 FOOTINGS AND GRADEBEAM 3000 PSI
 STEM WALLS 4000 PSI
 CONCRETE NOT OTHERWISE SPECIFIED 3000 PSI
 GRADE SUPPORTED SLABS 4000 PSI
 LEAN CONCRETE 1500 PSI

CEMENT TYPE PORTLAND TYPE III
 AGGREGATES REGULAR WT. HARDROCK TYPE - ASTM C33
 REINFORCING STEEL ASTM A615, GRADE 60
 PREFORMED EXPN. JT. (1/2 IN) ASTM D1751

STEEL
 LIGHT GAGE STEEL STUDS/JOISTS ASTM A1003 (G60 GALV. PER ASTM A525 & C955)
 12 TO 16 GAGE ST50H (Fy=50 KSI)
 18+ GAGE ST33H (Fy=33 KSI)

STRUCTURAL NOTES:

GENERAL:

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.

THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETE STRUCTURE. APPLICATION OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR AND SO INCLUDED IN THE DESIGN OF SHORING, BRACING, FORMWORK, AND ANY OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.

DETAILS ON THE DRAWINGS INDICATED AS "TYPICAL" APPLY IN ALL AREAS WHERE CONDITIONS SIMILAR TO THE DETAIL OCCUR.

THE STRUCTURAL DRAWINGS ARE NOT INTENDED FOR USE AS SHOP ERECTION DRAWINGS. REPRODUCTION OF THESE DRAWINGS IN LIEU OF PREPARATION OF SHOP ERECTION DRAWINGS SIGNIFIES THE USER'S ACCEPTANCE THAT ALL INFORMATION SHOWN IS CORRECT AND APPROPRIATE FOR SHOP DRAWINGS AND THAT THE USER WILL BE FULLY RESPONSIBLE FOR EXPENSES THAT MAY OCCUR FROM SAID ACCEPTANCE.

UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS MADE FOR FUTURE FLOORS, ROOFS, OR OTHER LOADS.

COORDINATION / VERIFICATION:

CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH ANY PHASE OF THE WORK.

THE PRE-MANUFACTURED STEEL BUILDING STRUCTURE SHALL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF NEBRASKA AND THE DESIGN DRAWINGS FOR THE BUILDING SHALL BE SIGNED AND SEALED BY THAT ENGINEER. THE BUILDING SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH THE INSTRUCTIONS PREPARED BY THE SUPPLIER.

CROSS REFERENCE STRUCTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL DRAWINGS, AND WITH ACTUAL EQUIPMENT SUPPLIED TO THE PROJECT, FOR THE LOCATION AND SIZE OF ALL SLAB OPENINGS, SLEEVES, INSERTS, FLOOR DEPRESSIONS, BLOCK-OUTS, CURBS, ANCHORS, BOLTS, ETC. REQUIRED FOR INSTALLATION.

CONCRETE / REINFORCING:

CONCRETE BATCH DESIGN(S) SHALL BE PROPORTIONED AND PRODUCED IN ACCORDANCE WITH A.C.I. 318, IN PARTICULAR CHAPTER 5, AND A.C.I. 301. MIX AND DELIVER IN ACCORDANCE WITH ASTM C94.

SLUMP REQUIREMENTS:
 FOUNDATIONS MIN. 1 IN. / MAX. 4 IN.
 CONCRETE W/ PLASTICIZERS MAX. 8 IN.
 OTHER CONCRETE MIN. 1 IN. / MAX. 5 IN.
 AIR ENTRAINMENT CONCRETE EXPOSED TO WEATHER - 5% MIN.
 ADMIXTURES SUBMIT AS REQUIRED FOR APPROVAL
 FLY ASH MAX. 20% OF CEMENT CONTENT

CONCRETE TEST CYLINDERS:
 SAMPLING IN FIELD ASTM C172 & C31
 CYLINDER STRENGTH TESTS ASTM C39
 FREQUENCY OF STRENGTH TESTS ONE PER 100 CU. YDS. OR
 MIN. ONCE FOR EA. 5000 S.F. OF SLABS WALLS OR
 MIN. ONCE PER DAY FOR EACH TYPE OF MIX
 ONE STRENGTH TEST = AVG. STRENGTHS OF TWO CYLINDERS @ 28 DAYS.
 CYLINDERS TO BE TESTED: 2 @ 7 DAYS, 2 @ 28 DAYS.

CONSTRUCTION JOINTS MUST HAVE PRIOR REVIEW BY THE ENGINEER. ALL CONTINUOUS REINFORCING SHALL BE CARRIED THROUGH THE JOINT.

CONCRETE TO CONCRETE COLD JOINTS - PROVIDE 1/4" INTENTIONALLY ROUGHENED SURFACE AT ALL HORIZONTAL JOINTS.

EXPOSED CORNERS: PROVIDE A 3/4" CHAMFER AT ALL EXPOSED CONCRETE CORNERS.

CURING: CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF SEVEN DAYS AFTER ITS PLACEMENT. IF FORMWORK IS REMOVED PRIOR TO SEVEN DAYS, APPLY MOIST CURING TO NEWLY EXPOSED SURFACES. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING.

REINFORCING BAR WELDING: ABSOLUTELY NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

MINIMUM CONCRETE CLEAR COVER: PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING (FACE OF

CONCRETE TO EDGE OF BAR) UNLESS DETAILED OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 CONCRETE EXPOSED TO EARTH OR WEATHER NO. 5 BAR, W31 OR D31 WIRE & SMALLER 1-1/2"
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER SLABS, WALLS, JOISTS #11 BAR AND SMALLER 3/4"

BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES CONC EXPOSED TO VIEW PLASTIC COATED OR GALV. LEGS NO ROCKS, CLAY TILE, OR CLAY BRICK SHALL BE USED TO SUPPORT REINFORCING.

NON-METALLIC, SHRINKAGE-RESISTANT GROUT
 PRE-MIXED, NON-METALLIC, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING SILICA SANDS, PORTLAND CEMENT, SHRINKAGE-COMPENSATING AGENTS, PLASTICIZING AND WATER-REDUCING AGENTS (ASTM C-1107).
 MINIMUM COMPRESSIVE STRENGTH @ 48 HOURS 2400 PSI
 MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS 7000 PSI

REINFORCING SHOP DRAWINGS: REINFORCING SUPPLIER SHALL PROVIDE COMPLETE PLACEMENT AND FABRICATION DRAWINGS FOR ALL REINFORCING INCLUDING THE LOCATION AND SIZE OF ALL ACCESSORIES AND SUPPORTS.

FOUNDATIONS:

SPREAD FOOTINGS SHALL BE PLACED ON NEAT, CLEAN AND DRY EXCAVATIONS. EXTREME CARE SHALL BE TAKEN WHEN EXCAVATING NEAR THE BEARING SURFACE. FOOT TRAFFIC SHALL BE KEPT TO A MINIMUM NECESSARY TO PLACE THE FOOTING REINFORCEMENT AND CONCRETE.

THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER AWAY FROM THE STRUCTURE AND EXCAVATED AREAS DURING CONSTRUCTION. THIS INCLUDES NECESSARY PUMPING, TRENCHING, BACKFILL AND/OR DIKE CONSTRUCTION.

GRADE SUPPORTED SLABS:

REINFORCED CONCRETE SLAB ON GRADE:
SLAB THICKNESS: SEE PLANS

REINFORCING:

#4 @ 16" O.C. EACH WAY
 SET ON BAR SUPPORTS SPACED AT MAX. 4 FT. O.C. SIZED TO POSITION BARS 2" CLEAR FROM TOP OF SLAB.

VAPOR BARRIER:
 FIFTEEN (15) MIL POLYETHYLENE IN ALL LOCATIONS. LAP AND TAPE ALL JOINTS AND HOLES (4 INCH SLAB ONLY)

GRANULAR SUBBASE UNDER SLAB-ON-GRADE:

MINIMUM THICKNESS: 4 IN.
 COMPACTION 98% (± 2%)
 GRADATION REQUIREMENTS:
 100% PASSING THE 3/4" SIEVE
 LESS THAN 15% PASSING THE 100 SIEVE
 LESS THAN 2% PASSING THE 200 SIEVE

SELECT FILL, WHERE REQUIRED TO ACHIEVE FINAL GRADE:

CLEAN, INORGANIC, LOW-PLASTICITY SILT OR LEAN CLAY WITH THE FOLLOWING PROPERTIES:
 MAXIMUM LIQUID LIMIT (LL) 40
 PLASTICITY INDEX (PI) RANGE 5 TO 18
 MOISTURE CONTENT (% OF OPTIMUM) +3%, -2%
 MAXIMUM LOOSE LIFT 8"
 COMPACTION 95%

EXISTING SUBGRADE:

HEAVILY ROOT INFESTED TOPSOIL, PAVING, AND DEBRIS SHOULD BE STRIPPED AND DISCARDED. REMAINING EARTH SHALL BE SCARIFIED TO A DEPTH OF 12" AND RECOMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY

COMPACTION (% OF MAXIMUM DRY DENSITY) SHALL BE DETERMINED USING ASTM D-698 STANDARD PROCTOR TEST

CRACK CONTROL JOINTS (WHETHER CONSTRUCTION JOINTS OR SAWED JOINTS) IN SLABS ON GRADE SHALL OCCUR AS SHOWN AND ACROSS ALL DOOR OPENINGS. LOCATE JOINTS AT RE-ENTRANT CORNERS OF SLABS.
 MAXIMUM SPACING OF CONTROL JOINTS: SEE PLANS

CURING: CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF SEVEN DAYS AFTER ITS PLACEMENT. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING. CURING COMPOUNDS SHALL BE NON-RESIDUAL TYPE.

SEAL ALL EXPOSED CONSTRUCTION/CRACK CONTROL JOINTS AND EXPANSION JOINTS WITH POLYURETHANE TYPE SEALANT

SPECIAL INSPECTIONS (IBC 2012)

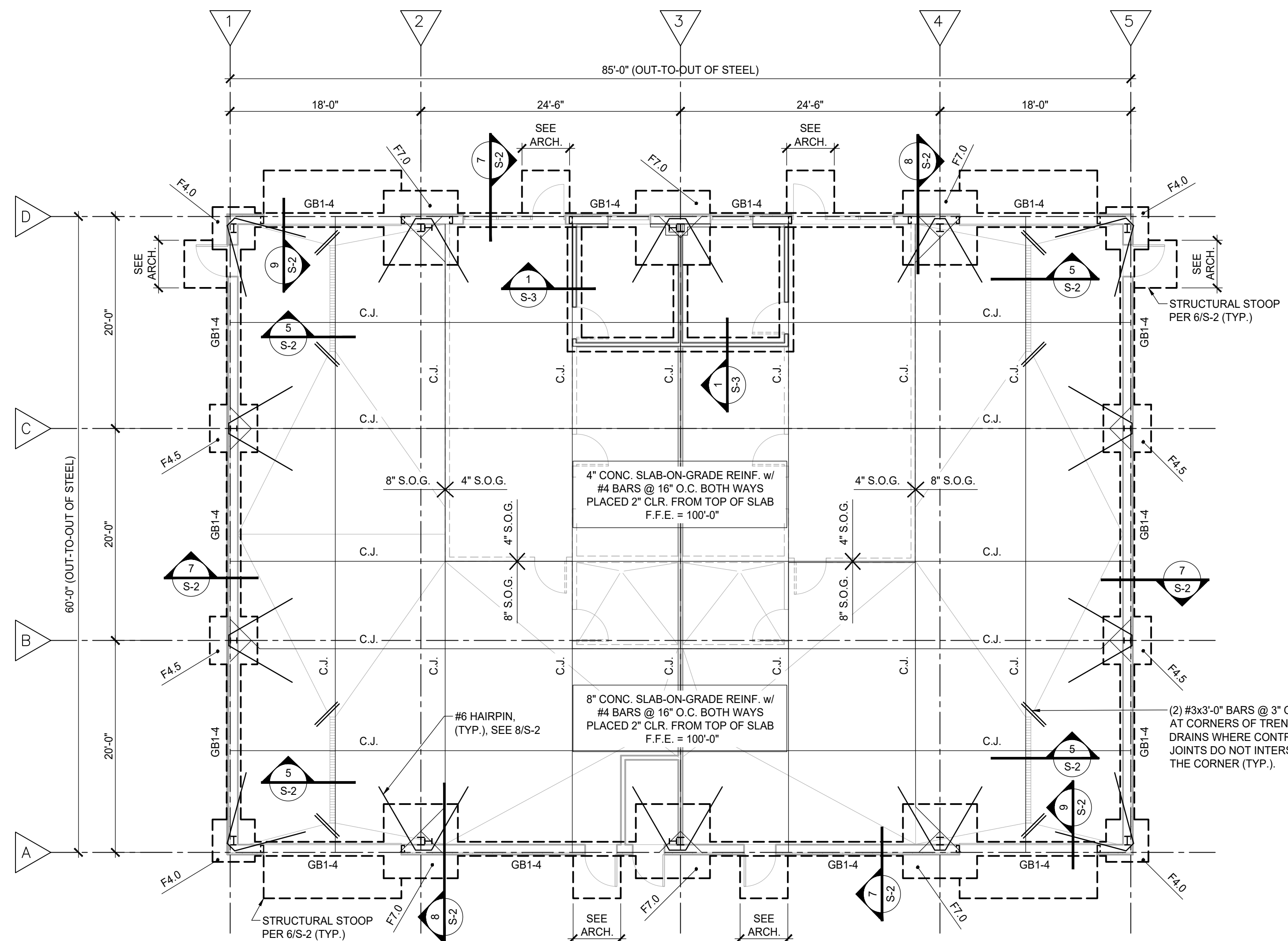
SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE WORK IN ACCORDANCE WITH IBC CHAPTER 17. CONTRACTOR SHALL NOTIFY AND ACCOMMODATE THE APPLICABLE INSPECTOR DURING APPROPRIATE PHASES OF THE WORK AS REQUIRED FOR EACH TYPE OF INSPECTION.

CONCRETE CONSTRUCTION

- INSPECTION OF REINFORCING STEEL AND PLACEMENT. - **PERIODIC**
- INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE. - **PERIODIC**
- VERIFYING USE OF REQUIRED DESIGN MIX. - **PERIODIC**
- AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE. - **CONTINUOUS**
- INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES. - **CONTINUOUS**
- INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES. - **PERIODIC**

INSPECTION OF SOILS

- VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. - **PERIODIC**
- VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. - **PERIODIC**
- PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS. - **PERIODIC**
- VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL. - **CONTINUOUS**
- PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY. - **PERIODIC**



1 FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

PLAN NOTES:
 1. TOP OF FOOTING SHALL BE 6" BELOW TOP OF SLAB U.N.O.
 2. ANCHOR BOLTS SHALL EXTEND 6" (MIN) INTO FOOTINGS U.N.O.

NOTE:
 THE CONCRETE SLAB ON GRADE PROVIDES HORIZONTAL RESISTANCE FROM LOADS TRANSFERRED FROM THE BUILDING COLUMNS. IN THE EVENT THAT PORTIONS OF THE CONCRETE SLAB ON GRADE SHOULD NEED TO BE REPLACED OR REMOVED IN THE FUTURE, THE OWNER SHOULD ENGAGE A LICENSED ENGINEER TO DETERMINE THE REQUIRED REMOVAL LIMITS TO ENSURE THE CONCRETE SLAB ON GRADE REMAINS AS A FUNCTIONAL HORIZONTAL RESISTING ELEMENT.

LEGEND & NOTES:

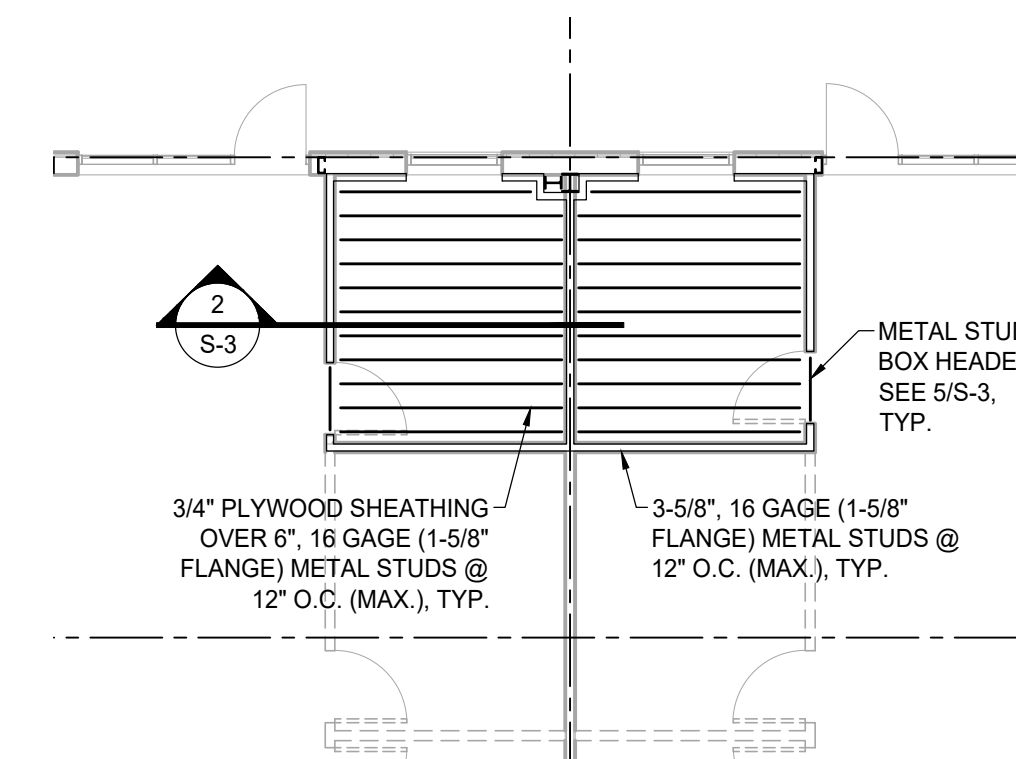
- PROVIDE SLEEVES THROUGH FOUNDATION WALLS AS REQUIRED FOR MECHANICAL AND ELECTRICAL SERVICE.
- FOOTINGS ARE CENTERED UNDER THE COLUMN, WALL OR COLUMN GROUP UNLESS NOTED OTHERWISE IN PLAN.
- FOOTING MARK - SEE SCHEDULE
- CONTROL JOINT - SEE 2/S-2
- GRADE BEAM - SEE SCHEDULE

SPREAD FOOTING SCHEDULE

MK NO	PLAN SIZE	DEPTH	REINFORCING
F4.0	4'-0" x 4'-0"	3'-0"	USE 6 - #5 EA. WAY, T&B
F4.5	4'-6" x 4'-6"	3'-0"	USE 6 - #5 EA. WAY, T&B
F7.0	6'-0" x 6'-0"	3'-0"	USE 9 - #5 EA. WAY, T&B

GRADE BEAM SCHEDULE

MK NO	WIDTH	DEPTH	REINFORCING
GB1-4	1'-4"	3'-0"	(2) #5 CONT. TOP & BOTTOM w/ #3 TIES @ 4'-0" O.C. MAX.

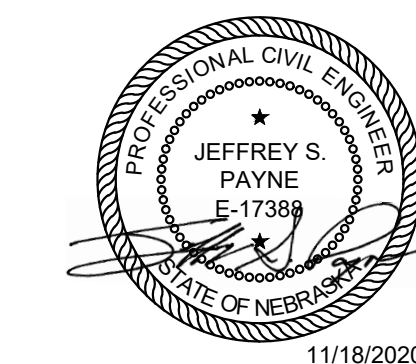


2 MEZZANINE FRAMING PLAN

SCALE: 1/8" = 1'-0"

Rev.	Date:	Description:

Stamp:



Drawn By: JSP
 Project Manager: JSP

Project Number:
 202010

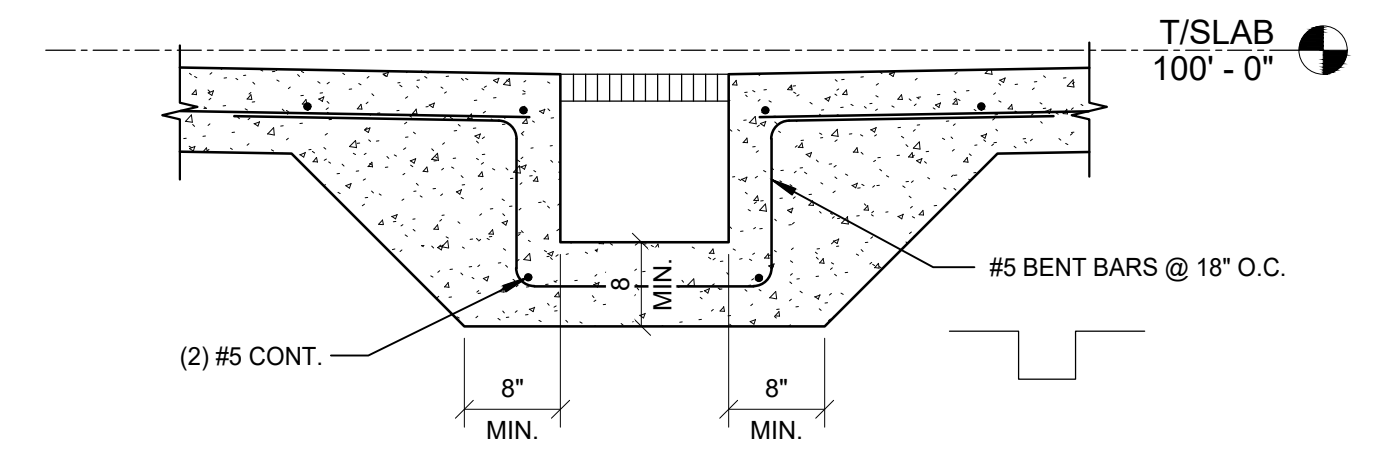
Date:
 2020-11-18

Sheet Title:
FOUNDATION AND MEZZANINE FRAMING PLAN AND STRUCTURAL GENERAL NOTES

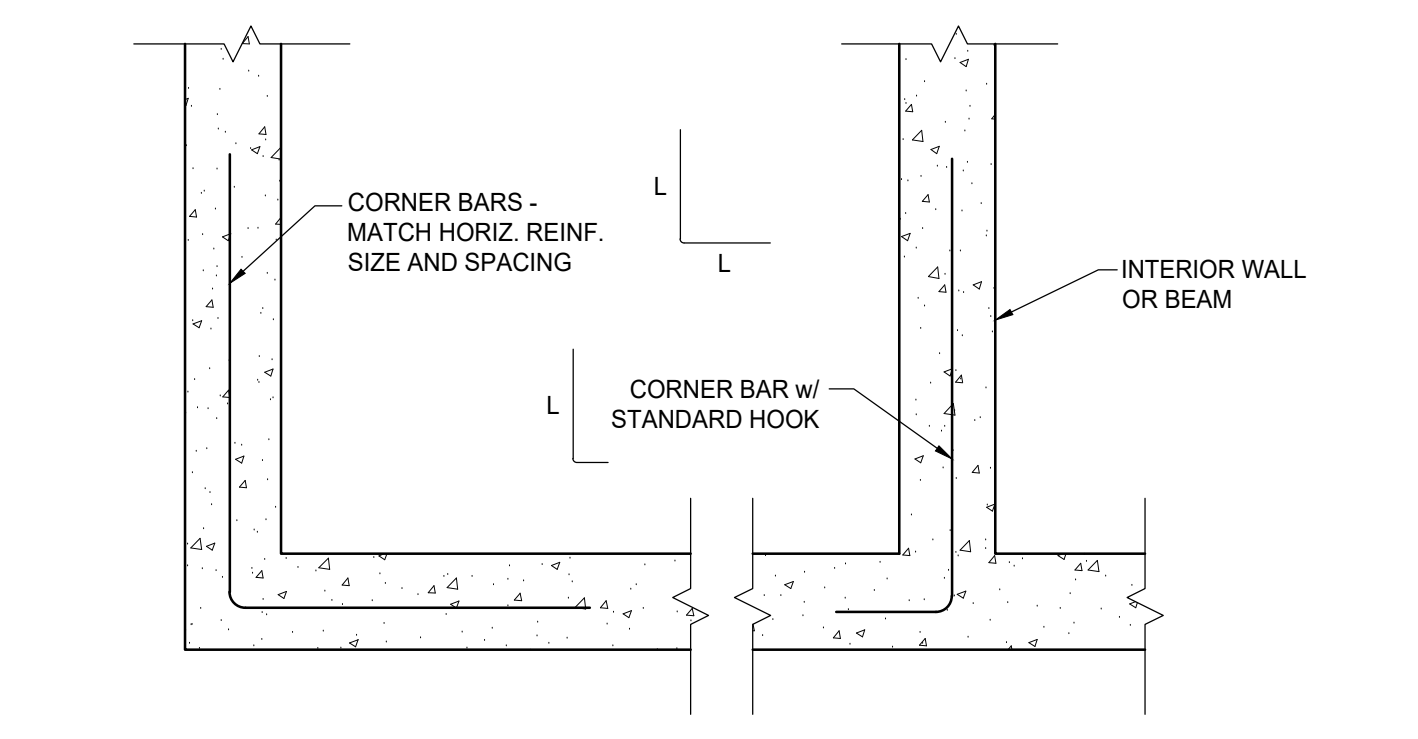
Sheet Number:

BAR SIZE	SPlice IN CONCRETE	
	HORIZ. BAR	VERT. BAR
#3	18"	14"
#4	24"	18"
#5	30"	24"
#6	36"	28"
#7	56"	44"
#8	70"	54"
#9	88"	68"

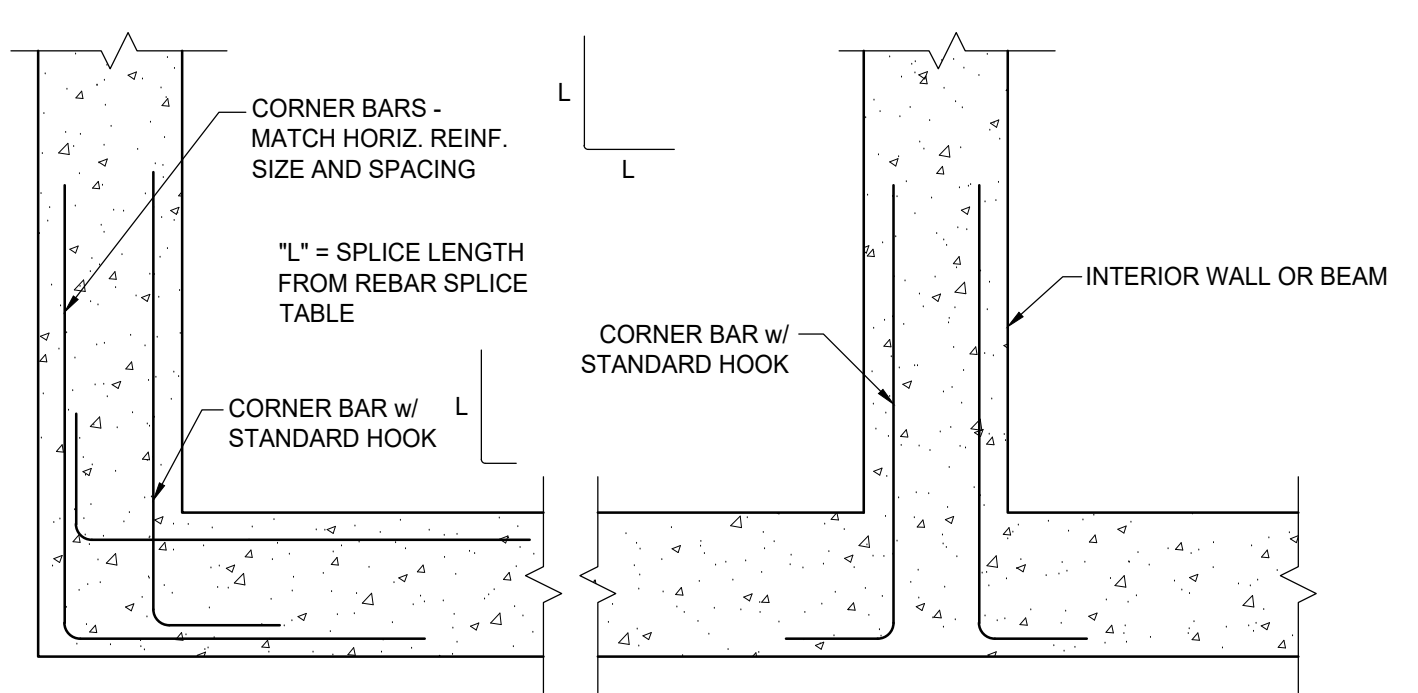
3 TYP. REBAR SPLICE SCHEDULE
 SCALE: 3/4" = 1'-0"



5 SECTION @ TRENCH DRAIN
 SCALE: 3/4" = 1'-0"



ONE LAYER

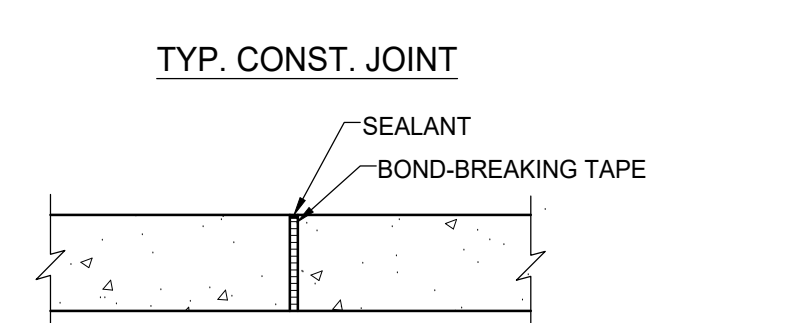
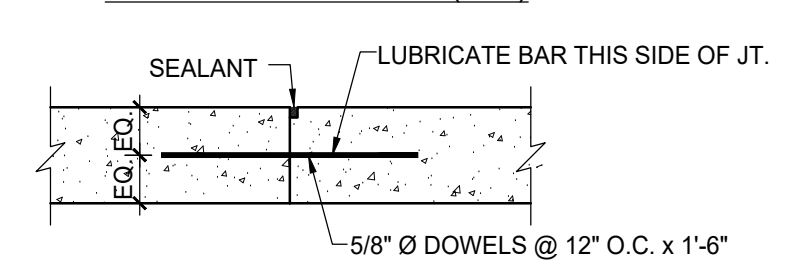
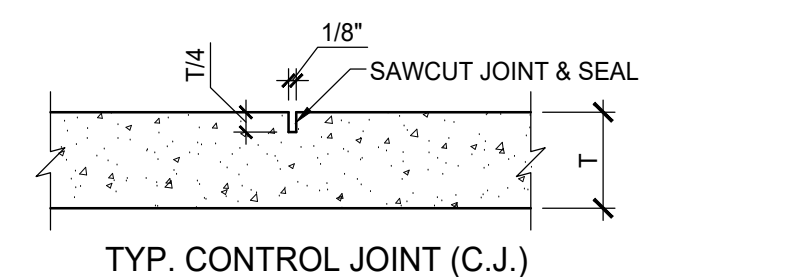


TWO LAYERS

NOTE: LAP WALL REINF. w/ CORNER BARS SHOWN PER SPLICE SCHEDULE

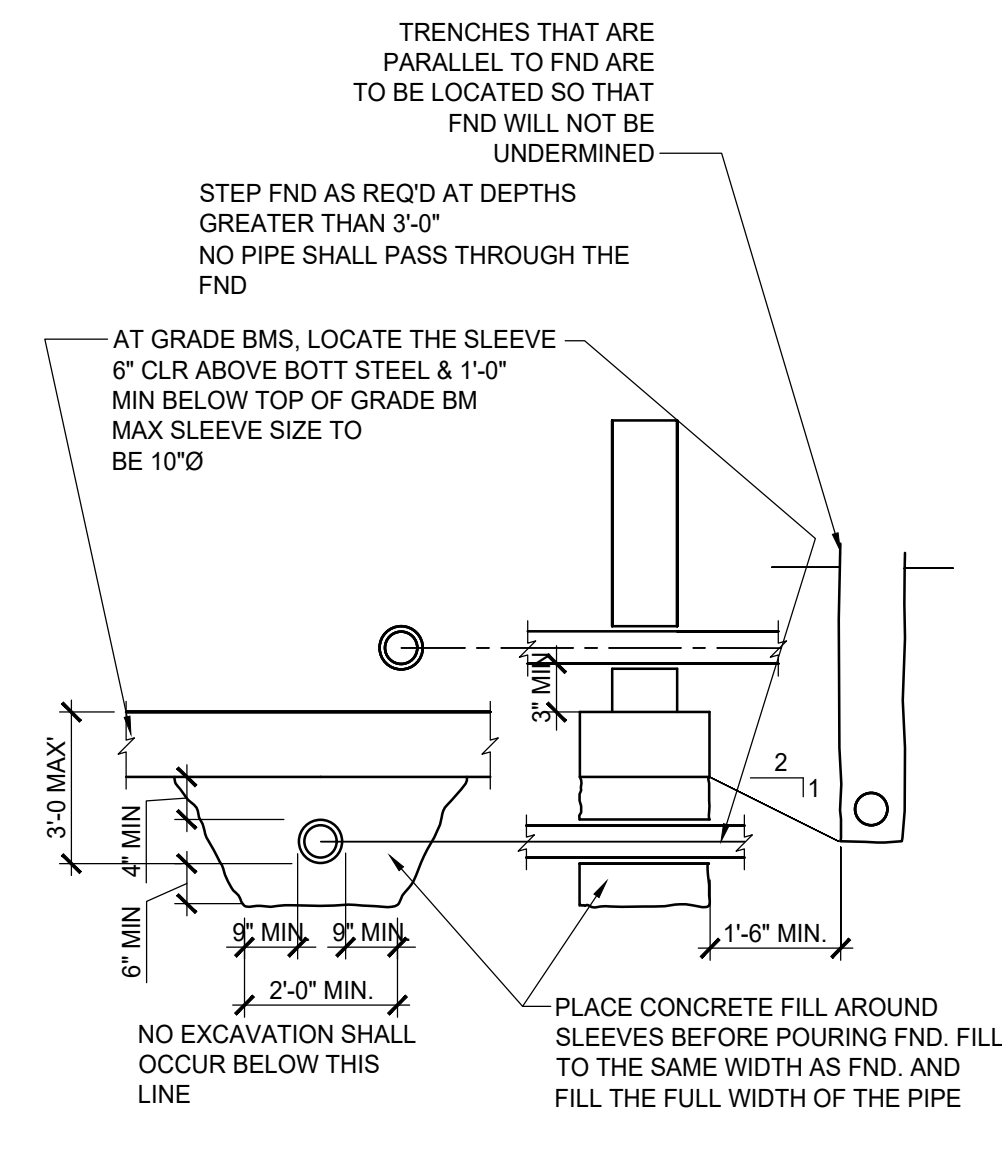
THIS DETAIL APPLICABLE TO
 1. ALL FOUNDATION GRADE BEAMS LESS THAN 2'-0" IN WIDTH
 2. ALL CONCRETE WALLS

1 TYPICAL CORNER BAR DETAIL
 SCALE: 3/4" = 1'-0"

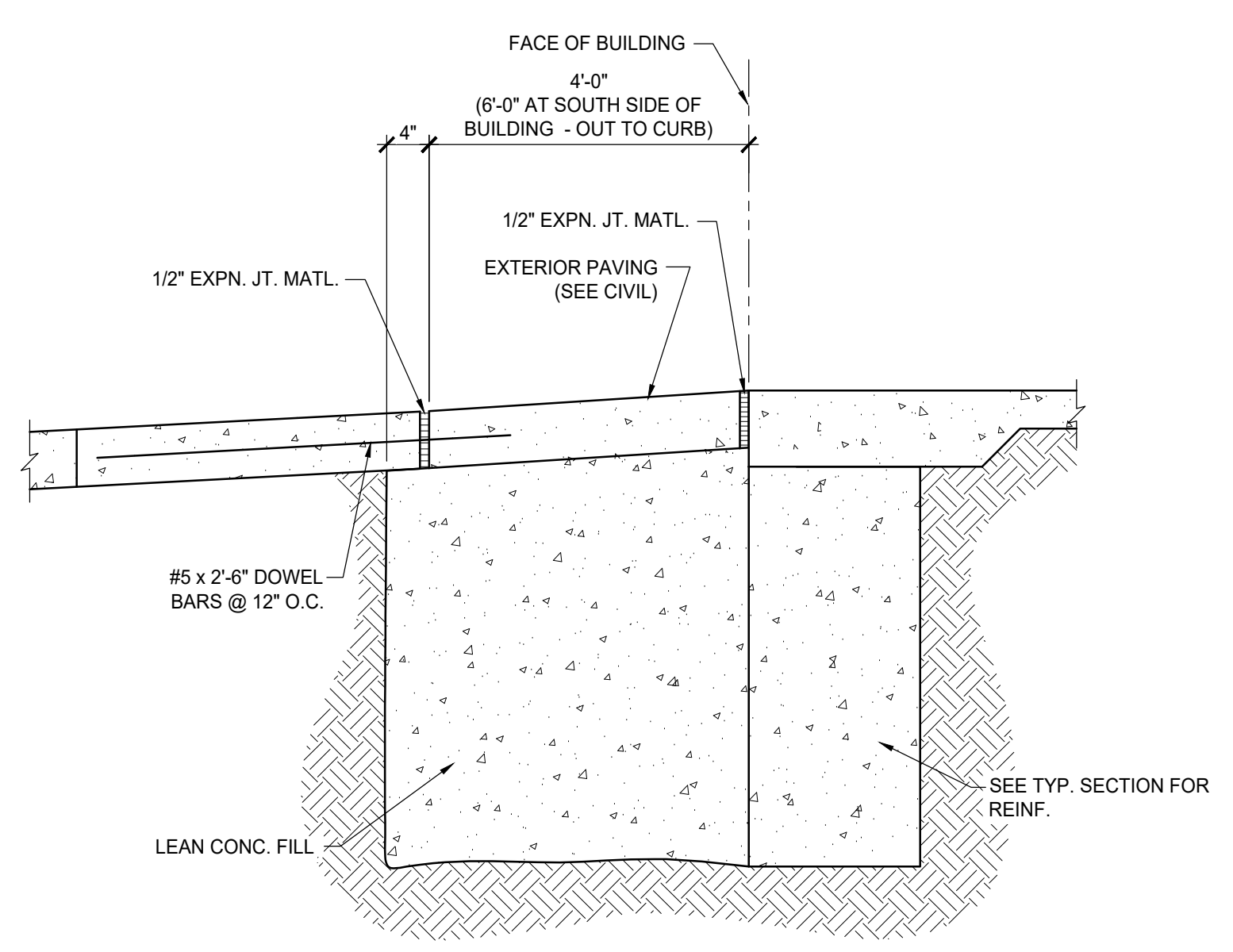


- NOTES:
- ALL FLOOR SLABS SHALL BE PLACED IN PAVING LANE PATTERN. A MAXIMUM JOINT SPACING OF 36 TIMES SLAB THICKNESS AND A MAXIMUM SLAB PANEL ASPECT RATIO (LENGTH/WIDTH) OF 1.5 SHALL BE OBSERVED.
 - ALL JOINTS TERMINATING A POUR SHALL BE FORMED CONSTRUCTION JOINTS.
 - TIME SAW CUTTING OPERATION TO PRECLUDE SHRINKAGE, CRACKING AND DISLODGING OF AGGREGATE.

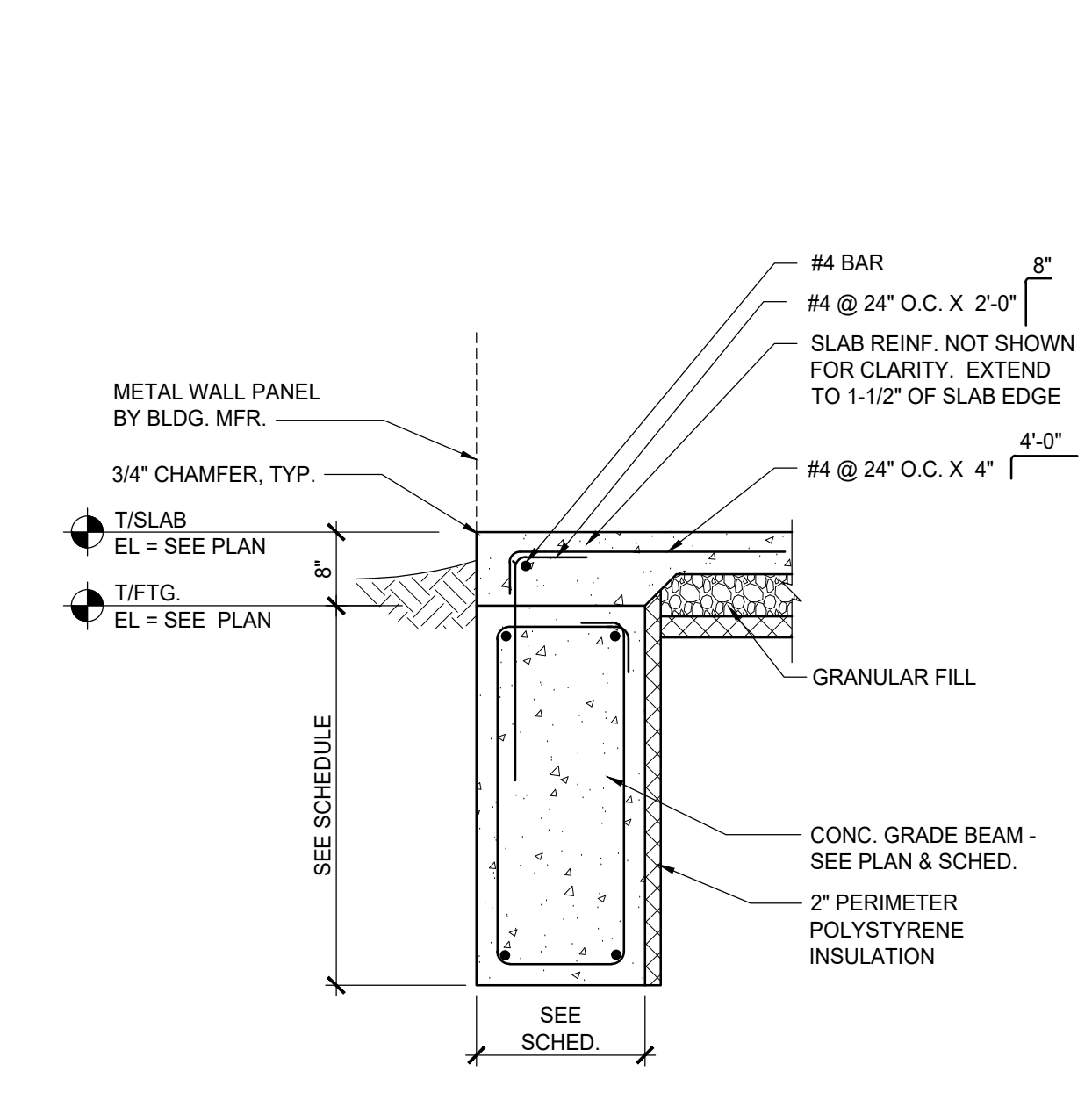
2 TYP. SLAB JOINTS
 SCALE: 1" = 1'-0"



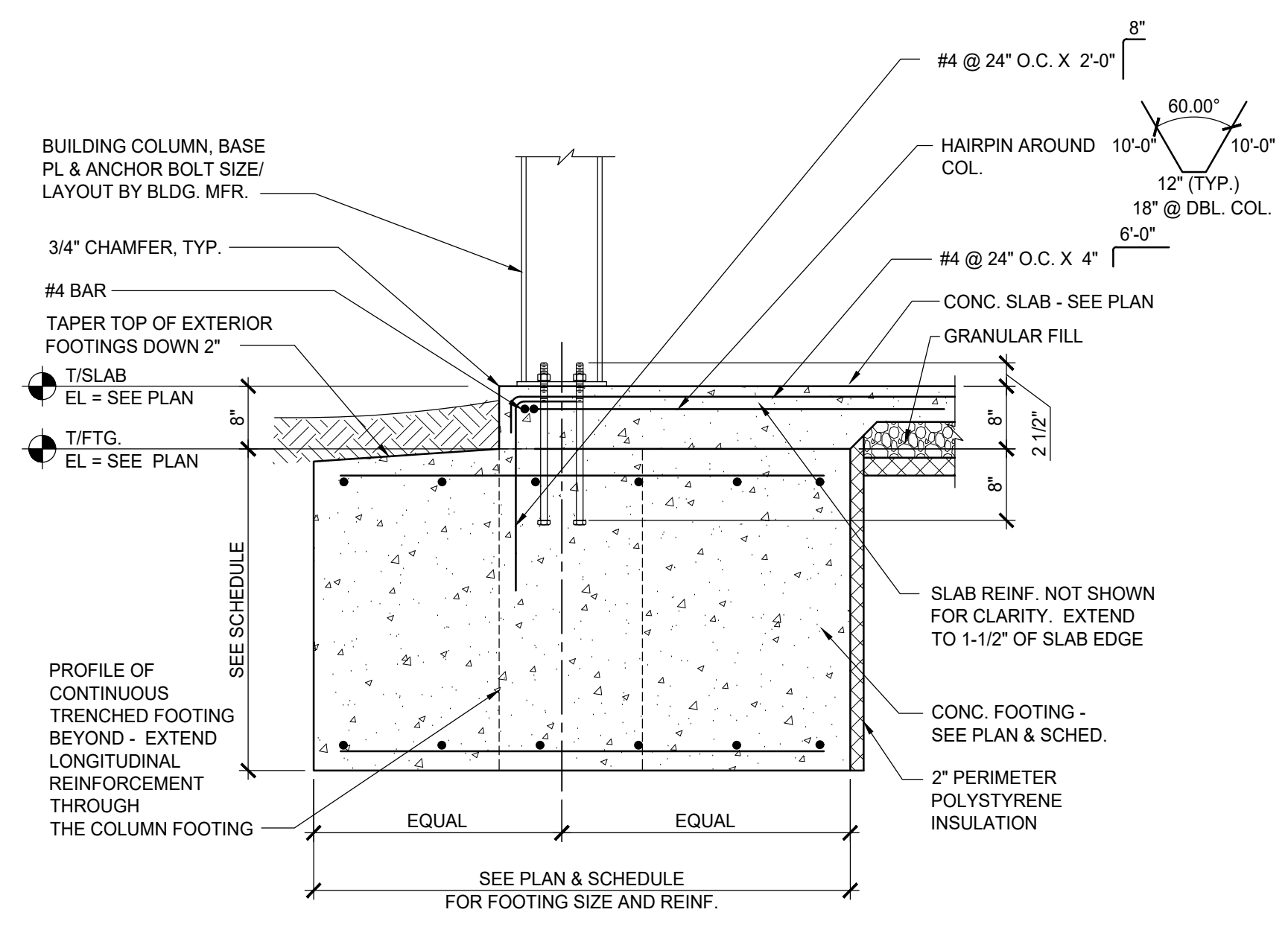
4 TYP. PIPE PENETRATION DETAILS
 SCALE: 3/4" = 1'-0"



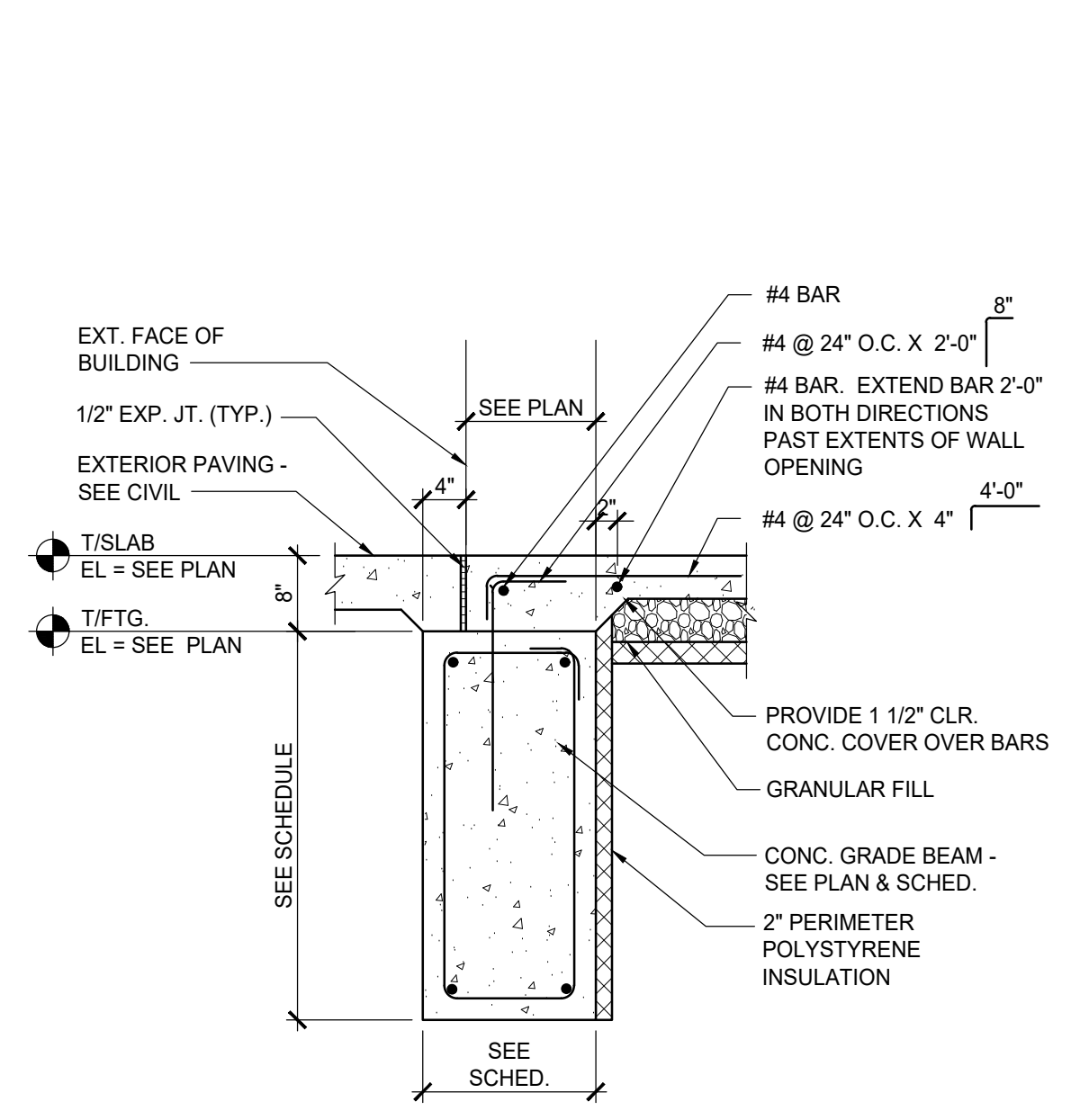
6 TYP. STRUCTURAL STOOP
 SCALE: 3/4" = 1'-0"



7 SECTION AT GRADE BEAM
 SCALE: 3/4" = 1'-0"

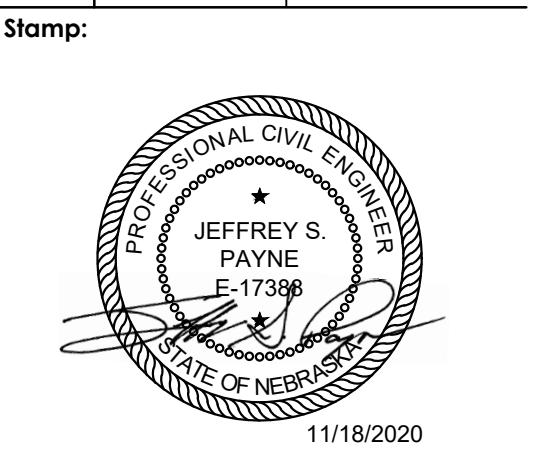


8 SECTION AT SPREAD FOOTING
 SCALE: 3/4" = 1'-0"



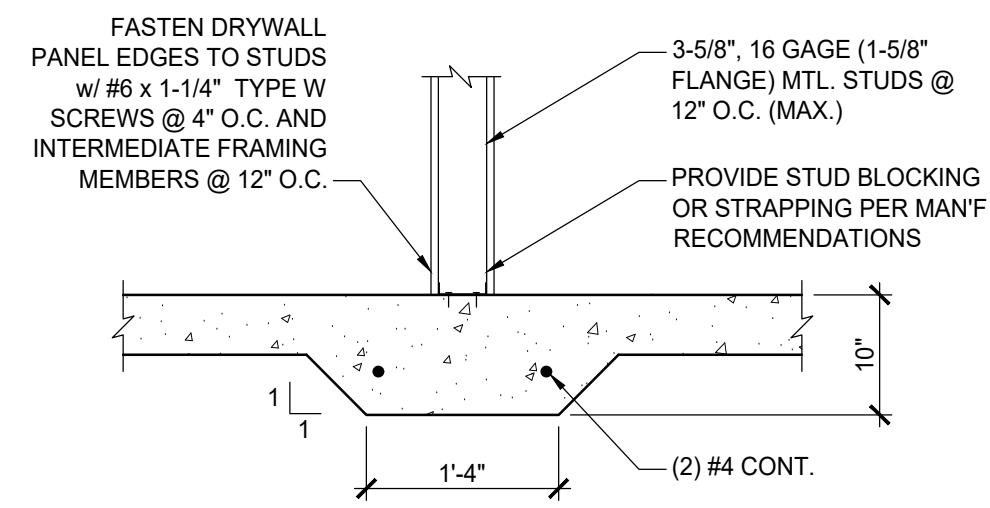
9 SECTION AT SLAB EDGE
 SCALE: 3/4" = 1'-0"

Rev.	Date:	Description:

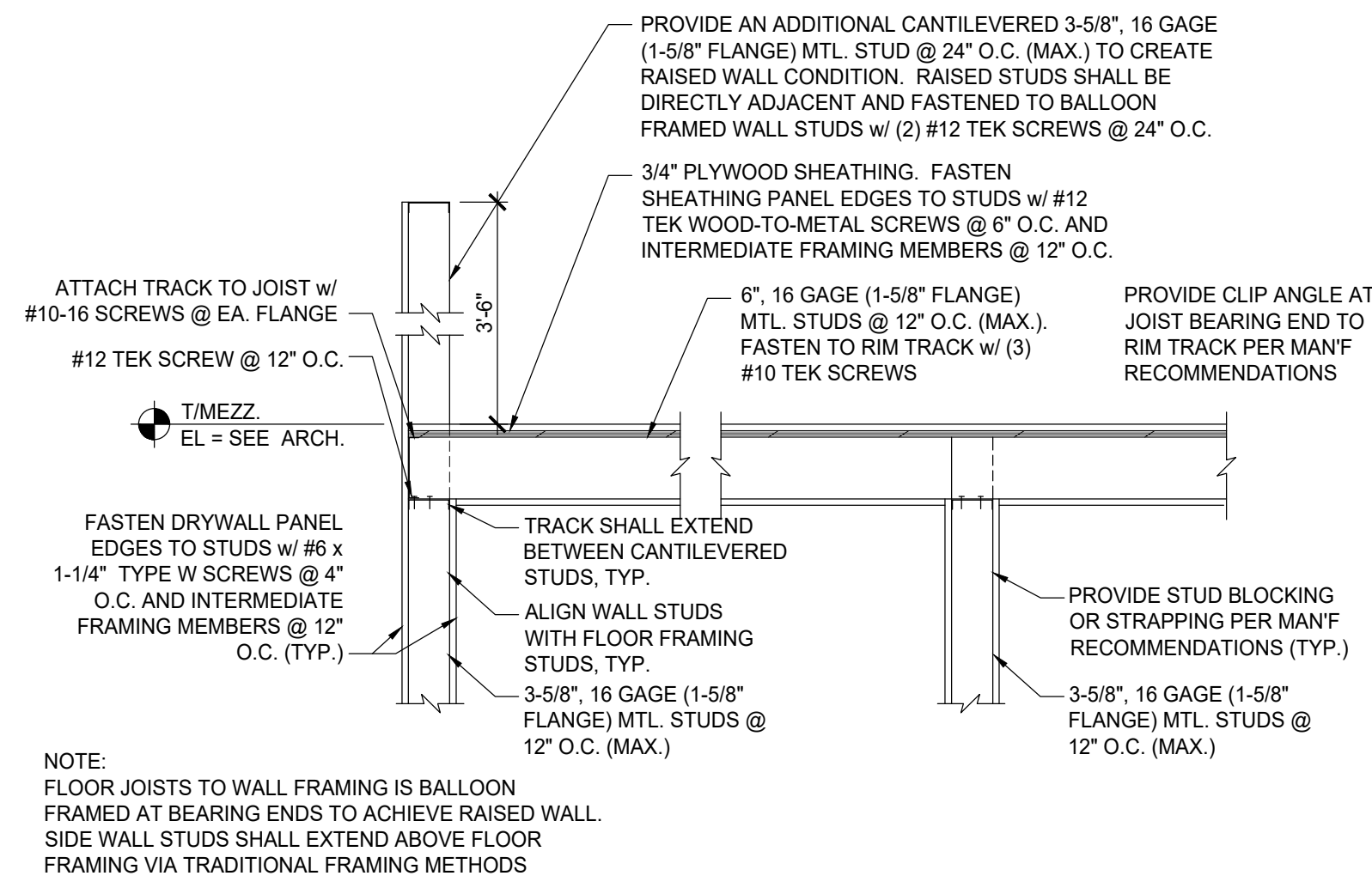


Drawn By: JSP
 Project Manager: JSP
 Project Number: 202010
 Date: 2020-11-18
 Sheet Title: FOUNDATION DETAILS

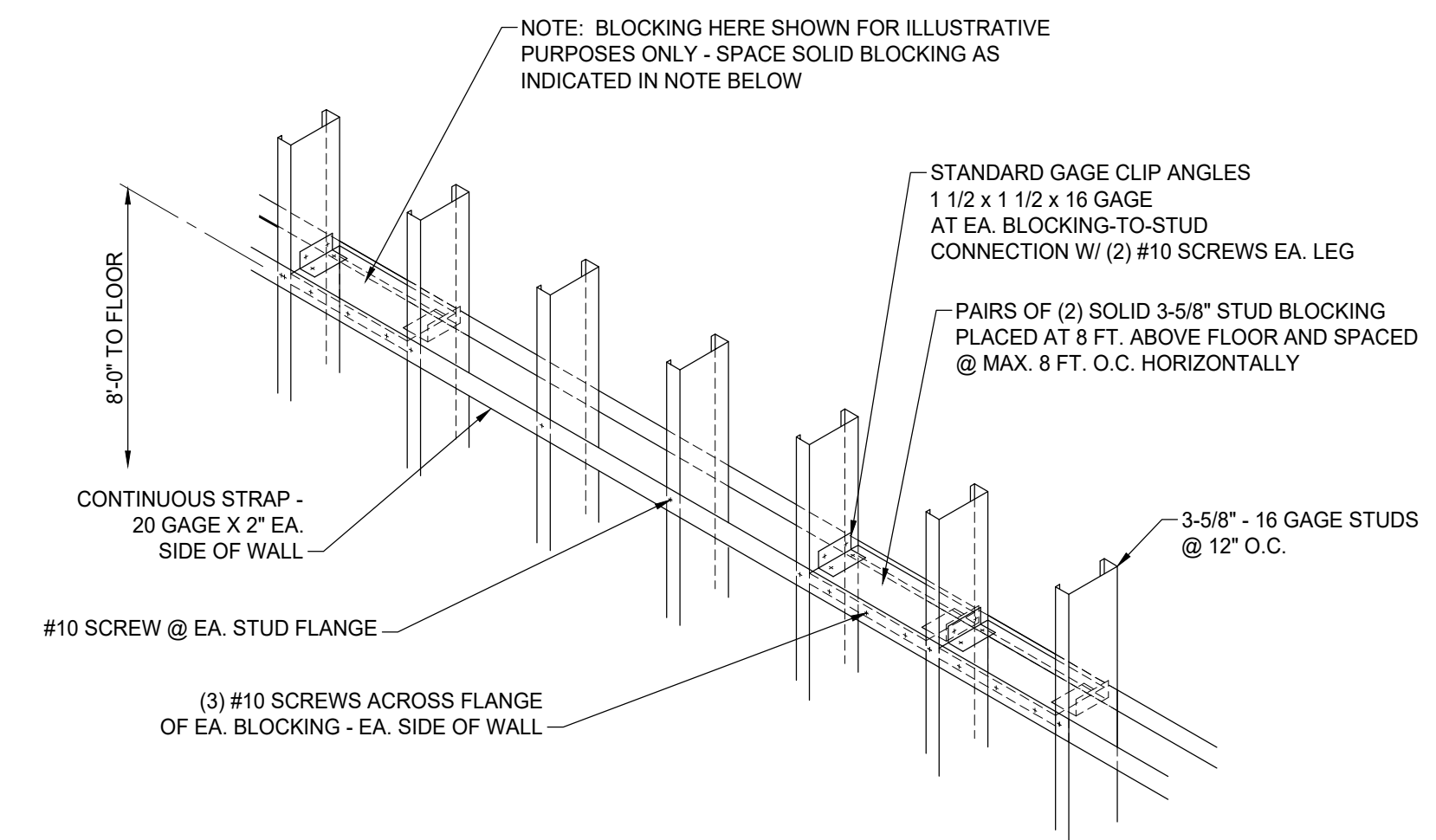
Sheet Number:



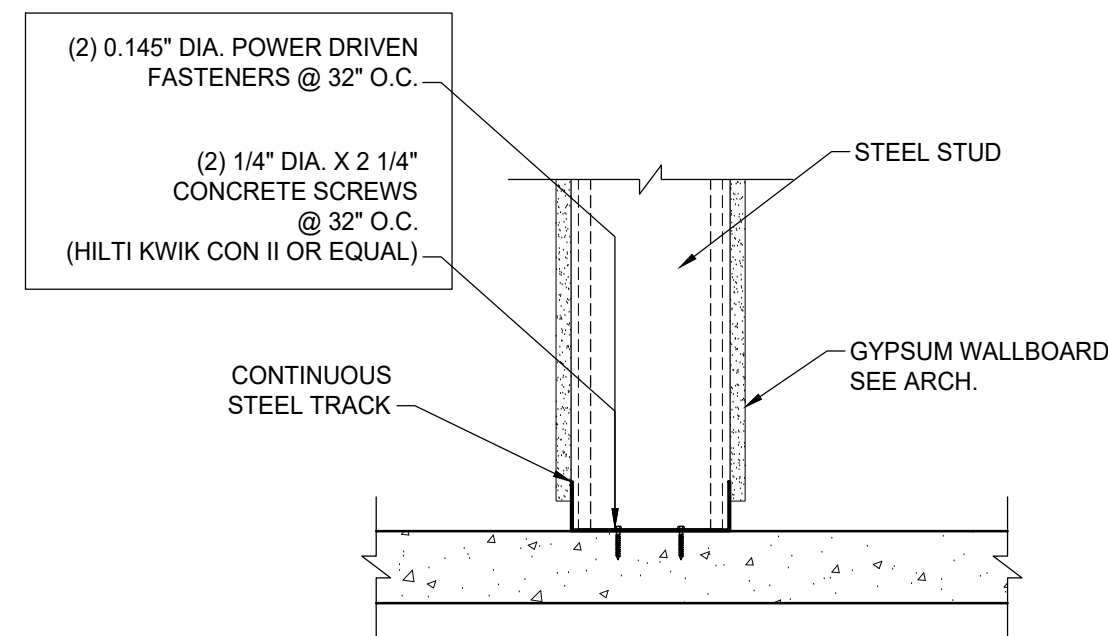
1 SECTION AT THICKENED SLAB
SCALE: 3/4" = 1'-0"



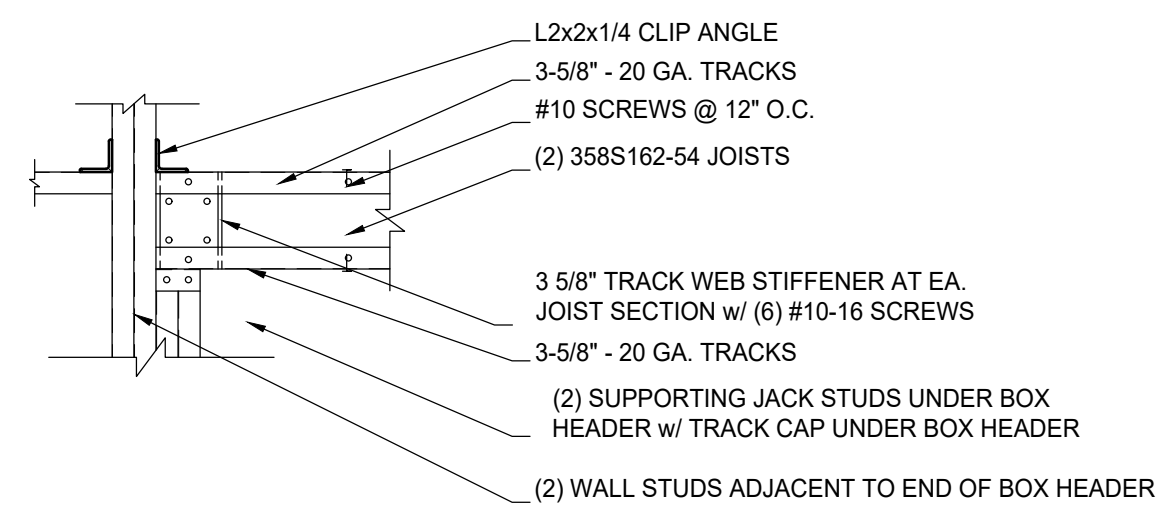
2 FRAMING SECTION
SCALE: 3/4" = 1'-0"



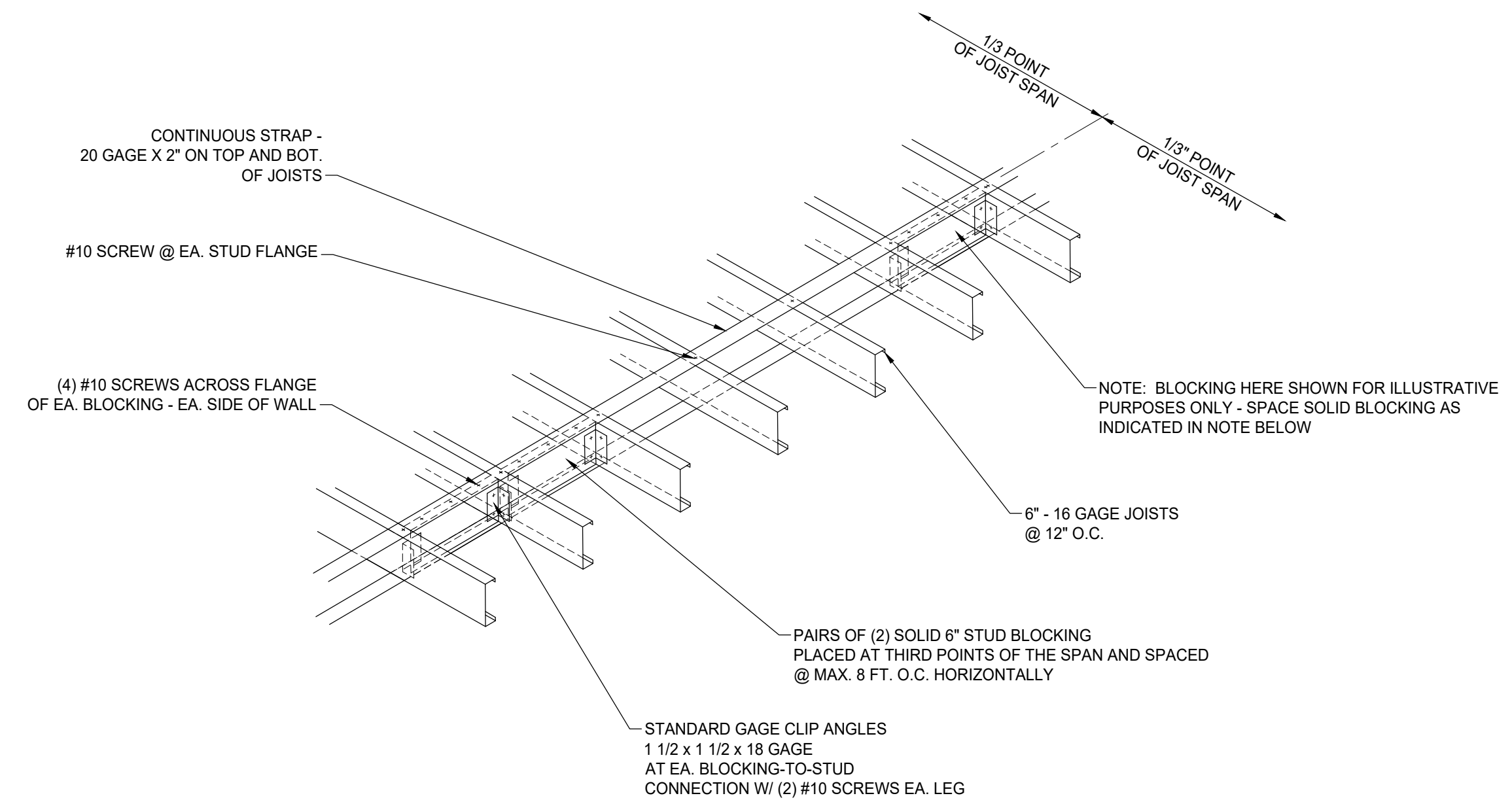
3 TYPICAL STUD BRIDGING DETAIL
SCALE: 3/4" = 1'-0"



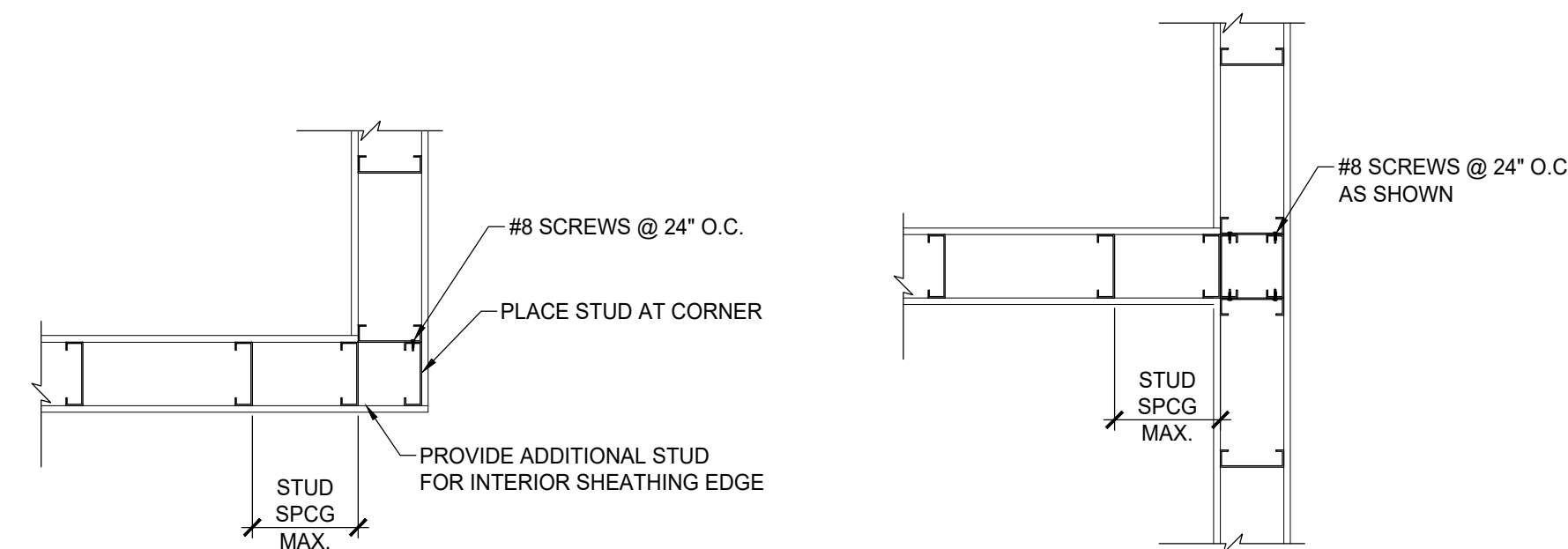
4 TYPICAL STUD BASE DETAIL
SCALE: 3/4" = 1'-0"



5 TYPICAL BOX HEADER
SCALE: 1" = 1'-0"



6 TYPICAL JOIST BRIDGING DETAIL
SCALE: 3/4" = 1'-0"



7 TYPICAL STUD WALL CORNER DETAILS
SCALE: 3/4" = 1'-0"

Spencer Management, LLC.
PO Box 111623
402.507.1920
jmoore@spencermanagement.org

SLS Consulting, LLC.
PO Box 3202
402.709.7986
slshogrin@gmail.com

Consultants:
Civil
Sierex Design & Construction
402-908-3222
sierexdesign.com

Structural
Infrastructure, LLC
6910 Pacific St, #310
Omaha, NE 68106
402-553-0234
is-ecg.com

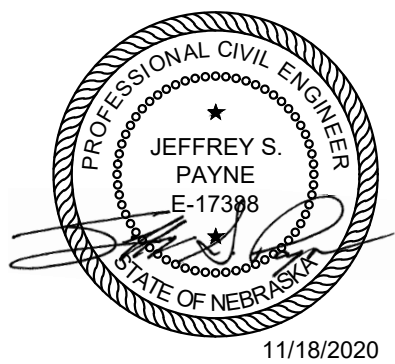
Mechanical
RDH Engineering
13504 Stevens St, #D
Omaha, NE 68137
402-333-9009
rdhengineering.com

Electrical
Harris & Associates
4713 N. 172nd Street
Omaha, NE 68116
402-215-2000

Project Title:
4411 N. 20TH STREET PROJECT

Rev.	Date:	Description:

Stamp:



Drawn By: JSP
Project Manager: JSP

Project Number:
202010

Date:
2020-11-18

Sheet Title:
FOUNDATION AND
FRAMING DETAILS

Sheet Number:

Rev.	Date:	Description:

Stamp:



11/13/2020

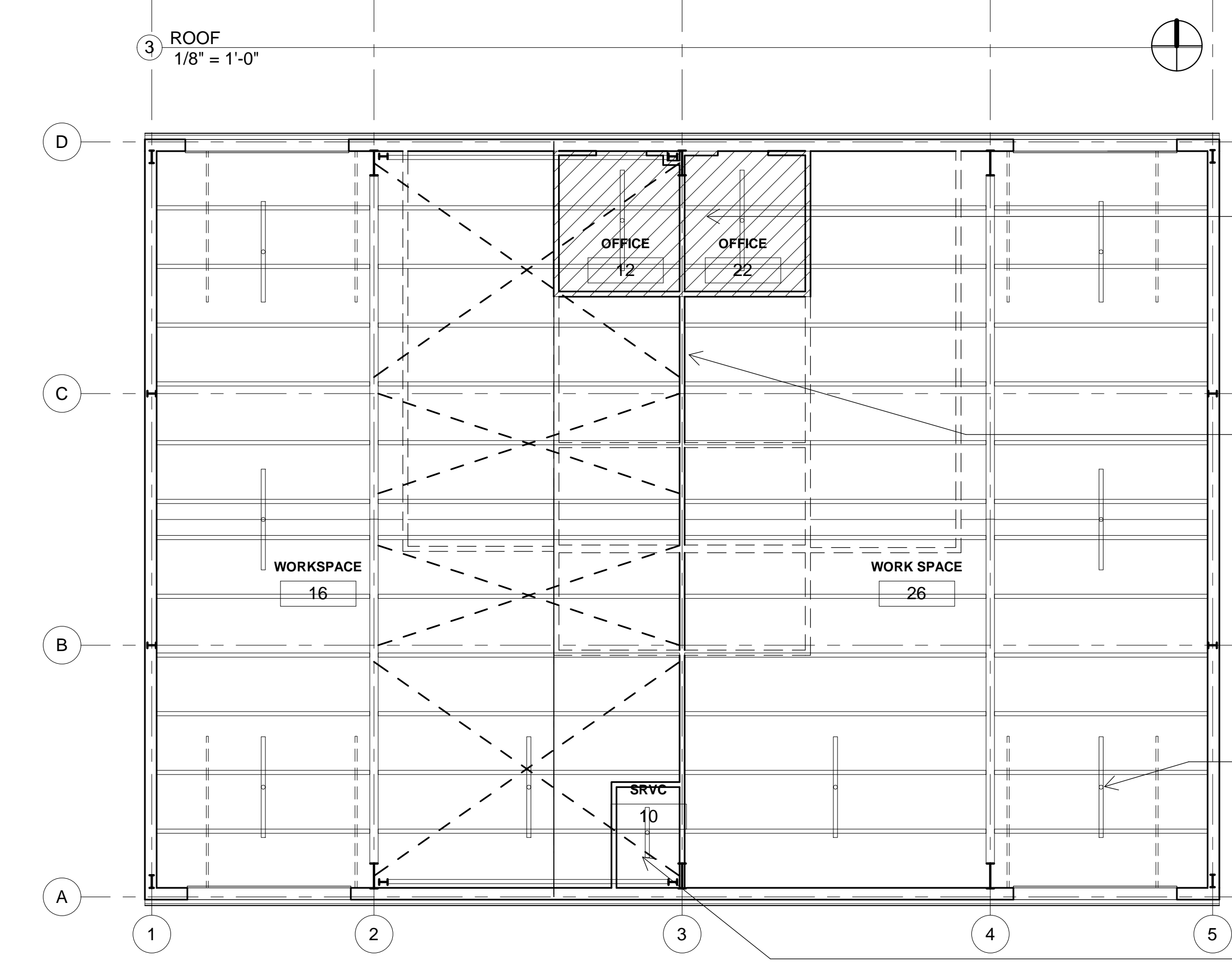
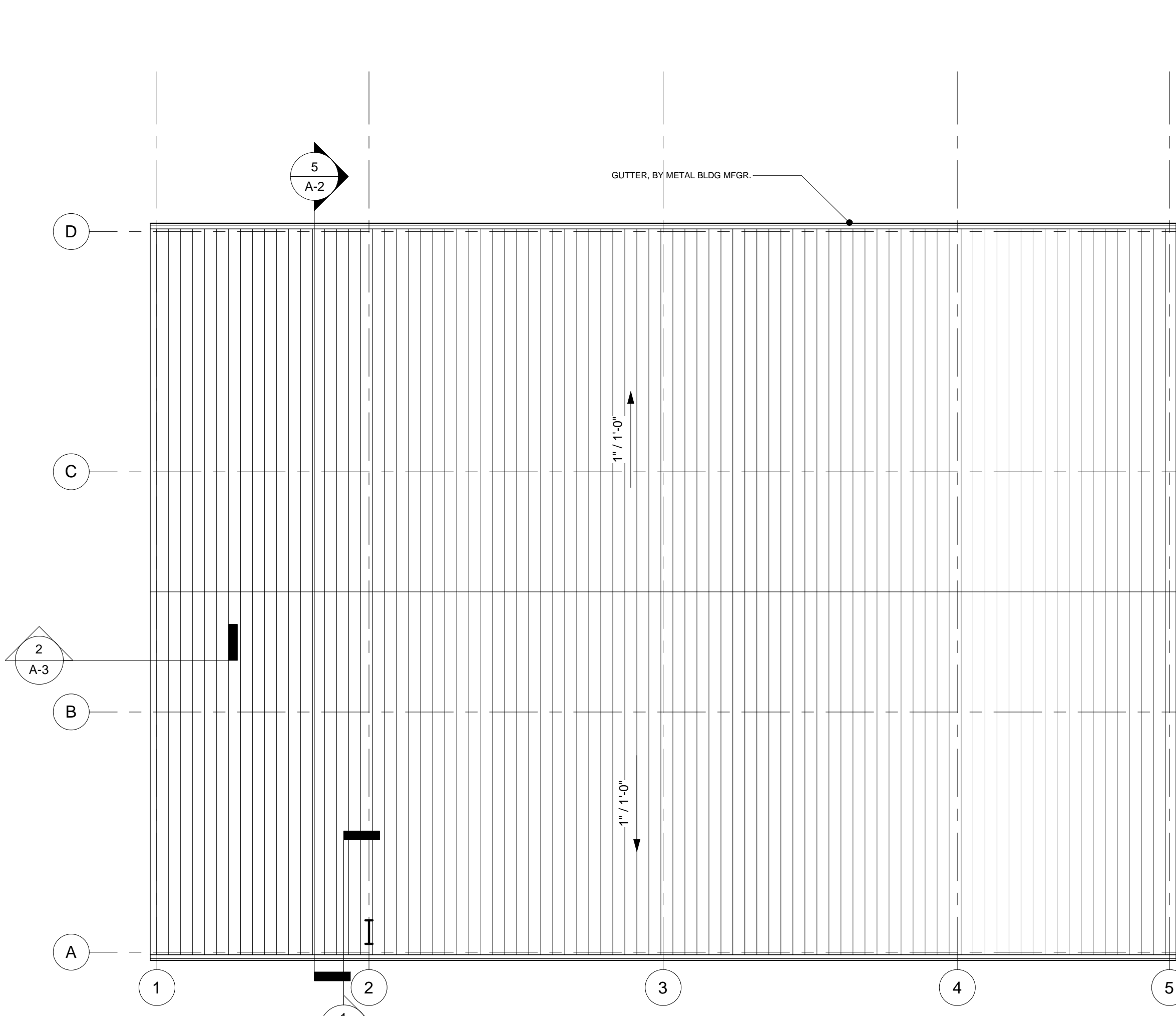
Drawn By: SLS Project Manager: SLS

Project Number: 202010

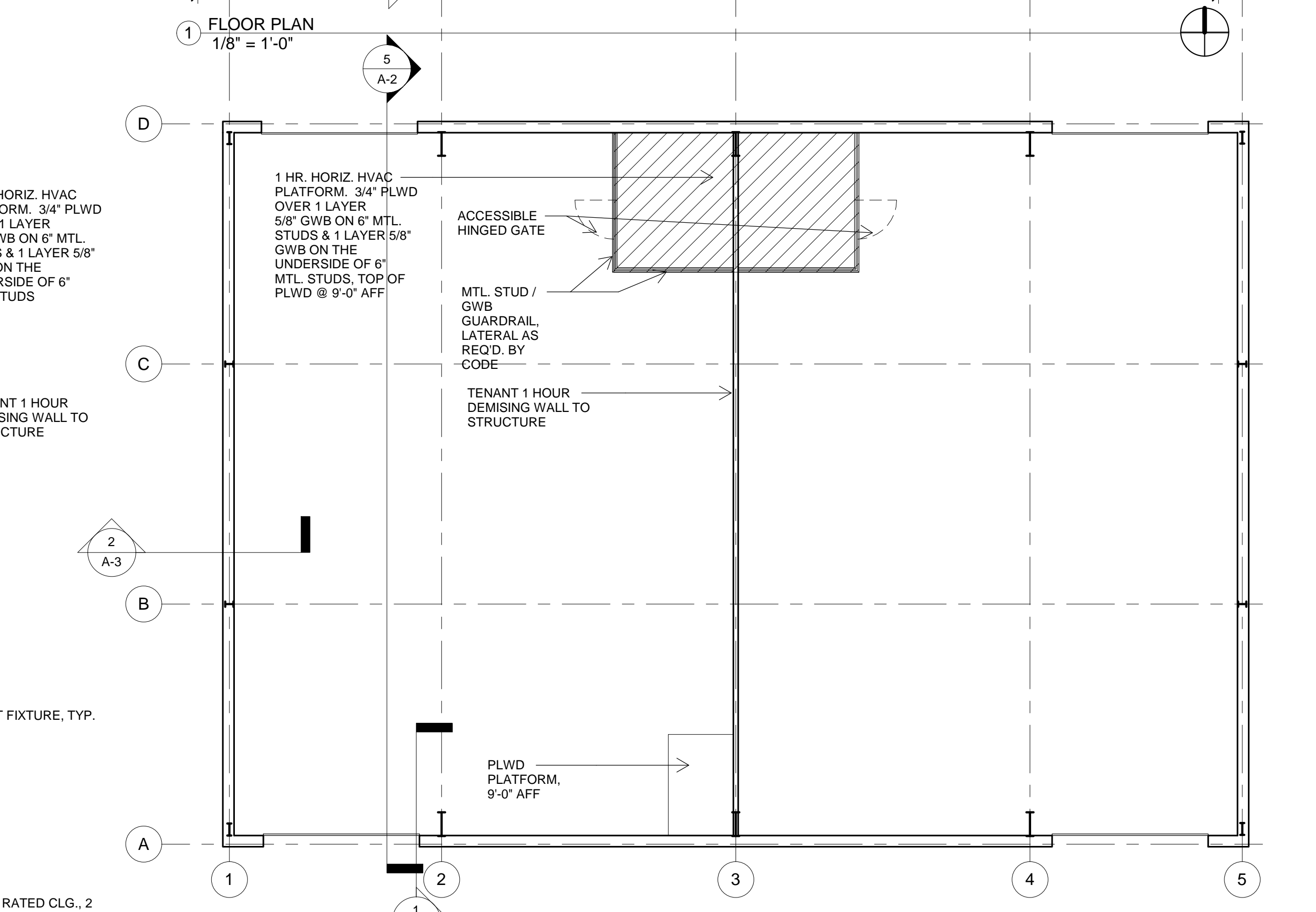
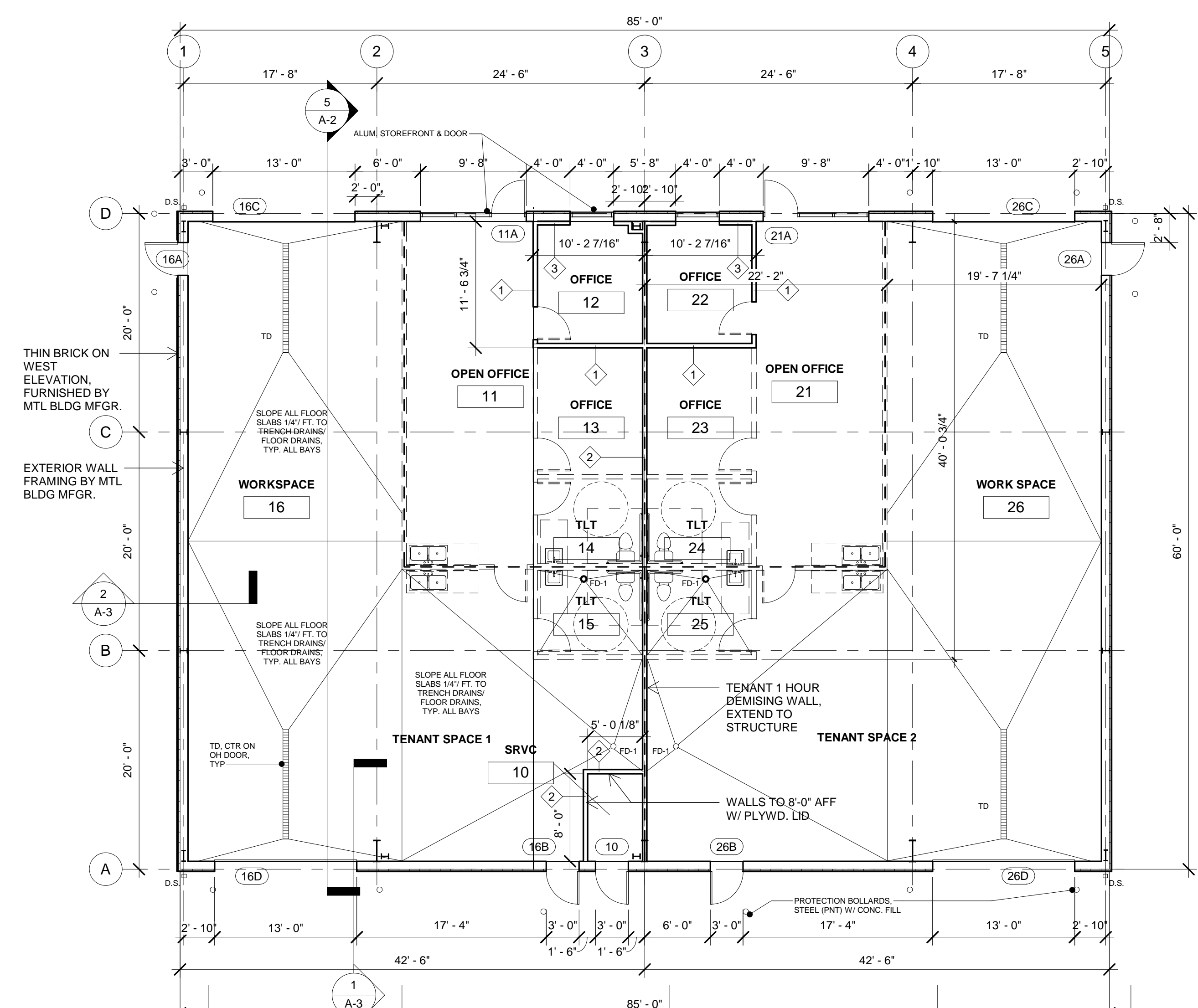
Date: 2020-11-18

Sheet Title: FLOOR PLAN

Sheet Number:



2 REFLECTED CEILING PLAN
 1/8" = 1'-0"



4 Platform
 1/8" = 1'-0"

- BUILDING NOTES:**
- BUILDING SHALL COMPLY WITH ALL APPLICABLE CODES AND INCLUDING THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2009).
 - ROOF SHALL HAVE A TOTAL OF R-13 + R-13 INCLUDING THERMAL BLOCKS AND AS IDENTIFIED IN TABLE 502.2(2) AND REFERENCED THROUGHOUT THE IECC.
 - WALLS SHALL HAVE A MIN. TOTAL OF R-13 FIBERGLASS BATTS + R-5.6 C1 (CONTINUOUS RIGID INSULATION). PASSAGE DOORS SHALL HAVE A U VALUE OF 0.70 AND SECTIONAL DOORS SHALL HAVE A U VALUE OF 0.50.
 - UNHEATED SLABS DO NOT HAVE BUILDING ENVELOPE REQUIREMENTS, BUT THE INTENT OF THESE DOCUMENTS IS TO PROVIDE MIN. R-10 GROUND CONTACT RIGID INSULATION.
 - WALL TYPE 1 IS 4 7/8" THICK NON-RATED CONSISTING OF 1 LAYER 5/8" GYP. BD. EA. SIDE OF 3 5/8" MTL STUDS @ 16" O.C.
 - WALL TYPE 2 IS 4 7/8" THICK 1-HOUR RATED CONSISTING OF 1 LAYER 5/8" GYP. BD. EA. SIDE OF 3 5/8" MTL STUDS @ 16" O.C.
 - WALL TYPE 3 IS 4 1/8" THICK NON-RATED CONSISTING OF 1 LAYER 5/8" GYP. BD. ON INTERIOR FACE OF WALL OVER 3 5/8" MTL STUDS @ 16" O.C. SEE STRUCTURAL.

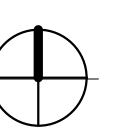
THIN BRICK ON WEST ELEVATION, FURNISHED BY MTL BLDG MFR.
 EXTERIOR WALL FRAMING BY MTL BLDG MFR.

1 HR. HORIZ. HVAC PLATFORM, 3/4" PLWD OVER 1 LAYER 5/8" GWB ON 6" MTL STUDS & 1 LAYER 5/8" GWB ON THE UNDERSIDE OF 6" MTL STUDS

TENANT 1 HOUR DEMISING WALL TO STRUCTURE

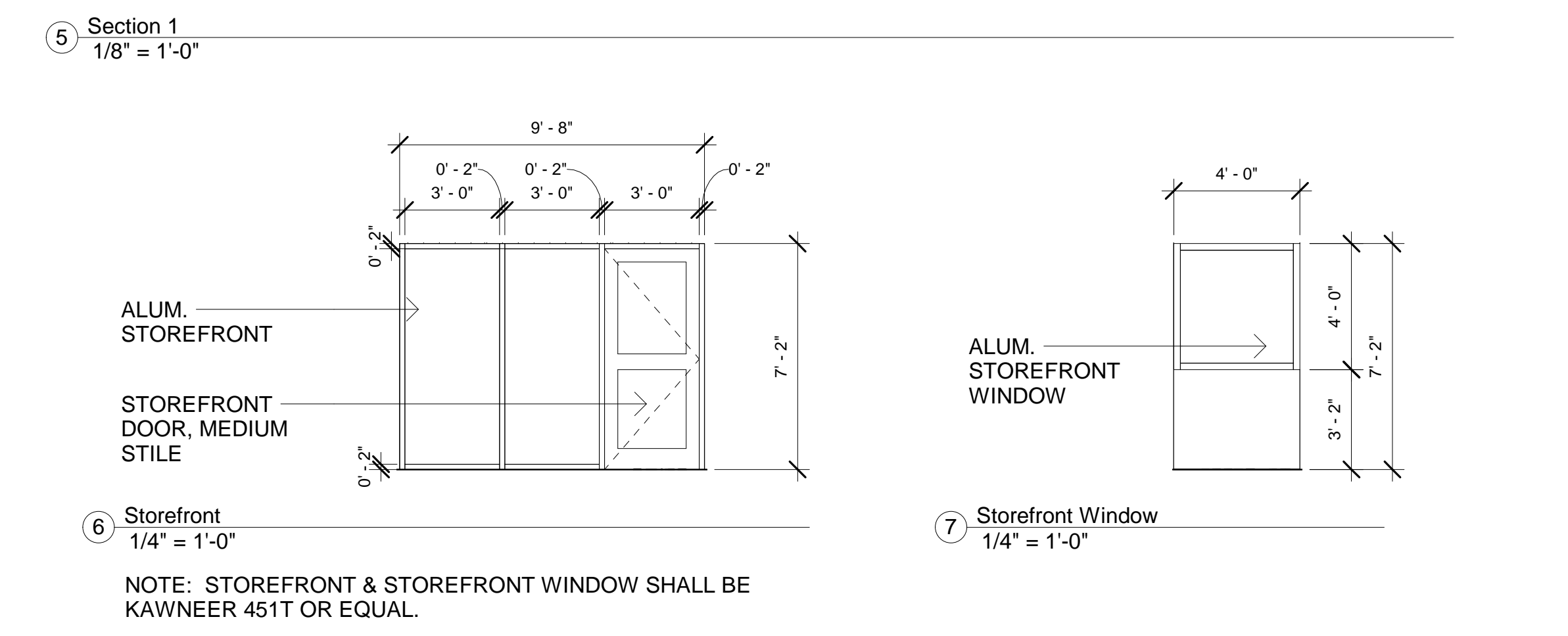
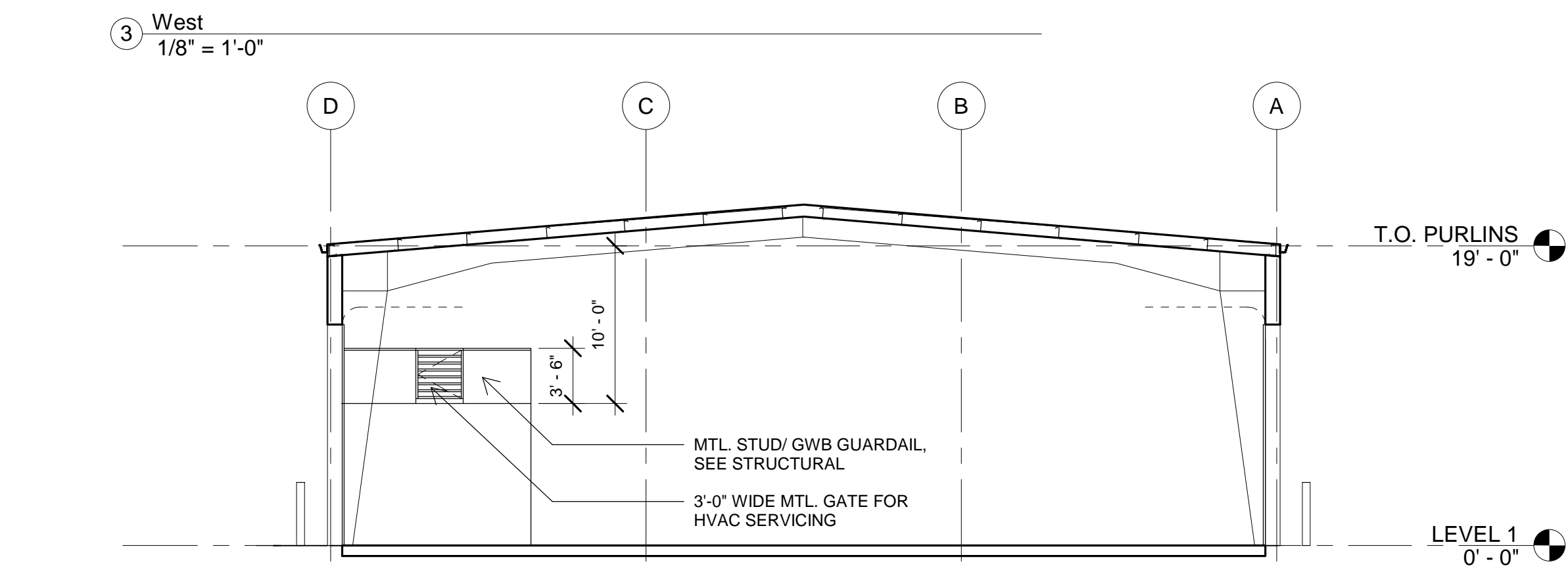
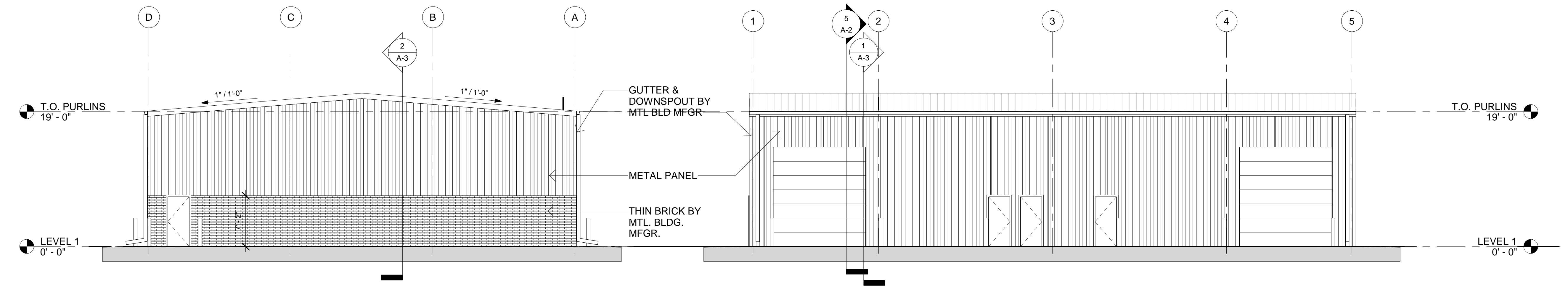
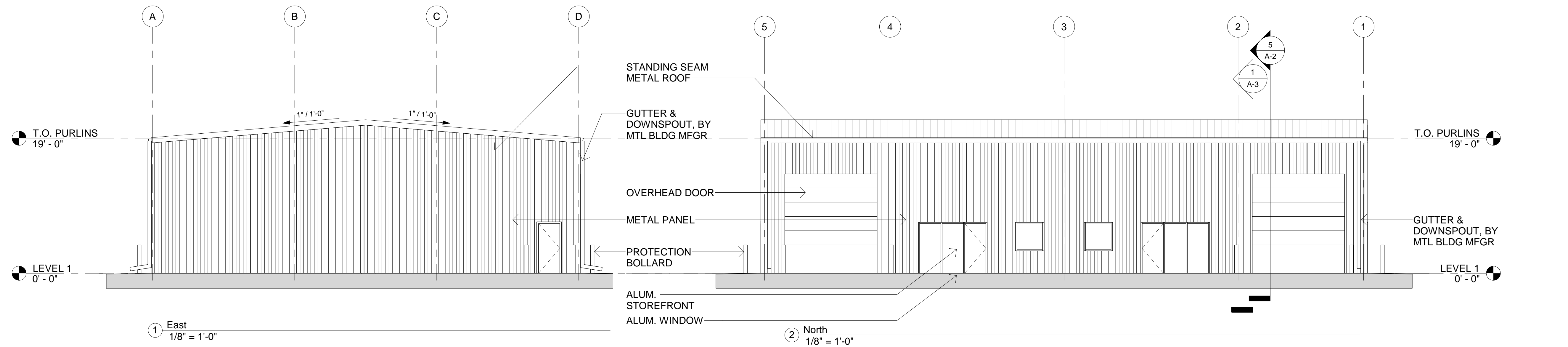
LIGHT FIXTURE, TYP.

1 HR. RATED CLG., 2 LAYERS 5/8" GWB.



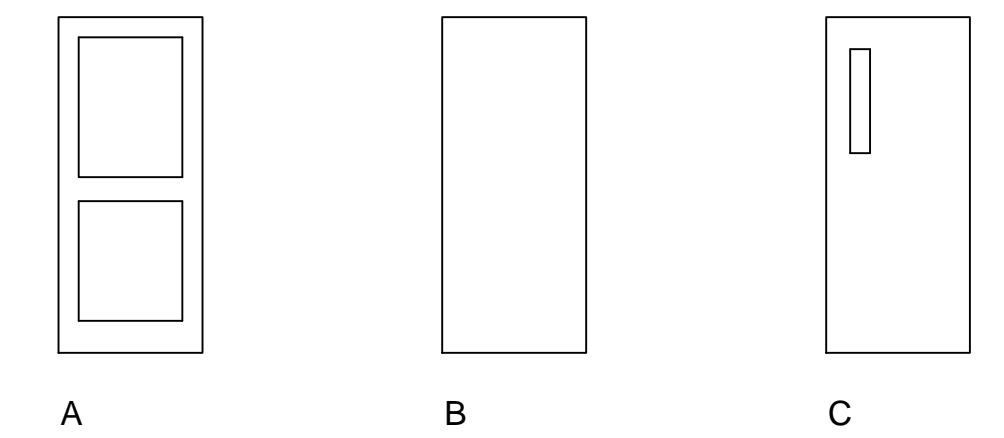
1 FLOOR PLAN
 1/8" = 1'-0"

4 Platform
 1/8" = 1'-0"



Door Schedule										
Mark	Type	Head Height	Width	Thickness	Frame Type	Door Type	Door Elev	Fire Rating	Finish	Comments
10	36" x 84"	7' - 0"	3' - 0"	0' - 1 3/4"	H.M.	H.M.	B	NA	PAINT	KEYED SEPARATE W/ FIRE DEPT ACCESS
11A	Door-Curtain-Wall-Single-Glass		3' - 0"	0' - 1 3/4"	ALUM	ALUM	A	NA	MFGR	
16A	36" x 84"	7' - 0"	3' - 0"	0' - 1 3/4"	H.M.	H.M.	B	NA	PAINT	
16B	36" x 84"	7' - 0"	3' - 0"	0' - 1 3/4"	H.M.	H.M.	C	NA	PAINT	
16C	13' W x 14'H	14' - 0"	13' - 0"	0' - 1 1/2"	TRACK	SECTIONAL	D		MFGR	MTL/ INSUL, BY MTL BLDG CO.
16D	13' W x 14'H	14' - 0"	13' - 0"	0' - 1 1/2"	TRACK	SECTIONAL	D		MFGR	MTL/ INSUL, BY MTL BLDG CO.
21A	Door-Curtain-Wall-Single-Glass		3' - 0"	0' - 1 3/4"	ALUM	ALUM	A	NA	MFGR	
26A	36" x 84"	7' - 0"	3' - 0"	0' - 1 3/4"	H.M.	H.M.	B	NA	PAINT	
26B	36" x 84"	7' - 0"	3' - 0"	0' - 1 3/4"	H.M.	H.M.	C	NA	PAINT	
26C	13' W x 14'H	14' - 0"	13' - 0"	0' - 1 1/2"	TRACK	SECTIONAL	D		MFGR	MTL/ INSUL, BY MTL BLDG CO.
26D	13' W x 14'H	14' - 0"	13' - 0"	0' - 1 1/2"	TRACK	SECTIONAL	D		MFGR	MTL/ INSUL, BY MTL BLDG CO.

- NOTES:
- ALL EXTERIOR DOORS TO COMPLY WITH IECC 2009 AS ADOPTED BY THE CITY OF OMAHA.
 - ALL EXTERIOR PASSAGE DOOR HARDWARE SHALL BE OF ENTRY LOCKSET FUNCTION. HARDWARE CONTRACTOR TO PROVIDE HARDWARE SCHEDULE FOR REVIEW / APPROVAL BY THE ARCHITECT.
 - SEE SHEET A-3 FOR DETAILS.
 - OVERHEAD SECTIONAL DOORS AND NECESSARY HARDWARE WILL BE PROVIDED BY THE METAL BUILDING COMPANY. OVERHEAD SECTIONAL DOORS SHALL COMPLY WITH IECC 2009.



8 DOOR ELEV TYPES
1/4" = 1'-0"

Spencer Management, LLC.
PO Box 111623
402.507.1920
jmoore@spencermanagement.org

SLS Consulting, LLC.
PO Box 3202
402.709.7986
sishogrin@gmail.com

Consultants:
Civil
Sierex Design & Construction
402-908-3222
sierexdesign.com

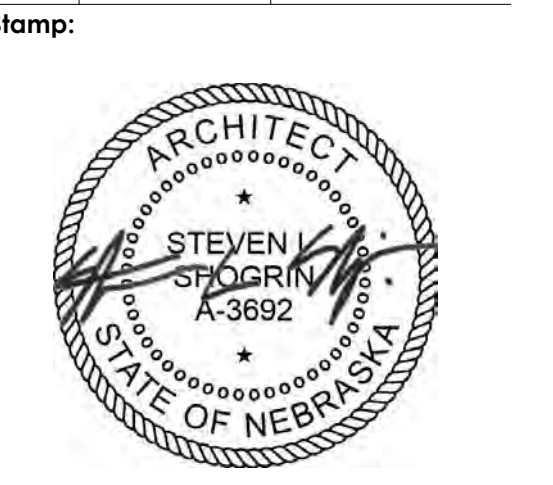
Structural
Infrastructure, LLC
6910 Pacific St. #310
Omaha, NE 68106
402-553-0234
is-ecg.com

Mechanical
RDH Engineering
13504 Stevens St. #D
Omaha, NE 68137
402-333-9009
rdhengineering.com

Electrical
Harris & Associates
4713 N. 172nd Street
Omaha, NE 68116
402-215-2000

Project Title:
4411 N. 20TH STREET PROJECT

Rev.	Date:	Description:



11/13/2020
Drawn By: SLS
Project Manager: SLS

Project Number:
202010
Date:
2020-11-18
Sheet Title:
ELEVATIONS-EXTERIOR

Sheet Number:
A-2



PARKING SUMMARY

REQUIRED:

OFFICE/ ADMINISTRATION	600 SF	1/300 SFGFA	2
INDOOR OR OUTDOOR STOR	4,400 SF	1/5,000 SFGFA	1
TOTAL	5,000 SF		3

TOTAL PARKING PROVIDED 5 STALLS WITH 1 HC

- 5'-0" PERIMETER LANSCAPING
 - A. YELLOWING DOGWOOD
 - B. CRANBERRY COTTONEASTER
 - C. KALM ST. JOHNSWORT

NO SIDEYARD SETBACK REQ'D.

STREETYARD LANSCAPING (REQ'D.)

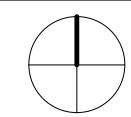
WASHINGTON HAWTHORN - 2

CENTERLINE OF STREET

PAVED SURFACING

NO SIDEYARD SETBACK REQ'D.

5'-0" PERIMETER LANSCAPING



AMES INDUSTRIAL PARK - PHASE I

CONSTRUCTION SCHEDULE

	SCOPE OF WORK	Priority	Start	Finish	Done	Percent Complete
▶ 1	Site Prep Erosion Control	NORMAL	Tue 04-May-21	Fri 21-May-21	✗	100%
▶ 2	Mechanical Site Relocation & Install	NORMAL	Tue 04-May-21	Tue 25-May-21	✗	100%
▶ 3	Temporary Washout & Trash Enclosure	NORMAL	Wed 02-Jun-21	Thu 10-Jun-21	✗	100%
▶ 4	Roof Demo & Replacement / Roof Drain Installation	NORMAL	Fri 07-May-21	Mon 24-May-21	✗	100%
▶ 5	Basement & Mezzanine Demo	NORMAL	Tue 11-May-21	Thu 27-May-21	✗	100%
▶ 6	Demo Main Level & Wall Openings	NORMAL	Tue 18-May-21	Tue 08-Jun-21	✗	100%
▶ 7	Install Water System & Sanitary Sewer	NORMAL	Mon 17-May-21	Mon 07-Jun-21	✗	100%
▶ 8	Frame New Walls & Openings	NORMAL	Thu 03-Jun-21	Tue 22-Jun-21	✗	100%
▶ 9	Plumbing Demo & Rough	NORMAL	Thu 17-Jun-21	Tue 06-Jul-21	✗	100%
▶ 10	Electrical Rough	NORMAL	Mon 21-Jun-21	Mon 12-Jul-21	✗	100%
▶ 11	HVAC Rough	NORMAL	Fri 02-Jul-21	Mon 12-Jul-21	✗	100%
▶ 12	Masonry Repair Exterior & Interior	NORMAL	Tue 13-Jul-21	Fri 06-Aug-21	✗	100%
▶ 13	Install Windows/Storefront/Exterior Doors	NORMAL	Mon 19-Jul-21	Thu 05-Aug-21	✗	100%
▶ 14	Drywall Install	NORMAL	Tue 13-Jul-21	Fri 06-Aug-21	✗	100%
▶ 15	Set Interior Doors	NORMAL	Tue 03-Aug-21	Thu 12-Aug-21	✗	100%
▶ 16	Prep & Paint	NORMAL	Mon 07-Nov-22	Mon 19-Dec-22	☐	0%
▶ 17	Install Tile, Carpet & Base	NORMAL	Mon 02-Jan-23	Mon 23-Jan-23	☐	0%
▶ 18	Install Site Utilities & Relocation Pond	NORMAL	Mon 16-Aug-21	Mon 21-Nov-22	☐	0%
▶ 19	Electrical Trim-Out	NORMAL	Mon 17-Oct-22	Thu 17-Nov-22	☐	0%
▶ 20	Plumbing Trim-Out	NORMAL	Thu 17-Nov-22	Tue 17-Jan-23	☐	0%
▶ 21	HVAC Trim & Unit Startup	NORMAL	Sat 19-Nov-22	Tue 17-Jan-23	☐	0%
▶ 22	Hardware & Accessories	NORMAL	Sat 17-Dec-22	Fri 17-Feb-23	☐	0%
▶ 23	Partition Installation	NORMAL	Sat 17-Dec-22	Tue 17-Jan-23	☐	0%
▶ 24	Floor Paint Final & T/U	NORMAL	Tue 17-Jan-23	Fri 17-Feb-23	☐	0%
▶ 25	Construction Cleanup	NORMAL	Fri 17-Feb-23	Fri 17-Mar-23	☐	0%
▶ 26	Paint T/U - Contractor Punch	NORMAL	Mon 20-Mar-23	Fri 24-Mar-23	☐	0%

AMES INDUSTRIAL PARK - PHASE II CONSTRUCTION SCHEDULE

	SCOPE OF WORK	Priority	Start	Finish	Done	Percent Complete
▶ 1	Submittal All Subs	NORMAL	Thu 14-Jul-22	Tue 19-Jul-22	✕	100%
▶ 2	Sewer/Water Main Installation	NORMAL	Mon 03-Oct-22	Fri 14-Oct-22	☐	0%
▶ 3	Footing Installation	NORMAL	Wed 17-Aug-22	Fri 26-Aug-22	✕	100%
▶ 4	Plumber/Oil Receptor & Trench Drain Installations	NORMAL	Mon 03-Oct-22	Fri 07-Oct-22	☐	0%
▶ 5	Electrical Interior Slab Rough	NORMAL	Mon 22-Aug-22	Fri 26-Aug-22	✕	100%
▶ 6	Parking Lot Pavement & Stoops	NORMAL	Mon 24-Oct-22	Tue 01-Nov-22	☐	0%
▶ 7	Metal Building Erection	NORMAL	Tue 01-Nov-22	Mon 14-Nov-22	☐	0%
▶ 8	Frame Walls and Openings	NORMAL	Mon 14-Nov-22	Mon 28-Nov-22	☐	0%
▶ 9	Mechanical Rough	NORMAL	Mon 28-Nov-22	Mon 12-Dec-22	☐	0%
▶ 10	Plumb Rough/Gas	NORMAL	Mon 12-Dec-22	Mon 26-Dec-22	☐	0%
▶ 11	Electrical Rough	NORMAL	Mon 26-Dec-22	Mon 09-Jan-23	☐	0%
▶ 12	Drywall Installation	NORMAL	Mon 09-Jan-23	Mon 16-Jan-23	☐	0%
▶ 13	Electrical Trim-Out	NORMAL	Mon 16-Jan-23	Mon 23-Jan-23	☐	0%
▶ 14	Plumbing Trim-Out	NORMAL	Mon 23-Jan-23	Mon 30-Jan-23	☐	0%
▶ 15	HVAC Trim & Unit Startup	NORMAL	Mon 30-Jan-23	Fri 03-Feb-23	☐	0%
▶ 16	Set Interior Doors	NORMAL	Mon 06-Feb-23	Fri 10-Feb-23	☐	0%
▶ 17	Prep/Paint	NORMAL	Mon 13-Feb-23	Fri 17-Feb-23	☐	0%

Douglas County, Nebraska Property Record - R0826690004

Information is valid as of 2022-10-07

[Print Report](#)
[Treasurer's Tax Report](#)
[Subdivision Sales Search](#)

Great Feature → → →

Taxpayer

AMES INDUSTRIAL PARK LLC

4411 N 20 ST
 OMAHA NE 68110-0000

Property Information

Key Number:	2669 0004 08
Account Type:	Industrial
Parcel Number:	0826690004
Parcel Address:	4411 N 20 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	COMMERCIAL AVE ADD LOT 9 BLOCK 0 LOTS 3 THRU 9 & VAC TAYLOR ST - -EXCESS VALUE--

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
1.504591	65540.0	0.0	0.0	0.0	

Improvement Information

Building 1

**No
Image
Available**

[CLICK TO ENLARGE IMAGE](#)

**No
Image
Available**

[CLICK TO ENLARGE IMAGE](#)

Square Footage:	12400.0	Percent Complete:	100.0%
Perimeter	448.0	Quality:	Average

Unit Type:		Condition:	Poor
Built As:	Storage Warehouse	Condo Square Footage:	0.0
HVAC:	Space Heater	Rooms:	0.0
Exterior:		Units:	1.0
Interior:		Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	1.0
Floorcover:		Foundation:	
		Sprinkler Square Footage:	0.0

<i>Year Built</i>	<i>Year Remodeled</i>	<i>Percent Remodeled</i>	<i>Adjusted Year Built</i>	<i>Physical Age</i>
1935	0	0%	1935	0

<i>Detail Type</i>	<i>Detail Description</i>	<i>Units</i>
Add On	Ob Paving Concrete - Average	3500.0
Add On	Utility Building Brick/stone	675.0

To interact more fully with Google Maps and Street View go to this link [Google](#).

October 7, 2022

Re: Ames Industrial Park Letter of Intent (LOI)

To Whom It May Concern:

This LOI is for the sale of the property located at **4310 N. 24th Street**, in Douglas County, Omaha, Nebraska, between **3814 Ames Avenue LLC (“Seller”)** and **Ames Industrial Park LLC (“Buyer”)**. This LOI is contingent upon submission and approval of Omaha Economic Recovery Act funding.

Sincerely,

Justin A. Moore
President/CEO
3814 Ames Avenue LLC

Spencer Management LLC
Ames Industrial Park - Phases I, II, III
BUDGET - DEVELOPMENT COSTS

	PHASE 1 (2) 12,200 SF bays	PHASE 2 (2) 2,500 SF bays	PHASE 3 (1) 6,900 SF bay	TOTAL
DEVELOPMENT COSTS				
Land Purchase	\$ 261,503		\$ 88,000	\$ 349,503
Payroll		\$ 115,000	\$ 120,000	\$ 235,000
Payroll taxes & expenses				
Interior Finishes	\$ 295,000	\$ 40,000	\$ 48,000	\$ 383,000
Erection/ Bar Joist Decking	\$ 140,000	\$ 70,000	\$ 75,000	\$ 285,000
Concrete Floor	\$ 70,000	\$ 42,000	\$ 74,500	\$ 186,500
Garage Doors	\$ 36,000	\$ 12,500	\$ 13,500	\$ 62,000
Storefront	\$ 150,000	\$ 9,500	\$ 10,000	\$ 169,500
Electrical	\$ 256,000	\$ 198,665	\$ 225,000	\$ 679,665
HVAC	\$ 133,000	\$ 46,886	\$ 52,000	\$ 231,886
Plumbing	\$ 194,000	\$ 135,768	\$ 146,500	\$ 476,268
Parking lot	\$ 125,000	\$ 80,000	\$ 125,000	\$ 330,000
Development	\$ 20,000	\$ 20,000	\$ 15,000	\$ 55,000
General Conditions	\$ 150,000	\$ 100,000	\$ 50,000	\$ 300,000
Ornamental Fence		\$ 76,000	\$ 65,000	\$ 141,000
New Metal Building		\$ 139,590	\$ 175,000	\$ 314,590
Subtotal	\$ 1,830,503	\$ 1,085,909	\$ 1,282,500	\$ 4,198,912
OTHER CONSTRUCTION ITEMS				
Builder Risk Insurance	\$ 10,000	\$ 1,100		\$ 11,100
Supervisor		\$ 11,000		\$ 11,000
Dumpster	\$ 5,000	\$ 5,500		\$ 10,500
Surveying / Lot Stake	\$ 10,000	\$ 7,500	\$ 7,500	\$ 25,000
Vandalism loss		\$ 5,500	\$ 5,500	\$ 11,000
Management / Consulting		\$ 4,500	\$ 4,500	\$ 9,000
Contingencies / Escalation		\$ 50,000	\$ 50,000	\$ 100,000
Overhead	\$ 75,000	\$ 75,000	\$ 45,000	\$ 195,000
Profit	\$ 55,000	\$ 55,000	\$ 55,000	\$ 165,000
Subtotal	\$ 155,000	\$ 215,100	\$ 167,500	\$ 537,600
TOTAL	\$ 1,985,503	\$ 1,301,009	\$ 1,450,000	\$ 4,736,512
Cost per square foot	\$ 162.75	\$ 260.20	\$ 210.14	

Spencer Management LLC
Ames Industrial Park - Phases I, II, III
PROFORMA

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Income						
Rents: Phase 1 @\$10/SF nnn	\$ 90,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 570,000
Rents: Phase 2 @\$10/SF nnn	\$ 20,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 220,000
Rents: Phase 3 @\$10/SF nnn		\$ 12,500	\$ 69,000	\$ 69,000	\$ 69,000	\$ 219,500
Other Income						
Total income	\$ 110,000	\$ 182,500	\$ 239,000	\$ 239,000	\$ 239,000	\$ 1,009,500
Expenses						
Utilities (tenant paid except water)	\$ 12,000	\$ 2,400	\$ 2,500	\$ 2,600	\$ 2,700	\$ 22,200
Lawn and Snow	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 12,500
Janitorial	\$ 15,000	\$ 30,000	\$ 30,000	\$ 32,000	\$ 32,000	\$ 139,000
Repairs & Maintenance	\$ 5,000	\$ 7,500	\$ 10,000	\$ 12,000	\$ 14,000	\$ 48,500
Leasing Fee	\$ 36,000	\$ 18,000				\$ 54,000
Legal & Accounting	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 22,500
Property Insurance	\$ 4,500	\$ 6,000	\$ 9,000	\$ 9,200	\$ 9,500	\$ 38,200
Real Estate Taxes	\$ 22,000	\$ 22,000	\$ 33,000	\$ 45,000	\$ 45,000	\$ 167,000
Total Expense	\$ 101,500	\$ 92,900	\$ 91,500	\$ 107,800	\$ 110,200	\$ 503,900
Net Operating Income (loss)	\$ 8,500	\$ 89,600	\$ 147,500	\$ 131,200	\$ 128,800	\$ 505,600

Spencer Management LLC
Ames Industrial Park - Phases I, II, III
SOURCES / USE OF FUNDS / GRANT FUNDING REQUEST

TOTAL PROJECT COSTS		Phase 1 - Yr 1	Phase 2 - Yr 2	Phase 3 - Yr 3	Year 4	Year 5	Total
Ames Industrial Park - Real Estate	<i>(See Dev. Costs Spreadsheet)</i>	\$ 1,985,503	\$ 1,301,009	\$ 1,450,000			\$ 4,736,512
Owner Funds Invested	\$ 700,000						
Loans	\$ 944,000						
CDBG Grant Proceeds	\$ 450,000						
TIF Proceeds	\$ 262,000						

Total Owner Investment	\$ 2,356,000						
	Total Costs: Real Estate	\$ 1,985,503	\$ 1,301,009	\$ 1,450,000			\$ 4,736,512

Ames Industrial Park Program	<i>(See Program Spreadsheet)</i>	\$ 669,900	\$ 878,300	\$ 1,156,300	\$ 1,421,500	\$ 1,686,800	\$ 5,812,800
	Total Costs	\$ 2,655,403	\$ 2,179,309	\$ 2,606,300	\$ 1,421,500	\$ 1,686,800	\$ 10,549,312

Less: Owner Investment \$ (2,356,000)

GRANT FUNDING REQUEST	\$ 8,193,312
-----------------------	--------------

**Spencer Management LLC
Ames Industrial Park
PROGRAM BUDGET**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Students Enrolled	10	15	20	25	30	100
Students Hired FT	3	7	12	16	20	58
Staff Jobs to Operate Program	4	5	6	7	8	8 New FT Jobs

OPERATING COSTS

Payroll: Instructors	\$ 280,000	\$ 350,000	\$ 420,000	\$ 490,000	\$ 560,000	\$ 2,100,000
Apprenticeship Wages	\$ 120,000	\$ 280,000	\$ 480,000	\$ 640,000	\$ 800,000	\$ 2,320,000
Payroll taxes & expense	\$ 40,000	\$ 70,000	\$ 120,000	\$ 160,000	\$ 200,000	\$ 590,000
Utilities	\$ 14,400	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	\$ 81,600
Rent	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000
Communications Expense	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Advertising and Promotion	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 60,000
Content & Curriculum fees	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 42,500
Legal & Accounting	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 22,500
Consulting Fees	\$ 5,000	\$ 5,000				\$ 10,000
Teaching Supplies	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 27,500
Tools/Equipment	\$ 25,000	\$ 16,000	\$ 9,000	\$ 9,200	\$ 9,500	\$ 68,700
Miscellaneous/ Office Furniture	\$ 85,000	\$ 40,000	\$ 10,000	\$ 5,000		\$ 140,000
TOTAL PROGRAM COSTS	\$ 669,900	\$ 878,300	\$ 1,156,300	\$ 1,421,500	\$ 1,686,800	\$ 5,812,800

Grant Application

Row 153

Organization Name (if applicable)	V-Up Vikings Football Booster Club
Physical Address	12416 Farnam Street, Omaha, NE 68154
Mailing Address	
Website	None
Social Media Accounts	Facebook: V-Up Vikings Football Booster Club; Instagram: @vupvikings; Twitter: @vupvikings
Name	Jacqueline Glassman
Title	Treasurer, V-Up Vikings Football Booster Club
Email Address	jackieglassman@gmail.com
Phone	+1 (402) 939-9040
Team	Yes

V-Up Vikings Football Booster Club Stadium Committee Members; 1 - Jacqueline Glassman, V-Up Vikings Booster Club Treasurer; Retired Technology Company Executive; Current Executive Consultant with 15+ years' experience in scaling small and mid-market technology companies with \$10m - \$500m revenue; Parent of Omaha North High Student-Athlete; Omaha Public Schools & University of Nebraska-Omaha Graduate. 2 - Gene Haynes, Former Omaha North High School Principal, 50+ years as a teacher and administrator for Omaha Public Schools, District II Administrator of the Year by the Nebraska State Athletic Administrators Association (2000), African American Award (2004), Tech High School Hall of Fame (2006); Magnet School Principal of the Year (2009); the House of Representatives African American History Award (2011). 3 - Ernest White, First Vice President, Community Development Officer at American National Bank, Ambassador for Carver Legacy Center

Organizational Chart	V-Up Vikings Football Booster Club Officers o Jacqueline Glassman, Treasurer o Dan Bartels, President o Glenn Mitchell, Vice President o Moniki Cannon, Secretary V-Up Vikings Football Booster Club Committees o Stadium Committee Members o Jacqueline Glassman o Gene Haynes o Ernest White o Activity Committee Members o Kelly Push o Moniki Cannon o Budget Committee Members o Jacqueline Glassman o Dan Bartels o Fundraising Committee Members o Jacqueline Glassman o Dan Bartels o Membership Committee Members o Glenn Mitchell
-----------------------------	---

Other Completed Projects and/or Accomplishments	The V-Up Vikings Football Booster Club was recently established in August of 2022 to support the football program at Omaha North High School. The Booster Club's goals are to: 1) Build a Booster Club membership of supporters, volunteers, and donors to raise money and contribute time and talent for the benefit of the Omaha North High School football program; 2) Increase transparency and communication with student-athletes, coaches, parents of athletes in the program, within the community and alumni, and with the school administration on behalf of the football program's fundraising needs, activities, and schedule; 3) Host and support activities for the football team and their families including meals, camps, team travel, merchandise, fundraisers, community events, etc. which strengthen the bond and relationships within the team as well as throughout Omaha North High School and the broader community. In one month since being incorporated, the V-Up Vikings Football Booster Club has recruited 60 members, 4 business sponsors, and raised \$6,000, without beginning an official fundraising campaign and through the efforts of 5 parents of current Omaha North High School student-athletes. We have found that people are looking for a big goal to get behind and want to donate larger amounts, but currently our organization is simply raising funds to host team dinners,
--	--

merchandise, and activities for the football team, which while important, can be easily addressed with the support of the parents, families, and a few local businesses. We have dozens of large organizations who have verbally committed to thousand- and tens of thousand-dollar donations once we launch our fundraising campaign. This proposal supports each one of our organization's goals by rallying Omaha North High School's alumni, supporters, volunteers, and donors to build a stadium that our team can call home and not only bring the football team and our school together but be a beacon in the North Omaha community to host all types of community events within their own neighborhood.

Proposal Title	North Omaha Stadium & Event Center Proposal
Total Budget (\$)	\$7,500,000.00
LB1024 Grant Funding Request (\$)	\$3,750,000.00
Proposal Type	Capital project
Brief Proposal Summary	<p>The North Omaha Stadium & Event Center will consist of a football field enclosed within a 7,000-seat stadium with a three-story, multi-purpose event center. The genesis of this proposal is to provide a home field for Omaha North High School football team who has not had their own football field since it opened in 1924. However, this is more than a sports complex project, this is a community empowerment project. We want this space to be utilized by people throughout the North Omaha community as there are no other turf fields, event centers, meeting spaces, or community areas of this size that they can call their own. The stadium itself will include a synthetic turf football field as well as home and away locker rooms and a training room. When not in use for high school football, the stadium would be ideal for state meets across multiple sports, youth sports, training camps or other outdoor events and concerts. The three-story event center will include a merchandise store, restrooms, concessions, and commons eating area on the first story. The second story will include a press box, coach's suite, pavilion, press eating area, restrooms as well as classroom and conference flex space which can be rented for academic or business activities and conferences. The third story will be the most open, multi-use space which could host school dances, awards ceremonies, team and company dinners, small concerts, and other student and community events. The North Omaha Stadium & Event Center would be adjacent on the east side to Omaha North High School between 34th to 36th Street and from the Butler-Gast YMCA Branch South Property Line (just North of Boyd Street) to Paxton Boulevard. Dependent upon LB1024 funds approval and fundraising timing as well as construction materials and labor availability, we plan to break ground in June 2023 and have the project completed by December 2025, with the ability to achieve key milestones along the way making part of the facility available for use as early as Summer 2024.</p>
Timeline	<p>Ideal Timeline & Milestones:</p> <ul style="list-style-type: none"> o November 2022 – May 2023: Secure funding, buy houses & land, complete architectural design and hire construction firm o June 1, 2023: Construction Begins o August 2024: Stadium Ready for 2024 Fall Football Season o June 2025: Event Center Ready for Use Summer 2025 <p>Milestone Estimates:</p> <ul style="list-style-type: none"> I. Secure funding: 3-6 months a. 50% of Funds dependent upon LB1024 Grant Timing b. 50% of Funds dependent upon Booster Club Fundraising Campaign Timing II. Buy houses and land to secure location: 3-6 months III. Complete architectural design and hire construction firm: 3-6 months IV. Build stadium & event center: 18-24 months a. Build stadium: 12-15 months b. Build event center: 6-9 months c. Replace practice field with parking lot: 2-3 months <p>Items I, II, and III can be done concurrently, however they are also a dependency to begin item IV. However, the build process can be completed in at least three stages: stadium, event center, and parking lot and can also be done concurrently.</p>
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting

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

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

"other" explanation

Proposal Description and Needs Alignment We believe a stadium and event center in North Omaha will not only bring Omaha North High School but the broader North Omaha community together, retain and recruit more athletes and families who live and play in the nearby neighborhoods to attend and support Omaha North High School, and enhance the surrounding area by bringing new businesses and economic opportunities into the heart of North Omaha. We believe the North Omaha students, athletes, and community deserves the same kind of access and ownership as the state-of-the-art athletic complexes and event centers available to the communities in West Omaha and Elkhorn. Now more than ever with the addition of new high schools in Bennington and South Omaha, more investment must be made in North Omaha to provide the opportunities and resources to make our students, athletes, and communities successful and have the access to conduct business and develop their skills to compete at the next level in sports, business, and life. A local stadium and event center will create and enhance athletic and academic services, education, civic uses, and recreation in North Omaha. The proposed location is within a residential neighborhood, but closely adjacent to a business area which will create a mixed-use space and enhance the existing public-school area and neighborhood. Having nearby access to athletic facilities as well as educational and developmental resources through the event center will improve the health of community members and continue to develop the mixed-use area. For all of these reasons, the North Omaha Stadium & Event Center will help foster a sustainable community, improve the quality of life for its residents, and positively impact the policies North Omaha most wants to address regarding education, health, and financial resources being made available to its residents.

Visioning Workshop Findings Alignment The North Omaha Stadium & Event Center aligns with the Visioning Workshop Findings by directly addressing insufficient infrastructure, development that fits within the cultural context, and providing access and tools to leverage community resources. The proposed location will have existing infrastructure upgrades and be closely connected with Omaha North High School, which is the most prominent and attended schools in the area. The development of the stadium and event center is specifically aimed at addressing the needs of the North Omaha community by giving students, athletes, families, residents, and businesses within North Omaha a place to get together, attend educational, athletic, and business activities and meetings, as well as partner with other existing non-profits and youth organizations to leverage the space to its full potential. All of these efforts benefit the North Omaha youth and business landscape within the cultural context of North Omaha while at the same time providing access and tools to leverage community resources. Additionally, as stated previously, having the North Omaha Stadium & Event Center will help foster a sustainable community through providing additional business, office, and civic/cultural uses; improve the quality of life for its residents, and make a positive impact on the policies North Omaha most wants to address regarding education, health, and financial resources being made available to its residents.

Priorities Alignment The North Omaha Stadium & Event Center proposal aligns with LB1024's strategic priorities because its creation will help energize, recharge, and spur significant and favorable advancements in North Omaha's function and appearance by creating a place the community can call its own that rivals the scale and resources of other state-of-the-art athletic complexes and event centers. The stadium and event center will elevate North Omaha's presence and perception within the region and significantly improve the lives of area residents through physical development by rejuvenating a residential neighborhood while

also strengthening the bond with the local Omaha North High School and existing area businesses, truly becoming a transformed mixed-use, diverse space for students, athletes, businesses, and families. The Stadium & Event Center will also provide long-lasting economic growth, fostering further desirable transformation and fundamental change of the area by building a community hub for academics, athletics, and business to be conducted in the heart of North Omaha. The planning, construction, and operations of the North Omaha Stadium & Event Center will also provide gainful employment opportunities and financial investment in the area, and spur additional business expansion and new entrepreneur, non-profit, and business opportunities to flourish in the area.

Economic Impact Temporary: o Construction contractor & laborers o Architect and firm o Interior designer and firm o Furniture & lighting procurement o Construction materials procurement o Technology procurement o Technology installation Permanent: o Field maintenance o Stadium maintenance o Parking lot maintenance o Grounds maintenance o Technology maintenance o Event center coordinator o Event center marketing

5-8

50-80

Temporary Proposed Jobs' Wage Levels: Construction contractor & laborers: \$20/hour; Architect: \$100/hour; Architectural firm: \$50/hour; Interior designer and firm: \$40/hour; Technology installers: \$30/hour. Permanent Jobs' Wage Levels: approximately \$540,000 in new salaries/benefits per year: Field maintenance: \$25/hour; Stadium maintenance: \$20/hour; Grounds maintenance: \$18/hour; Technology maintenance: \$30/hour; Event center coordinator: \$20/hour; Event center marketing: \$24/hour

With the new North Omaha Stadium & Event Center being built in the heart of the North Omaha community, it would be expected that existing businesses in the area will also then complete upgrades and renovations and new businesses will be built to leverage the mixed-use nature of the area and the additional traffic that will be utilizing the stadium and event center. Many of the same construction, architecture, interior design, technology, maintenance, and marketing jobs and skillsets will be needed for other businesses in the area. Additionally, partners of the New North Omaha Stadium & Event Center will be positively impacted by its creation as they are already serving the youth, families, residents and businesses in the North Omaha area, so this will bring additional opportunities to them that they are well-suited to address.

Community Benefit The North Omaha Stadium & Event Center will improve the local neighborhood and increase livability in the community by providing many new resources and access to opportunities within walking distance for many of North Omaha's residents. The Omaha North High School football team will no longer have to travel to other schools for their home football games, saving time and money. They will have state-of-the art facilities available to athletes across many sports and be able to retain students and athletes in North Omaha who were previously transferring to other schools because of better facilities, resources, and opportunities. Having a new Stadium & Event Center in North Omaha will bring new visitors into the area that do not typically visit North Omaha. These visitors will also patronize local restaurants, gas stations, and retail stores that they otherwise would not have. If we conservatively estimate that 750 visitors will be attending events at the new Stadium & Event Center on a weekly basis, and just 20% of them also buy a meal or gas at a local restaurant/gas station, this will bring \$780,000 into area businesses annually. Visitors will also generate additional spending such as transport costs, hotel accommodations, and entertainment which isn't factored into the estimate above. Our projections estimate these figures will be much higher as the Stadium & Event Center will have facility rentals available every day of the week for business and conference activities, in addition to the athletic rentals and sports games in the stadium. One sport event alone could have thousands of visitors. Over time, there will be a need for additional hotels, restaurants, gas stations, and retail areas to meet the needs of local and out-of-town visitors coming to the Stadium & Event Center. Additionally, the media coverage for the new Stadium & Event Center cannot be underestimated as

the publicity and promotion provided by media reporting can bring unaccounted economic benefits both to the project and the area of town. There will undoubtedly be medium and long-term benefits to North Omaha in the form of increased capital expenditure and enhanced image of the area as a result.

The North Omaha Stadium & Event Center contributes to community sustainability by offering conference room, meeting, and athletic complex rentals within the North Omaha community rather than North Omaha businesses and residents spending their money in other areas of the city or simply not having access to these types of resources. By keeping business conferences, meetings, concerts, ceremonies, athletic events, etc. within North Omaha, this offers youth, athletes, and residents better access to these types of events without having to travel or not knowing these types of events are taking place. Additionally, the Stadium & Event Center will bring funds into the area that have typically been spent elsewhere, as mentioned in previous responses. Having a new Stadium & Event Center will bring millions to tens of millions of new spending into the North Omaha community in years to come and will foster additional development in the area.

Best Practices/Innovation This proposal incorporates best practices and innovation by building upon similar world-class stadium and event center designs in other areas of town and bringing them to North Omaha. Our students and community deserve to have the best athletic complex and multi-purpose business and academic event center to do business, learn, and grow within their own neighborhoods in a place that is their own. This proposal leverages best practices by establishing a community gathering space across a diverse set of business, academic, and athletic needs and provides the best tools and resources.

Outcome Measurement Here are some outcomes we would measure our success by with this proposal: New jobs created to run the stadium/event center; Number of partnerships with existing non-profits in North Omaha; Traffic to the stadium/event center; Number of businesses taking advantage of the Event Center – rentals, sponsorships, training, camps, etc.; Number of students/athletes attending events at the Stadium/Event Center – classes, activities, camps, games, etc.; Number of new businesses in the area within 3-5 years of project completion; Increased football team participation at Omaha North High School; Increased participation across all athletics at Omaha North High School; Increased enrollment at Omaha North High School; Funds raised for the V-Up Vikings Football Booster Club; Funds raised to support North Omaha community initiatives; Increased revenues to surrounding North Omaha businesses

We will partner with the City of Omaha, North Omaha businesses/community organizations/non-profits, Omaha North High School, and OPS to understand the impact against these outcomes as a result of building the North Omaha Stadium & Event Center.

The North Omaha Stadium & Event Center could potentially be a catalyst for co-investment/secondary investment in several ways. Additional businesses could be built or enhanced in the area to leverage the traffic and opportunities the new stadium and event center bring. With additional traffic and enrollment in athletics and the Omaha North High School, there will also be a need for additional youth services in the area in which existing North Omaha business and non-profits would be able to invest in to address. This could also be the start of further investing in additional athletic fields and resources for other sports or enhancing the reach of the event center by making additional space available based on the needs of the community. Over time, there will be a need for additional hotels, restaurants, gas stations, and retail areas to meet the needs of local and out-of-town visitors coming to the Stadium & Event Center.

Partnerships Yes

The V-Up Vikings Football Booster Club was just incorporated in August 2022, however we have already discussed partnerships or have existing personal relationships from members of our board and club with the following organizations: Omaha North High School, Omaha North High School Foundation, Junior Vikes Youth Football, NorthStar Foundation, Boys & Girls Clubs of Omaha – North Omaha, The Viking Ship, American National Bank: Carver Legacy Center, Omaha Public Schools We intend to partner with youth sports,

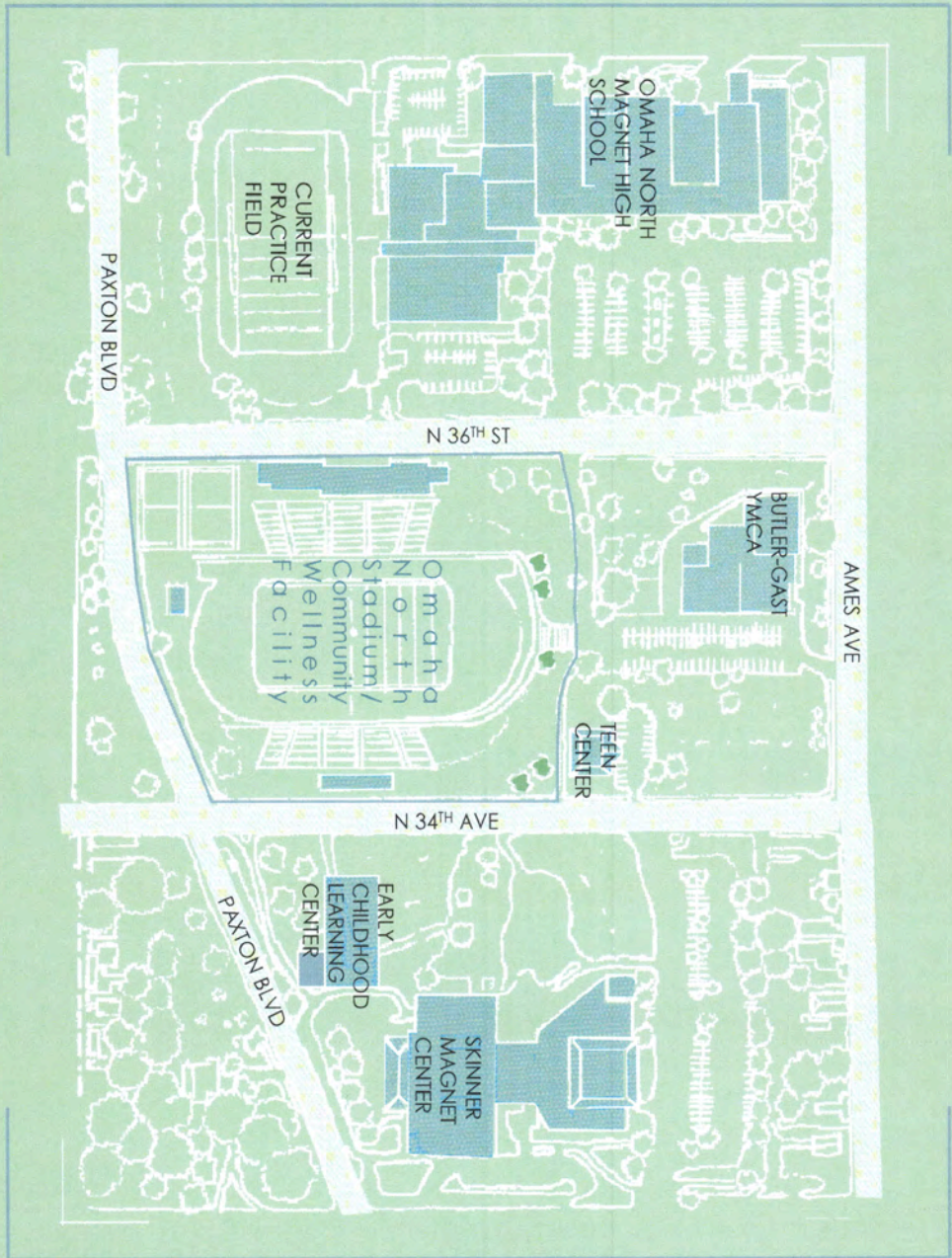
after-school & academic programs, and other North Omaha community organizations to host their activities, events, classes, practices, games, camps, and training utilizing the new North Omaha Stadium & Event Center. Additionally, we intend to partner with local business sponsors for food services, apparel & merchandise sales, marketing services, stadium & event center maintenance, and more.

None to date – in progress given our recent August 2022 non-profit creation and incorporation date.

Displacement	Yes
Displacement explanation	Yes, we plan to buy 8 lots of land and 27 homes and their respective lots to secure an adequate location for the proposed North Omaha Stadium & Event Center. However, only 11 or roughly 30% are owner-occupied while many of the other properties are owned by out-of-town parties who are renting them to tenants. Given Omaha North High School is in the middle of a residential neighborhood, and we believe it is critical that the stadium is within walking distance of and adjacent to the school, we believe the advantages and benefits to the North Omaha community outweigh the potential displacement of up to 16 owners. We also would help the 11 tenants find other similar, adequate housing in the area by finding North Omaha property owners with vacancies. We do not plan to utilize eminent domain to secure the proposed location.
Physical Location	East/West Boundaries: 34th to 36th Street. North/South Boundaries: Butler-Gast YMCA Branch South Property Line (just North of Boyd Street) to Paxton Boulevard. Directly adjacent on the East side of Omaha North High School. Directly adjacent on the West side of the Omaha Early Learning Center at Skinner.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	The proposed location resides within the Qualified Census Tract 59.02. Additional location documents and descriptions are attached.
Property Zoning	Yes
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	Yes
	No
	No, cost estimates were determined based on similar projects in the local Omaha area: Marian Athletic Complex, Elkhorn Athletics, commercial buildings/event centers, from 2019-2022, as well as the estimated cost to acquire the land and real estate in the target location.
General Contractor	No
Request Rationale	The \$7,500,000 cost estimate was determined based on similar projects in the local Omaha area: Marian Athletic Complex, Elkhorn Athletics, commercial buildings/event centers from 2019-2022, as well as the estimated cost to acquire the land and real estate in the target location. The request for 50% or \$3,750,000 request is based on a 50/50 fundraising model, but additional funds secured through LB1024's grant will only mean the stadium and event center can be built faster and we will have to rely less upon private donations.
Grant Funds Usage	LB1024's grant funds will immediately be put to work to secure the land and real estate in the North Omaha Stadium & Event

Center's target location as well as engage an architect and construction firm to finalize designs and begin land grading and leveling as soon as possible to facilitate construction of the football field and stadium.

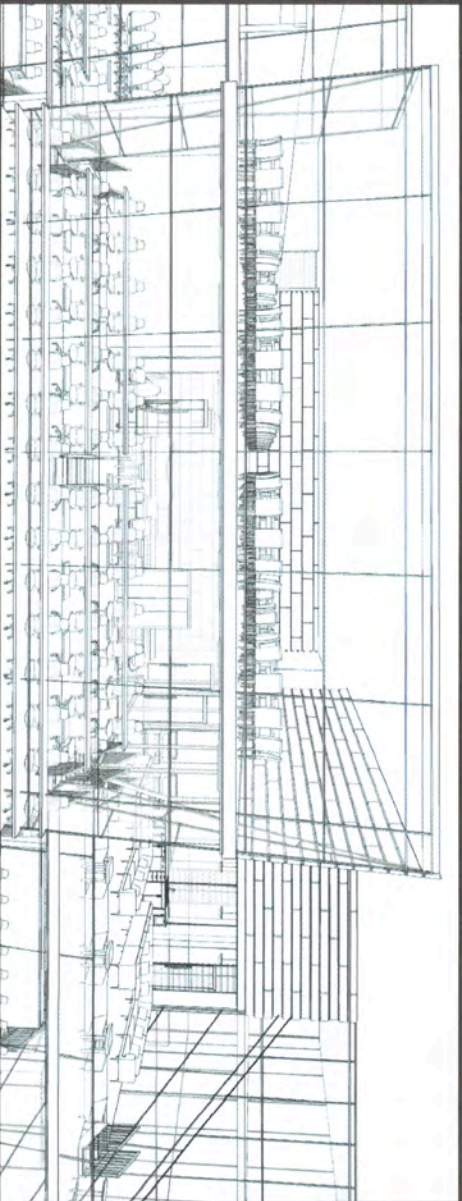
Proposal Financial Sustainability	Yes
	<p>The V-Up Vikings Booster Club will be responsible for the fiscal operations of the proposal following this initial investment. The Booster Club is a 501(c)(3) organization, specifically coded under the 509(a) public charity/private foundation status. The treasurer of the V-Up Vikings Booster Club will be responsible for the accounting and financial reporting, cash management, accounts payable, payroll, fixed assets, and internal controls, with the support of third-party accounting and tax firms as required. The proposal will be fiscally sustainable from admission/ticket sales, rental fees, sponsorships, concessions, and merchandise sales as well as ongoing donations through the V-Up Vikings Football Booster Club members, donors, and organizations.</p>
Funding Sources	<p>Besides the requested LB1024 grant, the only other funding sources we anticipate at this time are through private donations to the V-Up Vikings Booster Club through booster club members and individual and business donors throughout the community.</p>
	<p>Not applicable. Private donations are already being collected and will continue to be in accordance with our timeline to build.</p>
	<p>This proposal requires at least \$4,000,000 to build the stadium alone as it requires the purchase of the proposed real estate, in addition to the labor and materials for the preparation and construction of the stadium and field.</p>
Scalability	<p>Yes, this proposal is scalable and can be completed in smaller components as broken down in the proposed timeline, namely by building the stadium & field, event center, and parking lot separately of one another. Each line item is broken out in the budget accordingly.</p>
	<p>Yes, this proposal is scalable and can be completed in smaller components as broken down in the proposed timeline, namely by building the stadium & field, event center, and parking lot separately of one another. Each line item is broken out in the budget accordingly.</p>
Financial Commitment	<p>The V-Up Vikings Football Booster Club intends to raise \$3,750,000, or 50% of the total budget for the North Omaha Stadium & Event Center through booster club members, Omaha North alumni, and new and existing private donors and business relationships in the community.</p>
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	<p>Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) 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</p>



OMAHA
NORTH
STADIUM/
COMMUNITY
WELLNESS
FACILITY

THIS IS MORE THAN AN
ATHLETIC FACILITY
PROJECT

THIS IS A COMMUNITY
EMPOWERMENT
PROJECT



S U M M A R Y
P R O J E C T

MAIN MATERIALS

- METAL WALL PANELING
- GLASS
- BIRCH WOOD

MULTI-PURPOSE SPACE

- 1ST LEVEL : FAN-BASED
- 2ND LEVEL : FLEX LABS

CONSULTATION

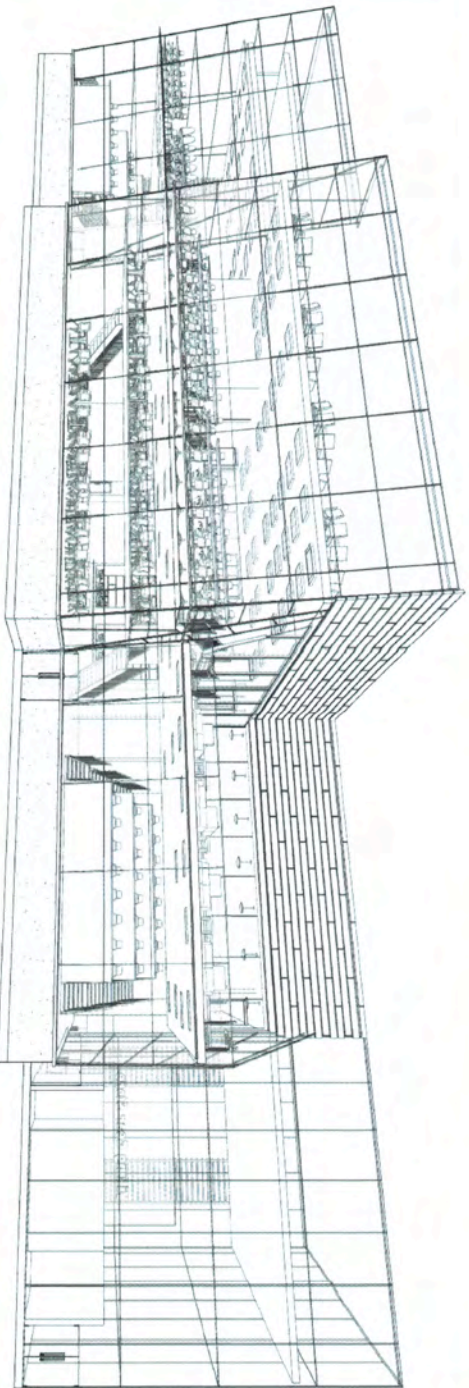
PRESS & PROFESSIONAL

- 3RD LEVEL : COMMUNITY

MULTI-PURPOSE

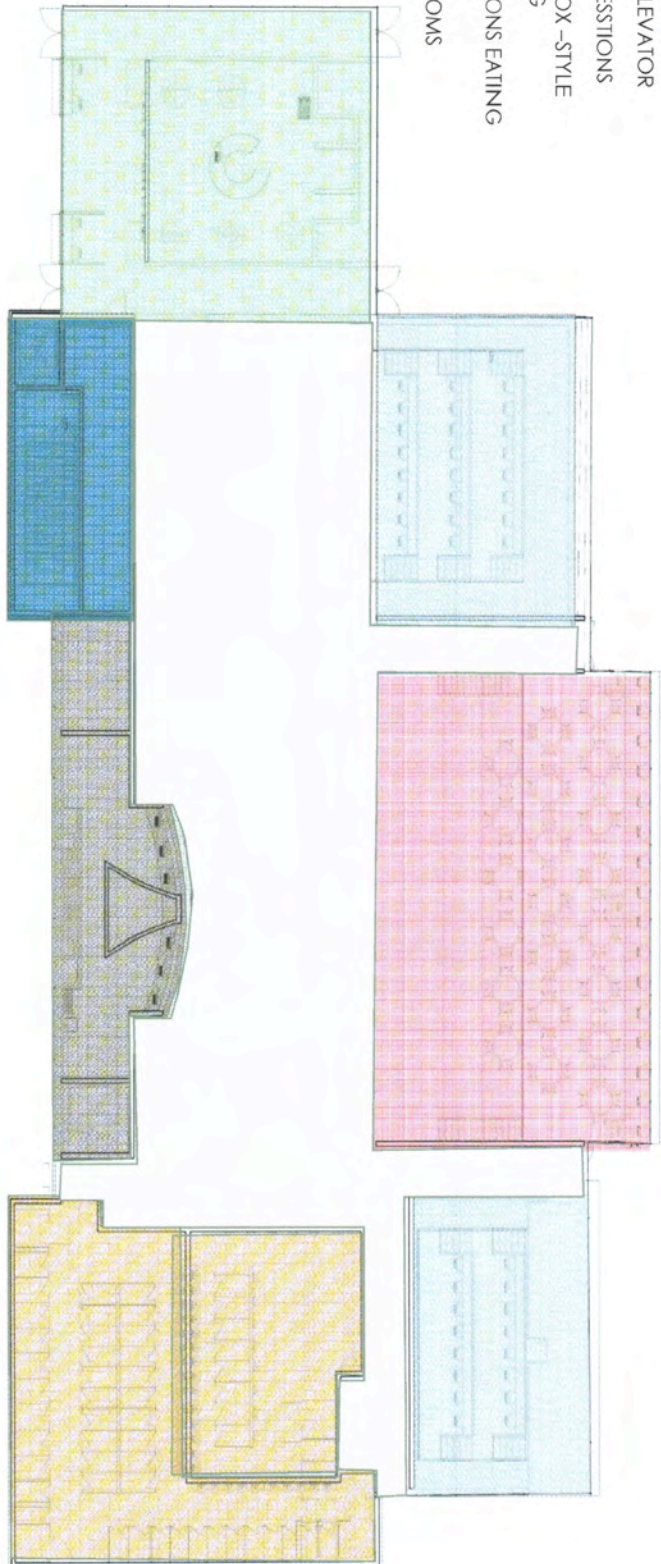
ACCOMMODATIONS

- 5500 SEAT OCCUPANCY
- EVENT COST REDUCTION
- STATE COMPETITIONS
- ENGAGED COMMUNITY

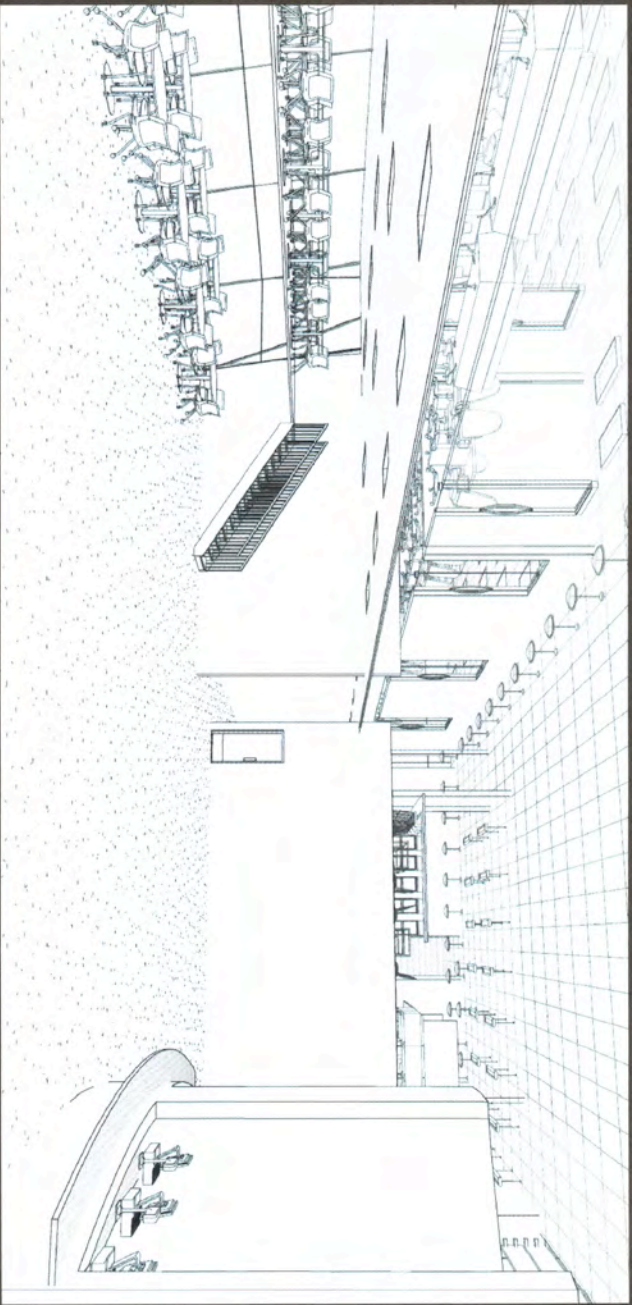


FIRST LEVEL FLOOR PLAN FAN/STUDENT BASED

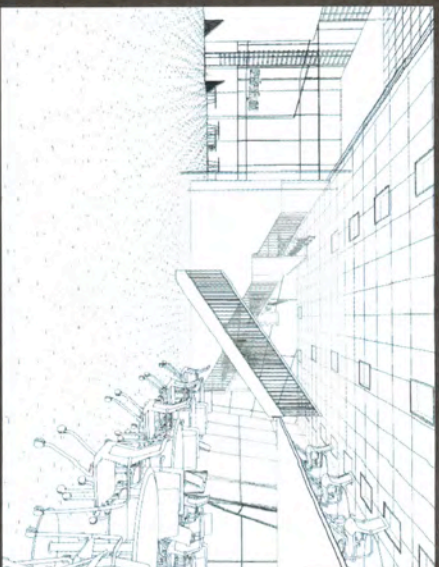
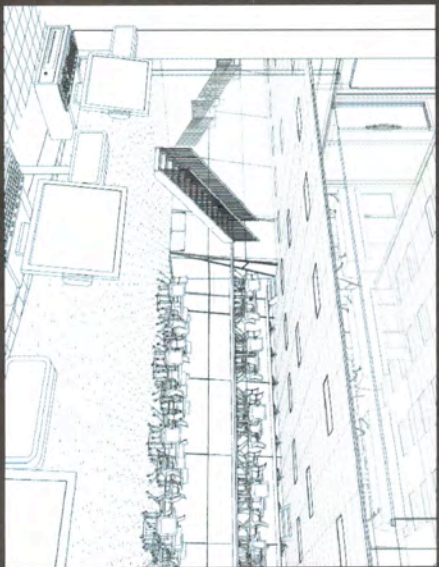
- VIKING GEAR STORE
- STAIR/ELEVATOR
- CONCESSIONS
- PRESSBOX -STYLE SEATING
- COMMONS EATING AREA
- RESTROOMS



FAN AND STUDENT-BASED SPACE

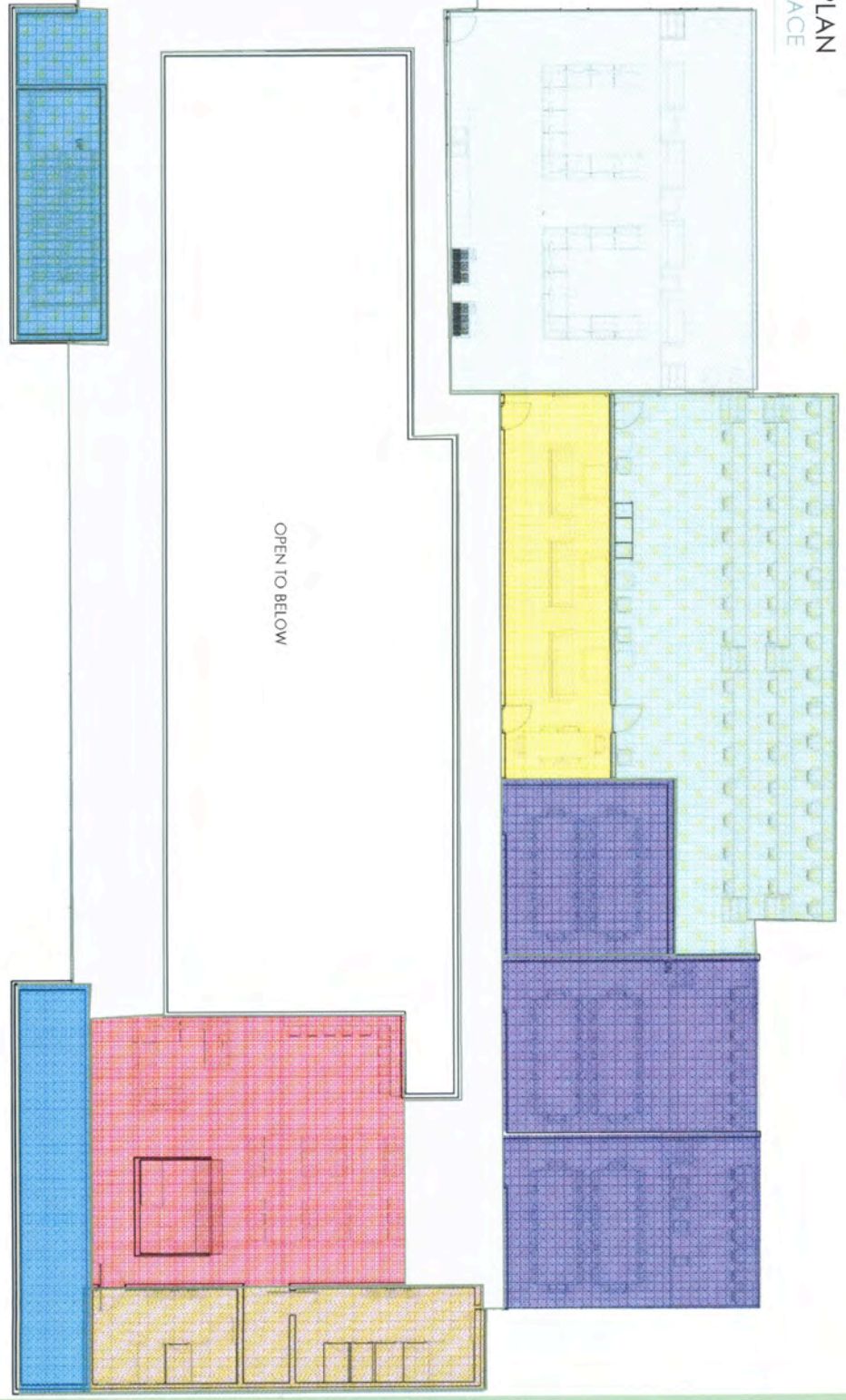


INTEGRATION | TRANSPARENCY | VISUAL ENHANCEMENT

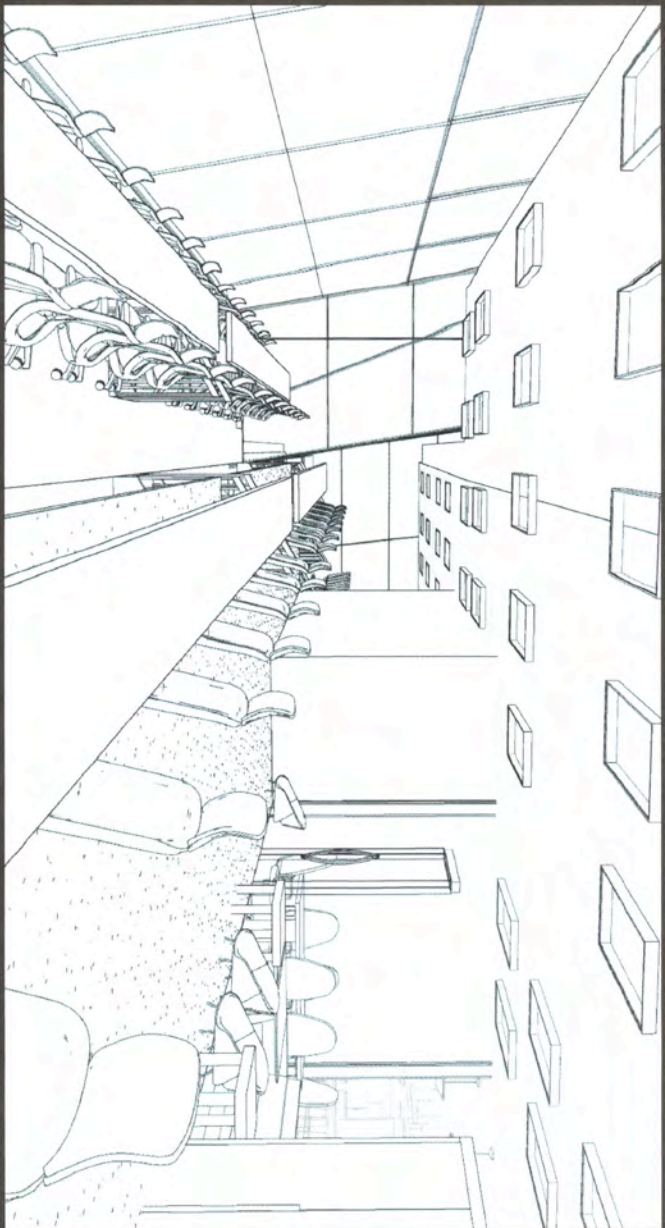


SECOND LEVEL FLOOR PLAN FLEX AND PROFESSIONAL SPACE

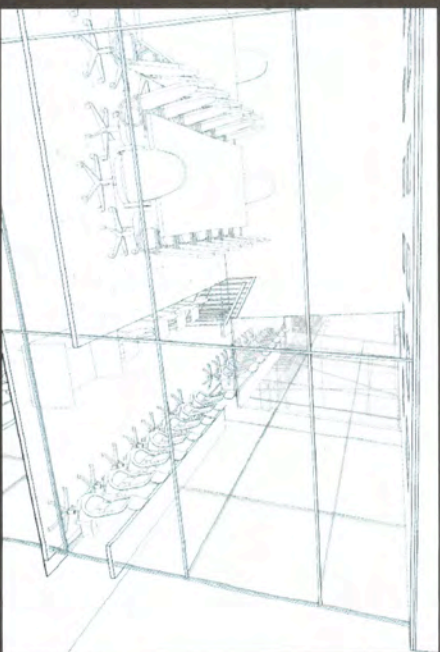
- PAVILLION
- PRESSBOX
- INVITATIONAL SEATING AND CONFERENCE
- COACHES SUITES AND CLASSROOM
- PRESS CONCESSIONS AND FLEX SPACE
- RESTROOMS
- STAIR/ELEVATOR



FLEX AND PROFESSIONAL SPACE



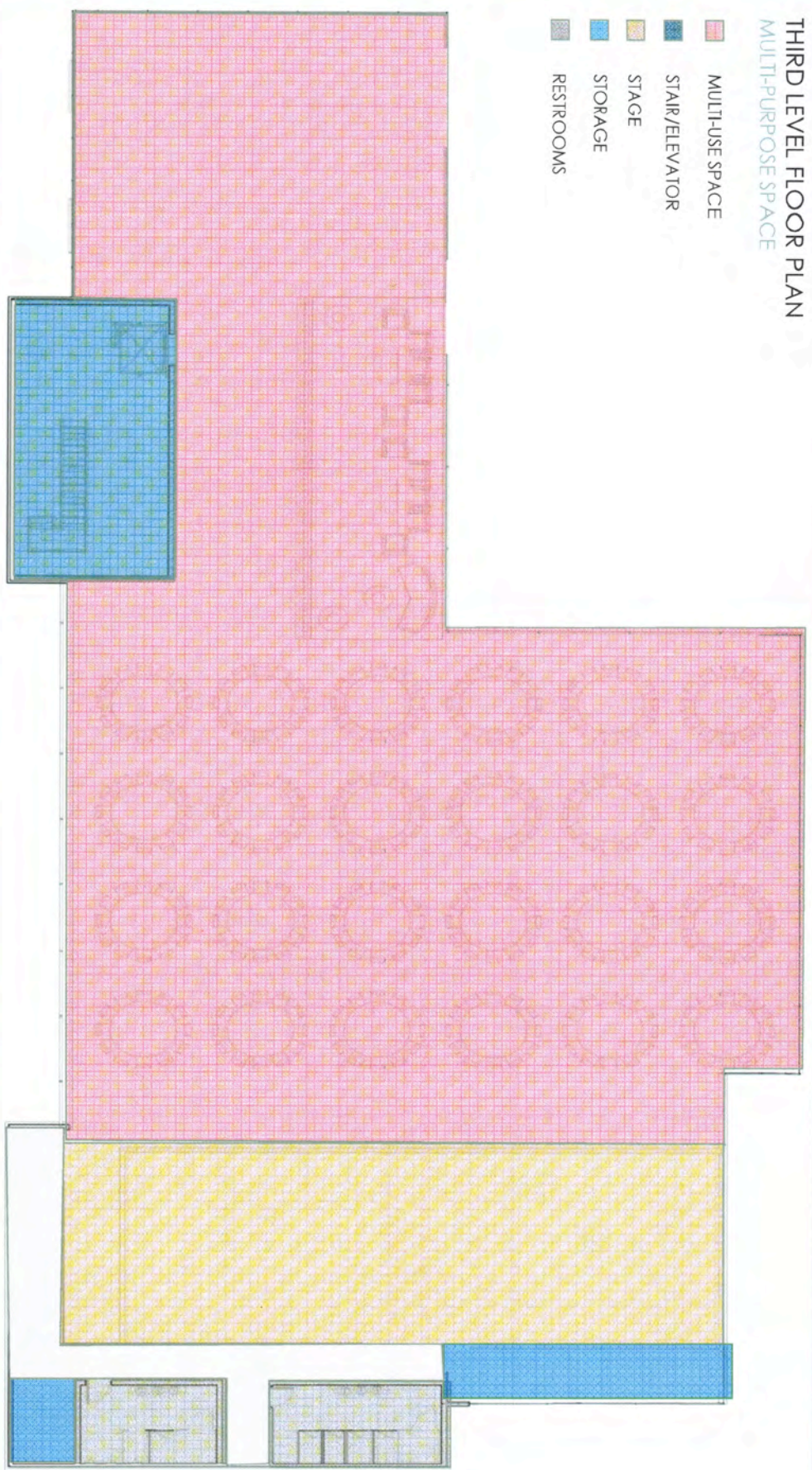
CONNECTED | CONSTRUCTIVE | INFORMATIVE



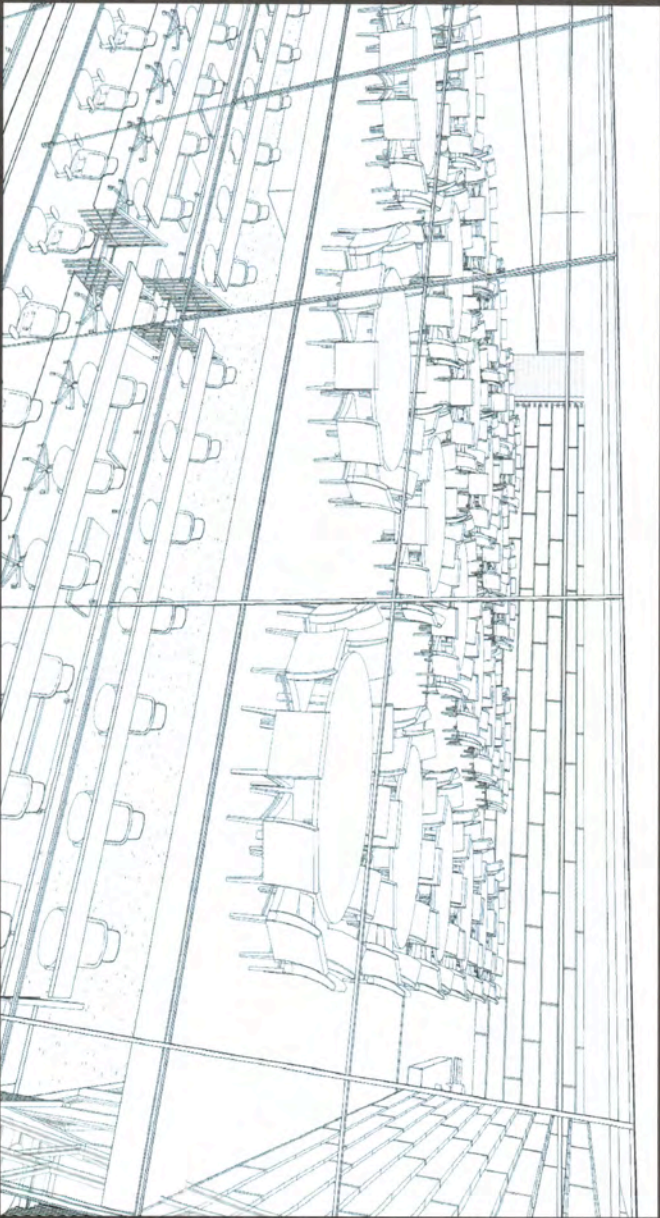
THIRD LEVEL FLOOR PLAN

MULTI-PURPOSE SPACE

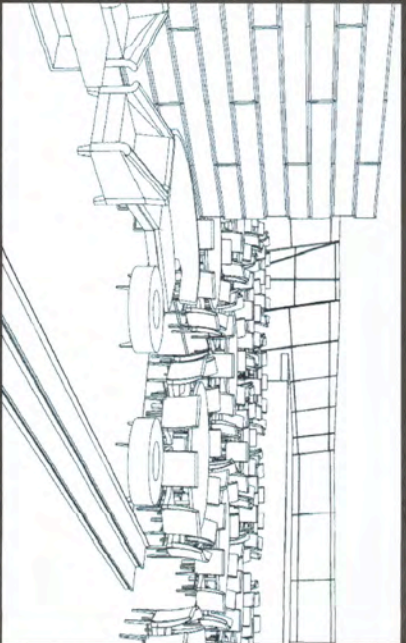
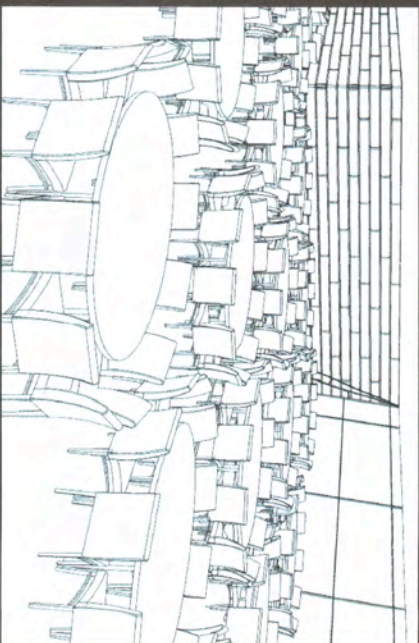
- MULTI-USE SPACE
- STAIR/ELEVATOR
- STAGE
- STORAGE
- RESTROOMS



M U L T I - P U R P O S E S P A C E



FLEXIBLE | MULTIFUNCTIONAL | EXPRESSIVE





ADDITIONAL ACCOMMODATIONS

- AWAY BUILDING
- SEPARATE LOCKER ROOMS
- TRAINING ROOM
- WRESTLING ROOM
- ROBOTICS FACILITY EXPANSION
- BAND/MUSIC PRACTICE FACILITY
- STUDENT REPRESENTATION
- STEM EDUCATION WORKSHOPS

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)
[V-Up Vikings Football Booster Club](#)
- Physical Address
[12416 Farnam Street, Omaha, NE 68154](#)
- Mailing Address (if different)
- Website
[None](#)
- Social Media Accounts
[Facebook: V-Up Vikings Football Booster Club](#)
[Instagram: @vupvikings](#)
[Twitter: @vupvikings](#)

Proposal Leadership

- Primary Contact for Application* – Name, Title, Email, Phone
[Jacqueline Glassman, Treasurer, jackiefglassman@gmail.com, \(402\) 939-9040](#)
 - Please note: All notifications will go to the email address listed above.
- Team – Do you have a team? If yes, please provide the team members, including leadership, structure, roles, experience, and expertise. Include all members who will have a significant role. In this case, “team” refers to your ownership/management individuals or group and any consultants.
[V-Up Vikings Football Booster Club](#)
[Stadium Committee Members; 1 - Jacqueline Glassman, V-Up Vikings Booster Club Treasurer; Retired Technology Company Executive; Current Executive Consultant with 15+ years’ experience in scaling small and mid-market technology companies with \\$10m - \\$500m revenue; Parent of Omaha North High Student-Athlete; Omaha Public Schools & University of Nebraska-Omaha Graduate. 2 - Gene Haynes, Former Omaha North High School Principal, 50+ years as a teacher and administrator for Omaha Public Schools, District II Administrator of the Year by the Nebraska State Athletic Administrators Association \(2000\), African American Award \(2004\), Tech High School Hall of Fame \(2006\); Magnet School Principal of the Year \(2009\); the House of Representatives African American History Award \(2011\). 3 - Ernest White, First Vice President, Community Development Officer at American National Bank, Ambassador for Carver Legacy Center](#)
- Organizational Chart – Please explain your organizational chart. If applicable,

please upload your organizational chart at the end of the application.

V-Up Vikings Football Booster Club Officers

- Dan Bartels, President
- Glenn Mitchell, Vice President
- Moniki Cannon, Secretary
- Jacqueline Glassman, Treasurer

V-Up Vikings Football Booster Club Committees

- Stadium Committee Members
 - Jacqueline Glassman
 - Gene Haynes
 - Ernest White
 - Activity Committee Members
 - Kelly Push
 - Moniki Cannon
 - Budget Committee Members
 - Dan Bartels
 - Jacqueline Glassman
 - Fundraising Committee Members
 - Jacqueline Glassman
 - Dan Bartels
 - Membership Committee Members
 - Glenn Mitchell
- 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.

The V-Up Vikings Football Booster Club was recently established in August of 2022 to support the football program at Omaha North High School. The Booster Club’s goals are to:

- 1) Build a Booster Club membership of supporters, volunteers, and donors to raise money and contribute time and talent for the benefit of the Omaha North High School football program;
- 2) Increase transparency and communication with student-athletes, coaches, parents of athletes in the program, within the community and alumni, and with the school administration on behalf of the football program’s fundraising needs, activities, and schedule;
- 3) Host and support activities for the football team and their families including meals, camps, team travel, merchandise, fundraisers, community events, etc. which strengthen the bond and relationships within the team as well as throughout Omaha North High School and the broader community.

In one month since being incorporated, the V-Up Vikings Football Booster Club has recruited 60 members, 4 business sponsors, and raised \$6,000, without beginning an official fundraising campaign and through the efforts of 5 parents of current Omaha North High School student-athletes. We have found that people are looking for a big goal to get behind and want to donate larger amounts, but currently our organization is simply raising funds to host team dinners,

merchandise, and activities for the football team, which while important, can be easily addressed with the support of the parents, families, and a few local businesses. We have dozens of large organizations who have verbally committed to thousand- and tens of thousand-dollar donations once we launch our fundraising campaign.

This proposal supports each one of our organization's goals by rallying Omaha North High School's alumni, supporters, volunteers, and donors to build a stadium that our team can call home and not only bring the football team and our school together but be a beacon in the North Omaha community to host all types of community events within their own neighborhood.

PROPOSAL OVERVIEW

Proposal Title*

North Omaha Stadium & Event Center Proposal

Total Budget* (\$)

\$7,500,000

LB1024 Grant Funding Request* (\$)

\$3,750,000

Proposal Type –

Capital project

Service/program

Combination of capital project and service/program

I do not know

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

The North Omaha Stadium & Event Center will consist of a football field enclosed within a 7,000-seat stadium with a three-story, multi-purpose event center. The genesis of this proposal is to provide a home field for Omaha North High School football team who has not had their own football field since it opened in 1924. However, this is more than a sports complex project, this is a community empowerment project. We want this space to be utilized by people throughout the North Omaha community as there are no other turf fields, event centers, meeting spaces, or community areas of this size that they can call their own.

The stadium itself will include a synthetic turf football field as well as home and away locker rooms and a training room. When not in use for high school football, the stadium would be ideal for state meets across multiple sports, youth sports, training camps or other outdoor events and concerts. The three-story event center will include a merchandise store, restrooms, concessions, and commons eating area on the first story. The second story will include a press box, coach's suite, pavilion, press eating area, restrooms as well as classroom and conference flex space which can be rented for academic or business activities and conferences. The third story will be the most open, multi-use space which could host school dances, awards ceremonies, team and company dinners, small concerts, and other student and community events.

The North Omaha Stadium & Event Center would be adjacent on the east side to Omaha North High School between 34th to 36th Street and from the Butler-Gast YMCA Branch

South Property Line (just North of Boyd Street) to Paxton Boulevard.

Dependent upon LB1024 funds approval and fundraising timing as well as construction materials and labor availability, we plan to break ground in June 2023 and have the project completed by December 2025, with the ability to achieve key milestones along the way making part of the facility available for use as early as Summer 2024.

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.

Ideal Timeline & Milestones:

- November 2022 – May 2023: Secure funding, buy houses & land, complete architectural design and hire construction firm
- June 1, 2023: Construction Begins
- August 2024: Stadium Ready for 2024 Fall Football Season
- June 2025: Event Center Ready for Use Summer 2025

Milestone Estimates:

- I. Secure funding: 3-6 months
 - a. 50% of Funds dependent upon LB1024 Grant Timing
 - b. 50% of Funds dependent upon Booster Club Fundraising Campaign Timing
- II. Buy houses and land to secure location: 3-6 months
- III. Complete architectural design and hire construction firm: 3-6 months
- IV. Build stadium & event center: 18-24 months
 - a. Build stadium: 12-15 months
 - b. Build event center: 6-9 months
 - c. Replace practice field with parking lot: 2-3 months

Items I, II, and III can be done concurrently, however they are also a dependency to begin item IV. However, the build process can be completed in at least three stages: stadium, event center, and parking lot and can also be done concurrently.

What percentage of your proposal can be completed by July 2026?

Dependent upon LB1024 funds approval and fundraising timing as well as construction materials and labor availability, we believe the project will be completed by December 2025 if we follow the targeted “ideal timeline”. If we experience delays, we would still expect 90%+ of the proposal to be completed by July 2026.

Funding Goals – What overarching goals does your proposal help fulfill? Select all that apply:

The proposal fulfills all overarching goals:

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)

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)

Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment)

opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

Community Needs – 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.)

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.)

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

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).

We believe a stadium and event center in North Omaha will not only bring Omaha North High School but the broader North Omaha community together, retain and recruit more athletes and families who live and play in the nearby neighborhoods to attend and support Omaha North High School, and enhance the surrounding area by bringing new businesses and economic opportunities into the heart of North Omaha. We believe the North Omaha students, athletes, and community deserves the same kind of access and ownership as the state-of-the art athletic complexes and event centers available to the communities in West Omaha and Elkhorn. Now more than ever with the addition of new high schools in Bennington and South Omaha, more investment must be made in North Omaha to provide the opportunities and resources to make our students, athletes, and communities successful and have the access to conduct business and develop their skills to compete at the next level in sports, business, and life. A local stadium and event center will create and enhance athletic and academic services, education, civic uses, and recreation in North Omaha. The proposed location is within a residential neighborhood, but closely adjacent to a business area which will create a mixed-use space and enhance the existing public-school area and neighborhood. Having nearby access to athletic facilities as well as educational and developmental resources through the event center will improve the health of community members and continue to develop the mixed-use area. For all of these reasons, the North Omaha Stadium & Event Center will help foster a sustainable community, improve the quality of life for its residents, and positively impact the policies North Omaha most wants to address regarding education, health, and financial resources being made available to its residents.

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 North Omaha Stadium & Event Center aligns with the Visioning Workshop Findings by directly addressing insufficient infrastructure, development that fits within the cultural context, and providing access and tools to leverage community resources. The proposed location will have existing infrastructure upgrades and be closely connected with Omaha North High School, which is the most prominent and attended schools in the area. The development of the stadium and event center is specifically aimed at addressing the needs of the North Omaha community by giving students, athletes, families, residents, and businesses within North Omaha a place to get together, attend educational, athletic, and business activities and meetings, as well as partner with other existing non-profits and youth organizations to leverage the space to its full potential. All of these efforts benefit the North Omaha youth and business landscape within the cultural context of North Omaha while at the same time providing access and tools to leverage community resources. Additionally, as stated previously, having the North Omaha Stadium & Event Center will help foster a sustainable community through providing additional business, office, and civic/cultural uses; improve the quality of life for its residents, and make a positive impact on the policies North Omaha most wants to address regarding education, health, and financial resources being made available to its residents.

Priorities Alignment – Describe how the proposal aligns with LB1024’s strategic priorities.
The North Omaha Stadium & Event Center proposal aligns with LB1024’s strategic priorities because its creation will help energize, recharge, and spur significant and favorable advancements in North Omaha’s function and appearance by creating a place the community can call its own that rivals the scale and resources of other state-of-the-art athletic complexes and event centers. The stadium and event center will elevate North Omaha’s presence and perception within the region and significantly improve the lives of area residents through physical development by rejuvenating a residential neighborhood while also strengthening the bond with the local Omaha North High School and existing area businesses, truly becoming a transformed mixed-use, diverse space for students, athletes, businesses, and families. The Stadium & Event Center will also provide long-lasting economic growth, fostering further desirable transformation and fundamental change of the area by building a community hub for academics, athletics, and business to be conducted in the heart of North Omaha. The planning, construction, and operations of the North Omaha Stadium & Event Center will also provide gainful employment opportunities and financial investment in the area, and spur additional business expansion and new entrepreneur, non-profit, and business opportunities to flourish in the area.

Economic Impact –

What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?

Temporary:

- Construction contractor & laborers
- Architect and firm
- Interior designer and firm
- Furniture & lighting procurement
- Construction materials procurement
- Technology procurement

- Technology installation

Permanent:

- Field maintenance
- Stadium maintenance
- Parking lot maintenance
- Grounds maintenance
- Technology maintenance
- Event center coordinator
- Event center marketing

How many permanent jobs will be created? 5-8

How many temporary or construction jobs will be created? 50-80

What are the proposed jobs' wage levels?

Temporary:

- Construction contractor & laborers: \$20/hour
- Architect: \$100/hour
- Architectural firm: \$50/hour
- Interior designer and firm: \$40/hour
- Technology installers: \$30/hour

Permanent – approximately \$540,000 in new salaries/benefits per year

- Field maintenance: \$25/hour
- Stadium maintenance: \$20/hour
- Grounds maintenance: \$18/hour
- Technology maintenance: \$30/hour
- Event center coordinator: \$20/hour
- Event center marketing: \$24/hour

Describe how you might align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts.

With the new North Omaha Stadium & Event Center being built in the heart of the North Omaha community, it would be expected that existing businesses in the area will also then complete upgrades and renovations and new businesses will be built to leverage the mixed-use nature of the area and the additional traffic that will be utilizing the stadium and event center. Many of the same construction, architecture, interior design, technology, maintenance, and marketing jobs and skillsets will be needed for other businesses in the area. Additionally, partners of the New North Omaha Stadium & Event Center will be positively impacted by its creation as they are already serving the youth, families, residents and businesses in the North Omaha area, so this will bring additional opportunities to them that they are well-suited to address.

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?

The North Omaha Stadium & Event Center will improve the local neighborhood and increase livability in the community by providing many new resources and access to opportunities within walking distance for many of North Omaha's residents. The Omaha North High School football team will no longer have to travel to other schools for their

home football games, saving time and money. They will have state-of-the art facilities available to athletes across many sports and be able to retain students and athletes in North Omaha who were previously transferring to other schools because of better facilities, resources, and opportunities.

Having a new Stadium & Event Center in North Omaha will bring new visitors into the area that do not typically visit North Omaha. These visitors will also patronize local restaurants, gas stations, and retail stores that they otherwise would not have. If we conservatively estimate that 750 visitors will be attending events at the new Stadium & Event Center on a weekly basis, and just 20% of them also buy a meal or gas at a local restaurant/gas station, this will bring \$780,000 into area businesses annually. Visitors will also generate additional spending such as transport costs, hotel accommodations, and entertainment which isn't factored into the estimate above. Our projections estimate these figures will be much higher as the Stadium & Event Center will have facility rentals available every day of the week for business and conference activities, in addition to the athletic rentals and sports games in the stadium. One sport event alone could have thousands of visitors. Over time, there will be a need for additional hotels, restaurants, gas stations, and retail areas to meet the needs of local and out-of-town visitors coming to the Stadium & Event Center.

Additionally, the media coverage for the new Stadium & Event Center cannot be underestimated as the publicity and promotion provided by media reporting can bring unaccounted economic benefits both to the project and the area of town. There will undoubtedly be medium and long-term benefits to North Omaha in the form of increased capital expenditure and enhanced image of the area as a result.

How does this proposal contribute to community sustainability (economic, built and natural environment, and quality of life)? The North Omaha Stadium & Event Center contributes to community sustainability by offering conference room, meeting, and athletic complex rentals within the North Omaha community rather than North Omaha businesses and residents spending their money in other areas of the city or simply not having access to these types of resources. By keeping business conferences, meetings, concerts, ceremonies, athletic events, etc. within North Omaha, this offers youth, athletes, and residents better access to these types of events without having to travel or not knowing these types of events are taking place. Additionally, the Stadium & Event Center will bring funds into the area that have typically been spent elsewhere, as mentioned in previous responses. Having a new Stadium & Event Center will bring millions to tens of millions of new spending into the North Omaha community in years to come and will foster additional development in the area.

Best Practices/Innovation – How will this incorporate best/proven practices or demonstrate innovation (e.g., bringing new concepts to Omaha, etc.)?

This proposal incorporates best practices and innovation by building upon similar world-class stadium and event center designs in other areas of town and bringing them to North Omaha. Our students and community deserve to have the best athletic complex and multi-purpose business and academic event center to do business, learn, and grow within their own neighborhoods in a place that is their own. This proposal leverages best practices by establishing a community gathering space across a diverse set of business, academic, and athletic needs and provides the best tools and resources.

Outcome Measurement –

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

Here are some outcomes we would measure our success by with this proposal:

- New jobs created to run the stadium/event center
- Number of partnerships with existing non-profits in North Omaha
- Traffic to the stadium/event center
- Number of businesses taking advantage of the Event Center – rentals, sponsorships, training, camps, etc.
- Number of students/athletes attending events at the Stadium/Event Center – classes, activities, camps, games, etc.
- Number of new businesses in the area within 3-5 years of project completion
- Increased football team participation at Omaha North High School
- Increased participation across all athletics at Omaha North High School
- Increased enrollment at Omaha North High School
- Funds raised for the V-Up Vikings Football Booster Club
- Funds raised to support North Omaha community initiatives

How might those outcomes be measured and by whom?

We will partner with the City of Omaha, North Omaha businesses/community organizations/non-profits, Omaha North High School, and OPS to understand the impact against these outcomes as a result of building the North Omaha Stadium & Event Center.

Does this act as a catalyst for co-investment/secondary investment? If yes, please explain.

The North Omaha Stadium & Event Center could potentially be a catalyst for co-investment/secondary investment in several ways. Additional businesses could be built or enhanced in the area to leverage the traffic and opportunities the new stadium and event center bring. With additional traffic and enrollment in athletics and the Omaha North High School, there will also be a need for additional youth services in the area in which existing North Omaha business and non-profits would be able to invest in to address. This could also be the start of further investing in additional athletic fields and resources for other sports or enhancing the reach of the event center by making additional space available based on the needs of the community. Over time, there will be a need for additional hotels, restaurants, gas stations, and retail areas to meet the needs of local and out-of-town visitors coming to the Stadium & Event Center.

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.

The V-Up Vikings Football Booster Club was just incorporated in August 2022, however we have already discussed partnerships or have existing personal relationships from members of our board and club with the following organizations: Omaha North High School, Omaha North High School Foundation, Junior Vikes Youth Football, NorthStar Foundation, Boys & Girls Clubs of Omaha – North Omaha, The Viking Ship, American National Bank: Carver Legacy Center, Omaha Public Schools

We intend to partner with youth sports, after-school & academic programs, and other North Omaha community organizations to host their activities, events, classes, practices, games, camps, and training utilizing the new North Omaha Stadium & Event Center.

Additionally, we intend to partner with local business sponsors for food services, apparel & merchandise sales, marketing services, stadium & event center maintenance, and more.

Which, if any, of these partnerships have been formalized through a Memorandum of Understanding (MOU) or other formal agreements?

None to date – in progress given August 2022 incorporation date

Displacement – Are any businesses or residents being displaced by your proposal? If yes, please explain.

Yes, we plan to buy 8 lots of land and 27 homes and their respective lots to secure an adequate location for the proposed North Omaha Stadium & Event Center. However, only 11 or roughly 30% are owner-occupied while many of the other properties are owned by out-of-town parties who are renting them to tenants. Given Omaha North High School is in the middle of a residential neighborhood, and we believe it is critical that the stadium is within walking distance of and adjacent to the school, we believe the advantages and benefits to the North Omaha community outweigh the potential displacement of up to 16 owners. We also would help the 11 tenants find other similar, adequate housing in the area by finding North Omaha property owners with vacancies. We do not plan to utilize eminent domain to secure the proposed location.

Location

Physical Location – Describe the physical location of the proposal, including address (if available) and details about the proposed location.

East/West Boundaries: 34th to 36th Street

North/South Boundaries: Butler-Gast YMCA Branch South Property Line (just North of Boyd Street) to Paxton Boulevard

Directly adjacent on the East side of Omaha North High School

Directly adjacent on the West side of the Omaha Early Learning Center at Skinner

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)

The proposed location resides within the Qualified Census Tract 59.02

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 **Included**

Data table of uses

Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) [Included list of real estate to be purchased](#)

Environmental assessment of subject site. Is the property a brownfield site? [No](#)

Zoning, Design, and Contracting

Property Zoning – Is the property properly zoned for your proposal and/or do you have proposal approval? [Yes](#)

Utilities –

Is the project connected to utilities? [Yes](#) / [No](#)

Will any utility upgrades be required? [Yes](#) / [No](#)

Design, Estimating, and Bidding –

Has design been completed? [Yes](#) / [No](#)

Has a construction bid package been developed? If not, how were cost estimates determined? [No, cost estimates were determined based on similar projects in the local Omaha area: Marian Athletic Complex, Elkhorn Athletics, commercial buildings/event centers, from 2019-2022, as well as the estimated cost to acquire the land and real estate in the target location.](#)

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? [Not applicable](#)

FINANCIALS

Proposal Budget / Sources and Uses – please upload at the end of this application

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

[File included](#)

Request Rationale – Please provide rationale for the dollar amount of your request.

[The \\$7,500,000 cost estimate was determined based on similar projects in the local Omaha area: Marian Athletic Complex, Elkhorn Athletics, commercial buildings/event centers from 2019-2022, as well as the estimated cost to acquire the land and real estate in the target location. The request for 50% or \\$3,750,000 request is based on a 50/50 fundraising model, but additional funds secured through LB1024's grant will only mean the stadium and event center can be built faster and we will have to rely less upon private donations.](#)

Optional upload at the end of this application: Provide documentation if available (e.g., appraisal or listing) [File included](#)

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

[LB1024's grant funds will immediately be put to work to secure the land and real estate in the North Omaha Stadium & Event Center's target location as well as engage an architect and construction firm to finalize designs and begin land grading and leveling as soon as](#)

possible to facilitate construction of the football field and stadium.

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)?

The proposal will be fiscally sustainable from admission/ticket sales, rental fees, sponsorships, concessions, and merchandise sales as well as ongoing donations through the V-Up Vikings Football Booster Club members, donors, and organizations.

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

The V-Up Vikings Booster Club will be responsible for the fiscal operations of the proposal following this initial investment. The Booster Club is a 501(c)(3) organization, specifically coded under the 509(a) public charity/private foundation status. The treasurer of the V-Up Vikings Booster Club will be responsible for the accounting and financial reporting, cash management, accounts payable, payroll, fixed assets, and internal controls, with the support of third-party accounting and tax firms as required.

Funding Sources –

Please outline other funding sources including government-sponsored economic incentives you have committed, have currently pending, or anticipate exploring for this proposal.

The only other funding sources we anticipate at this time are through private donations to the V-Up Vikings Booster Club through booster club members and individual and business donors throughout the community.

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) Not applicable. Private donations are already being collected and will continue to be in accordance with our timeline to build.

Are there any funds this proposal cannot continue without? This proposal requires at least \$4,000,000 to build the stadium alone as it requires the purchase of the proposed real estate, in addition to the labor and materials for the preparation and construction of the stadium and field.

Scalability –

Is this proposal scalable, or can it be completed in smaller components?

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

Yes, this proposal is scalable and can be completed in smaller components as broken down in the proposed timeline, namely by building the stadium & field, event center, and parking lot separately of one another. Each line item is broken out in the budget accordingly.

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

The V-Up Vikings Football Booster Club intends to raise \$3,750,000, or 50% of the total budget for the North Omaha Stadium & Event Center through booster club members, Omaha North alumni, and new and existing private donors and business relationships in

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

the community.

**“Omaha North High Stadium/Community Wellness Center” Student Presentation & Narrative
Conceptualized and Written by Jewel Z. Rodgers on behalf of Omaha North High School
students in August 2015**

“As students, from the very beginning we wanted this facility to be more than just a sports complex for our athletes. We wanted this to be a space that could be utilized by all within our community therefore we titled this project the north Omaha community Wellness facility.

This began as a theoretical project conceptualized by Omaha north high school students. In the student project we focused on three main materials: metal wall paneling, glass, and Birch wood. We chose these materials because we felt it would give the space a very modern look and would influence positive aesthetic progression of the area. We knew very early on that we wanted this project to serve more than just sports, so we essentially split the different levels of the building depending on its function. The first level is fan based and would be utilized mostly during sporting events. The second level is for educational and professional purposes and the third level is formal and area that could be used for large events such as dances or small concerts. This stadium has the capability to hold 7000 people which allows the possibility for home games to be enjoyed here as well as state meets of multiple sports. The facility inclusively would eliminate the 6000 per year expense of travel time due to the inability to host our own events.

This is the first level floor plan for the facility. Here would be the entrance that would then immediately be exposing the patron to the Viking gear store in which pride merchandise would be sold during home games or state tournaments. From this area, one is LED into the main part of the building which consists of concessions, press box style seating, a common eating area, and of course restrooms. The press box style seating allows individuals to privately rent out seating if they so wish or this area could be open to the public on a first come, first serve basis. The Commons eating area allows protection and comfort in case of extreme weather conditions in which one is not necessarily able to enjoy their purchase outside or within the stands.

Next this is the view from the southeast corner of the facility. Right now, you are looking at the press box style seating and coach’s suites area up above on the second level. The second level floor plan is an area meant for more professional and educational purposes. For this reason, we not only included the press box and coach’s suites, but as well classrooms and conference areas, a pavilion area, press seating area, and restrooms. The press box area includes Invitational seating which could be a very profitable aspect of the facility during state competitions. However, my favorite aspect of this floor is the versatility that is possible here. The coach’s suites double as conference areas and classrooms. These three rooms are separated by partition walls that can slide back to maximize the space in this area and could even be used for large workshops and other activities aside from purely academic purposes or

conferences. If the partition walls were folded back all rooms are adjoined allowing for ample space for bigger gatherings or conferences.

Next is the view of the walkway going across the classrooms and press area. You can see the press eating area here. Now although during games, this space would be designated for press, the furniture in this area remains unfixed, meaning there is potential to utilize the space in multiple ways depending on the activity.

This is the third level floor plan of the building which remains rather simple, however very adaptable. Aside from the possibility of dances such as prom or homecoming, award ceremonies, dinners, small concerts, and even small robotics competitions could be held there. Because this level is essentially designated space, it can be utilized in almost any way. Here you can see the space from the perspective of the lounge area. Next you can see the space nearly in its entirety currently in the form of a dining space.

The South facade of the building that faces the field is shown here. Once more you have the press box style seating areas and Commons eating areas here as well as the Viking gear store. This view showcases the press box, the coach's suites, the pavilion, and the third level multi-purpose space.

there would also be an away building which would be a one-story structure consisting of concessions and restrooms able to accommodate up to 3000 people that can be held in the stands. Both the home and the away sides would consist of their own locker room spaces to avoid any conflict or inconveniences that often arise when sharing the same facilities. Training rooms would also be utilized to ensure an athlete of any kind is able to get the attention they need quickly, during any sporting event. There would also be the potential to move wrestling facilities to this building which would allow ample space to be able to expand the robotics facility that we currently have at Omaha north high school.

this project and idea is simply a student project with ideas and motives from the students. We believe this development could be extremely vital to our community because it has the potential to be so much more than simply a sports facility. This is a place for our community, a place for life to happen, a place where students can go and feel welcome and included. I was one of the first students to be able to enjoy the addition to our high school, the Haddix center, which we as students called the engineering wing. I can honestly tell you without that facility I would not be who I am today. It truly changed my life; it was an opportunity of a lifetime. I felt welcome, I felt safe there. It truly felt like where I belonged.

I had many friends who would walk through the engineering wing with me and tell me how they wish they had something like this. Something new that included them. The reason that facility is so successful is because students feel cared about and part of something bigger than simply a class but then a school, but a purpose within the community. But what about the other students who aren't or simply can't take those classes? What about the people who have other

goals that don't pertain to the curriculum being given with an engineering? I'll tell you; they feel forgotten because I know many of them and they have told me so.

This facility has the potential to allow people to feel welcome, feel included, and it is not just because of sports. This facility has the potential for multiple specialized workshops and labs. It has the potential to finally have a meeting, or a gathering, or a winter practice in something other than the old, poorly maintained classroom.

Yes, this facility has the potential to allow that star athlete his moment of glory. But it also can be a place where his mother sheds tears because finally her hard work, their hard work, has become acknowledged and appreciated. Finally, those fans in the stands who often cry out of sheer happiness have a place to call home. That student has a facility, a classroom, in which he can learn and has the freedom to do what he loves and is accommodated for. Finally, there is a place for those in the community to hold meetings and gatherings without the fear of it being unsafe, without the fear of feeling unwelcome. Finally, there's no better place to do it. This is the heart of North Omaha, and we are aiming to touch hearts, not simply acquiring championships, but moments, memories of every kind. There is no better place to be that positive influence in the community.

I do understand that human beings that inhabit this site that we're currently asking for will be impacted, but we have the potential to help thousands with this change. We have the potential to truly change lives. To continue without a facility like this would mean to continue without the inclusion of all students. 80% of the students at Omaha North High School live within the North Omaha community. They are all aware of the proposed site, but many times the only thing students utilize that area for is smoking, drinking, and fighting. Now we have the potential to create an escape that will positively affect them. Having access to this space, not because they are athletes or students, but because they are human beings. This is not just going to be a place where sports happen, this will be a place where life happens. A place where memories happen, and above all else that is one of the most powerful things that will ever last within a lifetime." – Jewel Z. Rodgers

FUNDING		Estimated
Funding		
LB1024 Grant		3,750,000
Private Donations		3,750,000
Other		
Total Funding		7,500,000

Total FUNDING	7,500,000
----------------------	------------------

COSTS		Estimated
Fixed Costs		
Branding & Website		60,000
Business Licenses & Permits		5,000
Event Center		2,500,000
Event Center Interior Design		50,000
Field & Stadium Lighting		50,000
Land Leveling & Grading		500,000
Land Survey		10,000
Legal/Professional Fees		10,000
Office Furniture/Fixtures		60,000
Parking Lot		150,000
Point of Sale Hardware/Software		10,000
Practice Field Demolition		35,000
Real Estate Acquisition		1,900,000
Real Estate Demolition		150,000
Scoreboard		12,000
Sewer Upgrade		10,000
Sidewalks & Fencing		25,000
Signage		25,000
Stadium Seating & Structure		900,000
Technology		15,000
Turf Field		1,000,000
Utilities Upgrade		25,000
Total Fixed Costs		7,502,000

Average Monthly Costs At Opening		
Advertising (print, broadcast and Internet)		5,000
Business Insurance		210
Employee Salaries & Benefits		45,000
Event Center Cleaning & Maintenance		1,000
Inventory		2,300
Legal/Accounting Fees		100
Postage/Shipping Costs		100
Public Utilities		1,000
Security System Monthly Payment		1,000
Telephone		63
Website Hosting/Maintenance		250
Total Average Monthly Costs		56,023
x Number of Months		12
Total Monthly Costs		672,276

Total COSTS	8,174,276
--------------------	------------------

INCOME		Projected
Operating Income At Opening		
Ticket Sales		147,000
Field Rental Fees		288,000
Event Center Rental Fees		168,000
Concessions		91,250
Sponsorships		200,000
Merchandise Sales		50,000
Total Full Year Projected Income		944,250

SURPLUS/(DEFICIT)	269,974
--------------------------	----------------

Address	Current Owner	Owner Address	Lot Value	Land Type	Owned by Tenant
3494 Boyd St.	MCE Omaha Ten LLC	10366 Rowlock Way, Parker, CO 80134	\$ 86,400	Land and Property	No
3488 Boyd St.	Tom McCright	541 N. 75th St., Lincoln, NE 68505	\$ 62,600	Land and Property	No
3484 Boyd St.	James R Maly	14505 N. 156th St., Bennington, NE 68007	\$ 44,500	Land and Property	No
3480 Boyd St.	Charles T Turner	3480 Boyd St., Omaha, NE 68111	\$ 75,900	Land and Property	Yes
3476 Boyd St.	Kevin L Gildon	3476 Boyd St., Omaha, NE 68111	\$ 55,800	Land and Property	Yes
3424 Boyd St.	Teresa Tolentino de Quiroz	5829 S. 22 St., Omaha, NE 68107	\$ 47,700	Land and Property	No
3420 Boyd St.	Holy Name Housing Corporation	4324 Fort St., Omaha, NE 68111	\$ 6,100	Land Only	No
3412 Boyd St.	Holy Name Housing Corporation	4324 Fort St., Omaha, NE 68111	\$ 6,100	Land Only	No
3408 Boyd St.	Ruben Zamarripa	3408 Boyd St., Omaha, NE 68111	\$ 57,000	Land and Property	Yes
3404 Boyd St.	Lena Parks	3404 Boyd St., Omaha, NE 68111	\$ 64,000	Land and Property	Yes
4219 N. 36th St.	Shantina Dailey	4219 N. 36th St., Omaha, NE 68111	\$ 90,600	Land and Property	Yes
4215 N. 36th St.	Glen A. Whitney	4215 N. 36th St., Omaha, NE 68111	\$ 59,000	Land and Property	Yes
3489 Boyd St.	James Dorn Thomas	3489 Boyd St., Omaha, NE 68111	\$ 59,500	Land and Property	Yes
3485 Boyd St.	Apolinar Aviles J Hernandez	4311 Madison St., Omaha, NE 68107	\$ 50,000	Land and Property	No
3479 Boyd St.	Bethany Thomas	3479 Boyd St., Omaha, NE 68111	\$ 51,200	Land and Property	Yes
3477 Boyd St.	James R Maly	14505 N. 156th St., Bennington, NE 68007	\$ 58,700	Land and Property	No
3425 Boyd St.	Zigzag LLC	1910 S. 44th St., #101, Omaha, NE 68105	\$ 47,000	Land and Property	No
3417 Boyd St.	David Vanregenmorter	3106 N. 111th Plz #C3, Omaha, NE 68164	\$ 62,900	Land and Property	No
3415 Boyd St.	Holy Name Housing Corporation	4324 Fort St., Omaha, NE 68111	\$ 5,500	Land Only	No
3411 Boyd St.	Holy Name Housing Corporation	4324 Fort St., Omaha, NE 68111	\$ 5,500	Land Only	No
3407 Boyd St.	Prospect Village Limited Part	4324 Fort St., Omaha, NE 68111	\$ 32,900	Land and Property	No
3403 Boyd St.	Prospect Village Limited Part	4324 Fort St., Omaha, NE 68111	\$ 32,900	Land and Property	No
3440 Sahler St.	Beatriz Mutillo	4009 Seward St., Omaha, NE 68111	\$ 53,500	Land and Property	No
3436 Sahler St.	Abide Network Inc	3335 Fowler Ave, Omaha, NE 68111	\$ 5,200	Land and Property	No
3434 Sahler St.	L B Nelson	3434 Sahler St., Omaha, NE 68111	\$ 48,300	Land and Property	Yes
3430 Sahler St.	Barbara J Poindexter	3430 Sahler St., Omaha, NE 68111	\$ 80,000	Land and Property	Yes
3420 Sahler St.	Jorge Baizabal	4316 N. 32nd St., Omaha, NE 68111	\$ 6,100	Land Only	No
3416 Sahler St.	Jorge Baizabal	4316 N. 32nd St., Omaha, NE 68111	\$ 41,700	Land and Property	No
3412 Sahler St.	Dorothy J McCloud	3412 Sahler St., Omaha, NE 68111	\$ 170,500	Land and Property	Yes
3408 Sahler St.	Holy Name Housing Corporation	4324 Fort St., Omaha, NE 68111	\$ 5,500	Land Only	No
3402 Sahler St.	John S Bieranowski	PO Box 641524, Omaha, NE 68164	\$ 39,700	Land and Property	No
3498 Paxton Blvd	Mortgage Financial Services	1821 Sussex Pl, Lincoln, NE 68506	\$ 105,500	Land and Property	No
3432 Paxton Blvd	Deborah Dixon	1477 Pinkney St., Omaha, NE 68110	\$ 239,100	Land and Property	No
3427 Sahler St.	Donald R Conway	5524 N 63rd St., Omaha, NE 68104	\$ 5,500	Land Only	No
3419 Sahler St.	City of Omaha	1819 Farnam St #1111, Omaha, NE 68183	\$ 5,200	Land Only	No
Total			\$ 1,867,600		

Grant Application

Row 154

Organization Name (if applicable)	Midlands Latino Community Development Corporation
Physical Address	4923 South 24th Street, Suite 201 Omaha, NE 68107-2763
Mailing Address	same
Website	www.midlandslatinocdc.org
Social Media Accounts	https://www.facebook.com/pages/Midlands-Latino-Community-Development-Corporation/6118
Name	Juan Montoya
Title	Executive Director
Email Address	jmontoya@midlandslatinocdc.org
Phone	+1 (402) 933-4466
Team	Yes
	<p>1. Project Director—Juan Montoya. Juan is the executive director of MLCDC and oversees program delivery. He reviews reports, metrics, and key performance indicators to determine whether changes are necessary to achieve program goals. Juan has nearly a decade of experience as a business consultant, financial coach, tax preparer, and entrepreneur. Previously, he worked as a bilingual business consultant at the Nebraska Business Development Center in Omaha and was a business trainer in the Microbusiness and Asset Development Program at Catholic Charities of Omaha. He has a bachelor's degree in accounting, an MBA, and has done graduate coursework in public health. Previously, Juan worked at Creighton University for four years coordinating community programs with minority populations in Omaha. 2. Project Coordinator for Refugee Program—Dr. Asaad Mahdi Dr. Mahdi has a Ph.D. in Statistics from the University Kebansaan Malaysia and more than 20 years of teaching experience at the graduate and undergraduate level in the United States and overseas (Iraq and Malaysia). He was a principal of an international school in Malaysia for three years and has held other positions such as the director of planning and sustainable development division in the ministry of Environment, Baghdad Iraq. Dr. Mahdi will work with the refugee and immigrant community (Asian and African) in Nebraska to identify their needs and how MLCDC can help them succeed. Dr. Mahdi will collaborate with the development of culturally competent curriculum and resource materials in English and Arabic, promoting programs and services. He will also perform data analysis and produce periodic performance reports.</p>
Organizational Chart	See attached.
Other Completed Projects and/or Accomplishments	<p>MLCDC helps historically underrepresented, low-income individuals such as Latinos and refugees achieve financial stability and grow wealth through entrepreneurship. Our programs lower barriers to financial stability and entrepreneurship, such as language barriers, access to capital, networking, and access to technical assistance. We accomplish this through a unique cultural approach that allows us to better understand, develop, and maintain connections with the communities of color that MLCDC serves in the Omaha metro region. Recent accomplishments related to this proposal include: 1. Growing programs despite the challenges of the pandemic and its economic aftermath. Last year, MLCDC served 230 individuals. We provided financial education training for 120 Latinx, business plan training to 70, created 20 LLCs, created 40 new jobs, retained 20 jobs, and provided technical assistance to 52 small businesses in Spanish. Our new approach to the entrepreneurship program (implemented May 2020) has already prepared more than 100 participants to be successful through financial education and business training. 2. Serving refugees for the past three years despite limited funding. MLCDC received a 3-year grant in 2019 from the Office of Refugee & Resettlement to help refugee women open in-home daycares. However, many of these entrepreneurs struggled to succeed because they lacked more basic financial education. This makes sense, since people must successfully manage their household's income and expenses before they can manage a more complex business enterprise. The Financial Stability Program for Refugees was developed in response to seeing refugee entrepreneurs struggle with their personal finances, and we have delivered this program to 100 students in the past 18 months. MLCDC now is regularly approached by partners whose refugee clients need culturally appropriate financial education and business training.</p>
Proposal Title	Culturally Fluent Financial Education for Refugees
Total Budget (\$)	\$832,235.00

LB1024 Grant Funding Request (\$)	\$832,235.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	MLCDC seeks funding to expands its Financial Stability and Accelerator Entrepreneurship programming to the refugee population. Historically, MLCDC has delivered culturally inclusive financial education and training for small business owners to Latinos, but there is a growing need to provides these services to refugees in the Omaha metro region. MLCDC will rent a facility at 3031 Upland Parkway in South Omaha to expand its programming to refugee residents by 20% per year. The facility will be renovated by Canopy South, but MLCDC will provide furnishings and other small improvements to the space as a tenant. Over the next three years, this site will be used to deliver MLCDC's Financial Stability program to 180 refugees. We also will assist 36 refugees who graduate from that program to develop a business plan to explore the possibility of becoming a small business owner. Finally, we will help launch 13 refugee businesses and provide support for an additional 2 existing small business owners who are refugees.
Timeline	Furnishings and tenant improvements—Completed by December 31, 2023 (or within six months of grant award) Programming—January 1, 2023 through December 31, 2025
Percentage completed by July 2025	100%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)
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	This project will address a community need for South Omaha by helping refugee families become financially self-sufficient after suffering economic losses during the pandemic. It also will help some of these families explore the possibility of becoming an entrepreneur, launch at least 13 new small businesses, and support an additional 2 small businesses operated by refugees. In the past year, Omaha has welcomed unprecedented numbers of refugees from the Middle East, Africa, and Central America. As part of integrating into an entirely new culture, refugee families face the challenge of navigating U.S. financial institutions and requirements in a new language. Financial stability through entrepreneurship can be even harder to achieve for families whose incomes fluctuate through season work and who face new, expensive healthcare costs after decades of malnutrition and lack of medical care. MLCDC removes barriers to financial stability and entrepreneurship by providing refugee families with culturally appropriate training in their primary language that helps stabilize their finances, create a small business, and manage that business successfully over time.
Visioning Workshop Findings Alignment	An identified need for South Omaha from the Visioning Workshop was that the area needs additional training opportunities to help low-income residents. MLCDC's Financial Stability and Entrepreneurship programming for refugees assists a population that typically does not have access to financial education or business training due to language barriers and low education levels. We offer courses in Somali and Arabic, taught by refugee instructors.
Priorities Alignment	MLCDC's programming serves low-income refugees who live in Qualified Census Tracts in South Omaha. This population relies primarily on low-paying hourly jobs and suffered severe economic losses during the pandemic. They now struggle to recover in the wake of rising inflation. By equipping refugee families to become financially stable, MLCDC positions them to embrace entrepreneurship as a means of growing their income and building generational wealth.
Economic Impact	18 jobs; \$15-\$20/hour wages
	13
	5
	\$15-\$20/hour
	Part of educating participants about personal finance means impressing upon them the need to lower debt, increase their income, and start a savings habit. This often prompts participants to seek additional education and training opportunities and seek higher paying, more stable work that will enable them to reach their financial goals. A financially stable refugee population is more likely to seek employment with local businesses in need of reliable, full-time employees. In addition, MLCDC will provide business plan training to up to 36 participants who wish to become entrepreneurs. We also will help at least 13 refugees start their own small businesses and will provide additional support to 2 refugees who are existing small business owners. This includes assistance in establishing sound financial records, applying for additional capital, and managing their businesses successfully over time. MLCDC is only able to provide these additional services to refugees because of the

support of the Accelerator Entrepreneurship program it operates for Latinos. That program has existed for more than a decade, and its culturally fluent curriculum has been so successful that MLCDC was able to adapt it for refugee populations.

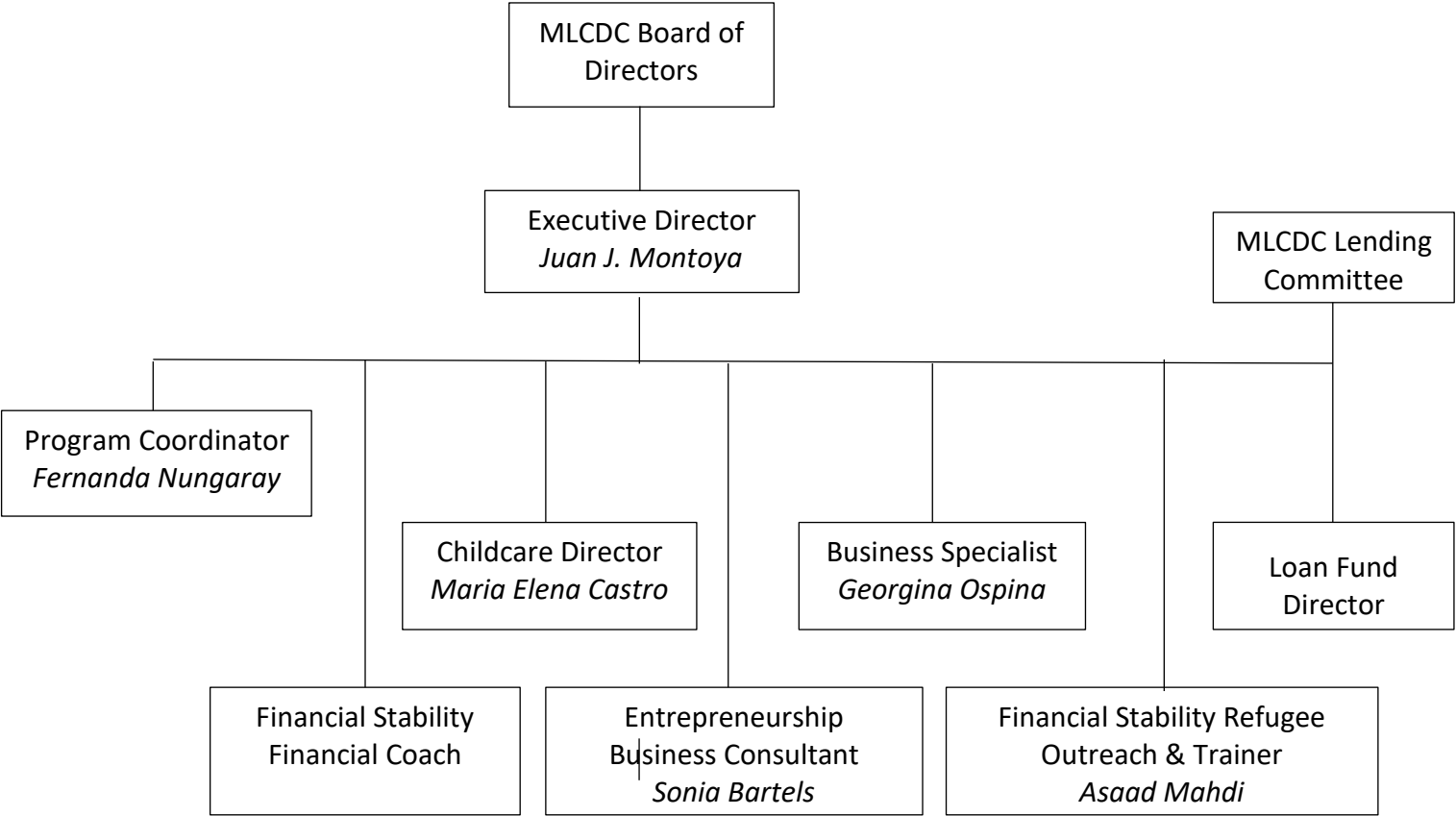
Community Benefit	MLCDC's expansion of services to refugees will provide approximately 150 families with the opportunity to become financially stable, build assets, and position themselves to operate a successful small business. MLCDC will increase the number of small businesses owned by refugees in the Omaha metro area through its entrepreneurship training, which will help participants gain education about the logistics of starting, launching, and growing their own small business.
	This proposal contributes to the community's immediate stability by helping low-income refugee families become financially stable. Long-term, it positions refugee families to build assets and become small business owners, breaking the cycle of poverty for this population and ensuring a more socially equitable community.
Best Practices/Innovation	MLCDC follows evidence-based program models and best practices by ensuring culturally appropriate program delivery for participants. We gain participants' trust and demonstrate credibility by using refugee instructors from similar backgrounds who speak participants' first language. This is in line with research showing that the most consistent success is seen in organizations that offer culturally appropriate services. No other organization in Omaha offers MLCDC's culturally fluent approach to financial education for refugees.
Outcome Measurement	As a result of participating in the Financial Stability Program, refugee participants will: -- Increase their personal finance knowledge and skills, --Understand the role of daily habits in achieving long-term financial stability, --Improve their family's immediate and long-term economic self-sufficiency, --Break the cycle of poverty and overcome barriers to building generational wealth, --Experience less financial stress, which research has shown is toxic to family relationships and harms the well-being of all members, especially children --Be prepared to start a business. Those who receive additional training through MLCDC's Accelerator Entrepreneurship program will: --Gain increased understanding of the logistics of starting a small business through business planning (36 individuals), --Launch a small business (4 individuals), --Increase the efficiency and profitability of their existing business (15 individuals)
	MLCDC staff measure these outcomes for program participants through pre- and post-surveys conducted at six months and one-year past program completion.
	Yes, this program acts as a catalyst for co-investment/secondary investment. Many individuals who complete MLCDC's Financial Stability program would like to receive business training to open their own small business. However, we have limited resources to deliver this programming to refugees—until now, we have not been able to provide business training to refugees and even with this requested ARPA funding, are only equipped to help a small number of refugees who are interested in entrepreneurship. A secondary investment would expand our ability to provide the Accelerator Entrepreneurship programming to this population.
Partnerships	Yes
	Refugee Empowerment Center, New Life Family Alliance, Restoring Dignity--all of these organizations will refer refugee clients to MLCDC for financial education, business plan creation, and/or support for their small businesses.
	These partnerships will be formalized as MOUs assuming MLCDC can procure funding to serve referred individuals.
Displacement	No
Displacement explanation	
Physical Location	MLCDC proposes to rent and perform minor renovations at 3031 Upland Parkway in Omaha to deliver its programming to refugees. This 1,100-sqft location is close to the Southside Terrace in South Omaha. It can easily be accessed by refugees via public transportation and is within walking distance of several housing complexes that have high populations of refugees.
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
	Costs are based on market prices for furnishings and tenant improvements, as well as historical per-participant program fees for the refugee Financial Stability programming.
General Contractor	No
Request Rationale	MLCDC will use funding to rent, furnish, and perform minor improvements to a space in South Omaha to expand its financial education programming to more refugees over the next three years. Funding will support the hiring of 1 FTE instructor and 1 FTE program coordinator as well as program delivery for nearly 180 individuals.
Grant Funds Usage	This proposal will help MLCDC create adequate training space for its financial stability programming for refugees. For the past decade, MLCDC has rented a 2,200-square foot space in South Omaha that is inadequate for existing program delivery, much less to accommodate a program expansion that includes refugees. Our main instructional space is a single multipurpose room that must be constantly reconfigured to accommodate our varied schedule of online and in-person classes, as well as business coaching. Sometimes, we must change out the space twice a day, which consumes significant staff time. Our offices/classroom space is on the second floor and does not have handicapped access. The new site on Upland Parkway is handicapped accessible and would provide adequate space for MLCDC to continue its services to the refugee population. It also is more centrally located to Omaha's refugee population. The site can be accessed via public transportation and is within walking distance of several housing complexes with high populations of refugees.
Proposal Financial Sustainability	Yes
	MLCDC is a nonprofit that relies on private donations, fundraising events, and private foundation support to operate. This model has supported and grown our programming since inception and will continue to support programming beyond the grant period.
Funding Sources	In the past three years, MLCDC has taken steps toward long-term stability and success. We have now developed relationships with large private foundations such as the Marion Ewing Kauffman Foundation, Sherwood Foundation, and Peter Kiewit Foundation. Specifically, we have received funding from the United Way of the Midlands (\$72,000) for Entrepreneurship programming for people of color, the Omaha Community Foundation (\$10,000) for financial education for refugees, and the United Way of the Midlands (\$66,000) for financial stability programming for people of color. We also created a 3-year strategic plan with the help of Parlay Consulting Review and contracted with Fox Creek Fundraising to meet our annual fundraising goals. In 2022, we have submitted more than \$500,000 in funding requests to support our programming; we have received nearly \$400,000, with additional funds still pending. We will sustain this programming in the future by continuing to pursue private donations and funding from private, corporate, and government sources.
	MLCDC has two pending requests for its Financial Stability program: \$50,000 pending from the Weitz Family Foundation and \$15,000 from the Semerad Foundation. If received, these funds will support 2023 programming.
	No
Scalability	Yes
	MLCDC calculates a per-participant cost for each of its programs. If less funding than requested is received, we will only serve the number of individuals that available funding permits.
Financial Commitment	MLCDC has an annual operating budget of approximately \$650,000, with administrative costs of 15%-20%. We commit to raising all administrative costs to deliver these programs through our regular fundraising efforts.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>

Public Information

File Uploads Organizational Chart Proposal Budget/Sources and Uses

Midlands Latino Community Development Corporation
Organizational Chart



Refugee Programming for Financial Stability and Entrepreneurship Support--3031 Upland Parkway in South Omaha

	<u>2023-2024</u>	<u>2024-2025</u>	
<i>Renovation Costs</i>			
Construction/Renovations of 1,100 sqft Facility	-	-	
Furnishings	20,000		
Allowance for Tenant Improvements	<u>20,000</u>	-	
	40,000		
Rent	21,600	21,600	
<i>Program Expenses--Financial Stability for Refugees</i>			
1 FTE Program Manager	60,000	63,000	
1 FTE Program Coordinator	52,000	54,600	
Benefits 2 FTE	33,600	35,280	
Program expenses to train 180 people (2023-2025)	32,700	32,700	
	178,300	185,580	
<i>Program Expenses--Accelerator Entrepreneurship</i>			
1 FTE Business Consultant	65,000	68,250	
1 FTE Program Coordinator	52,000	54,600	
Benefits 2 FTE	35,100	36,855	
Program expenses to train 36 people (2023-2025)	9,000	9,000	
Program expenses to support 15 businesses (2023-2025)	27,000	28,350	
	188,100	197,055	
	428,000	404,235	<u>Total</u>
			832,235

Grant Application

Row 155

Organization Name (if applicable)	Devine Holdings
Physical Address	4736 n 36th ave
Mailing Address	
Website	
Social Media Accounts	
Name	Simaira Anderson
Title	Co-Owner Operator
Email Address	sis.simaira@gmail.com
Phone	+1 (402) 972-1671
Team	Yes
	Architect: will accept at least three bids within my planned budget that can deliver top quality. • Engineer: will accept at least three bids within my planned budget that can deliver top quality. • Construction Manager: will accept at least three bids within my planned budget that can deliver top quality. • Technical Assistance Team: SPARK CDI • Owner's Rep: will accept at least three bids within my planned budget that can deliver top quality.
Organizational Chart	Simaira and Andrew are equal co-owners of the LLC. Simaira is the President and Andrew is the Vice President.
Other Completed Projects and/or Accomplishments	Simaira is a native Omahan with years of experience in real estate investment. As the point for several investment projects, she has managed construction crews including extensive rehabilitation and renovations. Her organization skills have proven to be beneficial in managing a crew to finish projects with quality and under strict timelines. She is a graduate of the SPARK Developer Academy.
Proposal Title	Devine 1
Total Budget (\$)	\$2,551,000.00
LB1024 Grant Funding Request (\$)	-\$2,400,000.00
Proposal Type	Capital project
Brief Proposal Summary	The name of this project is called Devine One and will focus on affordable housing development on a vacated double lot currently owned by the Omaha Landbank. In alignment with the ARPA funds, this project provides sustainable housing, addressing the needs of missing middle housing with a target market of 35 to 50% Area median income. Additionally, this project will invest in the scaling of BIPOC businesses in North Omaha
Timeline	Time Frame This project will be done by July 2024. October to April get final plans, rezoned, city council approval, and hire final members of my team. April final answers on funding final plans done and approved May work with team start scheduling ground to be prepped July Break ground plumbing and footings laid
Percentage completed by July 2025	-100%

Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The goal of this project is to help transform the appearance of this neighborhood. As I mentioned earlier this lot has been vacant for years. A new modern development will help advance the efforts Holy Name is currently doing in the area. The Devine one project brings a mix in this neighborhood of already populated single family homes. There are more rentals in this neighborhood when it use to be more homeownership. This project addresses homeownership for long lasting economic goals while building generational wealth. this project provides sustainable housing, addressing the needs of missing middle housing with a target market of 35 to 50% Area median income. Additionally, this project will invest in the scaling of BIPOC businesses in North Omaha
Visioning Workshop Findings Alignment	My community's household median income level is less than 25,000 dollars. I live work and serve in this community. I know all to well how the goal of homeownership can seem like just a dream while making minimal wages trying to raise a family. When you make these wages there is obstacles to keep your income. Those obstacles can be childcare, transportation, and safe housing. Devine, one addresses all these obstacles creating connectivity it is on a bus line, blocks away from several childcare facilities all in walking distance. There is grocery stores near by and a local clinic on the same bus line. These key components I have thought through for a long time. I just never understood how I could make this dream work for my community. During covid this is the area was impacted losing their homes and being evicted. Devine, one addresses stable housing, and addresses the infrastructure building in density.
Priorities Alignment	Devine one aligns with providing substainable affordable housing
Economic Impact	Devine one's economic impact will stay in the community and city. It stops large companies from out of state buying up the land and properties. These companies drive up rental prices, drive out the community members, and take the money to their city. Devine one will hire and partner with those in the community. This will continue stable well-paying construction jobs again keeping the dollars in our community and city. I will accept bids first from businesses in the qualified census track areas. It creates livability in this area.
	not sure
	not sure
	general labor 15.00 hr specialized labor 25.00 plus
Community Benefit	The Devine one project brings a mix in this neighborhood of already populated single family homes. There are more rentals in this neighborhood when it use to be more homeownership. This project addresses homeownership for long lasting economic goals while building generational wealth. The new development creates livability connecting the people with the community

My community's household median income level is less than 25,000 dollars. I live work and serve in this community. I know all to well how the goal of homeownership can seem like just a dream while making minimal wages trying to raise a family. When you make these wages there is obstacles to keep your income. Those obstacles can be childcare, transportation, and safe housing. Devine, one addresses all these obstacles creating connectivity it is on a bus line, blocks away from

several childcare facilities all in walking distance. There is grocery stores near by and a local clinic on the same bus line.

Best Practices/Innovation	Devine, one addresses stable housing, and addresses the infrastructure building in density.
Outcome Measurement	
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	he two lots are located 4528 N 40th Street and 4522 N 40th Street. This development site is located near public transportation, restaurants, barbershops, schools, daycares, healthcare, shopping, and other amenities that increase the overall quality of life. This project positivity coincides with the other housing developments occurring in the area. The development would include a six tri-level 3-4 bedroom, 2.5 bathroom townhouse with off-street parking.
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
	I asked local builders what they charge per sq ft then I calculated the cost for the engineer and architect by 8%
General Contractor	No
Request Rationale	Selling each unit will not cover the cost to build each one. The fair market rate of a home in this area is about 140,000.
Grant Funds Usage	This project so will provide home ownership to low-income first-time homebuyers. The LB1024 grant funds will support this project by meeting the gaps it will cost to create affordable sustainable housing for the targeted area.
Proposal Financial Sustainability	Yes
Funding Sources	In addition to ARPA funding, the LLC has \$75,000 in equity, and will secure loan funds from Cobalt Bank in addition to applying for city grants, front porch, spark and TIF funds. 2022 CENSUS TRACT AFFORDABLE HOUSING PROGRAM
	December to April

ARPRA or Affordable housing program because the gap is to large

Scalability

Financial Commitment equity and bank loans

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Additional Location Documents (see application for list) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses

Devine Holdings, LLC
4736 N 36 Avenue
Omaha, NE 68111

Simaira Anderson, Co-Owner Operator
sis.simaira@gmail.com
402-972-1671

Simaira and Andrew are equal co-owners of the LLC. Simaira is the President and Andrew is the Vice President.

Simaira is a native Omahan with years of experience in real estate investment. As the point for several investment projects, she has managed construction crews including extensive rehabilitation and renovations. Her organization skills have proven to be beneficial in managing a crew to finish projects with quality and under strict timelines. She is a graduate of the SPARK Developer Academy.

Andrew Jones, Co-owner, a native Omahan with years of experience in construction. He has worked in a variety of construction fields electrical, brick laying, CAD, roofing, framing, drywall, painting, and finishing work.

Simaira will oversee the development of this project, in conjunction with the development team as follows:

- Architect: will accept at least three bids within my planned budget that can deliver top quality.
- Engineer: will accept at least three bids within my planned budget that can deliver top quality.
- Construction Manager: will accept at least three bids within my planned budget that can deliver top quality.
- Technical Assistance Team: SPARK CDI
- Owner's Rep: will accept at least three bids within my planned budget that can deliver top quality.

The name of this project is called Devine One and will focus on affordable housing development on a vacated double lot currently owned by the Omaha Landbank. In alignment with the ARPA funds, this project provides sustainable housing, addressing the needs of missing middle housing with a target market of 35 to 50% Area median income. Additionally, this project will invest in the scaling of BIPOC businesses in North Omaha.

The total budget is \$2,551,000.00 on. I am requesting up to 2.4 million dollars. This is a combination of capital and service projects.

The two lots are located 4528 N 40th Street and 4522 N 40th Street. This development site is located near public transportation, restaurants, barbershops, schools, daycares, healthcare, shopping, and other amenities that increase the overall quality of life. This project positivity coincides with the other housing developments occurring in the area. The development would include a six tri-level 3-4 bedroom, 2.5 bathroom townhouse with off-street parking.

Narrative:

America is in a housing crisis, and every housing project will count towards solving this nationwide issue. The six tri-level townhomes will provide homeownership opportunities. The lots have been vacant for several years, and the area is calling for revitalization. Located by several schools, ranging from primary to high school institutions, the need for new family housing is evident. The location is on a public transportation line and near shopping, healthcare, and grocery stores.

The lots are currently zoned R4-35. The lots will have to be rezoned to R7. I would have to obtain permits from the city for rezoning and need approval from the city council.

Finance:

In addition to ARPA funding, the LLC has \$75,000 in equity, and will secure loan funds from Cobalt Bank in addition to applying for city grants, front porch, spark and TIF funds.

Time Frame

This project will be done by July 2024.

October to April get final plans, rezoned, city council approval, and hire final members of my team.

April final answers on funding final plans done and approved

May work with team start scheduling ground to be prepped

July Break ground plumbing and footings laid

The goal of this project is to help transform the appearance of this neighborhood. As I mentioned earlier this lot has been vacant for years. A new modern development will help advance the efforts Holy Name is currently doing in the area. The Devine one project brings a mix in this neighborhood of already populated single family homes. There are more rentals in this neighborhood when it use to be more homeownership. This project addresses homeownership for long lasting economic goals while building generational wealth.

My community's household median income level is less than 25,000 dollars. I live work and serve in this community. I know all to well how the goal of homeownership can seem like just a dream while making minimal wages trying to raise a family. When you make these wages there is obstacles to keep your income. Those obstacles can be childcare, transportation, and safe housing. Devine, one addresses all these obstacles creating connectivity it is on a bus line, blocks away from several childcare facilities all in walking distance. There is grocery stores near by and a local clinic on the same bus line. These key components I have thought through for a long time. I just never understood how I could make this dream work for my community. During covid this is the area was impacted losing their homes and being evicted. Devine, one addresses stable housing, and addresses the infrastructure building in density.

Devine one's economic impact will stay in the community and city. It stops large companies from out of state buying up the land and properties. These companies drive up rental prices, drive out the community members, and take the money to their city. Devine one will hire and

partner with those in the community. This will continue stable well-paying construction jobs again keeping the dollars in our community and city. I will accept bids first from businesses in the qualified census track areas. It creates livability in this area.

This project is a modern innovation bringing a new concept of density in this area.

The location of Devine one is 4528 n 40th St.

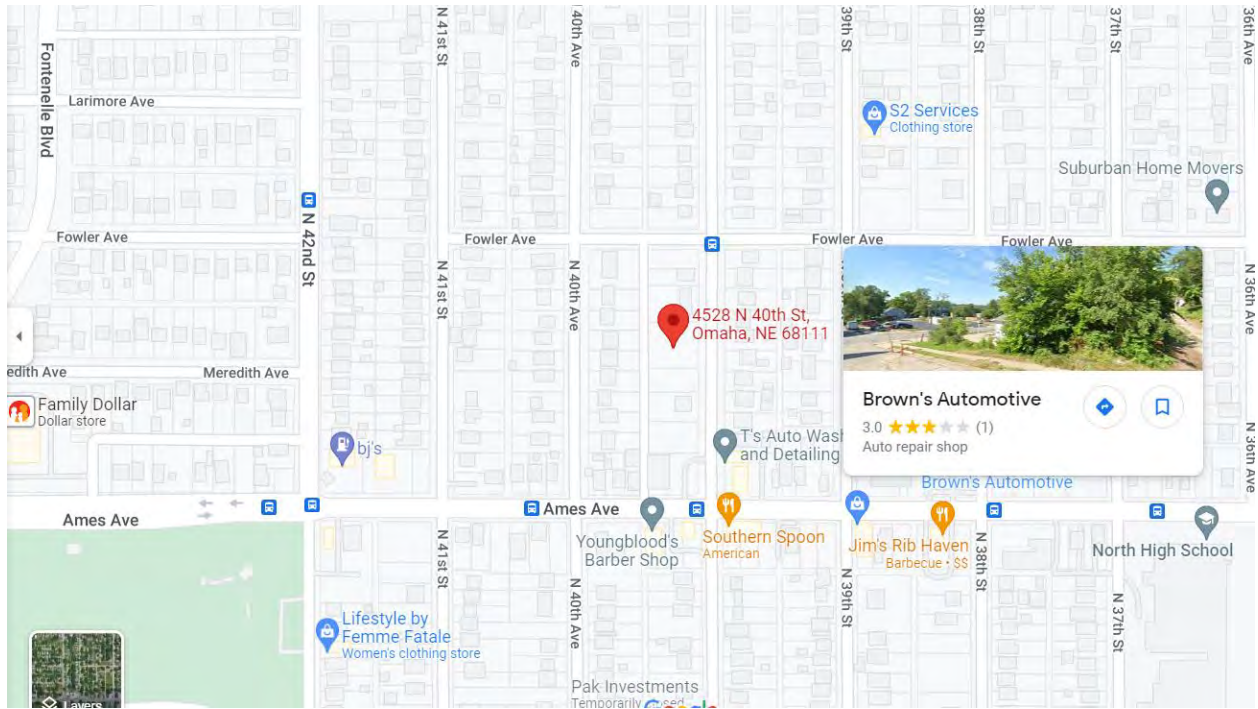
4528 N 40th St

Rezoning to
R7



The location of my development is in Northeast Omaha. The strength of my site is near public transportation, restaurants, barber shops, schools, daycares, healthcare and shopping. There are single family developments going on around the area. We are proposing developing a six plex residential townhomes, with parking in the rear from the ally. Each town home will be 3-4 bedrooms.

The lots are currently zoned R4 35. I will have to have a pre planning meeting with the city planning department. The lots will have to be rezoned to R7. I would have to obtain permits from the city for rezoning and need approval from the city council. It has utilities but I have estimated contingency cost incase there is some updating needed.



Why?

- Centrally located on public transportation route
- A lot of local business around the area
- Nearby Schools, New developments, and mixed communities.

This is a preliminary design

Design

This three-story townhome is designed with minimal obstructions to maximize natural light and create an open feel. With 4 bedrooms and 3 1/2 baths, the flexibility of this plans appeals to a wide variety of renters. This design allows for increased density. The front entry is on a shared pedestrian walkway the rear alleyway two car garage minimizes the visual impact of vehicles on site.



I have not created a bid package. However, I will once I get final drawings.

INCOME PROPERTY DEVELOPMENT BUDGET								
PROJECT:	Devine one		white space indicates data entry					
NUMBER OF UNITS:	0	TOTAL COST PER UNIT:		0				
ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
ACQUISITION								
Build Acquisition	18,000	0.71%	18,000				18,000	
Land Acquisition	12,000	0.47%			12,000			
SITE IMPROVEMENTS								
Demolition	0	0.00%	0			0	0	0
On-Site Imp.	25,000	0.98%	25,000				25,000	25,000
Off-Site Imp.	0	0.00%			0			
CONSTRUCTION								
Rehabilitation	0	0.00%	0			0	0	0
New Construction	2,100,000	82.32%	2,100,000				2,100,000	2,100,000
General Requirements	0	0.00%	0			0	0	0
Contractor Overhead	0	0.00%	0			0	0	0
Contractor Profit	0	0.00%	0			0	0	0
P & P Bond or LOC	0	0.00%	0			0	0	0
Contingency	147,000	5.76%	147,000			0	147,000	147,000
Permits & Impact Fees	25,000	0.98%	25,000			0	25,000	25,000
Furnishings	0	0.00%	0				0	0
Relocation	0	0.00%	0				0	0
Other	0	0.00%	0			0	0	0
PROFESSIONAL FEES								
Architect & Engineer	30,000	1.18%	30,000			0	30,000	30,000
Real Estate Legal	30,000	1.18%	30,000			0	30,000	30,000
Consultants	0	0.00%	0			0	0	0
Developer Fee	100,000	3.92%	100,000			0	100,000	100,000
Environmental	10,000	0.39%	10,000			0	10,000	10,000
Cost Certification	0	0.00%	0			0	0	0
Accounting	0	0.00%	0			0	0	0
Survey	0	0.00%	0			0	0	0
Other	0	0.00%	0			0	0	0

CONSTRUCTION FINANCE								
Title and Recording	0	0.00%	0			0	0	0
Constr. Interest	0	0.00%	0			0	0	0
Constr. Loan Fees	0	0.00%	0			0	0	0
Appraisal	0	0.00%	0			0	0	0
Market Study	0	0.00%	0			0	0	0
Lender Legal	0	0.00%	0			0	0	0
Other	0	0.00%	0			0	0	0
PERMANENT FINANCE								
Perm. Loan Fees	45,000	1.76%		45,000				
Credit Enhancement	0	0.00%		0				
Title and Recording	1,000	0.04%		1,000				
Lender Legal	0	0.00%		0				
Other	0	0.00%		0				
SOFT COSTS								
Property Taxes	0	0.00%	0			0	0	0
Constr. Insurance	8,000	0.31%	8,000			0	8,000	8,000
Other Depreciable Soft	0	0.00%	0			0	0	0
Tax Credit Appl. Fee	0	0.00%		0				
Tax Credit Mon. Fee	0	0.00%		0				
Marketing Expense	0	0.00%		0				
Organizational Exp.	0	0.00%		0				
Other Amort. Soft	0	0.00%		0				
Syndication Expense	0	0.00%			0			
Tax Opinion	0	0.00%			0			
Leaseup Expense	0	0.00%			0			
RESERVES								
Rentup Reserve	0	0.00%			0			
Operating Reserve	0	0.00%			0			
Bond D/S Reserve	0	0.00%			0			
Working Capital	0	0.00%			0			
Other	0	0.00%			0			
DEVELOPMENT COST	2,551,000	100.00%	2,493,000	46,000	12,000	0	2,493,000	2,475,000
	0						0	0

I am requesting 1.5 million dollars to help fund this project so we can provide home ownership to low-income first-time homebuyers. Selling each unit will not cover the cost to build each one. The fair market rate of a home in this area is about 140,000. The LB1024 grant funds will support this project by meeting the gaps it will cost to create affordable sustainable housing for the targeted area.

Devine's holding funding source plans applying for ARPA, **2022 QUALIFIED CENSUS TRACT AFFORDABLE HOUSING PROGRAM, FRONT PORCH, EQUITY, AND BANK FUNDS FROM COLBALT.**

RESIDENTIAL PROPERTY DEVELOPMENT BUDGET							
PROJECT		TOTAL COST PER UNIT					
NUMBER OF UNITS		3					
ITEM	COST	% TOTAL	Subcontract	Admin	Material	Lump Sum	Lump Sum
ACQUISITION	18,000	0.71%	18,000				
Land Acquisition	18,000	0.71%	18,000				
PERMITS	25,000	0.98%	25,000				
Permit Fees	25,000	0.98%	25,000				
CONSTRUCTION	2,180,000	87.31%	2,180,000				
Excavation	2,180,000	87.31%	2,180,000				
Foundation	2,180,000	87.31%	2,180,000				
Structure	2,180,000	87.31%	2,180,000				
Roofing	2,180,000	87.31%	2,180,000				
Interior Finishes	2,180,000	87.31%	2,180,000				
Exterior Finishes	2,180,000	87.31%	2,180,000				
PROFESSIONAL FEES	30,000	1.18%	30,000				
Architect	30,000	1.18%	30,000				
Engineer	30,000	1.18%	30,000				
Surveyor	30,000	1.18%	30,000				
Insurance	30,000	1.18%	30,000				
Legal	30,000	1.18%	30,000				
CONSTRUCTION FINANCE	3,000,000	11.76%	3,000,000				
Construction Loan	3,000,000	11.76%	3,000,000				
Interest	3,000,000	11.76%	3,000,000				
Insurance	3,000,000	11.76%	3,000,000				
FINANCING	45,000	1.75%	45,000				
Bank Loan	45,000	1.75%	45,000				
Interest	45,000	1.75%	45,000				
SOFT COSTS	8,000	0.31%	8,000				
Contingency	8,000	0.31%	8,000				
Construction	8,000	0.31%	8,000				
Professional	8,000	0.31%	8,000				
Marketing	8,000	0.31%	8,000				
Insurance	8,000	0.31%	8,000				
Legal	8,000	0.31%	8,000				
RESERVE	2,272,000	89.60%	2,272,000				
Construction	2,272,000	89.60%	2,272,000				
Professional	2,272,000	89.60%	2,272,000				
Financing	2,272,000	89.60%	2,272,000				
DEVELOPMENT COST	2,987,000	118.04%	2,987,000				

Total Hard Costs: 2,272,000 % SubTotal: 10.96% Range: 10.30%
 Total Soft Costs (incl. Avg): 445,000 % SubTotal: 9.38% Range: 10.30%
 Total: 2,717,000 % SubTotal: 10.34% Range: 10.30%
 Per Unit: 905,667

SOURCES OF FUNDS

Devise one

with space indicate data entry

PROJECT ASSUMPTIONS

% Commercial	0.00%
Anticipated Year of Sale	15
Cap Rate at Sale	9.00%
Cost of Sale	0%
Tax Rate at Sale	21%

HISTORIC REHAB ASSUMPTIONS

Historic Rehabilitation 1-yr, 0-yr	0
Historic RTC Equity Rate	\$0.86

NEBRASKA HISTORIC REHAB ASSUMPTIONS

State Historic Rehabilitation 1-yr, 0-yr	0
State Historic RTC Equity Rate	\$0.73
LIHTC 4% Rate	4%
LIHTC 9% Rate	9%
LIHTC Bonus Area 1-yr, 0-yr	0

LIHTC ASSUMPTIONS

Project Type (1=appt/hab, 2=brnd, 3=new const.)	2
LIHTC Occupancy Percentage	0%
Brnd Acquisition Expense 1-yr, 0-yr	0

NEBRASKA AFFORDABLE HOUSING TAX CREDIT

Nebraska AHTC 1-yr, 0-yr	0
Nebraska AHTC Equity Rate (min \$0.60)	\$0.60

INVESTMENT ASSUMPTIONS

Investor Tax Rate	21%
Investor Ownership	99.99%
Base for Equity (1=Sale Rate, 2=IRR, 3=\$Amt)	1
1. LIHTC Sale Rate	\$0.00
2. Expected Internal Rate of Return (IRR)	10.00%
3. Equity Investment Committed	\$0

EQUITY ATTRACTED

Equity Attracted Based on Sale Rate	\$0
Equity Attracted Based on IRR	#DIV/0!
Equity Attracted Based on Dollar Amount	\$0

DEBT ATTRACTION CALCULATION

	Requirements	Loan Amt
Debt Coverage Ratio	1.1x	\$0
Loan to Value Ratio	75%	\$0
Capitalization Rate	0.00%	
Stabilized NOI	\$0	
Fair Market Value	\$0	
Loan Amount, 1=\$Amt, 2=DCR, 3=DCR and LVR	3	
Bank Loan Committed	\$0	
Loan Amount Based on DCR	\$0	
Loan Amount Based on DCR and LVR	\$0	

PROPOSED PERMANENT

	Amount	Rate	Amortization	Maturity	Pymts. Begin	Ballon?	Source
BANK	0						
Amortizing Loan							
Amortizing Loan							
Interest Only Loan					1		
Interest Only Loan					1		
Deferred Loan					16		
Deferred Loan					16		
Developer Loan					2		
Cash Flow Loan					40.00%	% of CF	
TOTAL LOANS	0						
Grant - Non Basis	0						
Grant - Other	0						
TOTAL GRANTS	0						
EQUITY	0						
TOTAL SOURCES	0						
TOTAL DEV. COST	2,551,000						
TOTAL SOURCES	0						
GAP	2,551,000						
CASH FLOW	1	2	3	4	5		
	0	0	0	0	0		
ACTUAL IRR	0.00%						

DO NOT PRINT BELOW THIS LINE

Drop Down Box Input

Historic Rehabilitation	
yes	1
no	0

LHTC ASSUMPTIONS	
Project Type (1=acq/rehab, 2=bond, 3=new const)	
acq/rehab	1
bond	2
new const	3

Bldg. Acquisition Eligible 1=yes, 0=no	
yes	1
no	0

LHTC Bonus Area 1=yes, 0=no	
yes	1
no	0

Basis for Equity (1=Sale Rate, 2=IRR, 3=Amort)	
1. LHTC Sale Rate	1
2. Expected Internal Rate of Return (IRR)	2
3. Equity Investment Commitment	3

Debt Attraction	
Loan Amount, 1=\$Amt, 2=DCR, 3=DCR and LVR	
Bank Loan Commitment	1
Loan Amount Based on DCR	2
Loan Amount Based on DCR and LVR	3

TAX & APPRECIATION BENEFITS

with space indicate 0th entry

Devine one

	Acquisition and Rehab	Tax Exempt Bond	Rehab./New No Acq.	NE AHTC
Rehab./New Construction	2,475,000	2,475,000	2,475,000	0
- % Commercial	0	0	0	0
- LTC (Housing only)	0	0	0	0
Equity	0	0	0	0
Rehab/Const. Basis	2,475,000	2,475,000	2,475,000	0
↳ Credit Rate	9.00%	4.00%	9.00%	9.00%
↳ Bonus Item	100%	100%	100%	100%
↳ Annual Rehab/Const Credit	222,750	99,000	222,750	0
Acquisition	0	0	0	0
↳ Credit Rate	4.00%	4.00%	0	0
↳ Annual Acq. Credit	0	0	0	0
Annual Credit	222,750	99,000	222,750	0
↳ % Low Income	0%	0%	0%	0%
Amount of Credit/Year	0	0	0	0

<https://www2.nebraska.gov/historic/nebraskas-affordable-housing-tax-credit>

Annual LHTC	0	Annual LHTC	0
15 Year LHT Tax Credit	0	↳ Year 15 Tax Credit	0
Equity	0	Equity	0
↳ % Ownership	99.99%	↳ % Ownership	99.99%
Partnership Equity	0	Partnership Equity	0
TOTAL EQUITY LHTC	0	TOTAL EQUITY AHTC	0

Eligible Property:

No single family detached residence
 Individually listed in the National Register of Historic Places;
 Located within a National Register district and contributing to the historical significance of the district;
 Individually designated pursuant to a certified local preservation ordinance; or
 Located within a district designated under a certified local historic preservation ordinance and contributing to the historical significance of the district or the district's economic viability

CALCULATION OF HISTORIC TAX CREDIT

Eligible Costs	0
Non-RTC Basis Items	0
Historic Basis	0
Historic Rate	20%
Historic Tax Credit	0
↳ % Ownership	99.99%
Historic RTC Equity Rate	\$0.86
Equity Raised by RTC	0

<https://www2.nebraska.gov/historic/nebraskas-affordable-housing-tax-credit/general-information>

Nebraska HTC

1,000,000	tax	
↳ Eligible Costs	0	
↳ Non-RTC Basis Items	0	
↳ Eligible gross/Net 2 rehabilitation expenses	0	
Historic Basis	0	
Historic Rate	20%	
Historic Tax Credit	0	
↳ % Ownership	99.99%	if non-profit or otherwise tax-exempt, 100% transferable
Historic RTC Equity Rate	\$0.73	if for-profit, 50% transferable.
Equity Raised by RTC	0	

Nebraska HTC: Improvement means a rehabilitation, preservation, or restoration project that contributes to the basis, functionality, or value of the property with a total cost meeting the minimum required levels of at least \$25,000 in all cities, or the greater of \$25,000 or 25% of the assessed value of the property if the project is in Lincoln or Omaha.

DEPRECIABLE BASIS

Depreciable Expenses	2,493,000
Amount of Historic RTC	4
Adjusted Depreciable Basis	2,493,000
Years of Depreciation	27.5
Other Depreciable	0
Depreciation Per Year	90,655

#DIV/0!

NET SALE PROCEEDS

Sale Price	0
Cost of Sale	0
Existing Debt	0
Tax Due	#DIV/0!
Net Sale Proceeds	#DIV/0!

Capital Gain

Sale Price	0
Cost of Sale	0
Adjusted Basis	#DIV/0!
Capital Gain	#DIV/0!

Tax on Gain

Capital Gain	#DIV/0!
↳ Tax Rate	21%
Tax	#DIV/0!

Adjusted Basis

Original Project Cost	2,951,000
Sum Depreciation	1,359,819
Sum Amortization	#DIV/0!
LHTC	4
Adjusted Basis	#DIV/0!

DEPRECIATION SCHEDULE

27
30
39
40

RENTAL HOUSING DEVELOPMENT BUDGET

PROJECT: _____
NUMBER OF UNITS: _____ 0

ITEM	Permanent Uses	Construction Uses
ACQUISITION		
Build Acquisition	18,000	18,000
Land Acquisition	12,000	12,000
Subtotal	30,000	30,000
SITE IMPROVEMENTS		
Demolition	0	0
On-Site Imp.	25,000	25,000
Off-Site Imp.	0	0
Subtotal	25,000	25,000
CONSTRUCTION		
Rehabilitation	0	0
New Construction	2,100,000	2,100,000
General Requirements	0	0
Contractor Overhead	0	0
Contractor Profit	0	0
Subtotal	2,100,000	2,100,000
OTHER CONSTR.		
P & P Bond or LOC	0	0
Contingency	147,000	147,000
Permits & Impact Fees	25,000	25,000
Furnishings	0	0
Relocation	0	0
Other	0	0
Subtotal	172,000	172,000
PROFESSIONAL FEES		
Architect & Engineer	30,000	30,000
Real Estate Legal	30,000	30,000
Consultants	0	0
Developer Fee	100,000	0
Environmental	10,000	10,000
Cost Certification	0	0
Accounting	0	0
Survey	0	0
Other	0	0
Subtotal	170,000	70,000
CONSTRUCTION FINANCE		
Title and Recording	0	0
Constr. Interest	0	0
Constr. Loan Fees	0	0
Appraisal	0	0
Market Study	0	0
Lender Legal	0	0
Other	0	0
Subtotal	0	0
PERMANENT FINANCE		
Perm. Loan Fees	45,000	45,000
Credit Enhancement	0	0
Title and Recording	1,000	1,000
Lender Legal	0	0
Other	0	0
Subtotal	46,000	46,000
SOFT COSTS		
Property Taxes	0	0
Constr. Insurance	8,000	8,000
Other Depreciable Soft	0	0
Tax Credit Appl. Fee	0	0
Tax Credit Mon. Fee	0	0
Marketing Expense	0	0
Organizational Exp.	0	0
Other Amort. Soft	0	0
Syndication Expense	0	0
Tax Opinion	0	0
Rentup Expense	0	0
Subtotal	8,000	8,000
RESERVES		
Rentup Reserve	0	0
Operating Reserve	0	0
Bond D/S Reserve	0	0
Working Capital	0	0
Other	0	0
Subtotal	0	0
DEVELOPMENT COST	2,551,000	2,451,000
ITEM		
BANK	0	0
Amortizing Loan	0	0
Amortizing Loan	0	0
Interest Only Loan	0	0
Interest Only Loan	0	0
Deferred Loan	0	0
Deferred Loan	0	0
Developer Loan	0	0
Cash Flow Loan	0	0
TOTAL LOANS	0	0
Grant - Non Basis	0	0
Grant - Other	0	0
TOTAL GRANTS	0	0
EQUITY	0	0
TOTAL SOURCES	0	0
TOTAL DEV. COST	2,551,000	2,451,000
- TOTAL SOURCES	0	0
GAP	2,551,000	2,451,000

- Estimated Construction Interest based on Draw Schedule
- Potential Interest Savings

		2015-2016																	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2015-2016	2017-2018
Revenue		1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000
Operating Expenses		800000	800000	800000	800000	800000	800000	800000	800000	800000	800000	800000	800000	800000	800000	800000	800000	800000	800000
Operating Income		200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000
Non-Operating Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income Before Tax		200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000
Tax Expense		80000	80000	80000	80000	80000	80000	80000	80000	80000	80000	80000	80000	80000	80000	80000	80000	80000	80000
Income After Tax		120000	120000	120000	120000	120000	120000	120000	120000	120000	120000	120000	120000	120000	120000	120000	120000	120000	120000
Retained Earnings		120000	240000	360000	480000	600000	720000	840000	960000	1080000	1200000	1320000	1440000	1560000	1680000	1800000	1920000	120000	1920000
Dividends		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Equity		120000	240000	360000	480000	600000	720000	840000	960000	1080000	1200000	1320000	1440000	1560000	1680000	1800000	1920000	120000	1920000
Liabilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Assets		120000	240000	360000	480000	600000	720000	840000	960000	1080000	1200000	1320000	1440000	1560000	1680000	1800000	1920000	120000	1920000

Grant Application

Row 156

Organization Name (if applicable)	White Lotus Group
Physical Address	1804 Capitol Avenue Omaha, Nebraska 68102
Mailing Address	10404 Essex Court, Suite 101 Omaha, Nebraska 68114
Website	www.whitelotusgroup.com
Social Media Accounts	LinkedIn
Name	Arun Agarwal
Title	CEO
Email Address	aagarwal@whitelotusgroup.com
Phone	+1 (402) 346-5550
Team	Yes
	Arun Agarwal (CEO), Drew Sova (EVP/General Counsel), Eric Wolfe (Architect/Construction Manager), Andrea Macias (Dev Coordinator), Darienne Pokorny (Controller/Auditor/CPA), Crystal Cantrell (REgional Prop Mgr), Shawn Johnson (SVP - Ops)
Organizational Chart	see Attached
Other Completed Projects and/or Accomplishments	<p>White Lotus Group and its team have been active development entity within the Qualified Census Tracts (QCTs). As a note, the team represents the diversity, equity and inclusion objectives that are often discussed at our area chamber meetings.</p> <p>Additionally, we have focused on the premise that doing good and doing well need not be mutually exclusive. Our team has been involved with over \$500MM of private investment in our community alone, some highlighted as follows:</p> <ul style="list-style-type: none"> • Ames Plaza – 80,000 SF substantial renovation of an abandoned historic mall • Ames Innovation – 44,000 sf substantial renovation of a historic bowling alley (Ames Bowling) • 30 Metro Place – 110-unit mixed-use, affordable housing project that include Charles Drew & Dept Health and Human Services • Sorensen Place – the redevelopment of a 16-acre contaminated site that now includes 120-units senior, affordable housing, retail businesses and business operations. • Turner Court Apartments – a 48-unit historic project in Gifford Park • 1401 Jones – the redevelopment of a historic creamery into the new public library for downtown Omaha • Learning Community South – an elementary learning center in South Omaha • Hotel Deco – a boutique hotel located in downtown Omaha • I-80 Logistics Hub – a 140-acre industrial park with over 1MM SF of distribution warehousing • Brook Valley Corporate Park – a 16-acre flexible industrial development • Baxter Auto Headquarters – a 84,000 sf Class A office development • RTG Medical – new headquarters for a travel nursing operation <p>Projects have spanned the four (4) quadrants of the City of Omaha as well as surrounding 5 states (NE, IA, KS, CO, & IL) and the Company has extensive experience with federal, state and local programs that augment our client's sustainability. Several other project references are available.</p>
Proposal Title	Civic Corner
Total Budget (\$)	\$250,827,500.00
LB1024 Grant Funding Request (\$)	\$61,505,440.00
Proposal Type	Capital project Combination of capital project and service/program Service/program

Brief Proposal Summary Civic Corner, LLC, owned by White Lotus Group (“WLG”), is requesting an award of funds via the Omaha Economic Recovery Grant to augment its capital stack for the block (the “Civic Site”) located at 1804 Capitol Avenue in North Downtown. The 9-acre parcel attaches to an existing City of Omaha parking garage representing one of the largest developable sites in the core of our city. Intersecting north and downtown Omaha and Creighton University, this large scale development achieves many LB1024’s visioned outcomes. The now-cleared Civic Site originally was developed in 1954 as the largest event and convention center to serve the region. Its well known and accessible location makes it a prime place to build services and jobs that will lift North, South and other neighborhoods targeted in LB1024. Optimizing our vision, we will bring four pillars to the project that we believe will spur transformational change in areas such as employment, health and wealth-building homeownership. The four: • Grocery and retailers (Federally Designated Food Desert) • Housing — Affordable and Market (includes home ownership) • Employer • Civic uses (health care, wellness, child care) The project site, part of the Omaha-approved Northeast Redevelopment Plan, also introduces new streets that enhance access to public transit for people working, visiting and living at the campus. Additional federal sources may be available given its location within Qualified Census Tracts (QCTs). WLG is working with the City of Omaha to redevelop the site and executed a purchase agreement mid-2022. Since, several key announcements should augment redevelopment: the Riverfront, Mutual of Omaha Headquarters, Urban Core Plan and a streetcar, the Project velocity has improved; however, to match best practices from competing cities, the Project will require substantial investment in site infrastructure, a subsidized proposal to a nationally recognized grocer, and other associated uses. Per the council approved purchase agreement, execution of the development needs to occur within the timeframe associated with LB1024.

Timeline see attached.

Percentage completed by July 2025 100%

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

Community Needs 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 Civic Corner project has the unique opportunity to address many of the community needs with emphasis on integrating north Omaha and downtown Omaha. Historically developed as a regional convention center, the full city block has strong multimodality options including walkability, bus routes and interstate access thereby boosting its viability. During LB1024 townhall sessions, it was stated that providing jobs, housing and associated services were some of the priorities of the program, opportunities for integrating those uses prove to be exponentially more impactful. Civic Corner introduces each of those uses in a logical way so that each of the associated patrons can augment the other aspects of the development maintaining viability and ultimately sustainability. Additionally, our most vulnerable populations would have housing, employment, healthy food, and needed services contained within one district. The quality of life impact improves not only for those families in need, but also for the businesses that need

the services from the same population. Lastly, the integrated approach also desensitizes existing cultural barriers that DEI efforts are attempting to address.

Visioning Workshop Findings Alignment Strengths: -Connects North Omaha and Downtown Omaha - Multimodal transportation exists (Transit-Oriented Development) -City of Omaha Support Opportunities -Catalyzes investment in surround areas -Integrates uses for diverse population -Offers employment services, and wealth generating home ownership Addresses Weaknesses -Process to redevelop requires community input -Creates jobs in our Urban Core and North Omaha strengthening our city -Connects what has been disconnected Challenges our Threats -Develops without displacement -Cost outpaces affordability is managed through community support

Priorities Alignment • Safe and affordable housing (includes wealth generating home ownership) • Home Ownership • Jobs, Jobs, Jobs (not only onsite, but walkable to the largest employers) • Needed Services – Grocer, health, wellness, childcare • Wanted Services – Restaurant, lifestyle • Multimodal transportation • Within a QCT • Adjacent to educational institutions • Will cause additional investment in the surrounding areas

Economic Impact 1500 jobs would be created in the QCT (between \$35k to \$250k)

1500

250

\$25-\$40 for temp jobs.

We would implement a set aside program that would engage minority and disadvantaged businesses. Depending on how the ownership would be structured would be tailored accordingly.

Community Benefit We believe project has multiple benefits including creating and expanding a local neighborhood, increasing livability by incorporating multiple uses, addresses food insecurity by delivering a grocer in a federally designated food desert, creates jobs by adding an employer and casts a wide net for people regionally to engage this destination. As referenced in the mapping tools, the site has 62 affiliated organizations on top of its northeast downtown association. The Developer is committed to including public input as part of our development process.

The Project can serve an a large scale development at the midpoint of North Omaha and Downtown. It contributes in an inclusive, sustainable manner by developing a self contained district as well as introducing uses that would draw regionally. The unique approach of introducing streets enhances an already strong transit-oriented development. Those served by the district will have service options, grocery options, living options and employment options.

Best Practices/Innovation Several prior projects have brought ideas to this site that the market could not bear. With the assistance of the Economic Recovery Act, we can further expand on civic commitments being made. These include introducing more high-rise structures, lifestyle projects that attract talent to our community and building sustainably. Coupling the arts with design, the site's canvas has many options to put Omaha's north downtown on a regional/national map. Additional options for ESG related investments could be incorporated.

Outcome Measurement Economic Development, Housing created (affordable and home ownership in particular), Services offered, Addressing Food Desert Designation

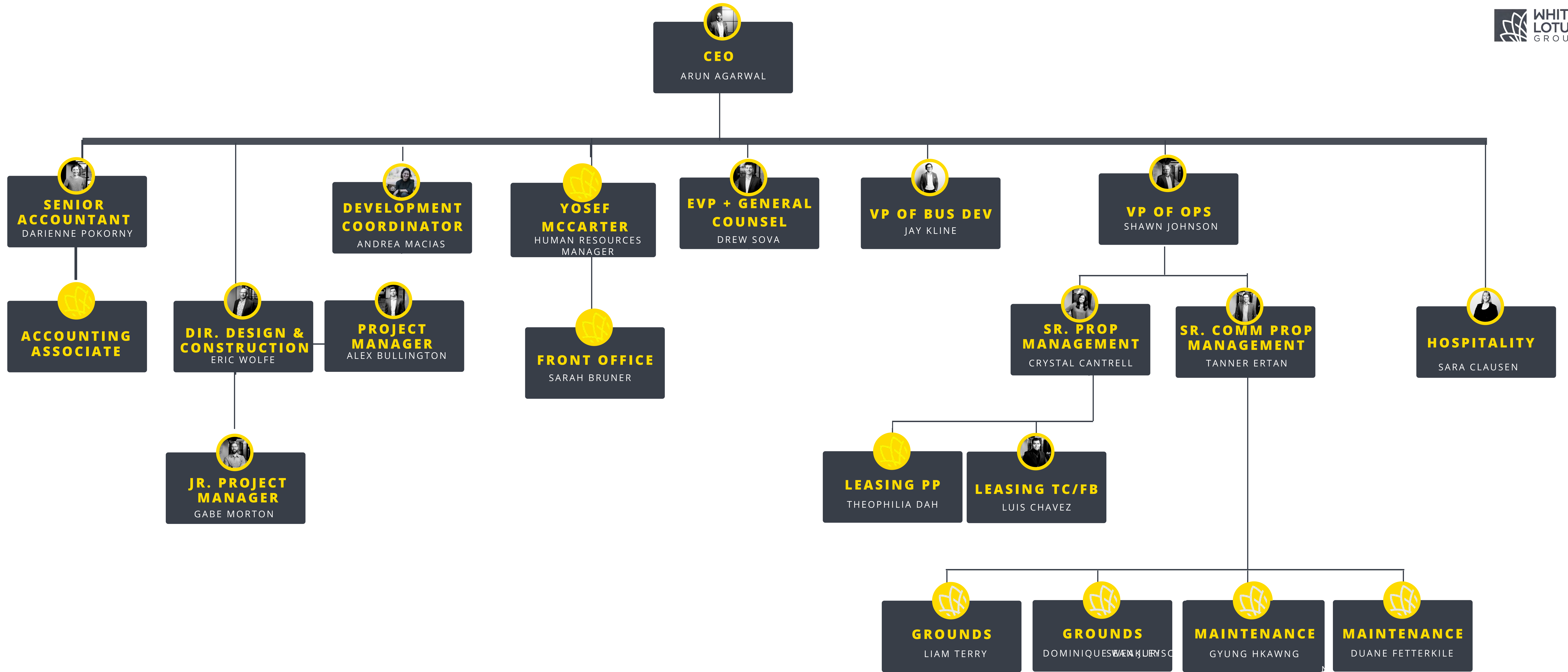
Economic Development (City of Omaha) - Invested Capital, Jobs Created, Sales Tax Revenue, Property Tax Revenue. Affordable Housing Built and # of Occupants Served (NIFA) Services offered (Civic Users's Annual Report)

ABSOLUTELY! The addition of the use are will spur development and investment in surrounding areas. The contemplated housing for the employment created cannot be solved simply within the site. Moreover, the grocer would appeal to users within a 5-10 mile radius which would only

magnify investment interest in the North & South Omaha and our Urban Core.

Partnerships	Yes
	Front Porch -funding and technical support (other organizations related to the civic use as well)
	Yes, Front Porch has agreed to assist in the integrated civic/affordable housing portion of the project.
Displacement	No
Displacement explanation	
Physical Location	1804 Capitol Avenue Omaha, NE 68102 Former Civic Auditorium Site - 9 acres inclusive of a City of Omaha Parking Garage
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	see attached, note that additional due diligence, design and construction related materials are available, but limited due to size and file limits.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Costs were determined by schematic designs inclusive of architectural, engineering, construction and development team input.
General Contractor	No
Request Rationale	Rationale towards assisting with multiple aspects of the project include: Site Infrastructure (This will enable all facets of the project to improve viability and absorption). Addressing difficult to construct, dense infill projects to include harder investments: Civic Uses and Affordable Housing. Lastly, subsidizing a grocery operator will have a return on investment to the city exponentially.
Grant Funds Usage	Site Infrastructure - we are introducing streets in the development (losing developable land) to improve accessibility. This also requires more structured "district" parking (all users). Grocery subsidy - we believe that to solidify LB1024 service areas and beyond, we must bring a grocery operator to market (this plan would subsidize that operator to function). Affordable Housing and Civic Uses will expand the diversity and include a wider cast of patrons to the project.
Proposal Financial Sustainability	Yes
	Our firm has a CPA/Controller that works with our engineering and construction management staff. Upon updating engineering with city of omaha public works approvals and bonding, a general construction contract alongside engineering and marketing fees defined, we would see to submit payment applications with associated lien waivers (approved by 3rd party engineer) for payment or reimbursement. That would continue until final pay application and payment.

Funding Sources	<p>City of Omaha subsidies, Charitable contributions, Enhanced Employment Area, Tax Increment Financing. Additional opportunities exist including Low Income Housing Tax Credits (affordable housing), new market tax credits or otherwise.</p> <p>We have already begun seeking additional sources; however, our request only includes those that we can commit to today. (LIHTC, TIF, City)</p> <p>Limited. The project may be able to proceed; however, in a much smaller, less impactful manner.</p>
Scalability	<p>yes.</p> <p>By introducing the street grid into our plan, we have separated the site into 4 distinct quadrants. We are able to create a logical phasing plan without negatively stigmatizing another portion of the project. That being said, the collection of uses complement each other and augment the sites overall success.</p>
Financial Commitment	<p>The Organization has arranged for the financing the Debt & Equity for the development. We will do the necessary to ensure the success of the overall project. Additionally, the organization is committed to pushing the velocity in which the Project is delivered, and delivered in an agreeable timeframe. This includes the option to JV with other developers to manage various portions of the Project.</p>
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	<p>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 Request Rationale Documentation Schedule</p>



CEO
ARUN AGARWAL

SENIOR ACCOUNTANT
DARIENNE POKORNY

ACCOUNTING ASSOCIATE

DIR. DESIGN & CONSTRUCTION
ERIC WOLFE

JR. PROJECT MANAGER
GABE MORTON

DEVELOPMENT COORDINATOR
ANDREA MACIAS

PROJECT MANAGER
ALEX BULLINGTON

YOSEF MCCARTER
HUMAN RESOURCES MANAGER

FRONT OFFICE
SARAH BRUNER

EVP + GENERAL COUNSEL
DREW SOVA

VP OF BUS DEV
JAY KLINE

LEASING PP
THEOPHILIA DAH

LEASING TC/FB
LUIS CHAVEZ

GROUNDS
LIAM TERRY

GROUNDS
DOMINIQUE WENIGER

MAINTENANCE
GYUNG HKAWNG

MAINTENANCE
DUANE FETTERKILE

VP OF OPS
SHAWN JOHNSON

SR. PROP MANAGEMENT
CRYSTAL CANTRELL

SR. COMM PROP MANAGEMENT
TANNER ERTAN

HOSPITALITY
SARA CLAUSEN

Civic Corner

By White Lotus Group

Design **Charrette**



Agenda >

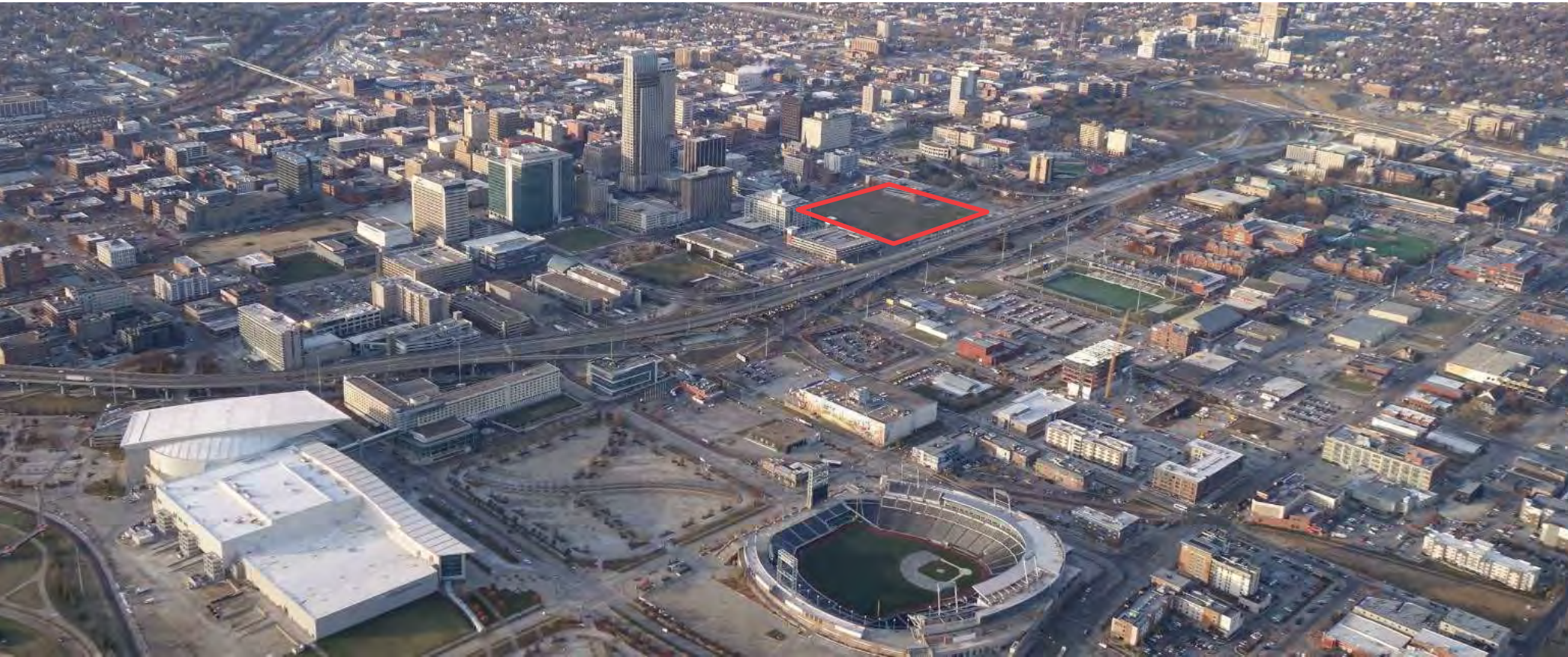
- **Introductions**
 - White Lotus Group
 - Placemaking
 - Housing and Urban Design
- **Listening/Visioning**
 - Site Analysis
 - Programming
 - Visual Listening
- **Next Steps – Public input**



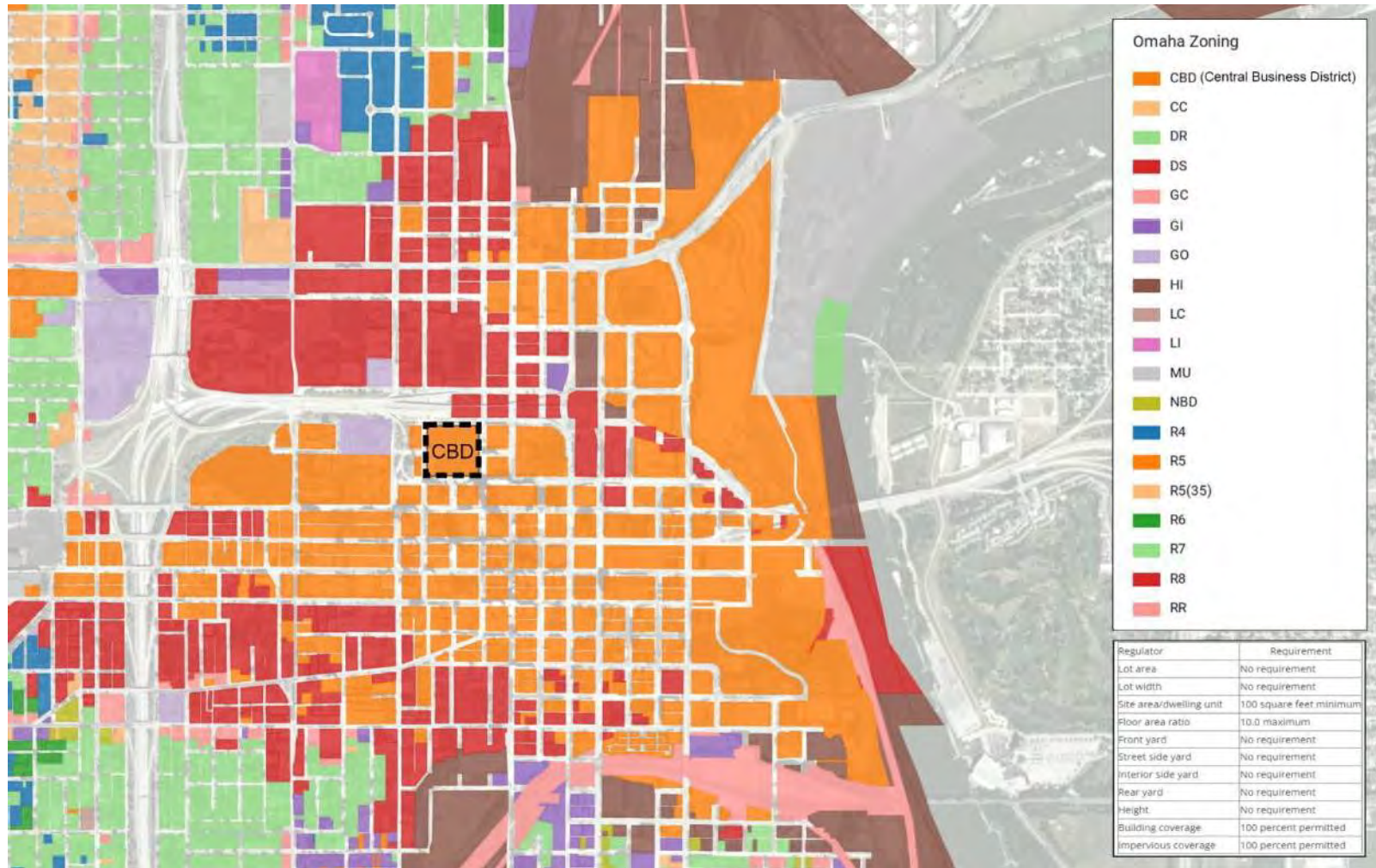


Site Analysis

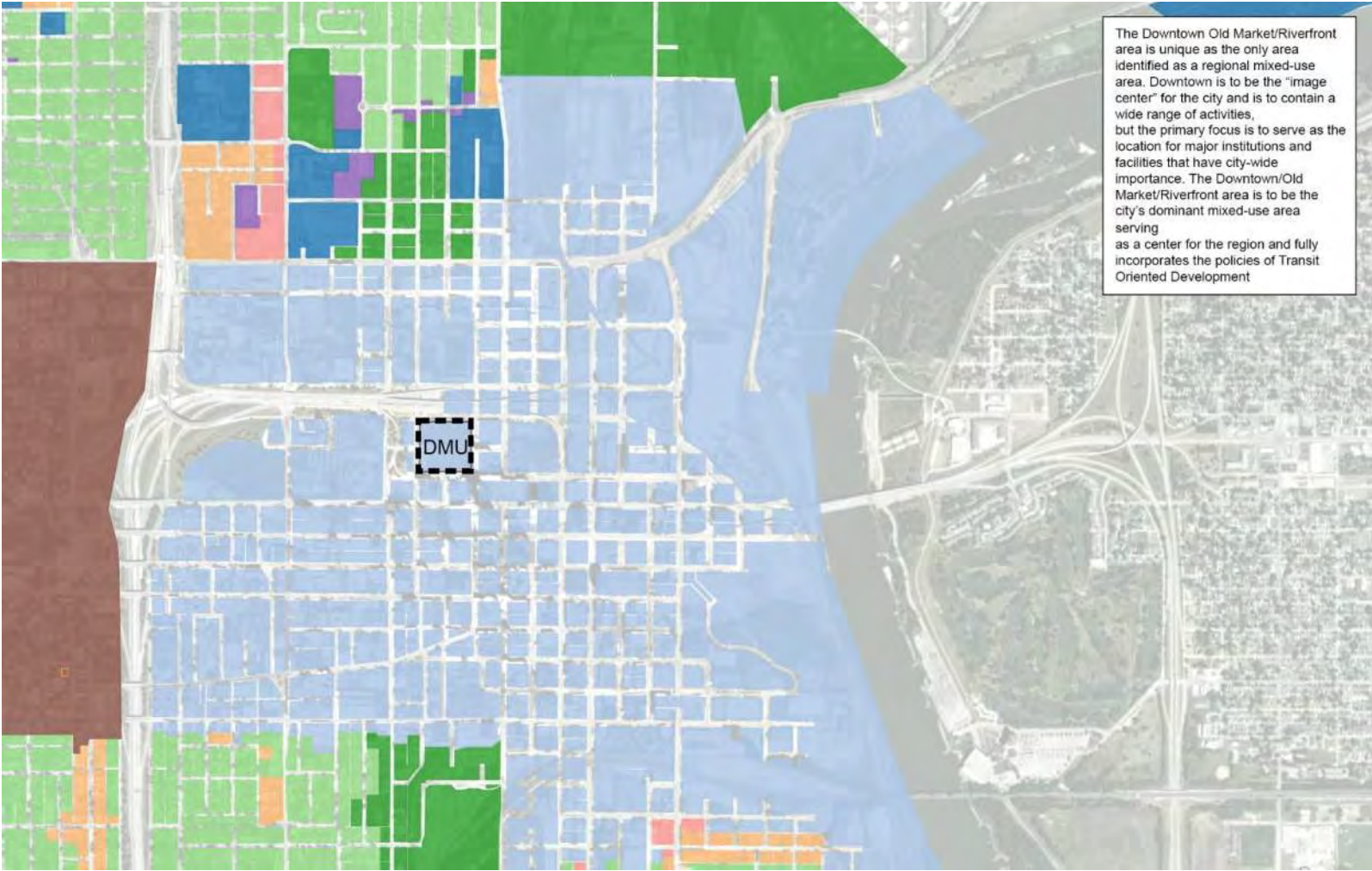
Context



Maps > Zoning



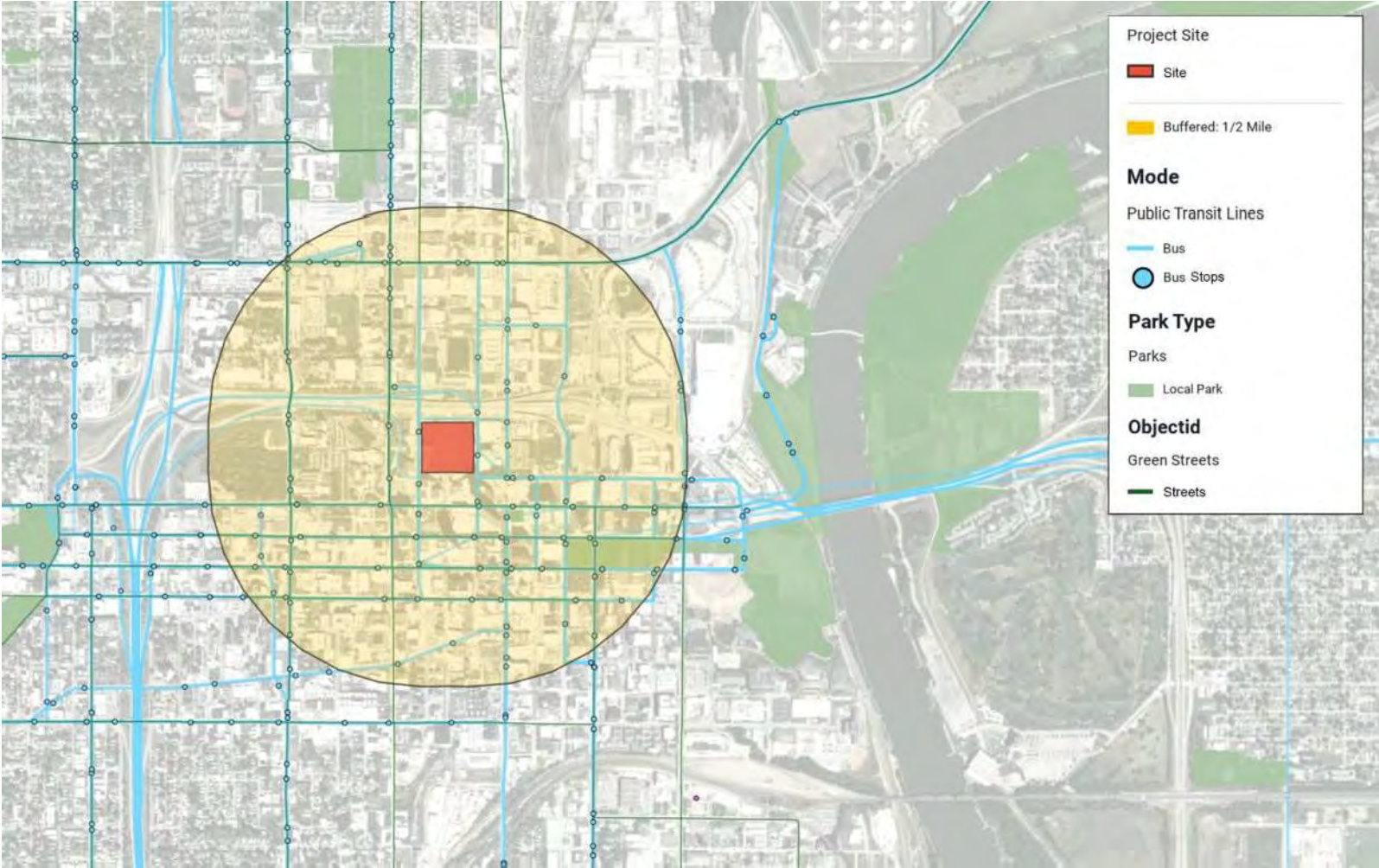
Maps > **Future Land Use**



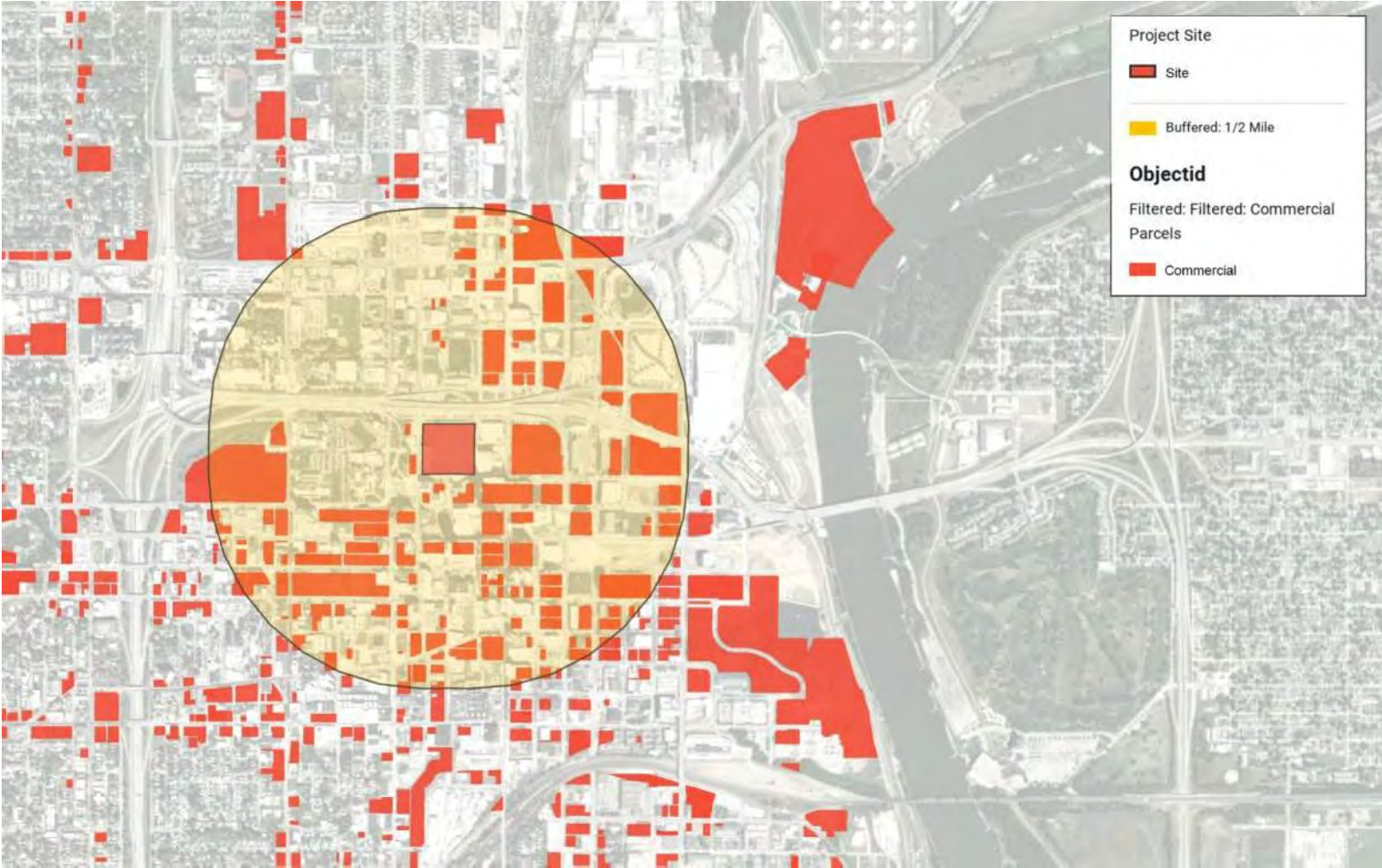
The Downtown Old Market/Riverfront area is unique as the only area identified as a regional mixed-use area. Downtown is to be the "image center" for the city and is to contain a wide range of activities, but the primary focus is to serve as the location for major institutions and facilities that have city-wide importance. The Downtown/Old Market/Riverfront area is to be the city's dominant mixed-use area serving as a center for the region and fully incorporates the policies of Transit Oriented Development



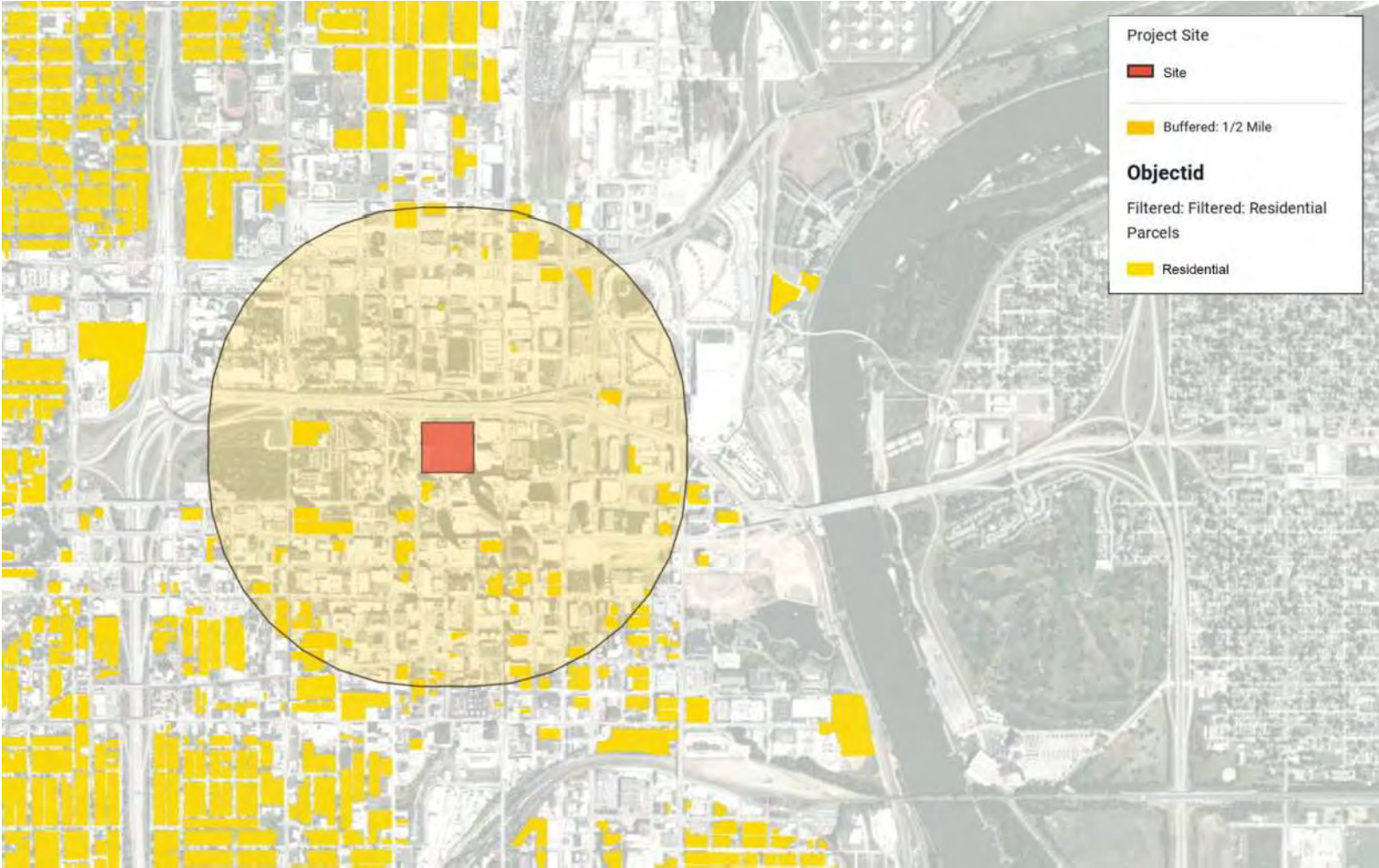
Maps > Parks and Circulation



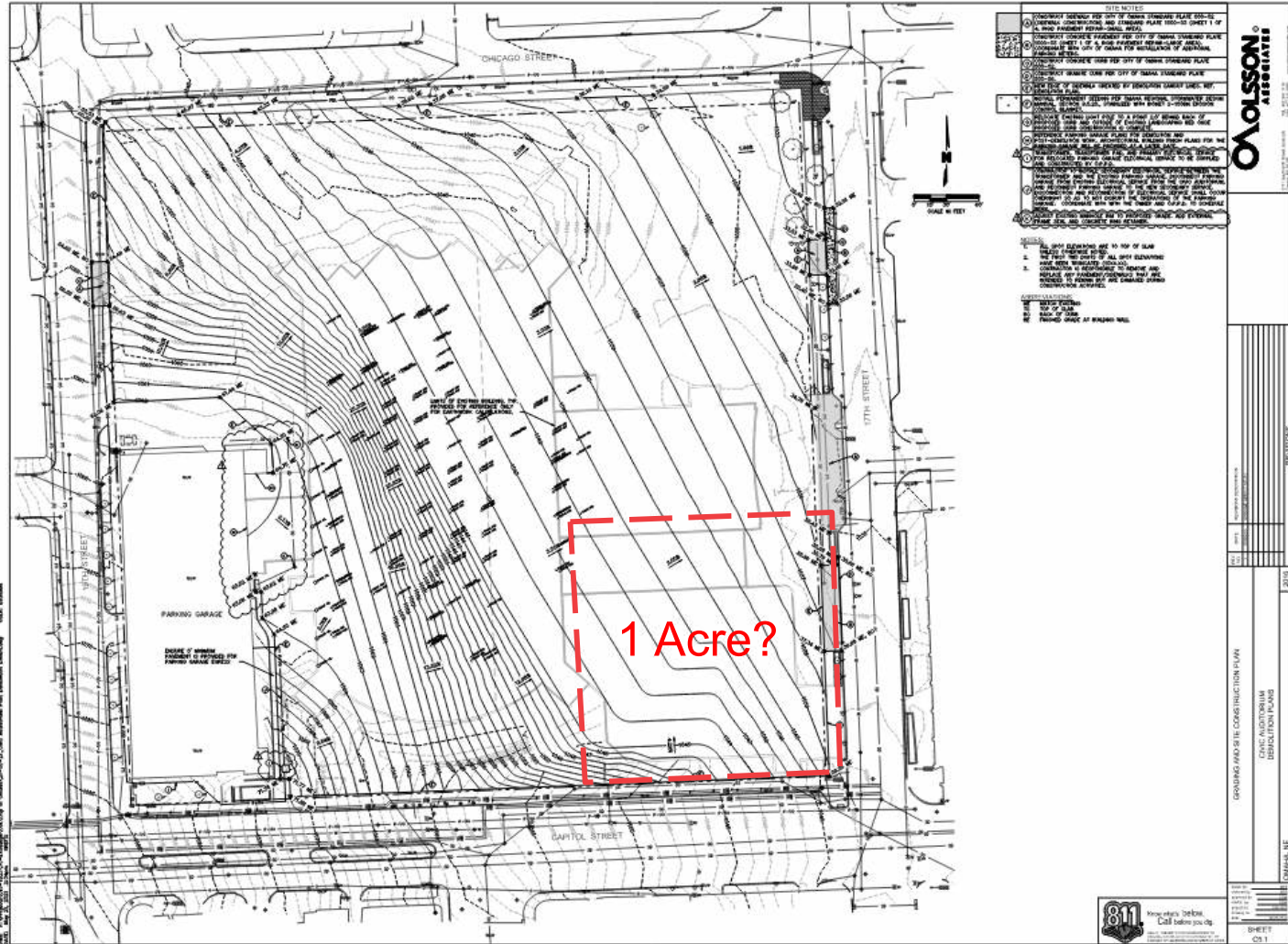
Maps > **Future Land Use**



Maps > Future Land Use



Current Topographical Survey





Programming

Program - Target Audience?

“As our community grows, so does the need for vibrant, thriving places and spaces that connect us. We call this project The Civic Corner, a destination offering access to the things that make our lives better.”

- Workforce/Mixed-income including affordable and home owners
- Young professionals (28 yr. old female)
- Students
- Families
- Empty Nesters
- Executive Apartments
- Short-term Rentals
- Seasonal



Program - General

	Units	Studio	1-BR	2-BR	3-BR
Market Rate Apt	250-300 (young professional)				
Affordable Housing Units	100-110 (Section 42 – 4% program)				
Retail/Office Space: 50-300K office use integrated with Civic user	Main Level (convertible) - Grocer (Whole Foods or Target)	20-30k SF per floor			
Townhouses	20-25 (for sale units at N & West Sides)				
Parking	Mix of Structured & Surface				



Program - Amenities

Program - Other Questions

- Relationship to/Competition from other projects? (example Brickline, Builders District)
 - More accessible site than others (competitive advantage)
- Definition of affordable (Programs/What percent of AMI)?
- What were your likes/dislikes of previous planning efforts
- Placemaking – what was your attraction to this site
- What's your sweet spot?





Visual Listening - Architecture



Photograph by Jeremy Bitterman

Navy Green, Brooklyn, New York by FXCollaborative











Principles and Imaging

Establishing Guiding Principles

- Build presentation around 3-4 demand drivers (Whole Foods, Target, Trader Joes – tier 2 Local Grocers) + Corp/Civic uses on the site
 - Need to get to step 2 – step 2 is imaging and branding – make it “real”
- Optionality – Its about execution
- “You wouldn’t believe _____”
- Looking for edgy and bringing best ideas nationally to OMaha
- Connectivity/activation under freeway, but plan for Urban core execution
- Three season uses



Example projects



Example projects



Example projects



Concepts



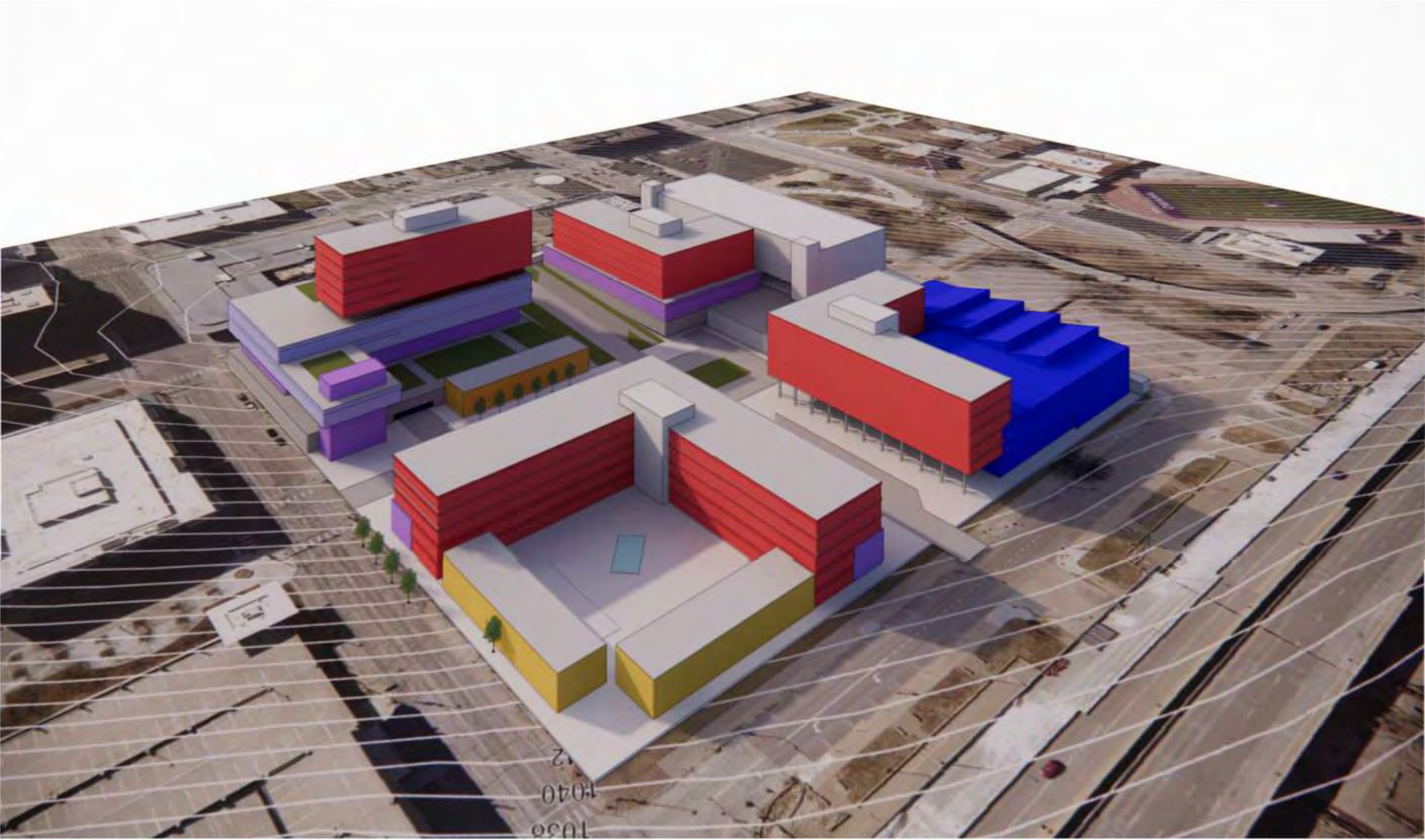
Concept B



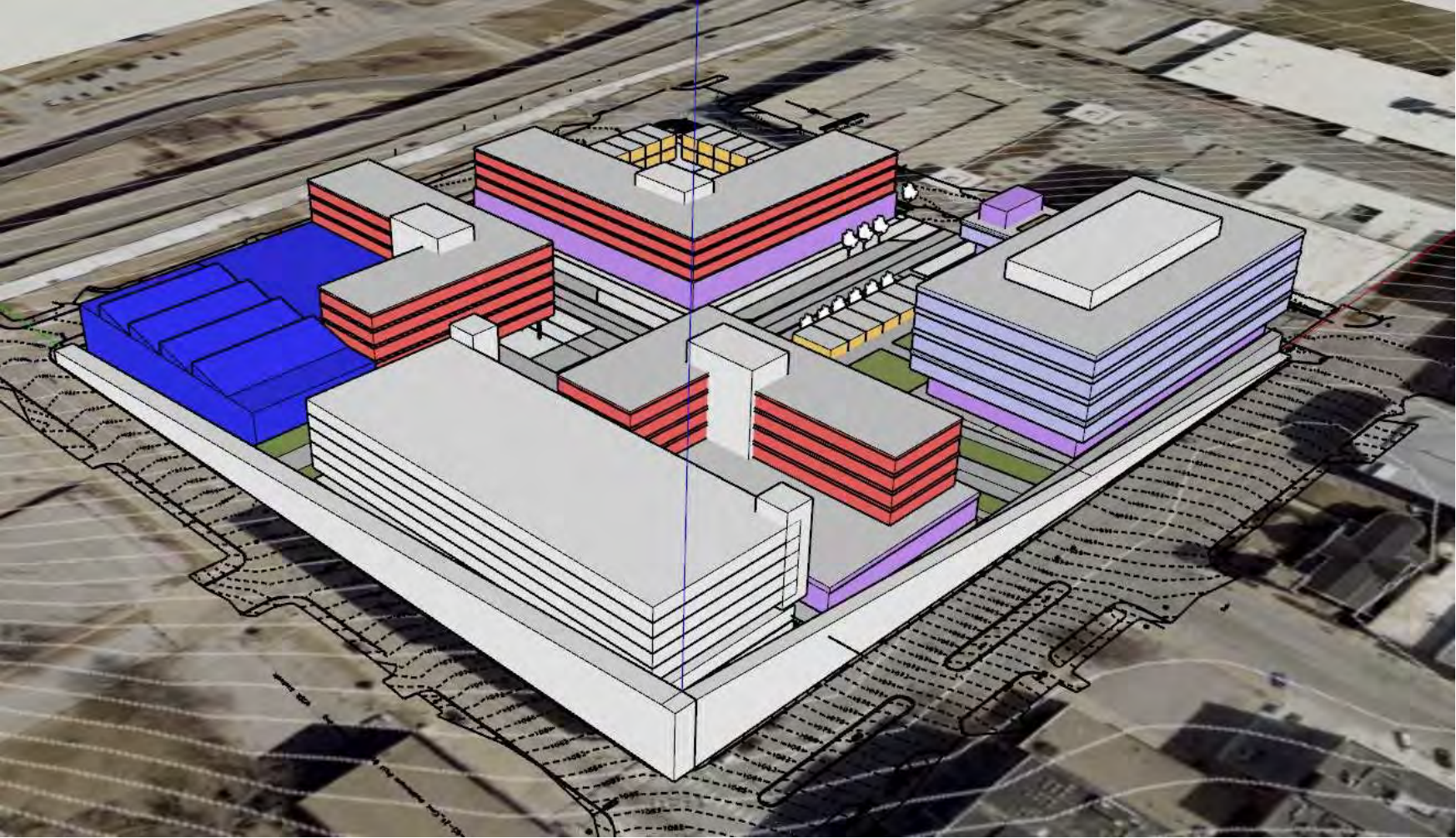
Looking Southwest



Concept - Looking Southwest



Concept B - Looking Northeast



ARPA Funds Request

Civic Corner

1804 Capitol Avenue

Development Inventory	Qty		Cost to Build*	Metric	Total Cost**
	Units	Sq Ft			
Multifamily	280		\$ 230,000	Unit	64,400,000
Affordable Housing	120		\$ 285,000	Unit	34,200,000
Townhomes	30		\$ 350,000	Unit	10,500,000
Grocer		30,000	\$ 358	Sq Ft	10,750,000
Civic - Health and Wellness		70,000	\$ 343	Sq Ft	24,000,000
Office		250,000	\$ 376	Sq Ft	94,000,000
Retail		50,000	\$ 260	Sq Ft	12,977,500
				Total Cost	250,827,500

* Includes land, design, hard construction and all associated soft costs.

** Includes approximately 500 stalls for structured parking, new streets, associated on street parking and associated site infrastructure (\$30MM).

Uses of Funds per Project

Multifamily Housing

Developed Land	1,500,000
Design	1,500,000
Hard Construction	46,200,000
Hard Construction Site / Parking	8,400,000
Capitalized Interest	1,500,000
Furniture, Fixtures and Equipment	750,000
Marketing	350,000
Development Fees	2,500,000
Contingency	1,700,000
Total Uses	64,400,000

Affordable Housing

Developed Land	1,000,000
Design	1,350,000
Hard Construction	21,000,000
Hard Construction Site / Parking	1,600,000
Capitalized Interest	1,250,000
Furniture, Fixtures and Equipment	550,000
Marketing	350,000
Associated Fees and Reserves	5,600,000
Contingency	1,500,000
Total Uses	34,200,000

Townhomes

Developed Land	500,000
Design	250,000
Hard Construction	7,650,000
Hard Construction Site / Parking	500,000
Capitalized Interest	450,000
Furniture, Fixtures and Equipment	100,000
Marketing	200,000
Development Fees	350,000
Contingency	500,000
Total Uses	10,500,000

Grocer

Developed Land	1,250,000
Design	300,000
Hard Construction	4,500,000
Hard Construction Site / Parking	3,500,000
Capitalized Interest	250,000
Furniture, Fixtures and Equipment	100,000
Leasing Commission	180,000
Development Fees	320,000
Contingency	350,000
Total Uses	10,750,000

Sources of Funds per Project

Multifamily Housing

Owner Equity	8,500,000
Tax Increment Financing	6,300,000
Debt Financing	47,500,000
ARPA Request	2,100,000
Total Sources	64,400,000

Affordable Housing

Owner Equity	750,000
Federal LIHTC	10,834,560
Tax Increment Financing	1,800,000
Debt Financing	10,500,000
Other Contributions	300,000
Deferred Development Fees	3,500,000
ARPA Request	6,515,440
Total Sources	34,200,000

Townhomes

Owner Equity	1,500,000
Tax Increment Financing	1,250,000
Debt Financing	6,500,000
ARPA Request	1,250,000
Total Sources	10,500,000

Grocer

Owner Equity	1,500,000
Tax Increment Financing	487,500
Debt Financing	2,750,000
ARPA Request	6,012,500
Total Sources	10,750,000

ARPA Funds Request - Continued

Civic Corner

1804 Capitol Avenue

Uses of Funds per Project

Civic User - 70,000 SF	
Developed Land	1,000,000
Design	1,350,000
Hard Construction	14,350,000
Hard Construction Site / Parking	1,000,000
Capitalized Interest	-
Furniture, Fixtures and Equipment	3,800,000
Leasing Commission	-
Development Fees	1,500,000
Contingency	1,000,000
Total Uses	24,000,000

Office

Developed Land	1,000,000
Design	3,500,000
Hard Construction	70,000,000
Hard Construction Site / Parking	6,000,000
Capitalized Interest	3,500,000
Furniture, Fixtures and Equipment	1,500,000
Leasing Commission	3,000,000
Development Fees	2,500,000
Contingency	3,000,000
Total Uses	94,000,000

Retail

Land Acquisition	500,000
Design	687,500
Hard Construction	7,500,000
Hard Construction Site / Parking	1,500,000
Capitalized Interest	400,000
Furniture, Fixtures and Equipment	500,000
Leasing Commission	540,000
Development Fees	650,000
Contingency	700,000
Total Uses	12,977,500

Sources of Funds per Project

Civic User - 70,000 SF	
Capital Contributions	9,500,000
ARPA Request	14,500,000

Total Sources **24,000,000**

Office

Owner Equity	7,500,000
Tax Increment Financing	8,125,000
Debt Financing	50,000,000
ARPA Request	15,000,000
Parking Garage	
ARPA Request	13,375,000
Office Tower	

Total Sources **94,000,000**

Retail

Owner Equity	3,000,000
Tenant Contribution	1,250,000
Tax Increment Financing	975,000
Debt Financing	5,000,000
ARPA Request	2,752,500

Total Sources **12,977,500**

Total ARPA Request **\$61,505,440**

	Scope	End Date	Start Date	Notes	Column5	Column6
1	Pre-application	11/15/2023	12/15/2023	Pre-application with response		
2	Due Diligence	1/1/22	12/31/22	Ongoing DD towards acquisition		
3	Preliminary Plat Submission	2/1/2023	4/1/2023	City of Omaha - Planning Board & Council		
4	Close Acquisition	1/31/23	1/31/2023	Close with City		
5	Final Plat	4/1/23	6/1/23	Final Plat Recording		
6	Grading Streets	6/1/23	11/1/23	Subject to Public Works Approval		
7	TIF Redevelopment	2/1/23	5/15/23	TIF Approval		
8	Full Design (Grocery / Housing)	3/1/23	12/31/23	Design portioned uses		
9	Civic Use Design & Applications	3/1/23	8/1/23	Capital Campaigns to happen concurrently		
10	Affordable Housing Application	3/31/23	6/15/23	Application and Award subject to NIFA QAP and schedule		
11	Site Infrastructure	9/1/23	12/31/24	Includes structured and onstreet parking infrastructure		
12	Civic Construction Starts	9/1/23	3/1/25	Plans to be the base of the affordable housing		
13	Housing Starts	10/1/23	2/1/25	Housing to be built on top of civic use		
14	Office Design	3/1/23	9/1/23	250,000 SF with Site Infrastructure		
15	Office Construction Start	9/1/23	6/1/25	Completion		
16						
17						
18						
19						
20						
21						

ARPA Funds Request

Civic Corner - Operating Proforma Summary

1804 Capitol Avenue

Revenues	Qty		Rate	Annual Revenues
	Units	Sq Ft		
Multifamily	280		\$ 1,200	4,032,000
Office		250,000	\$ 24	6,000,000
Retail		50,000	\$ 17	850,000
Grocer		30,000	\$ 8	240,000
				<hr/> 11,122,000
Vacancy		7%		<hr/> 778,540
Gross Revenues				10,343,460
Operating Expenses				
Multifamily		55%		2,217,600
Other				700,000
				<hr/> 7,425,860
Net Operating Income				<hr/> 7,425,860
Less: Debt Service (TBD)				<hr/> DEBT PAYMENT

Notes

Proceeds from townhome sales are net of total debt.

Assumes zero cash flow from affordable housing and development fees are net of total debt.

Assumes a 6.5% debt rate, which is experiencing volatile activity.

Grocer rental rate is budgeted below market.

Office, retail, and grocer tenants are all assumed net rental rates.

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (the "Agreement") is made and entered into as of the 28th day of July 2022 ("Effective Date"), by and between the City of Omaha, Nebraska, a Nebraska municipal corporation ("Seller"), and Civic Corner, LLC, a Nebraska limited liability company ("Buyer" and together with the Seller, each a "Party", and collectively, the "Parties"), or its assigns.

RECITALS

WHEREAS, Seller is the owner of certain real property, which is approximately 9.1 acres and generally located at 19th & Capitol Streets, Omaha, NE 68102, and legally described as set forth in Exhibit "A" attached hereto, (said real estate, together with all rights, privileges, rights of way, easements, and appurtenances pertaining thereto, including, without limitation, to the extent owned by Seller, all minerals, oil, and gas on or under such land, development rights, land use entitlements, air rights, and water rights appurtenant thereto, and any improvements located thereon, collectively referred to herein as the "Seller Parcel"); and

WHEREAS, Seller Parcel includes a 454 stall parking facility located at the southwest corner (the "Garage") and is otherwise is vacant and ready for development; and

WHEREAS, Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, an approximately seven (7) acre portion of the Seller Parcel, as more specifically identified on a replat to be submitted to the City of Omaha for approval (the "Property"), subject to the terms and conditions set forth herein; and

WHEREAS, the Property shall not include, and the Seller shall retain, the Garage and an additional approximate one (1) acre of the Seller Parcel (the "Retained Acre"); and

WHEREAS, upon Buyer's acquisition of the Property, Buyer desires to develop the Property in accordance with the Civic Auditorium Site Redevelopment Plan as set forth in Exhibit "B" attached hereto (as may be amended from time to time, the "Redevelopment Plan").

NOW, THEREFORE, in consideration of, and based on, the foregoing Recitals and the mutual promises and agreements set forth below, the receipt and adequacy of which is hereby acknowledged, and intending to be legally bound, the parties agree as follows:

1. Sale of Property.

- a. Purchase Terms. On the terms and conditions hereinafter set forth, Seller hereby agrees to transfer, sell, convey and assign to Buyer, and Buyer hereby agrees to purchase and assume from Seller, the Property.
- b. Deposit. Within five (5) business days after the Buyer executes this Agreement, Buyer shall pay a deposit in the amount of One Hundred Thousand Dollars and No Cents

(\$100,000.00) (the "Deposit") to Aksarben Title and Escrow (the "Title Company"). The Deposit shall be fully refundable to Buyer during the Due Diligence Period at set forth in Section 3(d) below, or applied to the Purchase Price (as hereinafter defined) at the Closing.

- c. Purchase Price and Payment. The total purchase price for the Property shall be five dollars (\$5.00) per gross square foot, which is estimated to be One Million Five Hundred Twenty-Four Thousand Six Hundred Dollars \$[1,524,600], but shall be more specifically determined by the Buyer Replat (as hereinafter defined) (the "Purchase Price"). Subject to application of the Deposit and other prorations contained herein, the Purchase Price shall be paid by Buyer to Seller at the Closing.
 - d. Property Purchased. Prior to the Closing, Buyer shall (i) submit for Seller's consent (not to be unreasonably withheld, delayed, or conditioned), a proposed plat plan that will specifically identify the Property, the Garage, and the Retained Acre (the "Buyer Replat") and (ii) upon Seller's consent to the Buyer Replat, record the same in the Douglas County, NE Register of Deeds. The Buyer Replat will be generally consistent with the Redevelopment Plan, including the location of the Retained Acre (which is depicted on the Redevelopment Plan as "Future Civic or Commercial Office").
 - e. Closing. The transactions contemplated by this Agreement shall be consummated (the "Closing") at the offices of the Title Company on or before the date that is up to thirty (30) days following the end of the Due Diligence Period, or such other date as may be mutually agreed upon by Buyer and Seller (herein referred to as the "Closing Date"). The fee payable to the Title Company for acting as closing agent in connection with this transaction shall be split equally between Seller and Buyer at Closing.
 - f. Title and Possession of the Property. At Closing, title to and possession of the Property shall be conveyed by Seller to Buyer under the terms and conditions set forth herein. Seller shall be responsible for any documentary stamp or transfer tax incurred upon recording the Deed (hereinafter defined) for the Property at Closing. Buyer shall be responsible for the fee incurred in connection with recording the Deed in the real estate records of Douglas County, Nebraska.
2. Title Insurance. Within thirty (30) business days after the Buyer executes this Agreement, Buyer shall deliver to Seller a Commitment for an Owner's Policy of Title Insurance (the "Title Commitment"), pursuant to which the Title Company agrees to issue to Buyer an ALTA Owner's Policy of Title Insurance in the full amount of the Purchase Price (the "Title Policy"), showing Buyer as the proposed insured, describing the Property, and insuring Buyer's interest in the Property subject only to matters of record on the effective date of the Title Commitment. Buyer shall obtain, at Buyer's expense and ordered within thirty (30) days of the Effective Date, an ALTA survey of the Property (the "Survey"). Written notice of any exception or condition contained in the Title Commitment or Survey that is unacceptable to Buyer in its sole discretion (each, a "Title Defect") shall be delivered by Buyer to Seller within fifteen (15) days of receipt of

the Title Commitment and the Survey (the "Objection Notice"). Seller shall have the right, but not the obligation, to cure (or agree to cure prior to the Closing) any Title Defect to the satisfaction of Buyer within thirty (30) days from receipt of the Objection Notice (the "Cure Period"). In the event that Seller elects not to cure or fails to cure any Title Defects within the Cure Period to the satisfaction of Buyer, Buyer may, in its sole discretion, elect to either (i) terminate this Agreement by delivering written notice to Seller within five (5) business days after the earlier of (A) expiration of the Cure Period or (B) receipt of notice from Seller of its election not to cure such Title Defect, in which event, the Deposit shall be promptly returned to Buyer, and neither Buyer nor Seller shall have any further obligation or liability to each other under this Agreement, except those which specifically survive the termination of this Agreement; or (ii) waive the requirement that Seller cure such Title Defect, without adjustment to the Purchase Price, and close on the purchase of the Property thereby waiving any terms and provisions of this Agreement relating to such Title Defect. The premium for the Title Policy shall be split equally between Buyer and Seller. Buyer shall be solely responsible for payment of the premium for any additional endorsements which it requests to the Title Policy on the Property.

3. Due Diligence Investigation; Right to Terminate.

- a. Due Diligence Materials. Within fifteen (15) business days after the Effective Date, Seller shall provide to Buyer with respect to the Property, copies of the following, to the extent in Seller's possession: (i) any leases affecting the Property; (ii) the most recent ALTA survey; (iii) the most recent Phase I Environmental Site Assessment; (iv) the most recent property condition report; (v) copies of all written service and maintenance contracts affecting the Property; (vi) copies of the building plans and site plans; (vii) copies of all warranties and guarantees; and (viii) a copy of the certificate of occupancy. Seller makes no representation or warranty with respect to these and is providing them only as an accommodation to the Buyer. All information contained in any documents provided shall be deemed to have been fully and completely disclosed as if set forth in this Agreement.
- b. Due Diligence Investigation. Buyer shall have two hundred forty (240) days following the Effective Date (the "Due Diligence Period"), to complete a due diligence investigation including, but not limited to, causing one or more independent environmental or structural engineers, inspectors, surveyors, appraisers, consultants, specialists or firms chosen by Buyer at its sole discretion, to inspect, audit and test the condition of the Property and confirm that the Property shall meet Buyer's intended use. The cost and expense of all such inspections, appraisals, audits and tests shall be borne solely by Buyer.
- c. Access to Property. Seller agrees to permit Buyer and its agents and independent contractors full and complete access to the Property for the purposes set forth herein.

- (i) Except to the extent of the negligence or willful misconduct of Seller, Buyer shall indemnify and hold Seller harmless from and against any loss, costs, damage or expense arising from any physical inspection of the Property performed by Buyer, its agents, employees, independent contractors or assigns. Before entering upon the Property, Buyer shall maintain and shall require each of its independent environmental or structural engineers, inspectors, surveyors, appraisers, consultants, specialists or firms chosen by Buyer to maintain insurance policies with the following limits: (a) commercial general liability insurance coverage of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate; and (b) workers' compensation insurance as required by the State of Nebraska. The indemnification set forth in this Section 3(c)(i) shall specifically survive the closing and/or termination of this Agreement.
 - (ii) Buyer and Seller acknowledge that in September of 2021 the Parties executed an access agreement for the benefit of the Buyer with regard to the Seller Parcel, and such access agreement continues to be in effect.
- d. Right to Terminate. If during the Due Diligence Period, Buyer in its sole discretion shall be satisfied with its findings hereof, Buyer shall notify Seller in writing (prior to the expiration of the Due Diligence Period) of Buyer's election to proceed with the acquisition (such notice from Buyer being herein the "Proceed Notice"). In the absence of the timely delivery by Buyer of its Proceed Notice, Buyer shall be deemed to have elected to terminate this Agreement, in which event:
- (i) the Deposit shall be promptly returned to Buyer,
 - (ii) this Agreement shall be terminated; and
 - (iii) the Parties shall be relieved of any further obligation and responsibility under this Agreement, except provisions that expressly survive termination.

It is expressly recognized and agreed by the Parties that following delivery by Buyer of its Proceed Notice, Buyer shall be deemed to have waived its termination right, and the entire Deposit shall thereupon be deemed to be at risk to Buyer. Consequently, should Buyer wrongfully fail to Close on the Property pursuant to the terms of this Agreement, the Deposit shall be non-refundable to Buyer and paid to Seller in accordance with the default provisions below provided as final liquidated damages. In the event Seller wrongfully fails to Close on the Property pursuant to the terms of this Agreement, in addition to Buyer's other remedies hereunder, the Deposit shall be refundable to Buyer and paid to Buyer in accordance with the default provisions below. In order for Buyer to waive its termination rights hereunder, Buyer shall be required to have delivered a Proceed Notice prior to expiration of the Due Diligence Period.

4. Prorations. All real estate taxes (if any) which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes shall be

prorated as of the date of closing, and all the prior years' taxes, interest, and other charges, if any, will be paid by the current owner of such property.

5. Representations, Warranties and Covenants.

- a. Representations, Warranties and Covenants of Seller. Seller hereby represents, warrants and covenants to Buyer as follows, for purposes of inducing Buyer to enter into this Agreement and satisfy its obligations hereunder:
 - i. Transfer of Property. Seller has and shall convey, transfer, and assign to Buyer at Closing good, marketable and indefeasible fee simple title to the Property, free and clear of any deeds of trust, mortgages, liens, encumbrances, leases, tenancies, licenses, security interest, covenants, conditions, restrictions, judgments, rights-of-way, easements, encroachments and any other matters affecting title ("Liens"), except for those covenants, conditions, restrictions, rights-of-way, and easements of record reflected on the Title Commitment (collectively, "Permitted Exceptions"); provided, Permitted Exceptions shall not include any Title Defects identified by Buyer pursuant to the terms of this Agreement, unless such Title Defects are either cured by Seller to the reasonable satisfaction of Buyer or waived by Buyer after such identification.
 - iii. Organization; Power; Good Standing. Seller is a municipal corporation duly organized and validly existing in good standing under the laws of the State of Nebraska and has all requisite power and authority to own and operate its property and carry on its business as now being conducted and to enter into this Agreement and satisfy its obligations hereunder. Seller has taken all action necessary to authorize and direct Buyer to enter into this Agreement and satisfy its obligations hereunder.
 - iv. Binding Agreement. This Agreement and all other documents executed and delivered by Seller pursuant to this Agreement constitute the legally valid and binding agreement of Seller, enforceable against Seller in accordance with their respective terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws affecting the enforcement of creditor's rights generally, or by judicial discretion in connection with the application of equitable remedies.
 - v. Effect of Agreement. To the best of Seller's knowledge and belief, the execution, delivery and performance of this Agreement by Seller and the consummation of the transactions contemplated hereby will not require the consent, waiver, approval, license or authorization of any person or public authority on the part of Seller to be obtained; and will not conflict with or result in a breach or termination of any provision of, or constitute a default under, or result in the creation of any lien, charge or encumbrance upon the Property pursuant to any agreement or instrument or any order, judgment, decree, statute, regulation or any other restriction of any

kind or character whatsoever, to which Seller is a party or by which any of the Property may be bound.

- vi. Bankruptcy. There are no attachments, executions, assignments for the benefit of creditors, or voluntary or involuntary proceedings in bankruptcy or under any other debtor relief laws contemplated by or pending or to Seller's best knowledge and belief threatened against Seller or any of the Property.
 - vii. Accuracy of Seller's Representations. The representations and warranties of Seller herein are now, and shall be on and as of the Closing Date true and correct in all material respects.
- b. Representations, Warranties and Covenants of Buyer. Buyer hereby represents, warrants and covenants to Seller as follows, for purposes of inducing Seller to enter into this Agreement and satisfy its obligations hereunder:
- i. Organization; Power; Good Standing. Buyer is a limited liability company organized and validly existing, and is in good standing under the laws of the State of Nebraska and has all requisite power and authority to own and operate its property and carry on its business as now being conducted and to enter into this Agreement and satisfy its obligations hereunder.
 - iii. Binding Agreement. This Agreement and all other documents executed and delivered by Buyer pursuant to this Agreement constitute the legally valid and binding agreement of Buyer, enforceable against Buyer in accordance with their respective terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws affecting the enforcement of creditor's rights generally, or by judicial discretion in connection with the application of equitable remedies.
 - iv. Effect of Agreement. To the best of Buyer's knowledge and belief, the execution, delivery and performance of this Agreement by Buyer and the consummation of the transactions contemplated hereby will not require the consent, waiver, approval, license or authorization of any person or public authority on the part of Buyer to be obtained; and will not conflict with or result in a breach or termination of any provision of, or constitute a default under, any agreement or instrument or any order, judgment, decree, statute, regulation or any other restriction of any kind or character whatsoever, to which Buyer is a party.
 - v. Accuracy of Buyer's Representations. The representations and warranties of Buyer contained herein are now, and shall be on and as of the Closing Date true and correct in all material respects.
- c. Pre-Closing and Post-Closing Covenants

- a. Redevelopment Plan. Buyer shall use its commercially reasonable efforts to commence development planning of the Property, in material accordance with the Redevelopment Plan, on or before December 31, 2022. The Parties acknowledge and agree that Buyer's plans to redevelop the Property are not yet final, but Buyer will submit various applications for tax increment financing, grading permits and other such similar requests in the current year.
- b. Right to Repurchase. Buyer shall Commence Construction (as defined below), as set forth in the Redevelopment Plan, within two (2) years of Closing. "Commence Construction" shall mean the commencement of the construction of the footings, foundations and/or road work for a minimum of fifty percent of the total proposed infrastructure and building structures. If Buyer fails to satisfy this requirement and upon notice to the Buyer and sixty (60) days to cure, the City shall have the option to repurchase the Property for the Purchase Price. A memorandum of this right to repurchase shall be recorded against the Property at Closing.
- c. Garage. The Seller agrees to make available to Buyer one-hundred fifty (150) parking stalls (the "Parking Spaces") in the Garage, on a right of first refusal basis, to tenants of the mixed-income housing units contemplated by the Redevelopment Plan. Buyer and Seller shall negotiate in good faith on a reduced rate for the Parking, as allowed for by law, and all in accordance with and upon the terms and conditions of a mutually agreeable lease agreement to be negotiated by and between the Parties. The Parties acknowledge and agree that the parking lease contemplated herein is subject to and shall require the approval of the Omaha City Council.

6. Closing Documents.

- a. Deliveries at Closing by Seller. At the Closing, Seller shall deliver to Buyer and Buyer shall accept from Seller, the following:
 - i. A duly executed and acknowledged special warranty deed ("Deed") in form attached hereto as Exhibit "C," conveying and assigning to Buyer title to the Property.
 - ii. Possession of the Property.
 - iii. Such affidavits, statements and other documents as are reasonably required by the Title Company in order to issue the Title Policy in accordance with the Title Commitment.
- b. Documents to be Delivered by Buyer. At the Closing, Buyer shall deliver to Seller and Seller shall accept from Buyer, the following:
 - i. The Purchase Price, less the Deposit and as adjusted for prorations pursuant hereto.

7. Obligations Prior to Closing. From the date hereof through the Closing Date:
 - a. Seller shall not enter into any contracts, agreements or any other commitments regarding the Property, or place any Liens on the Property without the prior written consent of Buyer, which consent shall not be unreasonably withheld, delayed or conditioned.
 - b. Seller shall comply with all notices of violations or alleged violations by Seller of any state, county, city or municipal laws, ordinances, regulations, rules, orders or requirements of departments of housing, building, fire, labor or health or other governmental authorities having jurisdiction over or affecting the Property or the use or operation thereof.
8. Conditions Precedent to Obligation to Close.
 - a. Conditions Precedent to Obligation of Buyer to Close. The obligations of Buyer at Closing set forth herein are subject to the satisfaction of the following conditions:
 - i. The representations and warranties of Seller set forth herein shall be true and correct in all material respects at and as of the Closing Date;
 - ii. Seller shall have satisfied all of its material obligations hereunder required to be satisfied on or prior to Closing, including the cure of all Title Defects to which Seller agreed to cure prior to Closing.
 - b. Conditions Precedent to Obligation of Seller to Close. The obligations of Seller at Closing set forth herein are subject to the satisfaction of the following conditions:
 - i. The representations and warranties of Buyer set forth herein shall be true and correct in all material respects at and as of the Closing Date;
 - ii. Buyer shall have satisfied all of its material obligations hereunder required to be satisfied on or prior to Closing; and
 - iii. Seller shall have obtained approval of this Real Estate Purchase and Sale Agreement from the Omaha City Council.
9. Default.
 - a. Default by Seller. If Seller shall default under this Agreement and such default shall not have been cured by Seller within ten (10) days of notice thereof from Buyer, Buyer shall have the right, at Buyer's election, to:
 - i. Waive compliance with the breached term(s) or condition(s), without any claim for reduction of the Purchase Price for such breach;

- ii. Rescind this Agreement and upon such rescission Buyer shall be entitled to the reimbursement of the Deposit, if any, and all interest accrued thereon; and/or
 - iii. Exercise the right to sue for specific performance.
- b. Default by Buyer. If Buyer shall default under this Agreement and such default shall not have been cured by Buyer within ten (10) days of notice thereof from Seller, this Agreement shall be terminated, and Seller's sole and exclusive remedy hereunder shall be to retain as liquidated damages the Deposit, if any, it being agreed between Buyer and Seller that such sum shall be liquidated damages (and not a penalty) for such default of Buyer hereunder because of the difficulty, inconvenience, and uncertainty of ascertaining actual damages for such default. Except as otherwise provided in Section 3(d), no other damages, rights or remedies shall in any case be collectible, enforceable, or available to Seller, either in an action at law or in equity, other than as provided in this subsection and Seller agrees to accept and take the Deposit as its total damages and relief as a result of Buyer's default under this Agreement.

10. Miscellaneous.

- a. Binding Effect; Benefits. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns. Notwithstanding anything contained in this Agreement to the contrary, nothing in this Agreement, expressed or implied, is intended to confer on any person other than the Parties hereto or their respective successors and permitted assigns any right, remedy, obligation, or liability under or by reason of this Agreement.
- b. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.
- c. Further Assurances. At any time and from time to time before or after the Closing Date, at either Party's reasonable request and without further consideration, the other Party hereto shall execute and deliver such other instruments and documents, and take such other actions as may be reasonably required in order to more effectively carry out and implement the provisions and purposes of this Agreement.
- d. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska.
- e. Notices. All notices, requests, demands or other communications hereunder (including notices of all asserted actions, claims or demands) shall be given in writing and shall be deemed to have been duly delivered upon personal delivery to the other Party; or twenty-four (24) hours after deposit with a reputable overnight courier service, or forty-eight (48) hours after deposit in the U. S. Mail, first class postage prepaid, to the addressee at the address herein designated or at such other address as may be designated in writing by notice given in the manner provided herein:

To Seller: The City of Omaha
Attn: City Clerk
1819 Farnam Street, Suite LC-1
Omaha NE 68183

With a copy to: The City of Omaha
Attn: Law Department
1819 Farnam Street, Suite 804
Omaha NE 68183

To Buyer: Civic Corner, LLC
Attn: Arun Agarwal
10404 Essex Ct STE 101
Omaha, NE 68114

- f. Severability. If for any reason whatsoever, any one or more of the provisions of this Agreement shall be held or deemed to be inoperative, unenforceable, or invalid as applied to any particular case or in all cases, such circumstances shall not have the effect of rendering such provision invalid in any other case or of rendering any of the other provisions of this Agreement inoperative, unenforceable, or invalid.
- g. Time of Essence. The Parties agree that time is an essential element to the performance of their respective obligations hereunder.
- h. Waivers. No waiver of any breach of any warranty, representation, covenant or other term or provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other warranty, representation, covenant or other term or provision of this Agreement. No such waiver shall be effective unless in writing and signed by the Party affecting the waiver.
- i. Construction. The Parties hereto acknowledge and agree that each Party has participated in the drafting of this Agreement and that the normal rule of construction to the effect that any ambiguity is to be resolved against the drafting party shall not apply to the interpretation of this Agreement. No inference in favor of, or against, any Party shall be drawn by the fact that one Party has drafted any portion hereof.
- j. Assignability. Neither Party shall have the right to assign this Agreement, or any of its rights hereunder, without the consent of the other Party, provided, Buyer may assign this Agreement without the consent of Seller to (i) any affiliate of Buyer or (ii) a single purpose entity controlled by Dana Partnership, LLP.
- k. Entire Agreement; Amendment. This Agreement contains the entire agreement between the Parties hereto with respect to the transactions contemplated hereby, superseding all

prior agreements or understandings, written or oral, and shall not be changed or terminated except by written amendment signed by all the Parties hereto.

- l. 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.
- m. Brokerage Commission. The Parties acknowledge that no brokers or brokerage fees are due or will be due upon the closing of this transaction.
- n. Right of First Refusal. Seller shall grant to the Buyer an exclusive option to purchase the Retained Acre for a period of three (3) years from the Closing Date, and conditioned upon the commencement of construction required in Section 5(c)(b) above, and as more specifically set forth on Exhibit "D", attached hereto and incorporated herein by this reference.
- n. Days. If any action is required to be performed, or if any notice, consent or other communication is given, on a day that is not a Business Day, such performance shall be deemed to be required, and such notice, consent or other communication shall be deemed to be given, on the first Business Day following such non-Business Day. Unless otherwise specified herein, all references herein to a "day" or "days" shall refer to calendar days and not Business Days. A "Business Day" shall mean any day other than a Saturday, Sunday or any day on which commercial banks in Omaha, Nebraska, are authorized or obligated to close.
- o. SALE OF PROPERTY - AS IS: BUYER ACKNOWLEDGES THAT BUYER IS FULLY RELYING ON ITS (OR ITS REPRESENTATIVES') INSPECTIONS OF THE PROPERTY AND NOT UPON ANY REPRESENTATIONS, WARRANTIES OR STATEMENTS (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE BY SELLER OR ANY OF ITS REPRESENTATIVES, EXCEPT THE EXPRESS REPRESENTATIONS AND WARRANTIES MADE BY SELLER IN THIS AGREEMENT. BUYER ACKNOWLEDGES THAT BUYER HAS OR WILL HAVE (OR ITS REPRESENTATIVES HAVE OR WILL HAVE) THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY BUYER TO ENABLE BUYER TO EVALUATE THE PHYSICAL, LEGAL AND FINANCIAL CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING THE ENVIRONMENTAL CONDITION OF THE PROPERTY, COMPLIANCE OR NON-COMPLIANCE OF THE PROPERTY WITH ALL LEGAL REQUIREMENTS, INCLUDING ALL ZONING ORDINANCES, BUILDING CODES AND SET-BACK REQUIREMENTS, AMERICANS WITH DISABILITIES ACT REQUIREMENTS, AND COMPLIANCE OR NON-COMPLIANCE OF THE PROPERTY WITH ALL RESTRICTIVE COVENANTS, EASEMENTS, AND OTHER PRIVATE AGREEMENTS). AS A MATERIAL PART OF THE CONSIDERATION FOR THIS AGREEMENT AND THE PURCHASE, BUYER HEREBY AGREES TO ACCEPT THE PROPERTY ON THE

CLOSING DATE IN ITS "AS IS" CONDITION, WITH ALL FAULTS, AND WITHOUT REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, EXCEPT ONLY THE TITLE WARRANTIES EXPRESSLY SET FORTH IN THE DEED AND THE EXPRESS REPRESENTATIONS AND WARRANTIES MADE BY SELLER IN THIS AGREEMENT. THESE PROVISIONS OF THIS SECTION SHALL SURVIVE THE CLOSING.

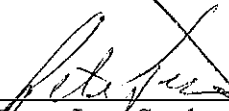
- p. Section 1031 Exchange. If requested by Buyer, the Parties agree that they will each cooperate with the other and the Title Company, to assign the legal interests in this Agreement to a qualified tax-deferred exchange intermediary for the purpose of effecting a tax-deferred, like-kind exchange or to otherwise effect an exchange of real property in accordance with the provisions of Section 1031 of the Internal Revenue Code and its corresponding regulations for the benefit of Buyer. Each Party shall reasonably cooperate with the other in this regard; provided, however, neither Party shall be required to incur any additional costs, liabilities or delays in connection with the other's election to pursue a tax-deferred like-kind exchange. The Seller shall not be responsible for or obligated to otherwise assume or pay any costs associated with such exchange.
- q. Force Majeure. Neither Buyer nor Seller shall be held responsible for delays in the performance of their obligations hereunder when caused by strikes (except for strikes by either Parties' employees), lockouts (except for lockouts by either Parties' employees), labor disputes (except for labor disputes by either Parties' employees), acts of God, inability to obtain labor or materials or reasonable substitutes therefor, supply chain disruptions, governmental restrictions, governmental regulations, governmental controls, delay in issuance of permits, enemy or hostile governmental action, civil commotion, fire or other casualty, pandemics, and other causes beyond the reasonable control of the affected Party.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date first written above.

“SELLER”

CITY OF OMAHA, NEBRASKA,
a Nebraska municipal corporation

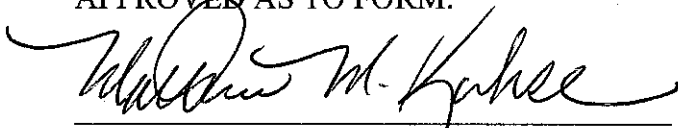
By: 
~~Mayor Jean Stothert~~ **Pete Festersen**

ACTING

ATTEST:

By: 
Elizabeth Butler, City Clerk


APPROVED AS TO FORM:


ASSISTANT CITY ATTORNEY

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

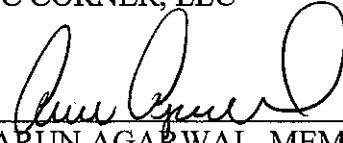
The foregoing instrument was acknowledged before me on this 28th day of July, 2022, by Pete Festersen, Acting Mayor of the City of Omaha, Nebraska, a Nebraska municipal corporation, on behalf of the company.




Notary Public

“BUYER”

CIVIC CORNER, LLC

By: 
ARUN AGARWAL, MEMBER

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 3 day of August, 2022, by Arun Agarwal, Member of Civic Corner, LLC.



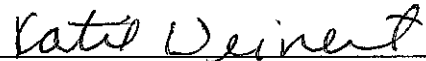

Notary Public

EXHIBIT "A"
PROPERTY

EXHIBIT "B"
REDEVELOPMENT PLAN

EXHIBIT "C"
DEED

WHEN RECORDED, RETURN TO:

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the City of Omaha, (hereinafter referred to as the "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid, hereby grants, bargains, sells and conveys to Civic Corner, LLC, a Nebraska limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, forever, the following described premises, located in Omaha, Douglas County, Nebraska (the "Premises"):

This Deed is made and accepted subject to the easements, encumbrances, and other matters of record described on Exhibit A attached hereto and made a part hereof.

And Grantor does hereby bind itself and its successors and legal representatives to warrant and forever defend, all and singular, the title to said Premises unto the said Grantee, its successors, and assigns, against the claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this ____ day of _____, 2022.

GRANTOR:

STATE OF NEBRASKA)
) : SS
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this ____ day of _____, 2022, before me, the subscriber, a notary public in and for said county, personally came _____, and acknowledged that **they** did execute the foregoing instrument and that the same is **their** free act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Notary Public

My Commission Expires:

EXHIBIT "D"

[To be inserted]

From: Front Porch <FrontPorch@omahafoundation.org>
Sent: Monday, May 2, 2022 4:11 PM
To: Delaney Nelson <dnelson@whitelotusgroup.com>
Cc: Meridith Dillon <meridith@omahafoundation.org>
Subject: Front Porch Award Notification

Dear Delaney,

We are delighted to share that the Front Porch Investments board of directors has approved a \$500,000 pre-development loan to the HELP Foundation of Omaha, Inc to support the Civic Corner development. Based on the underwriting process, Front Porch Investments offers the loan with the terms and conditions listed below:

Type of Loan:	Pre-Development
Loan Amount:	\$ 500,000
Interest rate:	1.00%
Security:	Unsecured
Term:	24 months
Origination fee:	1% - Payable to IDF
To be disbursed:	Incrementally upon presentation of invoices or as approved by IDF and FPI staff
Payment terms:	Monthly interest only payments paid by Borrower. All principal and accrued interest is due at maturity.
Extension:	6 months preapproved with a 0.25% fee
Repayment:	Monthly interest only payments paid by Borrower. All principal and accrued interest is due at maturity. Maturity is sooner of 24 months or the close of construction financing.
Loan to value:	N/A
Guarantors:	1) N/A
Closing conditions:	1) All customary closing conditions apply.
Servicing & monitoring:	1) Quarterly project updates, including status of all financing 2) All other customary servicing & monitoring conditions.

Please indicate your acceptance of the loan terms by responding to this message no later than 12:00pm Central on Monday, May 9th. We will follow up with the loan agreement documentation later this month. Front Porch Investments looks forward to partnering with you to publicize the Innovation Round awards in a thoughtful and intentional way the week of May 16th, so please wait to make any public announcements until you hear more from us shortly. Thank you for your leadership on affordable housing in our community! We look forward to partnering with you and seeing the success of this project.

Sincerely,

The Front Porch Investments Team

402-884-1681



402-990-1527



frontporchinvestments.org



1120 S 101st Street, Suite 320, Omaha, NE 68124



front
porch

I N V E S T M E N T S

BLOCK 45

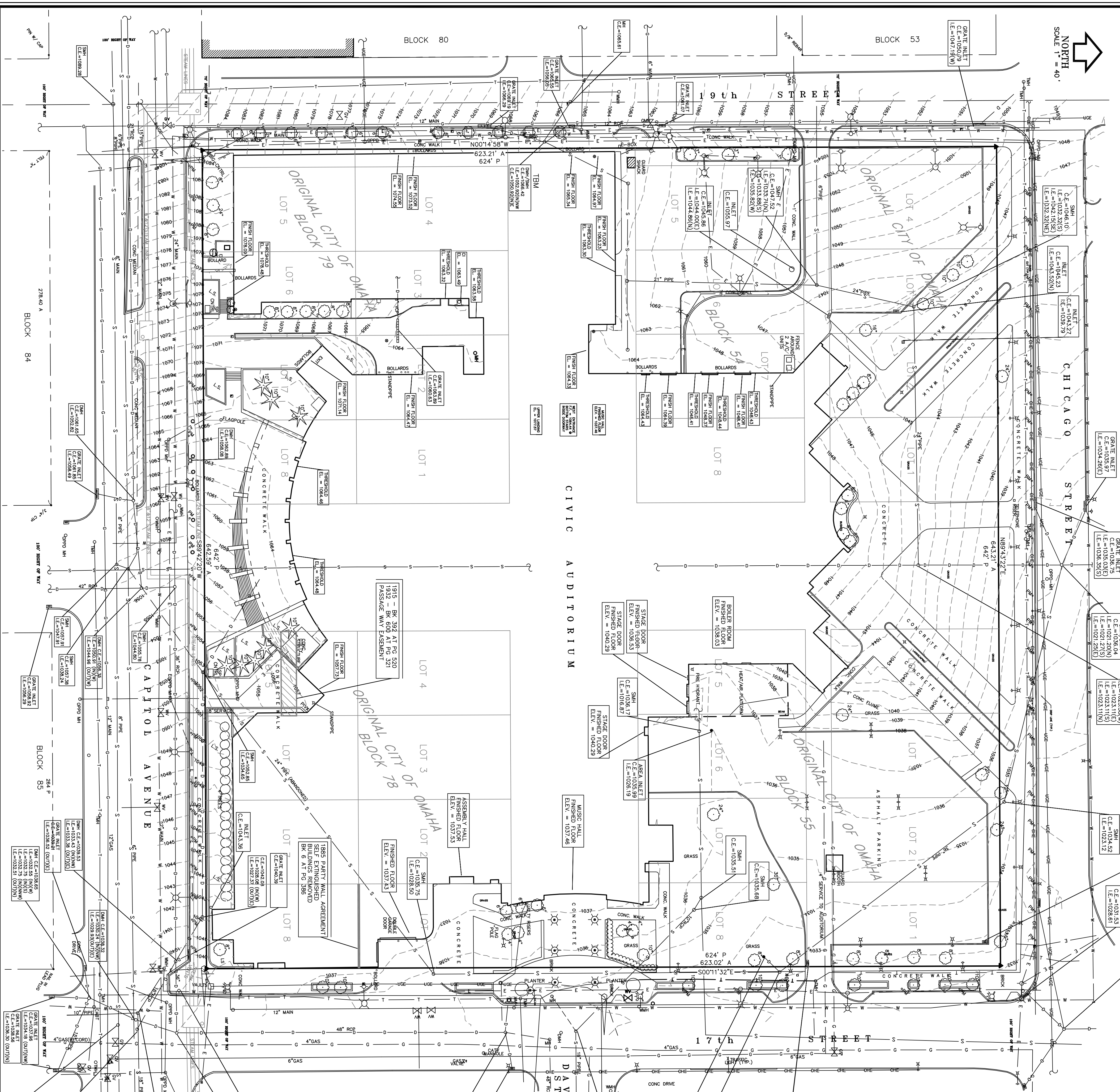
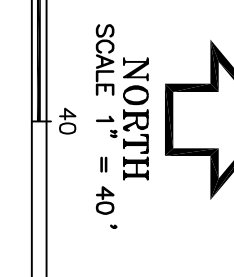
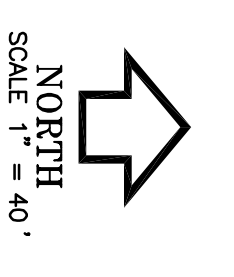
BLOCK 44

BLOCK 77

BLOCK 56

BLOCK 84

BLOCK 85



- LEGEND**
- ▲ SET 5/8" REAR W/CRP (UNO)
 - △ FOUND SURVEY POINT
 - △ TEMPORARY CONTROL POINT (T.C.P.) (12" LANDSCAPE SPRAY) (UNO)
 - CHANGED TOP PIPE
 - S.H. - STAR DRILL HOLE
 - CHESSELY "X" IN CONCRETE
 - ACIAL DISK
 - RECORDED DISTANCE
 - COMPUTED DISTANCE
 - TBM - TEMPORARY PROJECT BENCH MARK
 - F.F.E. - FINISHED FLOOR ELEVATION
 - F.F.E. - FINISHED FLOOR ELEVATION (SOLID)
 - UTILITY LINES BURIED (DASHED)
 - UTILITY FEATURE AS NOTED
 - PRESS (TYPE NOTED)
 - SMALL SIGN
 - FENCES (TYPES NOTED)
 - U.S. - LANDSCAPE SPRAY (UNO)
 - TREE LINE
 - TREE
 - CONIFEROUS TREE
 - SHIRAZ/BUSH
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE
 - POWER POLE
 - SPOT LIGHT
 - LAMP POLE
 - TRANSDUCER
 - TRANSFORMER
 - PEDESTRIAN WALK SIGNAL
 - GAS VALVE
 - GAS WAVE
 - GAS MANHOLE
 - OVERHEAD TELEPHONE
 - UNDERGROUND TELEPHONE
 - TELEPHONE MANHOLE
 - CABLE TELEVISION
 - MANHOLE MANHOLE
 - SANITARY MANHOLE
 - STORM DRAIN MANHOLE
 - INVERT ELEVATION (NORTH RIM UNO)
 - COVER ELEVATION
 - WATER VALVE
 - WATER MAIN (NOT INVERT)
 - WATER VALVE
 - SPOT LIGHT
 - POST INDICATOR VALVE
 - GAS VALVE
 - GAS WAVE
 - GAS MANHOLE

MISCELLANEOUS NOTES:

- 1) THE CURRENT ZONING FOR THE SUBJECT PROPERTY (PER PUBLIC RECORD) IS: CBD-ACI (PL)
- ACI (PL) - URBAN DESIGN - THE URBAN DESIGN STANDARDS AND GUIDELINES IN THIS ARTICLE ARE INTENDED TO IMPLEMENT THE URBAN DESIGN ELEMENT OF THE CITY'S COMPREHENSIVE PLAN.
- SPECIFIC SETBACK DISTANCES SHOULD BE VERIFIED WITH THE CITY OF OMAHA PLANNING DEPARTMENT (PH# 402-444-5150), PARTICIPARILY FOR NEW DESIGN/CONSTRUCTION TO ELIMINATE ANY PROBLEMS CAUSED BY "INTERPRETATIONS" OF ZONING LAND/USE.
- 2) A CERTIFICATE OF TITLE INFORMATION WAS SUPPLIED TO THE SURVEYOR. THERE WERE NO REFERENCED DOCUMENTS IN THE RECORDED INSTRUMENTS APPLIED AT THE TIME OF SURVEY. REFERENCED DOCUMENTS IN THE RECORDED INSTRUMENTS WERE HEAVILY REDACTED. ANY ENTRIES RECORDED OR NOT RECORDED IN THE PUBLIC RECORDS, AS WELL AS ANY ADDITIONAL DOCUMENTATION, IT SHOULD BE FORWARDED TO THE ARCHITECT, ENGINEER AND LAND SURVEYOR FOR REVIEW. THESE RESTRICTIONS MAY SUPERSEDE THE ZONING SETBACK LIMITS AS SHOWN.
- 3) SUBJECT PROPERTY CONTAINS 400,598 SQUARE FEET OR 9,1965 ACRES, MORE OR LESS.
- 4) FLOOD ZONE OF SUBJECT PROPERTY - PER DODIGAS COUNTY, NEBRASKA FLOOD INSURANCE RATE MAP COMPONENT OF THE CITY OF OMAHA (COMMUNITY NUMBER - 315274), MAP ZONE: THIS SUBJECTS DATED AREA REMAINS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (PER FLOOD INSURANCE RATE MAP INDEX 31055300DC - PANEL NOT PRINTED).
- 5) THE UTILITY LOCATIONS ON THIS PLAN ARE THE RESULT OF A COMBINATION OF FIELD LOCATED POSITIONS AND/OR AS-BUILT DRAWINGS PROVIDED BY THE UTILITY COMPANIES AT OUR REQUEST AND ARE THEREFORE SUBJECT TO INTERPRETATION. THE LOCATIONS ARE APPROXIMATE AND NO GUARANTEE IS MADE OR IMPLIED AS TO THEIR ACCURACY. FURTHER VERIFICATION MAY BE REQUIRED TO IDENTIFY UTILITIES NOT SHOWN HEREIN. CONTACT DIGGERS HOLELINE OF NEBRASKA AT 1-800-331-5666 IN NEBRASKA OR IOWA ONE-CALL AT 1-800-292-8989 IN IOWA.
- 6) A ONE-CALL REQUEST WAS MADE FOR THIS SURVEY. TICKET NUMBER XXXXXX.
- 7) ALL SANITARY AND STORM PIPE SIZES (DIAMETERS) WERE ESTIMATED AT THE SURFACE OF THE STRUCTURE OR TAKEN FROM RECORD INFORMATION. "CONTAINED SPACE ENTRY" WAS NOT EMPLOYED TO TAKE PIPE DIAMETERS DIRECTLY. ALL PIPE DIAMETERS ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR.
- 8) ELEVATIONS SHOWN HEREON ARE CITY DATUM AS PROVIDED TO THE SURVEYOR FOR A PREVIOUS PROJECT (EGA940107) ON THE SITE, CONDUCTED BY MARK E. EHRLHART AND DATED 5/24/94.
- 9) HORIZONTAL CONTROL IS AN ASSUMED/LOCAL DATUM.

LEGAL DESCRIPTION

THIS SITE WAS CREATED BY ORDINANCE 15706

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 54, ORIGINAL CITY OF OMAHA, DODIGAS COUNTY, NEBRASKA, INCLUDING 2 STRIPS OF LAND EACH 14 FEET WIDE AND 132 FEET LONG LING WEST OF AND PARALLEL TO LOTS 4 AND 5;

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 55, ORIGINAL CITY OF OMAHA, DODIGAS COUNTY, NEBRASKA, INCLUDING A STRIP OF LAND 14 FEET WIDE AND 132 FEET LONG LING SOUTH OF AND PARALLEL TO LOTS 5 AND 6;

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 78, ORIGINAL CITY OF OMAHA, DODIGAS COUNTY, NEBRASKA, INCLUDING A STRIP OF LAND 14 FEET WIDE AND 66 FEET LONG LING NORTH OF AND PARALLEL TO LOT 4;

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 79, ORIGINAL CITY OF OMAHA, DODIGAS COUNTY, NEBRASKA, INCLUDING A STRIP OF LAND 14 FEET WIDE AND 240 FEET LONG LING WEST OF AND PARALLEL TO LOTS 4 AND 5.

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DUTY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE: 11-30-12
 WILLIAM A. WHITE, JR.
 LS-510

REVISIONS

NO.	DESCRIPTION	DATE	BY

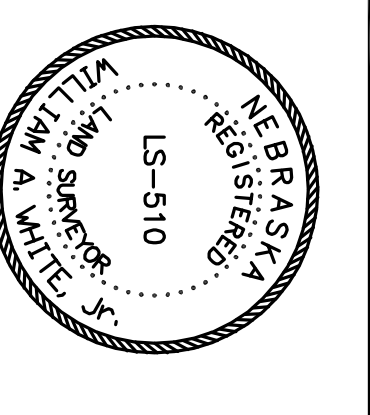
EHRHART & GRIFFIN ASSOCIATES

3552 Farnam Street
 Omaha, Nebraska 68131
 402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

OMAHA CIVIC AUDITORIUM
 TOPOGRAPHIC SURVEY
 1804 CAPITOL AVENUE, OMAHA, NEBRASKA

DATE: 11/20/2012
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 CREW:



SHEET NO.
 1 OF 1

PROJECT NO.
 EGA12117010PO

REMAIN THE LOCATION REQUEST NUMBER FOR YOUR OWN PROTECTION!
 METROPOLITAN UTILITIES DIST.
 OMAHA PUBLIC POWER DIST.
 CITY OF OMAHA
 CITY OF NEBRASKA
 COX TELEVISION
 FORECAST NATURAL GAS
 NORTHERN NATURAL GAS
 SIBERIAN TELEVISION
 Diggers Hotline
 402-444-5150
 1-800-331-5666
 (NEBRASKA)
 1-800-331-5666
 (IOWA)

NOTE: Ground Utility Locations shown are from recordation. NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS PLAN IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS PLAN IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS PLAN IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.



AMES INNOVATION



This building was once well-known as the Ames Bowling Alley in North Omaha, but the 44,000 square foot building had deteriorated over the years, making this a fantastic opportunity for redevelopment.

This project, the Ames Innovation Center, was designed to create a customer-service, data-driven environment in North Omaha that would foster collaboration among various businesses and organizations.

Our first tenant space was completed in the Spring of 2019 and is home to the Nebraska Department of Motor Vehicles and includes a 3,800-square-foot express DMV.



AMES PLAZA



Ames Plaza was a structure that was condemned by the City of Omaha, and at White Lotus Group, we saw this as an exciting challenge and opportunity. We worked closely with the City and negotiated the acquisition of this 1950's retail mall.

The goal of the project was to revitalize and re-purpose the space using Tax Increment Financing into a 100% occupied mixed-use building. We did exactly that with 40,000 square feet of self-storage, 20,000 square feet of a nationally anchored fitness center - Planet Fitness, and a 23,000 square feet workforce training center - Heartland Workforce Solutions.



1401 JONES – PUBLIC LIBRARY



1401 Jones has a rich Omaha history, housing the David Cole Creamery until the 1940s. While White Lotus Group has been searching for the perfect tenant for the space, the project was approved for TIF funding and historic-tax credits.

In February of 2022, The Omaha City Council approved an agreement for the Downtown Omaha Public Library to move from its location at 14th and Farnam to 1401 Jones. Work began at the end of March 2022 and is scheduled to conclude at the end of February 2023.

We are excited to help achieve the Omaha Public Library's 2010 and 2017 Facilities Plans recommendations for a new branch location in downtown Omaha and a new central library.



LEARNING COMMUNITY CENTER



White Lotus Group jumped into this project as the owner's representative for the HELP Foundation of Omaha, Inc. We started by identifying some problems the Learning Community was having which included the need to acquire real estate, build that real estate out to fit their needs, and then finally, how that real estate would be funded. In less than sixty days, White Lotus Group coordinated the acquisition, the design with RDG Planning and the construction with Ronco Construction to initiate a complete project plan. One hundred (100) days later - the center was delivered for 22% under the original budget approved by the Learning Community.



The \$ 20 million development on the former site of a beloved Omaha eatery, MisterC's, will serve the Metropolitan Community College Fort Omaha campus. The five-story, 113,000-square-foot mixed-use 30 Metro feature 110 affordable apartment units, a Charles Drew health clinic, a T-Mobile, the Department of Health and human services, and the Nebraska Economic Development field office- North Omaha. The design and aesthetic are consistent with the college.



The transformation of the Turner Park Apartments included turning 58 units of Class C apartments into historically significant urban cultured apartments. These distinctive apartments were built in 1920 and renovated by the White Lotus Group team in 2017. The renovations included everything from plumbing and mechanical to roofing and interiors.

We believe that they set the standard for innovative revitalization along North Dodge Street, Omaha.



PRAIRIE SPRING APARTMENTS



This development in North Omaha includes 8 buildings and 120 affordable housing apartments with a preference for seniors and veterans. Amenities include a pool, clubhouse, ponds, and walking trails.

As the owner of the land, White Lotus Group has provided turn-key development services leading planning and zoning efforts, selecting of the design and construction consultants, and managing the design and construction efforts.



BLACKSTONE CORNER



Blackstone Corner is a 92,000SF Apartment Complex in the Heart of Blackstone Omaha. The building consists of 112 luxury apartments, a community lounge, and parking. The luxury apartment complex includes a community patio, string lights, a fire pit, and an available gas grill. Other features include Bike storage, a pet wash station, seating for entertainment, and full-size rooms with balconies. White Lotus Group financed the co-developer of this project and our affiliate managed construction.



MURAL Nebraska is a progressive project awarded by the City of Lincoln to White Lotus Group with the task to bring affordable housing to the central business district of Lincoln. The project aims to combine affordable housing units with associated services through their community service facility focused on healthcare and child care. The entire development also has a planned new central library as well as a public park central to the entire block to be developed by the City of Lincoln.



Phase I Environmental Site Assessment Report

Civic Auditorium

**1804 Capitol Avenue
Omaha, Nebraska**

Prepared for:

City of Omaha
Planning Department
1819 Farnam Street, #1111
Omaha, Nebraska 68183

December 4, 2012
TG Project No. 12579.00

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



Phase I Environmental Site Assessment Report
Civic Auditorium
Table of Contents

1.0 SUMMARY	1
2.0 INTRODUCTION	5
2.1 PURPOSE.....	5
2.2 DETAILED SCOPE OF SERVICES.....	5
2.3 SIGNIFICANT ASSUMPTIONS	6
2.4 LIMITATIONS AND EXCEPTIONS.....	7
2.5 SPECIAL TERMS AND CONDITIONS.....	7
2.6 USER RELIANCE	8
3.0 SITE DESCRIPTION	9
3.1 LOCATION AND LEGAL DESCRIPTION	9
3.2 SITE AND VICINITY CHARACTERISTICS.....	9
3.3 CURRENT USE OF THE PROPERTY	9
3.4 IMPROVEMENTS AND EASEMENTS	9
3.5 CURRENT USES OF ADJOINING PROPERTIES	10
4.0 USER PROVIDED INFORMATION	11
4.1 TITLE RECORDS.....	11
4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS.....	11
4.3 SPECIALIZED KNOWLEDGE/ COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION.....	11
4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES.....	11
4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION.....	11
4.6 REASON FOR PERFORMING PHASE I.....	12
5.0 RECORDS REVIEW	13
5.1 STANDARD ENVIRONMENTAL RECORD SOURCES.....	13
5.2 PHYSICAL SETTING SOURCES.....	24
5.3 HISTORICAL USE INFORMATION ON THE ASSESSMENT SITE	25
5.4 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES	27
5.5 IMPACT OF HISTORICAL USES.....	28
6.0 SITE RECONNAISSANCE	30
6.1 METHODOLOGY AND LIMITING CONDITIONS.....	30
6.2 GENERAL SITE SETTING	30
6.3 EXTERIOR OBSERVATIONS	31
6.4 INTERIOR OBSERVATIONS	31
6.5 SUMMARY OF SITE OBSERVATIONS	33
7.0 INTERVIEWS	34
7.1 INTERVIEW WITH OWNER	34
7.2 INTERVIEW WITH SITE MANAGER/OCCUPANTS	34
7.3 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS.....	34
7.4 INTERVIEWS WITH OTHERS.....	34
8.0 FINDINGS	35
9.0 OPINION	39

10.0 CONCLUSIONS.....41

11.0 DEVIATIONS.....42

12.0 ADDITIONAL SERVICES43

13.0 REFERENCES44

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL.....45

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL46

APPENDIX

- SITE VICINITY MAP
- SITE RESEARCH DOCUMENTATION
- SITE PHOTOGRAPHS
- HISTORICAL RESEARCH DOCUMENTATION
- REGULATORY RECORDS DOCUMENTATION
- INTERVIEW DOCUMENTATION
- ENVIRONMENTAL LIEN SEARCH DOCUMENTATION

1.0 SUMMARY

SITE DESCRIPTION – The assessment site is the Omaha Civic Auditorium located at 1804 Capitol Avenue in Omaha, Nebraska. There are two structures on site: (1) the Civic Auditorium consisting of a three-story sports and entertainment Arena; the Exhibition Hall on the basement level; Mancuso Center, and the Music Hall/Assembly Hall located at street level on 17th Street; and (2) a parking garage located on the southwest corner of the assessment site at 19th and Capitol Avenue. The remainder of the site includes associated sidewalks, parking spaces, driveways, and landscaped areas.

HISTORICAL REVIEW – Historical aerial photographs, topographic maps, Sanborn Fire Insurance Maps, interviews, and city directories were reviewed and indicated that the assessment site was previously used for residential and commercial activities including filling stations and a dry cleaners before the site was redeveloped for the Civic Auditorium in 1955. In addition, several locations adjacent to the assessment site have also been used for filling stations. These are shown on the Historical Uses Map in Appendix.

Two USTs operated at the Civic Auditorium until the 1990s when they were removed from site. There was a 15,000-gallon diesel UST located on the northeast end of the Auditorium, and a 4,000-gallon gasoline UST located on the west side of the Auditorium. The 15,000-gallon diesel UST was removed on March 19, 1991. Field evidence indicated the tank had leaked and the Nebraska Department of Environmental Quality (NDEQ) requested additional investigation in June 1994. Additional investigation was completed in December 9, 1994. The investigation included the construction of three monitoring wells to collect soil and ground water samples. The investigation found that the soils were minimally impacted and there were no detections of the regulated constituents of petroleum hydrocarbons (benzene, ethylbenzene, toluene, xylenes or total recoverable petroleum hydrocarbons) in the ground water samples. The site was assigned a RAC-3 (areas where the ground water is not intended for use as drinking water) and proposed for closure in February 1995 upon abandonment of the monitoring wells. The monitoring wells were abandoned in February 2000 and the site was closed and assigned “No Further Action” status. The 4,000-gallon gasoline UST was removed on January 12, 1995. Field sample results suggested the soils beneath the tank and the dispenser were not impacted and the NDEQ did not find any additional investigation warranted. Copies of the LUST files are in the Appendix.

The historical filling stations and the more recent fuel storage and dispensing activities by the Civic Auditorium are not anticipated to have created an environmental condition at the assessment site for the following reasons:

- The former structures were cleared before development of the Civic Auditorium, to an approximate depth of 30 feet below the surface, within the building foot print. The historical filling stations operated at a location that is now covered by the Civic Auditorium.
- The recent closure activities included three ground water monitoring wells located in the northeast part of the site, which is in the down gradient direction and would have been able to detect gross impact from the historical gas stations that were located in the central part of the assessment site before development of the Civic Auditorium. The ground water samples from these locations did not reveal any detectable concentrations of the selected petroleum hydrocarbon constituents.

There was one up-gradient historical gas tank located west of the south end of the assessment site. This site has been assessed by NDEQ under the LUST program and granted No Further Action status.

The operations of the historical dry cleaners are not anticipated to have created an environmental condition at the assessment site for the following reasons:

- Prosperity Cleaners operated in the southeast corner of the site that has been developed twice: once for a parking lot and again for the Mancuso Center. These activities would have reworked the on-site soils.
- Prosperity Cleaners operated from approximately 1915 to 1936 and any releases would have had time to begin degrading through natural attenuation.
- A dry cleaners operating during this period of time would have been anticipated to use petroleum hydrocarbon-based cleaning solutions. A LUST release was investigated adjacent east of the southeast corner of the site and has been granted “No Further Action,” suggesting that the ground water in the southeast corner of the assessment site has not been grossly contaminated by regulated constituents of petroleum hydrocarbons.

REGULATORY REVIEW – One-hundred and eighty-one (181) sites (plottable) were identified by EDR, a regulatory database search firm, on the NPL, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-SQG, RCRA-CESQG, ENG CONTROLS, INST CONTROLS, SHWS, SWF/LF, LUST, UST, INST CONTROL, VCP, BROWNFIELDS, HIST UST, RCRA-NonGen, CONSENT, ROD, FINDS, AIRS, and Manufactured Gas Plants lists. These sites were located within one mile of the assessment site. None of these sites were found to be a significant risk of environmental concern to the assessment site based on distance, remediation status, and/or the anticipated ground water flow direction.

The unplottable sites were also reviewed and those within ASTM minimum search distances were included in the discussion above and in Section 5.1 of the report.

SITE RECONNAISSANCE – The condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site. The site utilizes potentially hazardous chemicals for maintenance purposes. These appeared to be stored and handled in an acceptable manner. Therefore, a low risk for adverse environmental impact to the site from itself or neighboring properties was determined based on the observations made during the site reconnaissance conducted November 6, 2012.

INTERVIEWS – Interviews were conducted with the owner/user, the City of Omaha, and the site manager, MECA. Paul Kratz, City Attorney, responded to the User Questionnaire attached in the Appendix. Based on his responses it does not appear that the City of Omaha is aware of any environmental issues associated with the assessment site.

Personnel from MECA, Beth Stinebrink, Event Manager, and Doug Ruma, Senior Maintenance Lead, were present during the site reconnaissance and provided additional information about on-site operations. This information is included in the Historical Use Information and Site Reconnaissance sections of the report (Section 5.4 and Section 6.0, respectively).

Additional information about the LUST release at the assessment site was requested and obtained from NDEQ. This information is discussed in the Records Review section of the report (Section 5.1). A copy of the file is in the Appendix.

Additional information regarding sites of environmental concern located near the assessment site was obtained from NDEQ and EPA personnel. Portions of these documents are on file at TG.

Additional information about the assessment site and surrounding properties was obtained from the Douglas County Assessor's website and included parcel information, ownership, topography, aerial photography, and zoning.

Well locate information was obtained from the Nebraska Department of Natural Resources and is included in the Well Locate Map in the Appendix.

ENVIRONMENTAL LIEN SEARCH – An updated title search has not been conducted for the assessment site. There was no evidence of liens identified in the regulatory records database search where records of environmental liability would most likely be reported. Although considered unlikely to exist, TG recommends a title search be conducted before closing to verify there are no

environmental liens or environmental-related use restrictions associated with the site according to a search of public records.

CONCLUSIONS – TG considers a recognized environmental condition (REC) to be a potentially reportable condition that may threaten human health and the environment. De minimus conditions are not considered a REC, but will be identified if revealed during the course of the investigation.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for property located at 1804 Capitol Street in Omaha, Nebraska; the property. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. De minimus conditions are anticipated to be present in the subsurface in the form of soils that have been minimally-impacted by petroleum hydrocarbons.

RECOMMENDATIONS – TG does not consider any additional investigation is warranted at this time.

2.0 INTRODUCTION

2.1 PURPOSE

Thiele Geotech, Inc. (TG) has been retained by the City of Omaha to perform a Phase I Environmental Site Assessment (ESA) on property located at 1804 Capitol Avenue, Omaha, Nebraska.

This ESA has been prepared to characterize existing environmental conditions on the subject property, and to assess potential environmental concerns caused by current and historical activities/practices on the property and from adjoining and/or nearby properties.

This ESA was conducted in general accordance with American Society of Testing Materials (ASTM) Standard E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. According to the Standard, ". . . the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property . . . even under conditions in compliance with laws."¹ More simply stated, "The purpose . . . is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the property."²

This Standard fulfills the requirements as outlined in 40 CFR 312, Standards and Practices for All Appropriate Inquiries; Final Rule. Adherence to this Standard is intended to allow the user to satisfy one of the requirements to claim protection from CERCLA liability as an innocent landowner, contiguous property owner, or bona fide prospective purchaser.³

2.2 DETAILED SCOPE OF SERVICES

Our Phase I ESA was performed by an environmental professional (EP) or under the supervision or responsible charge of an EP. The EP was involved in planning the site reconnaissance and interviews, and reviewed and interpreted the information upon which the report is based.

¹ASTM Standard E 1527-05, 1.1.1, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 2005, p. 1.

²ASTM Standard E 1527-05, November 2005, p. 12.

³40 CFR 312

The Phase I ESA consisted of a records review of the property and surrounding area, site reconnaissance, interviews, and a written report. The scope of services is intended to conform to ASTM E 1527-05.

The records review attempted to obtain and review records that would help identify recognized environmental conditions in connection with the property. This review was conducted by examining available topographic, soil survey, or geologic maps and reports; aerial photographs; public records that are properly filed regarding permits, land use restrictions, activity use limitations, environmental liens, spills, underground storage tanks, landfills, and hazardous substance/waste sites; and other government records.

The site reconnaissance consisted of a visual investigation of the area. It included a walkover of the entire site, accessible areas in the interiors of the buildings, and adjacent public thoroughfares. Observations were made of existing conditions including structures, evidence of below grade tanks, distressed vegetation, signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices. An attempt was made to define the current and past uses of the property, the adjoining properties, and the surrounding area.

Interviews with the user and current owner of the property were conducted in an attempt to obtain information about the use and condition of the property. Past owners/occupants were identified and may also have been interviewed if deemed useful. Also, appropriate government officials may have been interviewed in an attempt to identify recognized environmental conditions in connection with the property.

Our report includes documentation to support the findings, opinions, and conclusions. The report attempts to characterize recognized environmental conditions on the property and to assess potential environmental concerns caused by adjoining and/or nearby properties. The report is based only upon information obtained and observations made during the course of the records review, site reconnaissance, and interviews described above.

2.3 SIGNIFICANT ASSUMPTIONS

Findings and recommendations of this ESA are based upon information obtained during the performance of this ESA and the conditions existing at the site on the date of the site reconnaissance. Past conditions, uses, etc., were approximated based on available records and observations.

2.4 LIMITATIONS AND EXCEPTIONS

No sampling or testing of soil, water, air or other materials was conducted as part of this ESA. It is possible that contamination may exist, but was undetected by this ESA. The conclusions provided in an ESA do not guarantee that environmental conditions will not arise in the future.

The results of this Report are based on information obtained by TG and on observations made during the site reconnaissance. TG does not warrant or guarantee the environmental condition of the subject property, or certify the property as clean.

This Report is based on the current regulatory environment and current regulations and guidance. Regulatory agency interpretations, future regulatory changes, and/or policy, guidance or regulatory attitude changes may affect the environmental status of the site.

The ASTM E 1527-05 does not include an analysis or determination as to whether the Client or site is in compliance with federal, state, or local laws, statutes, ordinances, or regulations. This Standard also does not include identification or evaluation of controlled substances, asbestos, asbestos-containing materials (ACM), lead-based paint (LBP), radon, mold, methane gas, endangered species, historical or archeological resources, floodplain/floodways or wetlands. This ESA specifically excluded sampling or testing for the presence of hazardous substances, hazardous materials, hazardous wastes, petroleum, or polychlorinated biphenyls (PCBs). This practice does not include any testing or sampling of materials such as soil, water, air, or building materials.

It is important to note that this ESA does not constitute a guarantee or warranty of the environmental condition of the subject property. "Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost."⁴

2.5 SPECIAL TERMS AND CONDITIONS

According to ASTM E 1527-05, a Phase I ESA must be updated if they are over 180 days old including conducting a new environmental lien search. Reports cannot be updated if they are over a year old. However, information from a previous report can be used in a new Phase I ESA as long as the data is checked for accuracy and updated appropriately.

⁴ASTM E 1527-05, 4.5.1

2.6 USER RELIANCE

This ESA is an instrument of service for the exclusive use of the City of Omaha (Client) and their lender(s) only. No third party may use this report, or any information contained herein. With the permission of the Client, Thiele Geotech, Inc. (TG) may authorize a third party to use this Report, and to rely on the information contained in this report, but only to the same extent of the Client's reliance, and subject to the same contractual, technological, and other limitations to which the Client has agreed. In addition, any new user of the report is subject to the user obligations outlined in the ASTM E 1527-05 standard.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The assessment site is the Omaha Civic Auditorium located at 1804 Capitol Avenue in Omaha, Nebraska. There are two structures on site: The Civic Auditorium which consists of a three-story, sports/entertainment Arena, an Exhibition Hall located beneath the Arena, Mancuso Hall, and Music Hall/Assembly Hall adjoining the east side of the Arena; and a detached parking garage structure. The remainder of the site includes associated sidewalks, parking spaces, driveways, and landscaped areas.

The legal description for the site is included in the parcel information obtained from the Douglas County Assessors website and is enclosed in the Appendix. The site is generally located within the Northeast Quarter, of the Northwest Quarter, of Section 22, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.

The Site Vicinity Map, Topographic Map, and Parcel Map attached in the Appendix, further illustrate the disposition of the assessment site and the neighboring properties.

3.2 SITE AND VICINITY CHARACTERISTICS

The general area of the project site is primarily composed of business office and retail development.

The City of Omaha Zoning Map was reviewed and indicated that the assessment site and property surrounding the site to the east, west, and south is currently zoned Central Business District – Area of Civic Interest (CBD-ACI). The area surrounding the assessment site to the north is generally zoned: Downtown Service District – Area of Civic Importance. A copy of the City of Omaha Zoning Map has been included in the Appendix.

3.3 CURRENT USE OF THE PROPERTY

Currently, the assessment site is an active sports and entertainment facility for the City of Omaha. The photographs taken during the site reconnaissance conducted on November 6, 2012 illustrate the condition of the site on that day, and are included in the Appendix.

3.4 IMPROVEMENTS AND EASEMENTS

It is assumed that there are easements present on-site for various public and private utilities (natural gas, electric, water, sanitary and storm sewers, cable television) that provide essential services within the City of Omaha. All easement information is disclosed by title policy for the owner and was not available for this investigation.

Improvements on site consist of two structures: (1) the Civic Auditorium consisting of a three-story sports and entertainment Arena; the Exhibition Hall on the basement level; Mancuso Center, and the Music Hall/Assembly Hall located at street level on 17th Street; and (2) a parking garage located on the southwest corner of the assessment site at 19th and Capitol Avenue. Other improvements include paved sidewalks, driveways, parking spaces, and landscaped areas.

Utilities observed on-site:

- Electrical – Omaha Public Power District
- Water – Metropolitan Utilities District
- Gas – Metropolitan Utilities District
- Storm/Sanitary Sewer – Omaha Public Works Department
- Communications – Century Link Communications

3.5 CURRENT USES OF ADJOINING PROPERTIES

The site is bordered by Chicago Street to the north, by North 17th Street to the east, by Capitol Avenue to the south, and by North 19th Street to the west. Beyond Chicago Street to the north is a parking lot and I-480 overpass. Beyond North 17th Street to the east are a parking garage and Zorinsky Federal office building. Beyond Capitol Avenue to the south are multi-story office buildings, a parking garage, and Trinity Church. Beyond North 19th Street to the west are a parking garage and parking lots.

4.0 USER PROVIDED INFORMATION

Users of the Phase I ESA include the City of Omaha. Paul Kratz, City Attorney, responded on behalf of the City of Omaha on the User Questionnaire attached in the Appendix. Based on his responses, it does not appear that the City of Omaha is aware of any environmental issues associated with the assessment site.

4.1 TITLE RECORDS

Title documents were not provided for review during this assessment.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An updated title search has not been conducted for the assessment site. There was no evidence of liens identified in the regulatory records database search where records of environmental liability would most likely be reported. Although considered unlikely to exist, TG recommends a title search be conducted before closing to verify there are no environmental liens or environmental-related use restrictions associated with the site according to a search of public records.

During the LUST investigation in 1994 and 1995, the site was assigned a RAC-3 designation where the ground water is not intended for use as drinking water. In addition, a City ordinance prohibits the use of ground water for drinking water.

4.3 SPECIALIZED KNOWLEDGE/ COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The user was not aware of any specialized knowledge about the assessment site except for the general operations of the Civic Auditorium.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

This point is not applicable as no sale is taking place at this time.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the Douglas County Assessor's website, the current owner of the assessment site is The City of Omaha. Current occupants of the site include employees of MECA, the managers of the Civic Auditorium, and Central Table, a catering company. Beth Stinebrink, event manager for MECA and the Civic Auditorium, was the designated site contact.

4.6 REASON FOR PERFORMING PHASE I

This assessment is being conducted as part of the screening criteria for planning and potential redevelopment of the site.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this ESA, various sources of information were queried in an attempt to determine and evaluate past and present activities on and in the vicinity of the subject property that might cause environmental impacts on the subject site. Multiple aerial photographs and the current USGS Topographic Map were obtained, and regulatory database research by Environmental Data Resources, Inc. (EDR) was performed. EDR is a database search firm, specializing in Records Searches for ESAs. These efforts were performed in general accordance with ASTM Standard E 1527-05.

The ASTM Standard recommends approximate minimum search distances (AMSDs) for each type of database search, which are stated below, and were utilized in our review. The AMSDs recommended by ASTM are included on the Site Information Map included in the Appendix.

The following databases/lists and the respective ASTM AMSDs were requested and reviewed by TG:

Federal ASTM Standard

US Environmental Protection Agency (EPA) Office of Solid Waste and Emergency Response, National Priorities List (NPL), commonly referred to as "Superfund List"—1.0 mile;

EPA, Proposed National Priority List Sites (Proposed NPL)—1.0 mile;

EPA, Federal Superfund liens (NPL LIENS)—target property;

EPA, National Priority List Deletions (Delisted NPL)—1.0 mile;

EPA, Office of Solid Waste and Emergency Response, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)—0.5 miles;

EPA, Office of Solid Waste and Emergency Response, Comprehensive Environmental Response, Compensation, and Liability Information System – No Further Remediation Planned (CERC-NFRAP)—0.5 miles;

EPA, Resource Conservation and Recovery Act (RCRA), facilities undergoing “corrective action” (CORRACTS)—1.0 mile;

EPA, RCRA non-CORRACTS Treatment Storage and Disposal Facilities (RCRA-TSDF)—0.5 miles;

EPA, RCRA Large Quantity Generators (RCRA-LQG)—property and adjoining properties;

EPA, RCRA Small Quantity Generators (RCRA-SQG)—property and adjoining properties;

EPA, RCRA Conditionally Exempt Small Quantity Generators (RCRA-CESQG)—property and adjoining properties;

EPA, Federal engineering controls registries (US ENG CONTROLS)—0.5 miles;

EPA, Federal institutional controls registries (US INST CONTROLS)—0.5 miles;

National Response Center, U.S. Coast Guard, Federal Emergency Response Notification System (ERNS)—target property.

State ASTM Standard

Nebraska Department of Environmental Quality (NDEQ), State and tribal equivalent NPL, State Hazardous Waste Sites (SHWS)—1.0 mile;

NDEQ, State- and tribal-equivalent CERCLIS—Nebraska does not generate a separate State list;

NDEQ, State and tribal landfill and/or solid waste disposal sites (SWF/LF)—0.5 miles;

NDEQ, State Leaking Underground Storage Tank list (LUST)—0.5 miles;

NDEQ, State Leaking Aboveground Storage Tank list (LAST)—0.5 miles;

EPA Region 7, Leaking Underground Storage Tanks on Indian Land (INDIAN LUST R7)—0.5 miles;

Nebraska State Fire Marshal, registered Underground Storage Tank list (UST)—property and adjoining property;

Nebraska State Fire Marshal, registered Aboveground Storage Tank list (AST)—property and adjoining property;

EPA Region 7, registered Underground Storage Tanks on Indian Land (INDIAN UST R7)—property and adjoining property;

NDEQ, Nebraska Institutional Control Registry (INST CONTROL)—0.5 miles;

EPA Region 7, Voluntary Cleanup Priority Listing on Indian Land (INDIAN VCP R7)—0.5 miles;

NDEQ, Voluntary Cleanup Program, Remedial Action Plan Monitoring Act Sites (VCP)—0.5 miles;

NDEQ, Potential Brownfields Inventory Listing (BROWNFIELDS)—0.5 miles.

The following additional sources are provided by EDR, beyond the minimum requirements of ASTM.

Additional Environmental Record Sources

EPA, Brownfields Sites list (US BROWNFIELDS)—0.5 miles;

EPA, Open Dump Inventory (ODI)—0.5 miles;

NDEQ, Recycling Resource Directory (SWRCY)—0.5 miles;

EPA, Open Dump Inventory on Indian Land (INDIAN ODI)—0.5 miles;

Drug Enforcement Administration, Clandestine Drug Labs list (US CDL)—target property;

State Fire Marshal, Underground Storage Tank database listing (HIST UST)—0.25 miles;

State Fire Marshal, Aboveground Storage Tank database listing (HIST AST)—target property;

EPA, CERCLA Lien Information (LIENS 2)—target property;

Department of the Navy, Land Use Control Information System (LUCIS)—0.5 miles;

US Department of Transportation (DOT), Hazardous Materials Information Reporting System (HMIRS)—target property;

NDEQ, Surface Spill list (SPILLS)—target property;

EPA, RCRA Non Generators (RCRA-NonGen)—0.25 miles;

DOT, Office of Pipeline Safety Incident and Accident Data (DOT OPS)—target property;

USGS, Department of Defense Sites (DOD)—1.0 mile;

US Army Corps of Engineers, Formerly Used Defense Sites (FUDS)—1.0 mile;

Department of Justice, Consent Decree Library Superfund (CERCLA) Consent Decrees (CONSENT)—1.0 mile;

EPA, Records of Decision (ROD)—1.0 mile;

Department of Energy, Uranium Mill Tailings Sites (UMTRA)—0.5 miles;

Department of Labor, Mine Safety and Health Administration, Mines Master Index Files (MINES)—0.25 miles;

EPA, Toxic Chemical Release Inventory System (TRIS)—target property;

EPA, Toxic Substances Control Act (TSCA)—target property;

EPA, Office of Prevention, Pesticides, and Toxic Substances, Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act Tracking System (FIFRA/TSCA) activities (FTTS)—target property;

EPA, FIFRA/TSCA Tracking System Administrative Case Listing (HIST FTTS)—target property

EPA, Section 7 of the FIFRA Tracking System (SSTS)—target property;

EPA, Integrated Compliance Information System (ICIS)—target property;

EPA, Polychlorinated Biphenyls Activity Database System (PADS)—target property;

Nuclear Regulatory Commission, Material Licensing Tracking System (MLTS)—target property;

EPA, Radiation Information Database (RADINFO)—target property;

EPA, Facility Index System/Facility Registry System (FINDS)—target property;

EPA, RCRA Administrative Action Tracking System (RAATS)—target property;

NDEQ, Drycleaner Facility Listing (DRYCLEANERS)—0.25 miles;

NDEQ, Wastewater Database Listing (NPDES)—target property;

NDEQ, Air State Program List (AIRS)—target property;

NDEQ, Tier 2 Facility Listing (TIER 2)—target property;

USGS, Indian Reservations (INDIAN RESERV)—1.0 mile;

EPA, State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)—0.5 miles;

EDR, Proprietary Manufactured Gas Sites (Manufactured Gas Plants)—1.0 mile.

The location of the sites identified within 0.25, 0.50, and 1 mile AMSDs (radii) are shown on the Site Information Map, attached in the Appendix.

A review of the EDR Report reveals more sites than are actually within the ASTM AMSDs. This is because EDR is not able to distinguish sites according to “the property or adjoining properties.” Therefore, any AMSDs of “the property or adjoining properties” are automatically expanded by EDR to 0.25-mile radius from the site. It is the responsibility of the environmental professional to determine which sites do not fall within the ASTM AMSDs. For this project, two (2) RCRA-SQG sites, six (6) RCRA-CESQG sites, thirty-four (34) UST sites, three (3) HIST-UST sites, and eleven (11) RCRA-NonGen sites appear on the EDR list, but do not fall within the AMSD of “the property or adjoining properties.” Therefore these sites were not listed or discussed below. Additionally, there were fifty-five (55) LUST sites reported that are greater than 0.25 of a mile from the assessment site. It is unlikely that LUST sites would cause environmental conditions at that distance. For this reason, only the LUST sites within close proximity to the subject site are listed and discussed below.

MAP ID	NAME	LOCATION	LIST(S)
A1, A2, A3	Civic Auditorium	1804 Capitol Avenue	UST, LUST, AIRS, FINDS
Region	Omaha Lead	Eastern Omaha	NPL, CERCLIS, ENG CONTROLS, INST CONTROL, ROD
B4, B5	Edward Zorinsky Federal Building, General Services Administration	215 North 17 th Street	RCRA-NonGen, LUST (No Further Action – NFA), SPILLS (NFA), UST
C7	Billings Dental Laboratories	1809 Capitol Avenue	RCRA-NonGen
C8	Easy Parking Co.	202 North 19 th Street	UST (Removed), LUST (NFA),
D10	One Hour Martinizing	112 North 18 th Street	DRYCLEANERS
D12	Western Union	1818 Dodge Street	LUST
E14	Red Lion Inn Parking	1722 Dodge Street	LUST (NFA)
E16	Federal Reserve	1701 Dodge Street	LUST (NFA)
F17	1401 Davenport Tank	1401 Davenport Street	LUST (NFA)
G21	US West Douglas	100 South 19 th Street	LUST (NFA)
F22	Jayhawk LLC	313 North 16 th Street	LUST (NFA)
H25	Capitol Rent-A-Truck	1806 Cass Street	LUSTs
28	501 Building Contamination	501 North 17 th Street	LUST
I34	Creighton House	2104 Davenport	LUST (NFA)
J36, J39	Creighton Soccer	1721 California, 17 th and California	LUST (NFA)
K41	Welders Supply	1810 California	LUST (NFA)
L43	Farm Credit Service	206 South 19 th Street	LUST

MAP ID	NAME	LOCATION	LIST(S)
K44	Creighton Soccer	1821 California	LUST (NFA)
L50	Lyric Building	213 South 19 th Street	LUST (NFA)
M51	Federal Office Building	105 South 15 th Street	LUST
N55	First National Bank	514 North 15 th Street	LUST (NFA)
O57, O59, O61	Epsen Hillmer Graphics	2000 California	LUST (NFA)
N64	First National Bank Parking	1410 Cass Street	BROWNFIELDS
P65	Creighton University	302 North 22 nd Street	LUST (NFA)
P66	OEA Manor	310 North 22 nd Street	LUST (NFA)
Q69	W Dale Clark Main	215 South 15 th Street	LUST (NFA)
S75	Winter Brothers	614 North 15 th Street	LUST
T78	Jenco Truck Repair	524 North 14 th Street	LUST(NFA)
80	Flavors Indian Cuisine	1901 Farnam Street	BROWNFIELDS
U81	Twin Towers Parking Garage	2223 Dodge Street	LUST
V83	Burkley Envelope	1702 Webster Street	LUST (NFA)
W84	Creighton University	1624 Webster Street	LUST (NFA)
W88	Mo-RE-Co Plating Inc.	1608 Mike Fahey Street	BROWNFIELDS
X89	Creighton Waste	20 th and Webster	LUST (NFA)
S90	Former Miller Chemical Site	1441 California Street	CERC-NFRAP
X91	Edward D Murphy	701 North 20 th Street	LUST (NFA)
X94	Midtown II Automotive	723 North 20 th Street	LUST (NFA)
W96, W99	Walkers Inc. Uniform	724 North 16 th Street	LUST (NFA), DRYCLEANERS, BROWNFIELDS
Y100, Y101	Child Development Center, UPRR Child Development Center	1408 California Street	VCP, INST CONTROL
102	Barker Lofts Apartments/Retail	306 South 15 th Street	BROWNFIELDS
AA112, AA113	Missouri River Div. Lab/US Army Corp of Engr Lab	420 South 18 th Street	SHWS, CERC-NFRAP
119	Hendrickson Equipment & Welding	1509 Burt Street	BROWNFIELDS
AC126	Landmark Building & Parking	1299 Farnam Street	BROWNFIELDS
AD129	OPPD North Omaha Station		SWF/LF
AE137	Copycat Printing & Copying	1501 Howard Street	BROWNFIELDS
146	Metro Area Transit	2222 Cuming Street	BROWNFIELDS
AJ153	Greyhound Lines Inc.	1601 Jackson Street	BROWNFIELDS

MAP ID	NAME	LOCATION	LIST(S)
AM162	Sullivan Sewer Service Inc.	1024 North 17 th Street	SHWS
AM163	Former Lorenz Chemical	1024 North 17 th Street	CERC-NFRAP
AJ164	Douglas County Garage	632 South 16 th Street	BROWNFIELDS
167	Rochester Midland Corp.	1015 North 14 th Street	SHWS
168	Union Pacific Railroad Co	9 th & Cass Streets	RCRA-TSDF, CORRACTS, ENG CONTROLS, INST CONTROL
169	Eggerss O'Flying Building, Celltile Co.	801 South 15 th Street	SHWS
170	Inland Manufacturing Co.	1108 Jackson Street	SHWS
171	ASARCO	500 Douglas Street	SHWS
AN172, AN173	Economy Products	1126 North 11 th Street	CERCLIS, LIENS 2, CONSENT, BROWNFIELDS, SHWS
174	Omaha Gas Manufacturing Co.	NEC South 12 th and Leavenworth Streets	Manufactured Gas Plants
AN175	Capital Oil Company	1128 North 11 th Street	SHWS
176	Omaha Shot & Lead Works	1709 Mason Street	SHWS
177	Don Blazek Motors Inc.	1020 South 20 th Street	SHWS
178	St. Joseph Hospital	601 North 30 th Street	SHWS
179	US Postal Service	1124 Pacific Street	SHWS
AO180, AO181	Mid-Lands Chemical Co., Inc., Environmental Services Inc.	1521 North 11 th Street	SHWS, CONSENT, RAATS
Unplotted	Federal Reserve Bank	109 South 18 th Street	LUST (NFA)

Of the thirty-two (33) LUST sites and one (1) SPILL site identified above, twenty-five (25) have been granted a remediation status of "No Further Action." Because remediation activities have apparently been completed to the satisfaction of the Nebraska Department of Environmental Quality (NDEQ) it does not appear that these sites have significant potential to impact the assessment site.

There are ten (10) BROWNFIELDS sites identified that are not reported on any other database within ASTM minimum search distances. These are sites that have been identified for potential assessment according to the Nebraska Brownfield's program. These sites have been selected based primarily on the type of business operations that historically occurred on site. Oftentimes these are sites that have been vacated and are inactive or abandoned. It appears that these sites have a real or perceived potential for impact from historical operations handling potentially hazardous wastes. Based on lack of reported releases and/or violations, distance, and/or the anticipated ground water flow direction,

none of these sites are anticipated to be an environmental concern to the assessment site. The remaining BROWNFIELDS sites are discussed below.

There are nine (9) State Hazardous Waste Sites (SHWS) reported between approximately 0.50 and 1 mile from the assessment site that are not reported on any other database within ASTM minimum search distances. All of these sites are located in the anticipated cross or down-gradient direction from the assessment site. Based on distance and the anticipated ground water flow direction, none of these sites are considered likely to adversely impact the assessment site. The remaining SHWS sites are discussed below

Civic Auditorium, 1804 Capitol Avenue, Omaha, Nebraska. This address is for the assessment site. The assessment site is on the UST, LUST, AIRS, and FINDS lists. The FINDS list is an index type list that contains several databases and does not necessarily indicate an additional regulatory permit or incident. The site is reported on the AIRS list as it was once permitted for emissions. Additional information from the EPA website revealed the site was inspected for total particulate matter in their emissions from Jan 1985 to June 1996. The air monitoring program at the assessment site was in compliance when it was shut down sometime before April 2010. The Civic Auditorium is on the UST and LUST lists because it had USTs with reported releases. The LUST files were obtained from NDEQ. Upon review it appears that two USTs historically operated on site. There was a 15,000-gallon diesel UST located on the northeast end of the Auditorium, and a 4,000-gallon gasoline UST located on the west side of the Auditorium. The 15,000-gallon diesel UST was removed on March 19, 1991. Field evidence indicated the tank had leaked and the NDEQ requested additional investigation in June 1994. Additional investigation was completed in December 9, 1994. The investigation included the construction of three monitoring wells to collect soil and ground water samples. The investigation found that the soils were minimally impacted and there were no detections of the regulated constituents of petroleum hydrocarbons (benzene, ethylbenzene, toluene, xylenes or total recoverable petroleum hydrocarbons) in the ground water samples. The site was assigned a RAC-3 (areas where the ground water is not intended for use as drinking water) and proposed for closure in February 1995 upon abandonment of the monitoring wells. The monitoring wells were abandoned in February 2000 and the site was closed and assigned "No Further Action" status. The 4,000-gallon gasoline UST was removed on January 12, 1995. Field sample results suggested the soils beneath the tank and the dispenser were not impacted and the NDEQ did not find any additional investigation warranted. Copies of the LUST files are in the Appendix.

Omaha Lead, Eastern Omaha, Omaha, Nebraska. The assessment site is located adjacent to a region that has been identified as an EPA Superfund site. Parts of eastern Omaha have been established as an EPA Superfund site due to elevated concentrations of lead from lead refining and smelting operations at the Asarco facility, which operated for over 100 years. The site was proposed because surface soils

at residential properties were found to contain elevated concentrations of lead. Elevated lead concentrations are particularly harmful to children. The Omaha Lead site includes surface soils present at residential properties, childcare facilities, schools, and other residential-type properties in the City of Omaha. The total area of the Omaha Lead site includes portions of Omaha from Harrison Street to Read Street and from 56th Street to the west side of the central business district and the west bank of the Missouri River north and south of the central business district in east Omaha, Nebraska. The assessment site is located in the central business district and EPA will not conduct soils investigation/remediation activities at the assessment site under its current testing protocol. In addition, it is considered unlikely elevated concentrations of lead from historical emissions exist on site because the original structures were cleared and the soils were removed/reworked when the Civic Auditorium was built in 1955.

Edward Zorinsky Federal Building, General Services Administration, 215 North 17th Street, Omaha, Nebraska. This address is for the office building located east of the assessment sit across North 17th Street. This site is on the RCRA-NonGen, LUST, SPILLS, and UST lists. This site no longer has any active USTs. The SPILL and LUST releases have been granted No Further Action status. The site is on the RCRA-NonGen because it was permitted to general small quantities of hazardous wastes. This site no longer generates reportable quantities of hazardous wastes and there were no violations reported for its former RCRA activities. Therefore, this site is not anticipated to be a significant threat to the assessment site.

Billings Dental Laboratories, 1809 Capitol Avenue, Omaha, Nebraska. This address is adjacent south of the assessment site across Capitol Avenue. This site is on the RCRA-NonGen. The site is on the RCRA-NonGen because it was permitted to general small quantities of hazardous wastes. This site no longer generates reportable quantities of hazardous wastes and there were no violations reported for its former RCRA activities. Therefore, this site is not anticipated to be a threat to the assessment site.

One Hour Martinizing, 112 North 18th Street, Omaha, Nebraska. This address is located 0.06 miles south of the assessment site. This site is currently on the DRYCLEANERS list. There are no reports of dry cleaning solvent releases or hazardous waste generation for this site. Based on distance and the anticipated ground water flow direction to the east, operations at this site appear to have low potential to impact the assessment site.

Western Union, 1818 Dodge Street, Omaha, Nebraska. This site is located 0.07 miles south of the assessment site. This site is on the LUST list. The remediation status is reported as “Priority List for orphan sites (Responsible Party not viable).” It appears that the site has been backlogged and will be further investigated at some time in the future by the NDEQ, utilizing State funds. Additional information from NDEQ revealed that a 1,000-gallon UST was removed from the property in 1993.

Contamination was found in the excavation and ground water. Preliminary investigation suggests that the contamination does not extend far from the excavation. Based on the anticipated ground water flow direction to the east from this location, ground water releases (if any) would be anticipated to flow east and cross south of the assessment site.

Capitol Rent-A-Truck, 1806 Cass Street, Omaha, Nebraska. This site is located 0.8 miles north of the assessment site. This site is on the LUST list with two releases. One has a remediation status of “Additional work needed, DEQ has not yet directed the work to begin.” The other release is reported as “Voluntary Remedial Action program.” Additional information from NDEQ revealed that the voluntary cleanup has been closed with “No Further Action.” The other release remains backlogged and is for a waste oil UST. Based on distance and the anticipated ground water flow direction from this site to the northeast, releases from this site are not anticipated to extend to the assessment site.

501 Building Contamination, 501 North 17th Street, Omaha, Nebraska. This site is located 0.08 miles north-northeast of the assessment site. This site is on the LUST list. The remediation status is reported as “Priority List for orphan sites (Responsible Party not viable).” It appears that the site has been backlogged and will be further investigated at some time in the future by the NDEQ, utilizing State funds. Based on distance and the anticipated ground water flow direction from this site to the northeast, releases from this site are not anticipated to extend to the assessment site.

Farm Credit Service, 206 South 19th Street, Omaha, Nebraska. This site is located 0.15 miles south-southwest of the assessment site. This site is on the LUST with a remediation status of “Additional work needed, DEQ has not yet directed the work to begin.” Based on previous experience with LUST sites in eastern Nebraska and specifically the City of Omaha, ground water plumes generally do not extend beyond 600 feet (0.10 mile) down-gradient from the point of release. Because the LUST site is located approximately 0.15 of a mile from the assessment site, it does not appear that this property represents a significant environmental threat to the assessment site.

Federal Office Building, 105 South 15th Street, Omaha, Nebraska. This address is located 0.16 miles southeast of the assessment site. This site is on the LUST list with a remediation status of “Voluntary Remedial Action program.” Based on distance and the anticipated ground water flow direction, the associated risk from this site to the assessment site appears to be low.

Winter Bros., 614 North 15th Street, Omaha, Nebraska. This address is located 0.21 miles northeast of the assessment site. This site is on the LUST list with a remediation status of “Priority List for orphan sites (Responsible Party not viable).” Based on distance and the anticipated ground water flow direction, the associated risk from this site to the assessment site appears to be low.

Twin Towers Parking Garage, 2223 Dodge Street, Omaha, Nebraska. This address is located 0.22 miles west-southwest of the assessment site. This site is on the LUST list with a remediation status of “Priority List for orphan sites (Responsible Party not viable).” Based on distance, the associated risk from this site to the assessment site appears to be low.

Former Miller Chemical Site, 1441 California Street, Omaha, Nebraska. This address is located 0.23 miles northeast of the assessment site. This site is on the CERC-NFRAP site. The site was investigated by EPA in 1999 and a removal assessment was completed in 2000. The site was archived in 2007. Based on archived status, distance, and the anticipated ground water flow direction, this site is not anticipated to threaten the assessment site.

Walkers Inc. Uniform724, North 16th Street, Omaha, Nebraska. This address is located 0.25 miles north-northeast of the assessment site. This site is on the LUST (NFA), DRYCLEANERS, and BROWNFIELDS list. This is also a RCRA small quantity generator with one violation that was issued during a compliance evaluation in 1987. The site achieved compliance in March 1988 and there are no other violations reported. The site historically operated a UST that has been removed and issued No Further Action. Based on the distance and the anticipated ground water flow direction, the operations at this site are not anticipated to be a threat to the assessment site.

Child Development Center, UPRR Child Development Center, 1408 California Street, Omaha, Nebraska. This address is located 0.25 miles northeast of the assessment site. This site is on the VCP and INST CONTROL lists. This site is at the location of a former automobile parts cleaning facility and pesticides handler. A clean fill system and vapor barrier have been placed at this site and there is an environmental covenant in force at this site to maintain the integrity of the remedial system. Based on distance and the anticipated ground water flow direction, releases from this site are not anticipated to extend to the assessment site.

Missouri River Div. Lab, US Army Corp of Engr Lab, 420 South 18th Street, Omaha, Nebraska. This site is located 0.30 miles south of the assessment site. This site is on the CERC-NFRAP and SHWS lists. This site was a former RCRA small quantity generator. Wastes generated included, solvents, metals, ignitable wastes, caustic wastes, pesticides, and reactive wastes. The site received numerous violations during a compliance inspection that was conducted November 2, 2005. The site corrected those areas of violation and was back in compliance by November 14, 2005. The site was evaluated in December 8, 2006 and it was determined the RCRA site was “not a significant non-complier.” Based on compliance status, distance, and the anticipated ground water flow direction, operations at this site are not anticipated to be a significant threat to the assessment site.

OPPD North Omaha Station, Omaha, Nebraska. This site is misplotted and is actually several miles north of the assessment site, beyond ASTM minimum search distances.

Former Lorenz Chemical, 1024 North 17th Street, Omaha, Nebraska. This address is located 0.46 miles north of the assessment site. This site is currently on the CERC-NFRAP list. This site was investigated by EPA and referred to removal. A clean up action occurred in 2001 and the site was granted No Further Remedial Assessment Planned status and archived in 2006. Based on archived status, distance and the anticipated ground water flow direction, the environmental concern at this location is not anticipated to extend to the assessment site.

Union Pacific Railroad Co., 9th and Cass Streets, Omaha, Nebraska. This site located 0.56-miles east-southeast of the assessment site. This site is currently on the ENG CONTROLS, INST CONTROL, RCRA-TSDF, and CORRACTS lists. This is for the historical UPRR Omaha Shops where railroad maintenance and service activities were located. Within the last decade, UPRR has moved from this location and soils and ground water contamination has been discovered. Clean up activities are being directed by NDEQ and EPA. Some of the properties have been remediated for redevelopment. Ground water monitoring activities are in place and will continue for many years. Engineering controls and restrictive covenants apply to some of these properties. Soil contamination is confined to the former UPRR property and ground water releases migrate north and east toward the Missouri River. Based on distance and the anticipated ground water flow direction, these historical releases are not likely to impact the assessment site.

Economy Products/Inland Products, 1126 North 11th Street Omaha, Nebraska. - This property is located 0.67 miles northeast of the assessment site. This site is on the BROWNFIELDS, SHWS, CERCLIS, LIENS 2, and CONSENT lists. There is an environmental lien filed against the potential responsible party property. Economy Products started operations at 1126 North 11th Street in 1973. They blended lawn, garden pesticides, and animal health pesticides. Inland Products produced kitty litter and fireplace starter at this location. The site was closed by the Omaha-Douglas County Health Department and the Omaha Fire Department due to safety, health and environmental violations. After investigation in 1983, the subsurface was found to be grossly contaminated with lindane. Toxaphene and endrin were also detected, as well as petroleum hydrocarbons. The on-site, four-story building structure was also found to be permeated with organochlorine pesticides from storage and handling of these pesticides. Owners/occupants did not conduct the required cleanup and EPA initiated a cleanup action under CERCLA in July 1984. Several stages of assessment and cleanup have occurred since that time. An Environmental Fact Sheet issued by the NDEQ states that since the EPA completed their clean-up activities, vandalism of the property has occurred and the integrity of the protective epoxy coating has been compromised. Recently the building was demolished and removed. According to Deborah Myer of NDEQ, there was petroleum product underneath the building. Based on distance and

the anticipated ground water flow direction, it appears unlikely for releases from this site to adversely impact the assessment site.

Omaha Gas Manufacturing Co., northeast corner South 12th and Leavenworth Street, Omaha, Nebraska. This site is located 0.68 miles southeast of the assessment site. This site is on the Manufacturing Gas Plants list. Manufactured gas plants produced gas for urban use prior to the widespread use and pipeline distribution of natural gas in the 1950's. Base materials utilized to produce gas included coal, coke, and oil. The byproducts generated from the manufacturing process included tars, sludges, and a variety of potentially harmful materials that were typically disposed of on site. Based on distance and the anticipated ground water flow direction, it does not appear that this property represents a significant environmental threat to the assessment site.

Midlands Chemical Co., Environmental Services, Inc., 1521 North 11th Street Omaha, Nebraska. This address is located approximately 0.91 miles north-northeast of the assessment site. This site is reported on the SHWS, CONSENT, and RAATS lists. Searle Petroleum Co. operated at this location before 1972 when Inland Products moved their operations from the Economy Products building at 1126 North 11th Street site to this location and operated as Environmental Services, Inc. During a RCRA compliance inspection in July 1983, leaking drums of hazardous waste and oil were observed at the site along with surface spills and vegetative distress. Grab soil and water samples exhibited high concentrations of toluene, 1,1,1-trichloroethane, and methylene chloride in ponded water, and high concentrations of lead in soil. As a result, operations on site were required to cease, drums were properly labeled and removed by the responsible parties, and the site soils were investigated. After investigation was conducted, high concentration toxaphene dirt piles and lab chemicals were removed from site. Fresh topsoil was applied to the site, which was graded to drain properly, and the entire site was paved as a precautionary seal. Recent investigation by EPA has revealed that toxaphene has been found in the soils and ground water at this site. This investigation was initiated after unexpected impacts in ground water were detected during ground water monitoring activities on Union Pacific property to the east. Based on distance and the anticipated ground water flow direction, it does not appear that this property represents a significant environmental threat to the assessment site.

The unplotable sites were also reviewed and those within ASTM minimum search distances were reviewed and included in the above discussion above.

5.2 PHYSICAL SETTING SOURCES

As shown on the 1994 USGS 7.5 Minute Topographic Map, Omaha North, Nebraska Quadrangle, a portion of which is included in the Appendix, the site elevation is approximately 1,040 to 1,080 feet above mean sea level (MSL). The map has a contour interval of 10 feet. The topography of the

assessment site is sloping toward the northeast with approximately 40 feet of relief. A site-specific contour map was obtained from the Douglas County Assessor's website. It shows the highest elevations in the southwest corner (1,084 feet) and the lowest elevations in the northeast corner at 1,034 feet above MSL.

Based on the topography and surface water flow directions observed during the site reconnaissance, we anticipate that the majority of the site-specific ground water flow direction is to the northeast. The overall regional ground water flow direction in the vicinity of the property is reported to be to the northeast, east, and southeast toward the Missouri River. Depth to ground water is anticipated to be approximately 20 to 30 feet below ground level.

Based on the topography and anticipated site-specific ground water flow direction, we anticipate that the area within one-half mile west would be in the up-gradient direction. Therefore, this anticipated up-gradient source area has been the focus of our historical and environmental records research.

The assessment site surface soils were mapped by the United States Department of Agriculture (USDA) and described in the *Soil Survey of Douglas and Sarpy Counties, Nebraska*. Surface soils mapped at the assessment site are Monona silt loam, 0-1% slopes (MoA) and Monona silt loam, 11-17% slopes (MoE). The Monona series consists of deep, well drained, nearly level to moderately steep soils on uplands. These soils form in loess. Permeability in these soils is moderate and available water capacity is high. A copy of the Soil Survey Map for the assessment site and adjoining area has been included in the Appendix.

5.3 HISTORICAL USE INFORMATION ON THE ASSESSMENT SITE

Historical sources reviewed for this assessment included the following:

Aerial Photographs: 1952, 1970 (photobase for the Soil Survey Map), 1973, 1982, 1994, 2001, 2004, 2007;

Historical topographic Maps: 1956 Base, 1975 Photorevised;

Street Directories: 1915 to 2012;

Sanborn Fire Insurance Maps: 1887, 1890, 1901, 1934, 1962, 1968;

Interviews.

Based on these sources, it appears that the assessment site was developed for dwellings, three churches, and a store by 1887. In 1890 there were two churches, dwellings, two stores, an art gallery, and the Omaha Guards Armory. The 1901 Sanborn Maps shows a few changes: The Salvation Army

is at the location of a former church and Bennett Co. general merchandise warehouse is at the location of the Omaha Guards Armory.

In the 1934 Sanborn Map there were numerous changes from residential to commercial use. There are several more stores, parking lots and garages, auto repair garages, two filling stations, a junk yard, film vault/exchange, and electrical repair store. In the 1962 Sanborn map, all of the previously existing structures have been cleared and the Arena, Exhibition Hall, Music Hall and Assembly Hall, and a detached open deck garage have been constructed at the assessment site. According to the Sanborn Map, these structures were built in 1955. There were no significant changes noted in the 1969 Sanborn map.

Former users of concern that were identified in the Sanborn Fire Insurance Maps include the following:

306 North 18th Street

1934 Filling station, Auto greasing

1724 Davenport Street

1934 Parking garage with gas tanks in the street

1801 Davenport Street

1934 Filling station

1711 Chicago Street

1934 Junk yard

1714-18 Capitol Avenue

1890 Omaha Guards Armory

Former users of concern that were identified in the City Directory search include the following:

204 North 17th Street

1915-1936 Prosperity Cleaners

According to the aerial photographs, the Mancuso Mall on the southeast corner of the site was constructed where a parking lot was formerly located. In 1999, a larger parking garage structure is apparent in the southwest corner of the assessment site. Landscaping, sidewalks, and entranceways also appear to have been updated at this time. There were no other significant changes noted in the more recent photographs.

No other use or development was revealed through review of aerial photographs, the historical topographic maps, the Omaha Street Directories search, Sanborn Fire Insurance Maps, or interviews and it is assumed that the site did not incur any development between the dates of the records that were examined.

Portions of the aerial photographs, Sanborn Fire Insurance Maps, the City Directory Abstract and the topographic maps have been reproduced and are included in the Appendix.

5.4 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Historical uses of the surrounding property were identified to the extent that this information was revealed in the course of researching the assessment site. Based on the Sanborn Fire Insurance Maps, it appears that surrounding properties were primarily developed for dwellings in 1887. Trinity Church was south of the site on Capitol Avenue. In 1890, Palace Stables and a manufacturing company (Anchor Fence Co.) are to the east of the south part of the site on North 17th Street. In 1901, the US Customs House and Post Office is to the southeast of the assessment site. A creamery and flour warehouse are to the northeast.

In 1934, there is a filling station located east of the assessment site at 305 North 17th Street, a garage and parking lot are located east of the south part of the site on North 17th Street. Properties labeled vulcanizing, laundry and printing are located east of the southeast corner of the site at 1620, 1622, and 1624 Capitol Avenue. There is a gas tank shown in the street near 1624 Capitol Avenue. The Customs House and Post Office are still located to the southeast. Adjacent south are parking lots, Trinity Cathedral, and a dental supplies distributor. A gas tank is indicated at the parking lot on the southwest corner of North 17th Street and Capitol Avenue. An IOOF meeting hall is to the southwest of the site. A parking lot with gas tanks is shown on the northwest corner of the intersection of North 19th Street and Capitol Avenue. A tea and coffee warehouse is to the north at 1806 Chicago Street. A filling station is at 1802 Chicago Street. Other areas are still in residential use in 1934.

In the 1962 Sanborn Map, there were a few additional commercial properties noted. A Post Office and Court House were to the east of the south part of the site on North 17th Street. The IOOF Hall is now a bowling alley and dance hall. The filling station is still present at 305 North 17th Street. Gas tanks are still indicated at the parking lot to the south at North 17th Street and Capitol Avenue, at the parking garage at 202 North 19th Street, and in the street near 1624 Capitol Avenue.

There were no significant changes noted in the 1969 Sanborn Map except the Customs and Post Office Building to the southeast was no longer apparent.

Additional sites of concern identified in the Street Directories search include the following:

301-07 North 17th Street

1926-1936 Nicholas Oil Corp. filling station
1941 Miller Filling Station
1946 Flanders Filling Station
1951 Miller Filling Station
1956-1961 Taylor Super Service gas station
1965 Olsens Friendly Service

205 North 17th Street

1941-1951 Ravitz Tire and Supply Co.

321 North 17th Street

2007 Allright Parking stations and garages

5.5 IMPACT OF HISTORICAL USES

The historical filling stations and the more recent fuel storage and dispensing activities by the Civic Auditorium are not anticipated to have created an environmental condition at the assessment site for the following reasons:

- The former structures were cleared before development of the Civic Auditorium, to an approximate depth of 30 feet below the surface, within the building foot print. The historical filling stations operated at a location that is now covered by the Civic Auditorium.
- The recent closure activities included three ground water monitoring wells located in the northeast part of the site, which is in the down gradient direction and would have been able to detect gross impact from the historical gas stations that were located in the central part of the assessment site before development of the Civic Auditorium. The samples from these locations did not reveal significant impact to the assessment site.

There was one up-gradient historical gas tank located west of the south end of the assessment site. This site has been assessed by NDEQ under the LUST program and granted No Further Action status.

The operations of the historical dry cleaner are not anticipated to have created an environmental condition at the assessment site for the following reasons:

- Prosperity Cleaners operated in the southeast corner of the site that has been developed twice: once for a parking lot and again for the Mancuso Center. These activities would have reworked the on-site soils.

- Prosperity Cleaners operated from approximately 1915 to 1936 and any releases would have had time to begin to degrade through natural attenuation.
- A dry cleaner operating during this period of time would have been anticipated to use petroleum hydrocarbon-based cleaning solutions. A LUST release was investigated adjacent east of the southeast corner of the site and has been granted “No Further Action,” suggesting that the ground water in the southeast corner of the assessment site has not been grossly contaminated by select constituents of petroleum hydrocarbons.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance was performed on November 6, 2012. A walkover of the site, accessible areas in the interiors of the buildings, and adjacent public thoroughfares was made and current use and condition of the property and adjoining nearby properties was noted, as well as information on land use in the vicinity. Observations were made to review existing structures, evidence of below grade tanks, distressed vegetation, signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices.

Copies of photographs taken during the site reconnaissance conducted on November 6, 2012, have been included in the Appendix and represent the condition of the site on that day.

6.2 GENERAL SITE SETTING

The site slopes unevenly to the northeast with approximately 40 feet of relief across the assessment site. In general, the elevation highs are along the southwestern border of the property while the elevation lows are located along the northeastern border. Surface drainage of the site is northeast toward storm sewer inlets along the adjacent thoroughfares.

Improvements on site consist of two structures: (1) the Civic Auditorium consisting of a three-story sports and entertainment Arena; the Exhibition Hall on the basement level; Mancuso Center, and the Music Hall/Assembly Hall located at street level on 17th Street; and (2) a parking garage located on the southwest corner of the assessment site at 19th and Capitol Avenue. Other improvements include paved sidewalks, driveways, parking spaces, and landscaped areas.

The Civic Auditorium is under management of MECA Omaha. Beth Stinebrink, Event Manager, and Doug Ruma, Senior Maintenance Lead, were present during the site reconnaissance and provided additional information about on-site operations.

Adjoining property uses are listed below:

North – Chicago Street.

East – North 17th Street.

South – Capitol Avenue.

West – North 19th Street.

Visual observations from the perimeter of the site and public thoroughfares were made of the surrounding vicinity. Land uses observed in the vicinity include the following:

North - north of the assessment site, beyond Chicago Street is a parking lot and I-480 overpass.

East - east of the assessment site, beyond 17th Street are a parking garage and the Zorinsky Federal Office building.

South - south of the assessment site, beyond Capitol Avenue are multi-story office buildings, a parking garage, and Trinity Church.

West - west of the assessment site, beyond North 19th Street are a parking garage and parking lots.

6.3 EXTERIOR OBSERVATIONS

Pad-mounted transformers were identified at the assessment site. These are owned and maintained by OPPD. They appeared to be of newer construction and in good condition. If warranted, OPPD will test transformers for PCB content before they are taken out of service.

A parking garage occupies the southwest corner of the assessment site. Surface lots are located on the west and sides of the building. Remaining areas are drives, sidewalks, or landscaped areas.

Two remnant manholes filled with concrete were observed in pavement located northwest of the auditorium building. These are from the 1994 subsurface investigation of the UST release that was closed by NDEQ in 2000 when the monitoring wells were abandoned.

6.4 INTERIOR OBSERVATIONS

Arena

The Arena contains a sports/entertainment arena and 3 levels of seating for approximately 10,000 people. Associated features include concession stands, bathrooms, janitorial closets, access ramps and stairs. Offices for MECA and Center Table catering are on the ground level in the Arena. An ice maker was added to the building in 1997 and provides ice making capabilities for hockey and skating events in the arena.

There are several elevators in the Arena and a representative equipment room was observed. These are all similar and are inspected annually.

The ice maker building is on the west side of the Civic Auditorium and produces ice through an ammonia refrigerant system. Some 55-gallon drums and smaller containers of water treatment

chemicals were stored in the ice making building and are used for water treatment. There was also a small quantity of lubricants observed in the building for the ice making equipment.

Exhibit Hall

The Exhibit Hall is located below the Arena and contains 43,400 square feet for events. There was a storage area that was been constructed on one side of the Hall. There are bathrooms located on the north and south ends of the Hall.

A maintenance shop for the Civic Auditorium is located in the northeast corner of the Exhibit Hall. This area contained typical tools, equipment, and supplies for building maintenance including paint, light bulbs, cleaners, lubricants, trash bags, and caulking.

Mancuso Hall

Mancuso Hall is located on the east side of the Civic Auditorium and contains 25,000 square feet of event space, bathrooms, concessions, and an office.

There is an electrical room in Mancuso Hall and much of the equipment is not in use. Dry type transformers were observed in this room as well as in several other locations inside the assessment site.

Music Hall

The Music Hall is located north of Mancuso Hall on the east side of the Civic Auditorium. There is an Assembly Hall with a small stage that adjoins the Music Hall on the south. The Music Hall contains a stage with approximately 2,000 square feet in the west end of the Hall and seating for approximately 2,257 people on three levels. Associated features include a lobby, bathrooms and dressing rooms. Historically the Music Hall had additional seating on an upper level that has been abandoned.

Subbasement

The subbasement contains the electrical plant, chillers and boilers associated with the Civic Auditorium. There is an emergency generator in the basement that is fueled by diesel. The diesel is stored in an approximately 400-gallon above ground storage tank that is in a containment basin. There were numerous approximately 3 to 5 gallon containers of water treatment chemicals observed in this area. These primarily included micro biocides and descalers. Suva is a refrigerant stored in the subbasement in 55-gallon drums that is used in the chillers. Small containers of lubricants and paints were also observed in the subbasement.

There is a garage for storage of the Zambonies, located at the lowest Arena level. Maintenance and cleaning activities are also conducted in this area. Very small quantities of lubricants were stored in this area. A small storage shed contained white powder used to brighten the ice and small quantities of ice paint.

There was a flammable closet with containers of gasoline that are used to fuel lawn equipment.

6.5 SUMMARY OF SITE OBSERVATIONS

Small quantities of potentially hazardous substances are used on site and include typical cleaners, corrosives, paints, and lubricants. The facility appeared to follow appropriate storage and handling procedures of potentially hazardous chemicals, and no significant spills or staining were apparent. For this reason and based on the quantity and types of the chemicals used and stored on site, there appears to be low risk to the assessment site with regard to these chemicals.

In general, the condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

Bill Lukash of the City of Omaha Planning Department was not aware of any environmental issues associated with the assessment site. The City of Omaha is conducting this Phase I ESA for planning purposes. There is no sales transaction or lease transaction taking place at this time. Mr. Lukash was able to provide a facilities assessment report that was conducted by DLR in 2011 to determine the condition of the Civic Auditorium and provide recommendations for improvements and remodeling the structure for continued use.

7.2 INTERVIEW WITH SITE MANAGER/OCCUPANTS

The Civic Auditorium is under management of MECA Omaha. Beth Stinebrink, Event Manager, and Doug Ruma, Senior Maintenance Lead, were present during the site reconnaissance and provided additional information about on-site operations. This information is included in the Historical Use Information and Site Reconnaissance sections of the report (Section 5.4 and Section 6.0, respectively).

7.3 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Additional information regarding the former on-site USTs and nearby LUST sites was obtained from the NDEQ. This information is discussed in the Records Review section of the report (Section 5.1). Portions of the files are included in the Appendix.

Additional information about the site and surrounding properties was obtained from the Douglas County Assessor and included parcel information, ownership, aerial photography, zoning, and topography.

Well locate information was obtained from the Nebraska Department of Natural Resources and is included in the Well Locate Map in the Appendix.

7.4 INTERVIEWS WITH OTHERS

Paul Kratz, City Attorney, responded to the User Questionnaire attached in the Appendix.

8.0 FINDINGS

The following are the findings and conclusions for the Phase I Environmental Site Assessment (ESA) conducted by Thiele Geotech, Inc. (TG) for the City of Omaha (Client) on the subject site:

SITE DESCRIPTION – The assessment site is the Omaha Civic Auditorium located at 1804 Capitol Avenue in Omaha, Nebraska. There are two structures on site: (1) the Civic Auditorium consisting of a three-story sports and entertainment Arena; the Exhibition Hall on the basement level; Mancuso Center, and the Music Hall/Assembly Hall located at street level on 17th Street; and (2) a parking garage located on the southwest corner of the assessment site at 19th and Capitol Avenue. The remainder of the site includes associated sidewalks, parking spaces, driveways, and landscaped areas.

HISTORICAL REVIEW – Historical aerial photographs, topographic maps, Sanborn Fire Insurance Maps, interviews, and city directories were reviewed and indicated that the assessment site was previously used for residential and commercial activities including filling stations and a dry cleaners before the site was redeveloped for the Civic Auditorium in 1955. In addition, several locations adjacent to the assessment site have also been used for filling stations. These are shown on the Historical Uses Map in Appendix.

Two USTs operated at the Civic Auditorium until the 1990s when they were removed from site. There was a 15,000-gallon diesel UST located on the northeast end of the Auditorium, and a 4,000-gallon gasoline UST located on the west side of the Auditorium. The 15,000-gallon diesel UST was removed on March 19, 1991. Field evidence indicated the tank had leaked and the Nebraska Department of Environmental Quality (NDEQ) requested additional investigation in June 1994. Additional investigation was completed in December 9, 1994. The investigation included the construction of three monitoring wells to collect soil and ground water samples. The investigation found that the soils were minimally impacted and there were no detections of the regulated constituents of petroleum hydrocarbons (benzene, ethylbenzene, toluene, xylenes or total recoverable petroleum hydrocarbons) in the ground water samples. The site was assigned a RAC-3 (areas where the ground water is not intended for use as drinking water) and proposed for closure in February 1995 upon abandonment of the monitoring wells. The monitoring wells were abandoned in February 2000 and the site was closed and assigned “No Further Action” status. The 4,000-gallon gasoline UST was removed on January 12, 1995. Field sample results suggested the soils beneath the tank and the dispenser were not impacted and the NDEQ did not find any additional investigation warranted. Copies of the LUST files are in the Appendix.

The historical filling stations and the more recent fuel storage and dispensing activities by the Civic Auditorium are not anticipated to have created an environmental condition at the assessment site for the following reasons:

- The former structures were cleared before development of the Civic Auditorium, to an approximate depth of 30 feet below the surface, within the building foot print. The historical filling stations operated at a location that is now covered by the Civic Auditorium.
- The recent closure activities included three ground water monitoring wells located in the northeast part of the site, which is in the down gradient direction and would have been able to detect gross impact from the historical gas stations that were located in the central part of the assessment site before development of the Civic Auditorium. The ground water samples from these locations did not reveal any detectable concentrations of the selected petroleum hydrocarbon constituents..

There was one up-gradient historical gas tank located west of the south end of the assessment site. This site has been assessed by NDEQ under the LUST program and granted No Further Action status.

The operations of the historical dry cleaners are not anticipated to have created an environmental condition at the assessment site for the following reasons:

- Prosperity Cleaners operated in the southeast corner of the site that has been developed twice: once for a parking lot and again for the Mancuso Center. These activities would have reworked the on-site soils.
- Prosperity Cleaners operated from approximately 1915 to 1936 and any releases would have had time to begin degrading through natural attenuation.
- A dry cleaners operating during this period of time would have been anticipated to use petroleum hydrocarbon-based cleaning solutions. A LUST release was investigated adjacent east of the southeast corner of the site and has been granted “No Further Action,” suggesting that the ground water in the southeast corner of the assessment site has not been grossly contaminated by regulated constituents of petroleum hydrocarbons.

REGULATORY REVIEW – One-hundred and eighty-one (181) sites (plottable) were identified by EDR, a regulatory database search firm, on the NPL, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-SQG, RCRA-CESQG, ENG CONTROLS, INST CONTROLS, SHWS, SWF/LF, LUST, UST, INST CONTROL, VCP, BROWNFIELDS, HIST UST, RCRA-NonGen, CONSENT, ROD, FINDS, AIRS, and Manufactured Gas Plants lists. These sites were located within one mile of the assessment

site. None of these sites were found to be a significant risk of environmental concern to the assessment site based on distance, remediation status, and/or the anticipated ground water flow direction.

The unplottable sites were also reviewed and those within ASTM minimum search distances were included in the discussion above and in Section 5.1 of the report.

SITE RECONNAISSANCE – The condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site. The site utilizes potentially hazardous chemicals for maintenance purposes. These appeared to be stored and handled in an acceptable manner. Therefore, a low risk for adverse environmental impact to the site from itself or neighboring properties was determined based on the observations made during the site reconnaissance conducted November 6, 2012.

INTERVIEWS – Interviews were conducted with the owner/user, the City of Omaha, and the site manager, MECA. Paul Kratz, City Attorney, responded to the User Questionnaire attached in the Appendix. Based on his responses it does not appear that the City of Omaha is aware of any environmental issues associated with the assessment site.

Personnel from MECA, Beth Stinebrink, Event Manager, and Doug Ruma, Senior Maintenance Lead, were present during the site reconnaissance and provided additional information about on-site operations. This information is included in the Historical Use Information and Site Reconnaissance sections of the report (Section 5.4 and Section 6.0, respectively).

Additional information about the LUST release at the assessment site was requested and obtained from NDEQ. This information is discussed in the Records Review section of the report (Section 5.1). A copy of the file is in the Appendix.

Additional information regarding sites of environmental concern located near the assessment site was obtained from NDEQ and EPA personnel. Portions of these documents are on file at TG.

Additional information about the assessment site and surrounding properties was obtained from the Douglas County Assessor's website and included parcel information, ownership, topography, aerial photography, and zoning.

Well locate information was obtained from the Nebraska Department of Natural Resources and is included in the Well Locate Map in the Appendix.

ENVIRONMENTAL LIEN SEARCH – An updated title search has not been conducted for the assessment site. There was no evidence of liens identified in the regulatory records database search where records of environmental liability would most likely be reported. Although considered unlikely to exist, TG recommends a title search be conducted before closing to verify there are no environmental liens or environmental-related use restrictions associated with the site according to a search of public records.

9.0 OPINION

Evidence of potential recognized environmental conditions (RECs) were identified during this Phase I ESA assessment.

- Historical sources revealed the assessment site was previously used for residential and commercial activities including filling stations and a dry cleaners before the site was redeveloped for the Civic Auditorium in 1955. In addition, several locations adjacent to the assessment site have also been used for filling stations. These are shown on the Historical Uses Map in Appendix.
- Two USTs operated at the Civic Auditorium until the 1990s when they were removed from site. During this time, the soils and ground water at the assessment site were investigated and the subsurface was found minimally impacted by petroleum hydrocarbons and the NDEQ closed the site.

The historical filling stations and the more recent fuel storage and dispensing activities by the Civic Auditorium are not anticipated to have created an environmental condition at the assessment site for the following reasons:

- The former structures were cleared before development of the Civic Auditorium, to an approximate depth of 30 feet below the surface, within the building foot print. The historical filling stations operated at a location that is now covered by the Civic Auditorium.
- The recent closure activities included three ground water monitoring wells located in the northeast part of the site, which is in the down gradient direction and would have been able to detect gross impact from the historical gas stations that were located in the central part of the assessment site before development of the Civic Auditorium. The ground water samples from these locations did not reveal any detectable concentrations of the selected petroleum hydrocarbon constituents..

There was one up-gradient historical gas tank located west of the south end of the assessment site. This site has been assessed by NDEQ under the LUST program and granted No Further Action status.

The operations of the historical dry cleaners are not anticipated to have created an environmental condition at the assessment site for the following reasons:

- Prosperity Cleaners operated in the southeast corner of the site that has been developed twice: once for a parking lot and again for the Mancuso Center. These activities would have reworked the on-site soils.
- Prosperity Cleaners operated from approximately 1915 to 1936 and any releases would have had time to begin degrading through natural attenuation.
- A dry cleaners operating during this period of time would have been anticipated to use petroleum hydrocarbon-based cleaning solutions. A LUST release was investigated adjacent east of the southeast corner of the site and has been granted “No Further Action,” suggesting that the ground water in the southeast corner of the assessment site has not been grossly contaminated by regulated constituents of petroleum hydrocarbons.

10.0 CONCLUSIONS

TG considers a recognized environmental condition (REC) to be a potentially reportable condition that may threaten human health and the environment. De minimus conditions are not considered a REC, but will be identified if revealed during the course of the investigation.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for property located at 1804 Capitol Street in Omaha, Nebraska; the property. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. De minimus conditions are anticipated to be present in the subsurface in the form of soils that have been minimally-impacted by petroleum hydrocarbons.

11.0 DEVIATIONS

There were no significant deletions or deviations from this practice.

An updated title search was not available for review at the time of this investigation. Although considered unlikely to exist, TG recommends a title search be conducted for environmental liens and activity use restrictions within publically accessible records to fully comply with ASTM Phase I ESA requirements.

12.0 ADDITIONAL SERVICES

No additional services were requested or conducted for this Phase I ESA.

13.0 REFERENCES

References used for the completion of this investigation included the ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, the ASTM E 1528-06, Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, Polk City Directories, and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I certify that this document was prepared by me or under my direct personal supervision and that I am a Professional Geologist as licensed by the State of Nebraska Board of Geologists.

Respectfully submitted,
Thiele Geotech, Inc.

Prepared by,



A handwritten signature in blue ink that reads "Donna S. Matlock". The signature is written over the seal and extends to the right.

Donna S. Matlock, P.G.
Nebraska License G-0097

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

I have a Bachelor of Science degree from the University of Nebraska at Omaha and am a licensed Professional Geologist for the States of Nebraska and Missouri. I am also a Certified Professional Geologist as certified by the American Institute of Professional Geologists. In 2005 I successfully completed the examination for a Master Level Certified Hazardous Materials Manager as accredited by the Council of Engineering and Scientific Specialty Boards (CESB). Since 1996, I have been principally engaged conducting and supervising the completion of Phase I ESA's.

APPENDIX

SITE VICINITY MAP

SITE RESEARCH DOCUMENTATION

1994 USGS Topographic Map

Parcel Map

Parcel Information

Zoning Map

Site Contour Map

USDA Soil Survey Map

SITE PHOTOGRAPHS

HISTORICAL RESEARCH DOCUMENTATION

Historical Uses Map

Aerial Photographs

Historical Topographic Maps

Sanborn Fire Insurance Map Coverage

REGULATORY RECORDS DOCUMENTATION

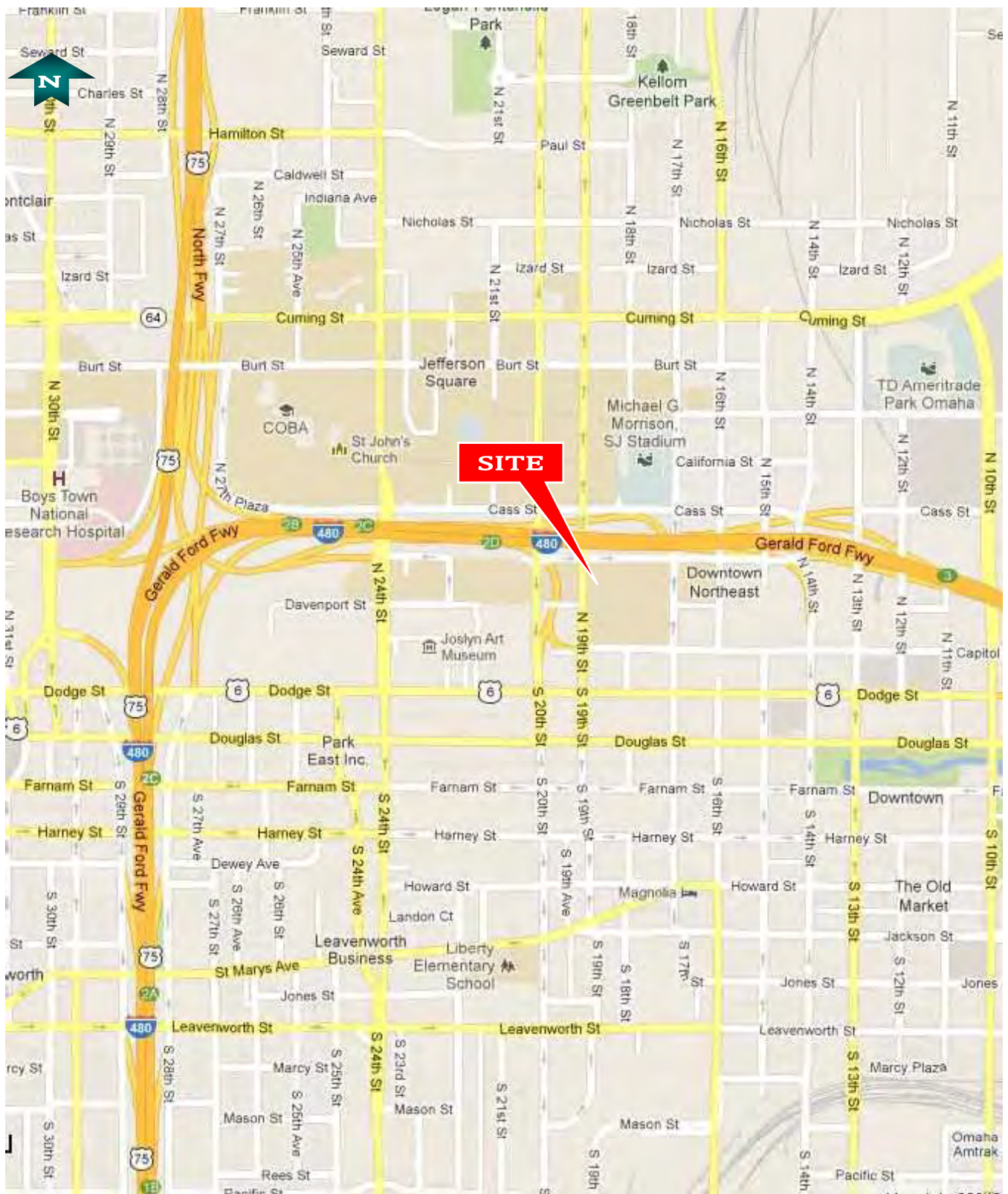
EDR Radius Map Report

INTERVIEW DOCUMENTATION

User Questionnaire

Well Locate Map

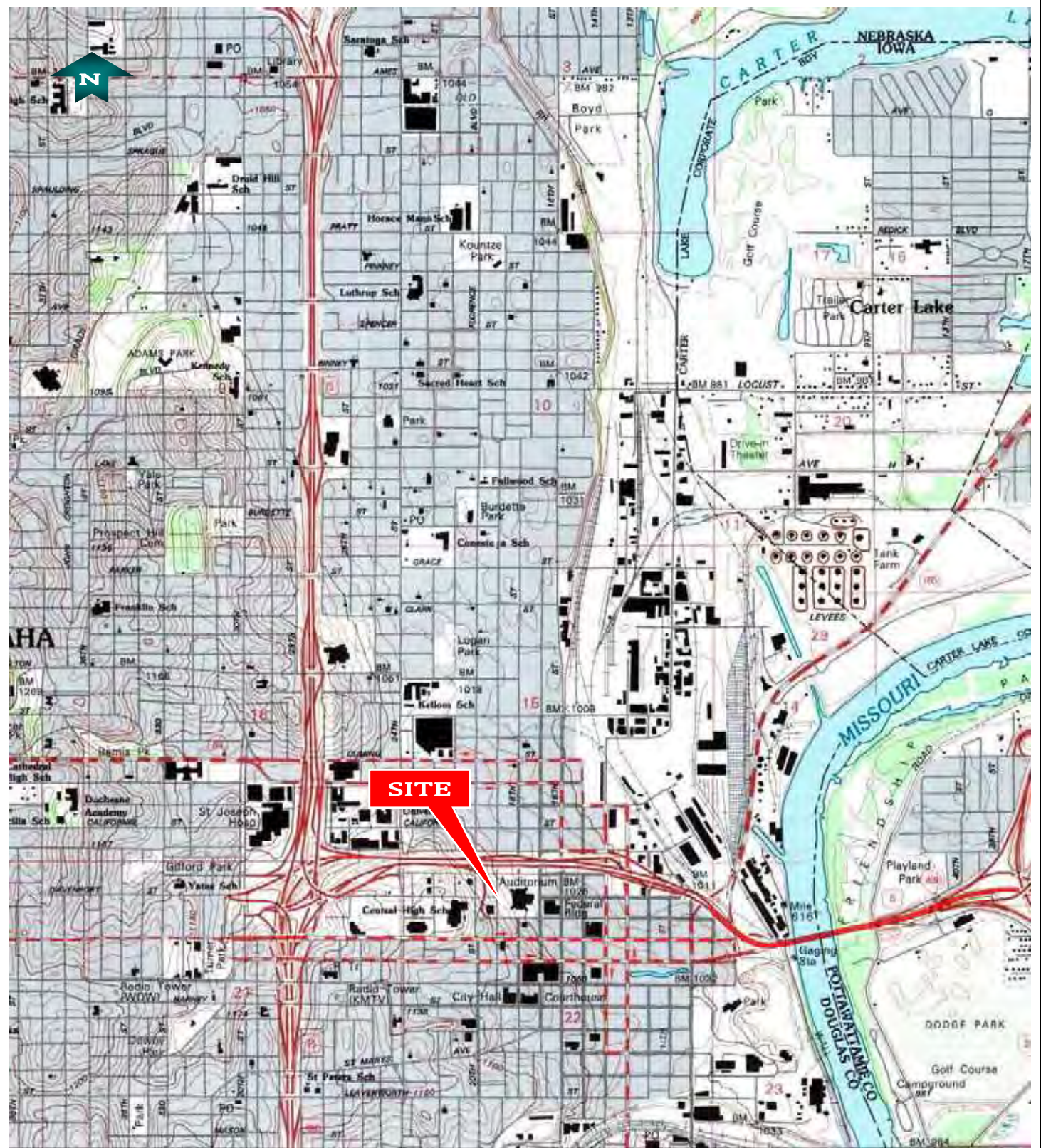
LUST File Copy from NDEQ



Site Vicinity Map



Project		Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date	11/1/12



Topographic Map

(From 1994 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION



Project
Civic Auditorium
1804 Capitol Avenue

Job #	12579.00	Date	11/1/12
-------	----------	------	---------



Parcel Map

(2010 Aerial Photograph)

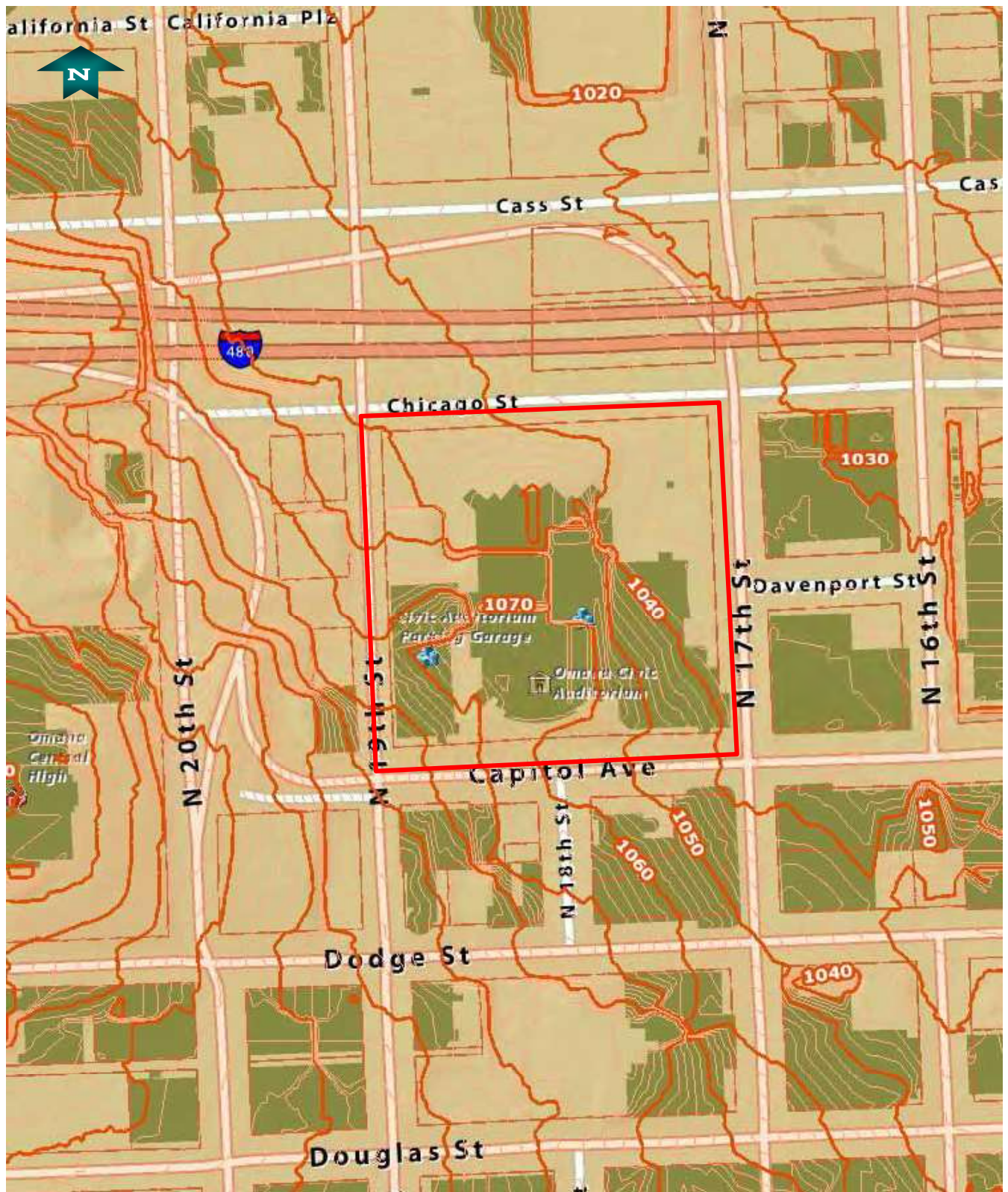


Project		Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date	11/1/12

Douglas County, Nebraska Property Record - R0307570000					
Information is valid as of 2012-10-1		Print Report View Interactive GIS Map Treasurer's Tax Report Subdivision Sales Search			
Owner					
CITY OF OMAHA C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183-0000					
Property Information					
Key Number:	0757 0000 03				
Account Type:	Ex Government				
Parcel Number:	0307570000				
Parcel Address:	1804 CAPITOL AV OMAHA NE 68102-0000				
Legal Description:	CITY LOTS LOT 14FT VAC 19 ST ADJ & VAC DAVENPORT & 18 STS ADJ & ALL BLKS 54-55- 78 & 79				
Value Information					
	Land	Improvement			Total
2012	\$0.00	\$0.00			\$0.00
2011	\$0.00	\$0.00			\$0.00
2010	\$0.00	\$0.00			\$0.00
2009	\$0.00	\$0.00			\$0.00
2008	\$0.00	\$0.00			\$0.00
2007	\$0.00	\$0.00			\$0.00
Land Information					
Acres	SF	Units	Depth	Width	Vacant
0.0	0.0	0.0	0.0	0.0	No



The above map is powered by [Google](#), and is intended to provide a general idea of a property's location. If you require a more exact property location, you may use the [Interactive GIS Maps](#) that are maintained by our office.



Site Contour Map



Project		Civic Auditorium 1804 Capitol Avenue
Job #	12579.00	Date 11/1/12



Omaha Zoning Map



Project	Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date 11/1/12



Soil Survey Map

(From 1975 USDA Soil Survey of Douglas and Sarpy Counties,
Compiled on 1970 Aerial Photograph)



Project	Civic Auditorium 1804 Capitol Avenue		
Job #	12579.00	Date	11/1/12

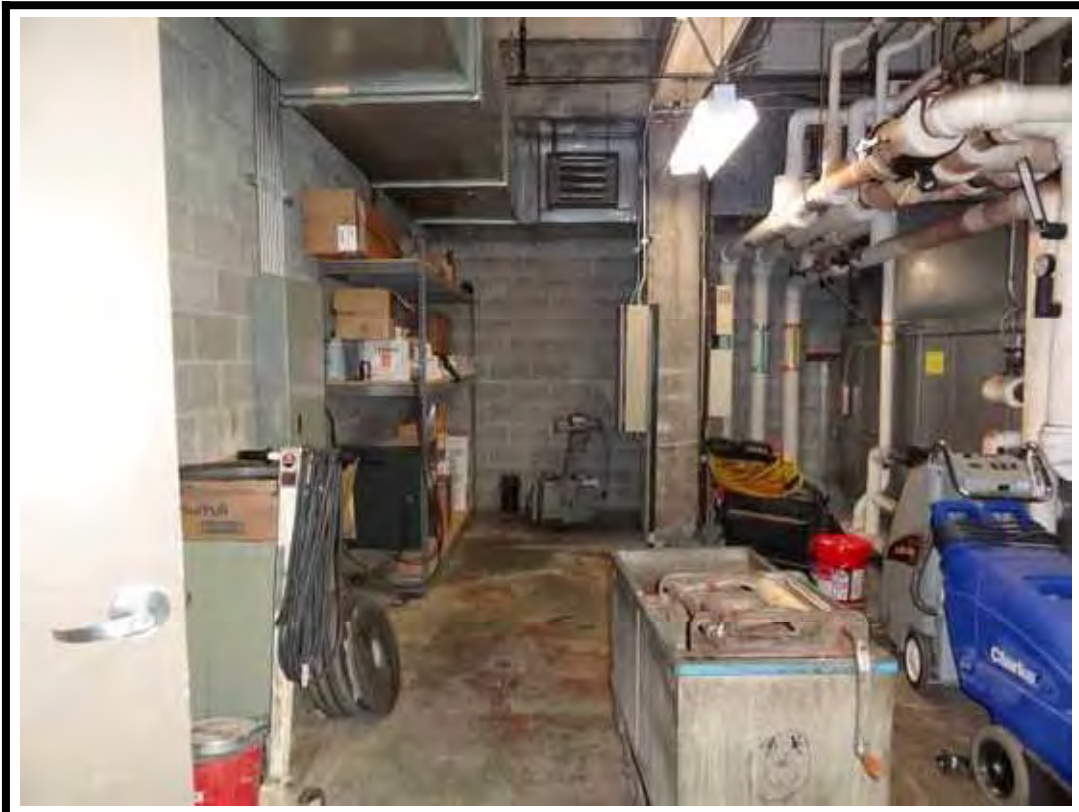


PHOTO NUMBER 1

View of one of several maintenance rooms at the Civic Auditorium.



PHOTO NUMBER 2

View of cleaning supplies in the closet. The battery charger is for the floor scrubbers.



PHOTO NUMBER 3
View of containers of floor cleaners.



PHOTO NUMBER 4
View of air handling equipment in the janitorial/maintenance closet.



PHOTO NUMBER 5

View of the Arena at the Civic Auditorium.



PHOTO NUMBER 6

View of the Arena at the Civic Auditorium.



PHOTO NUMBER 7
View of walkway in the Arena.



PHOTO NUMBER 8
View of one of several janitor's closets in the Civic Auditorium.



PHOTO NUMBER 9

View of deodorizers and cleaners used in the Civic Auditorium.



PHOTO NUMBER 10

View of cleaning supplies on cart.



PHOTO NUMBER 11
View of janitor's closet in the Arena.



PHOTO NUMBER 12
View of laundry room in the Arena.

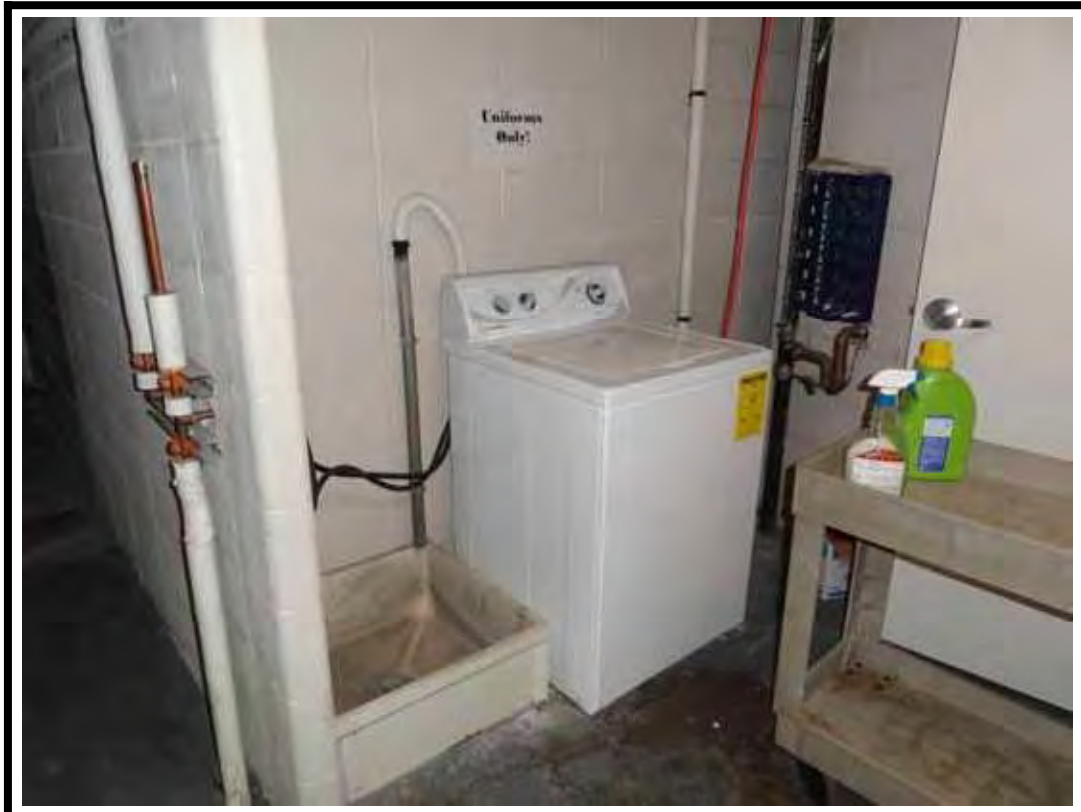


PHOTO NUMBER 13
View of laundry room in the Arena.

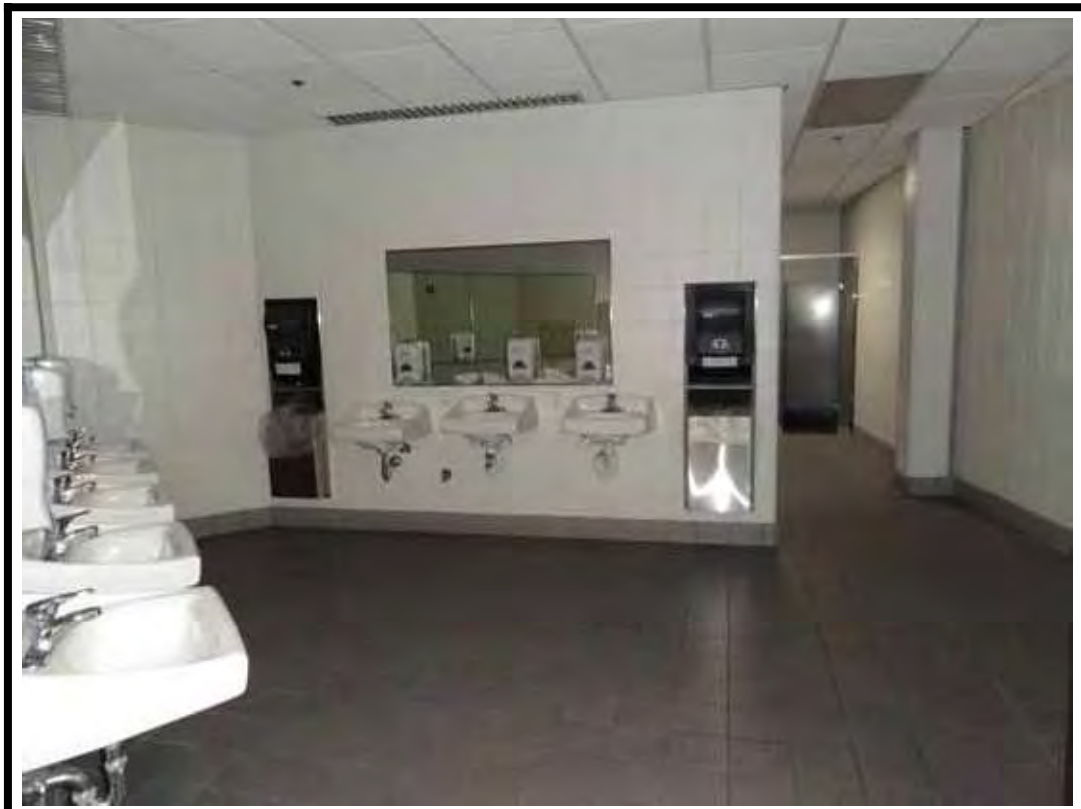


PHOTO NUMBER 14
View of typical restroom at the Arena.



PHOTO NUMBER 15

One of four rooms with air handling equipment that are accessed from the Arena. Asbestos has been identified on some of the ductwork.



PHOTO NUMBER 16

View of the entrance to the Arena.



PHOTO NUMBER 17

View of one of several concession areas in the Arena.



PHOTO NUMBER 18

View of storage room attached to concession.



PHOTO NUMBER 19

View of the Exhibit Hall located beneath the Arena.

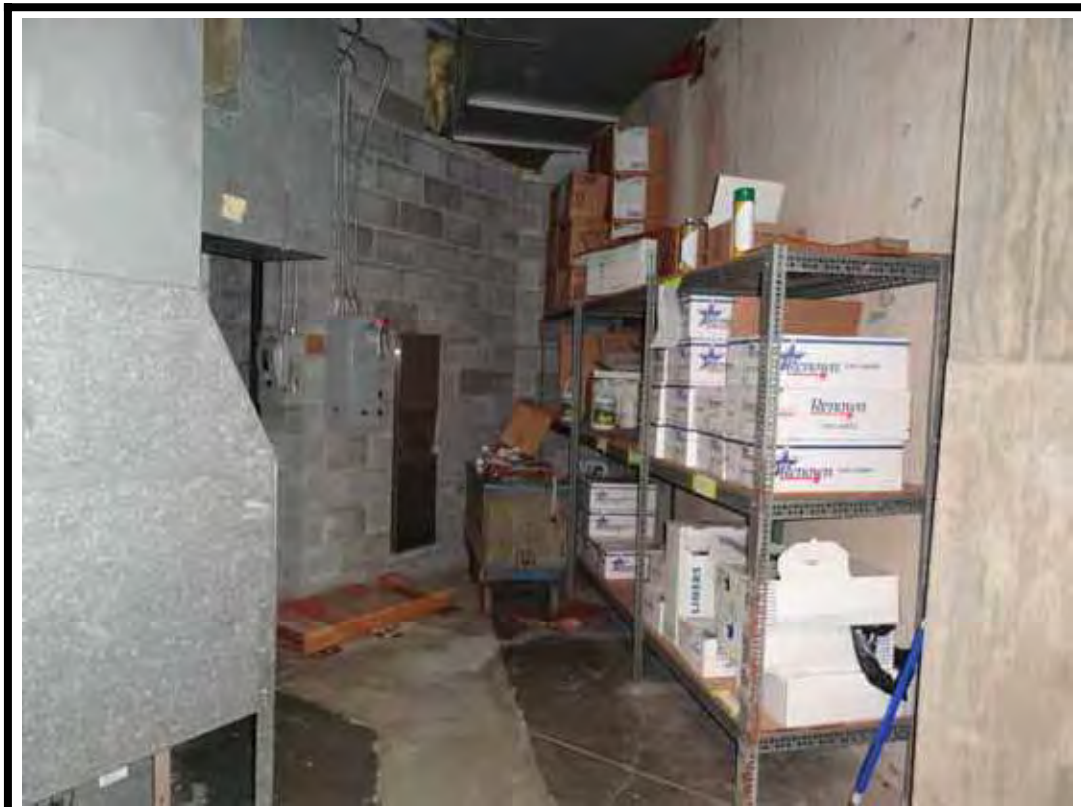


PHOTO NUMBER 20

View of maintenance room in the Exhibit Hall.



PHOTO NUMBER 21

View of maintenance room in the Exhibit Hall.



PHOTO NUMBER 22

View of storage in a room built into the Exhibit Hall.

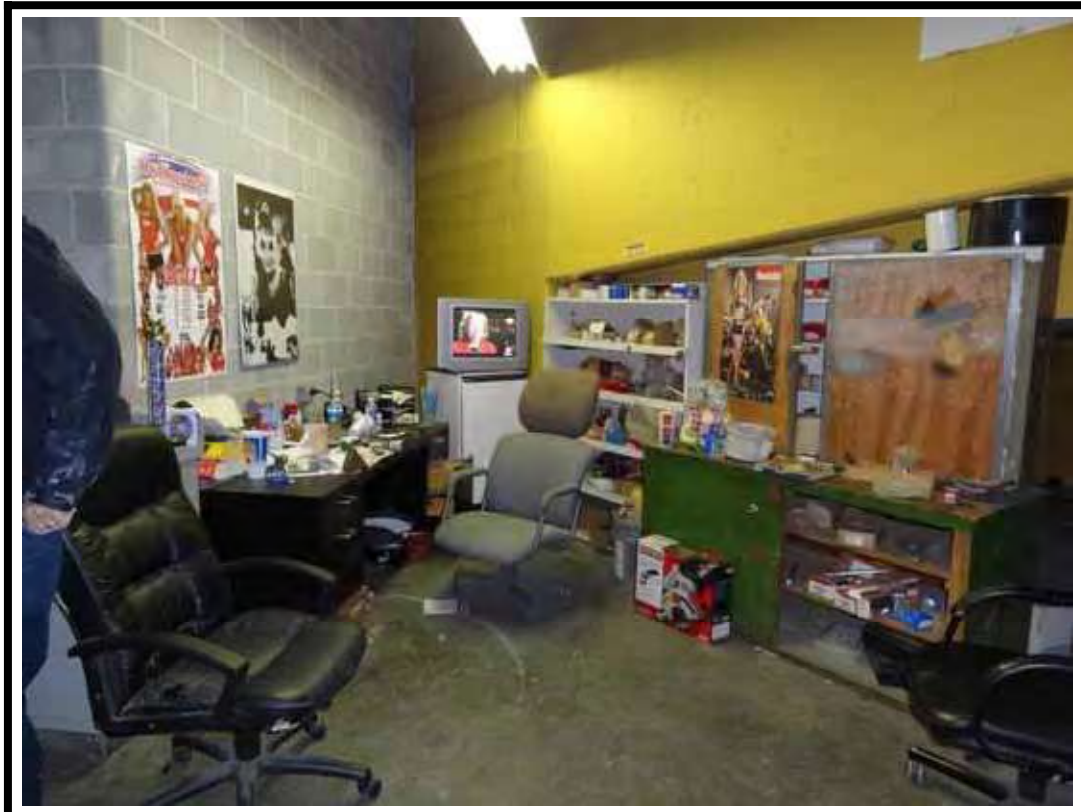


PHOTO NUMBER 23

View of maintenance shop in the Exhibit Hall.



PHOTO NUMBER 24

View of work area in the maintenance shop.



PHOTO NUMBER 25

View of paint and supplies in the maintenance shop.



PHOTO NUMBER 26

View of tools stored in the maintenance shop.

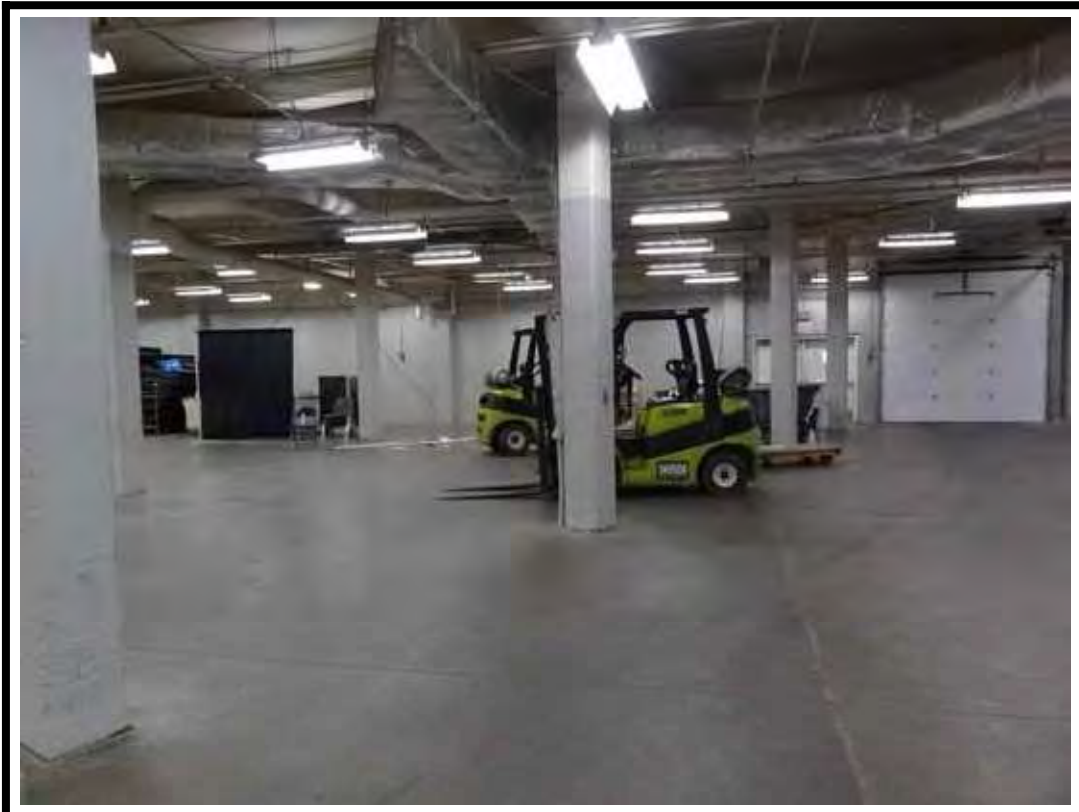


PHOTO NUMBER 27
View of forklifts in the Exhibit Hall.

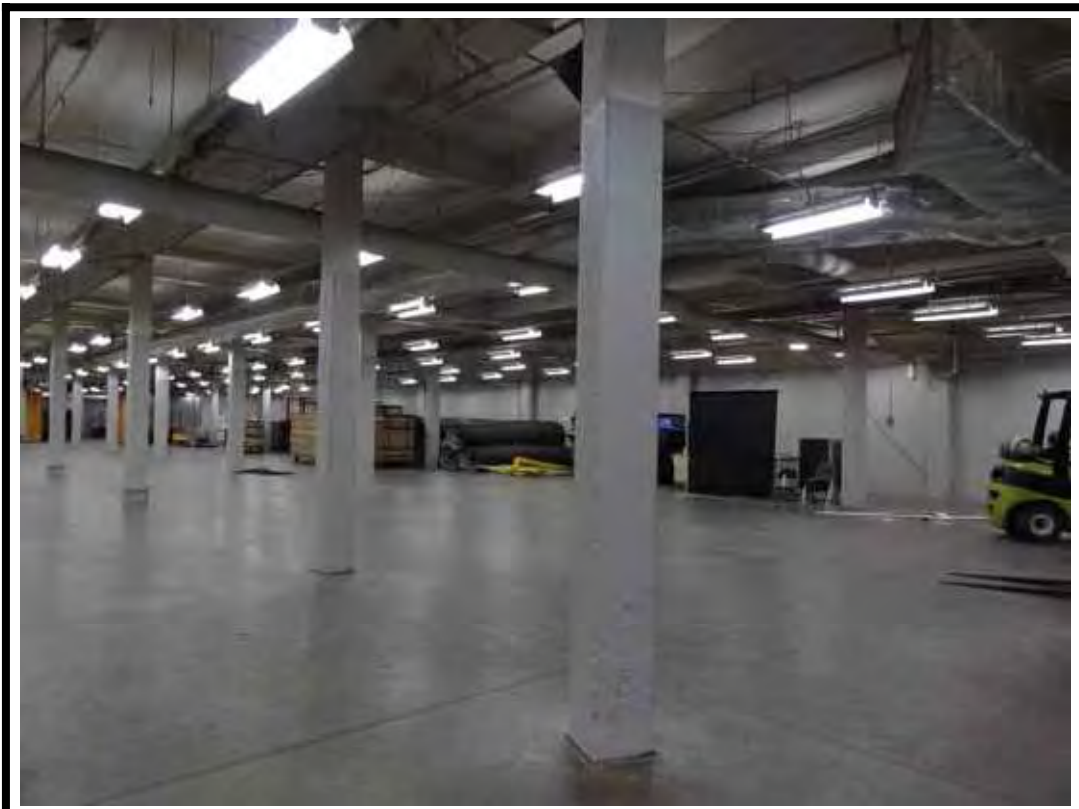


PHOTO NUMBER 28
View of the Exhibit Hall.



PHOTO NUMBER 29

View of area outside the west side of the Exhibit Hall where dumpsters are stored for pickup.

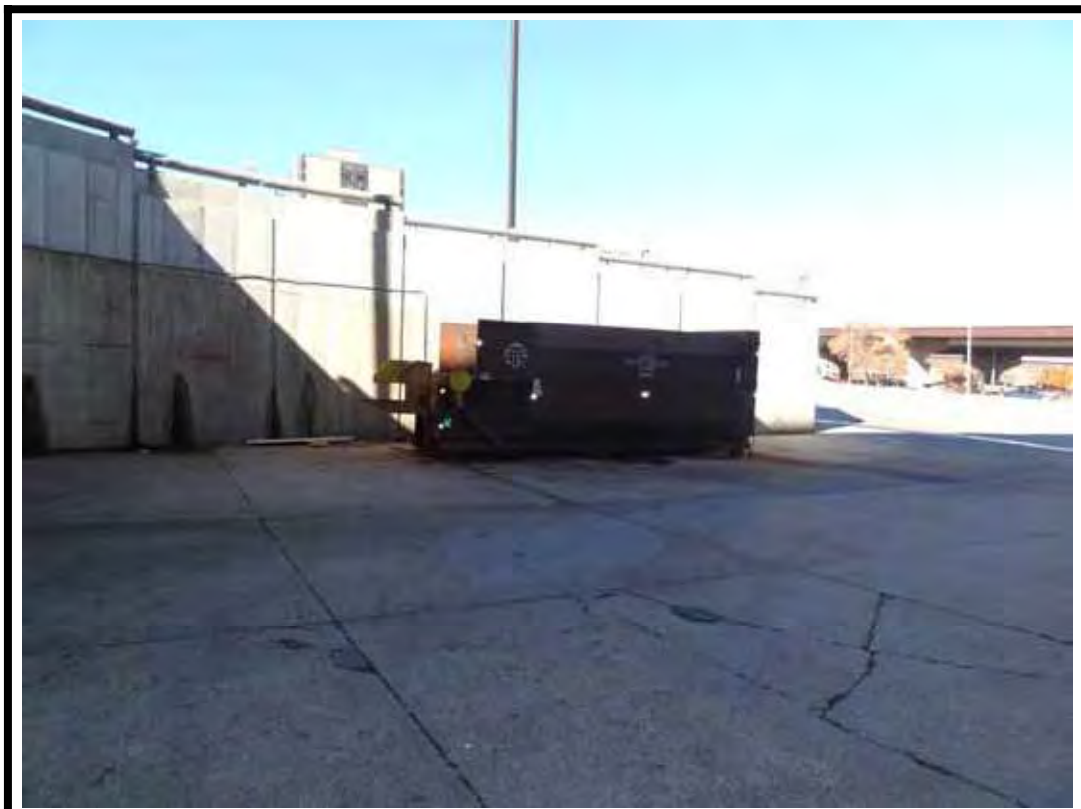


PHOTO NUMBER 30

View of trash compactor dumpster.

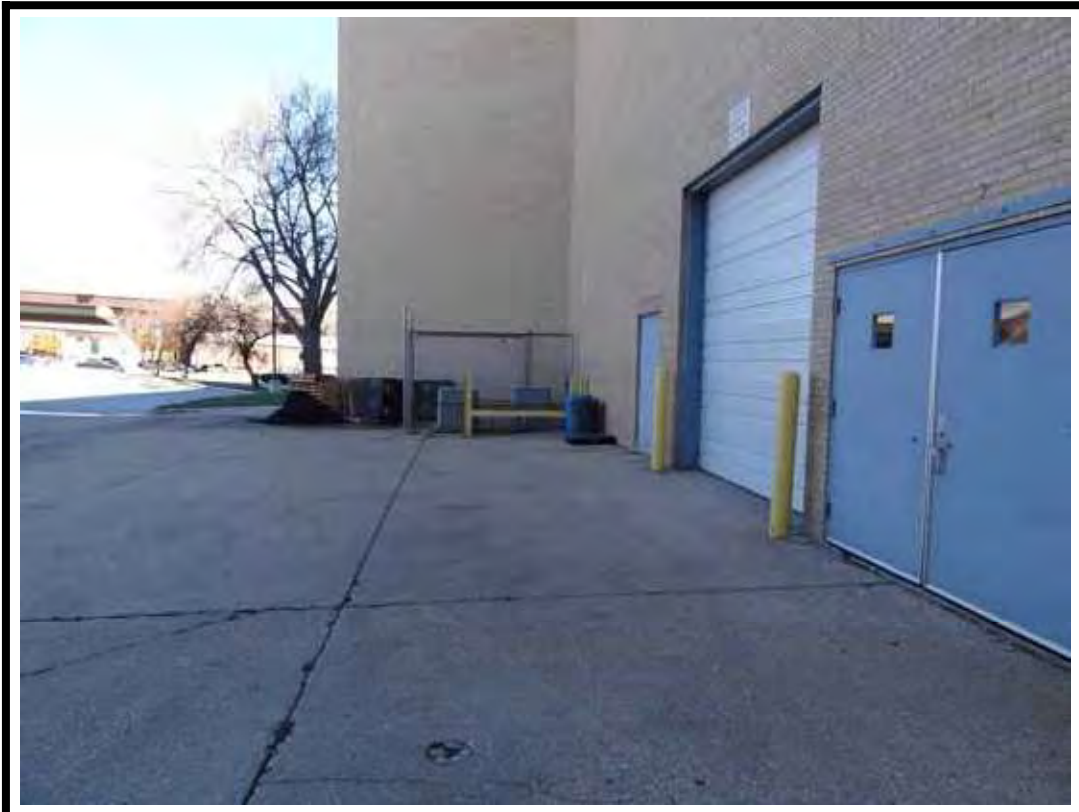


PHOTO NUMBER 31

View of entrances to the Exhibit Hall on the west side of the building.



PHOTO NUMBER 32

View of Mancuso Hall located on the east side of the Civic Auditorium.



PHOTO NUMBER 33

View of electrical room in Mancuso Hall. Much of the equipment is not active and has been replaced with new switches and transformers.



PHOTO NUMBER 34



PHOTO NUMBER 35

View of janitor's closet associated with the Mancuso Hall and the Music Hall.



PHOTO NUMBER 36

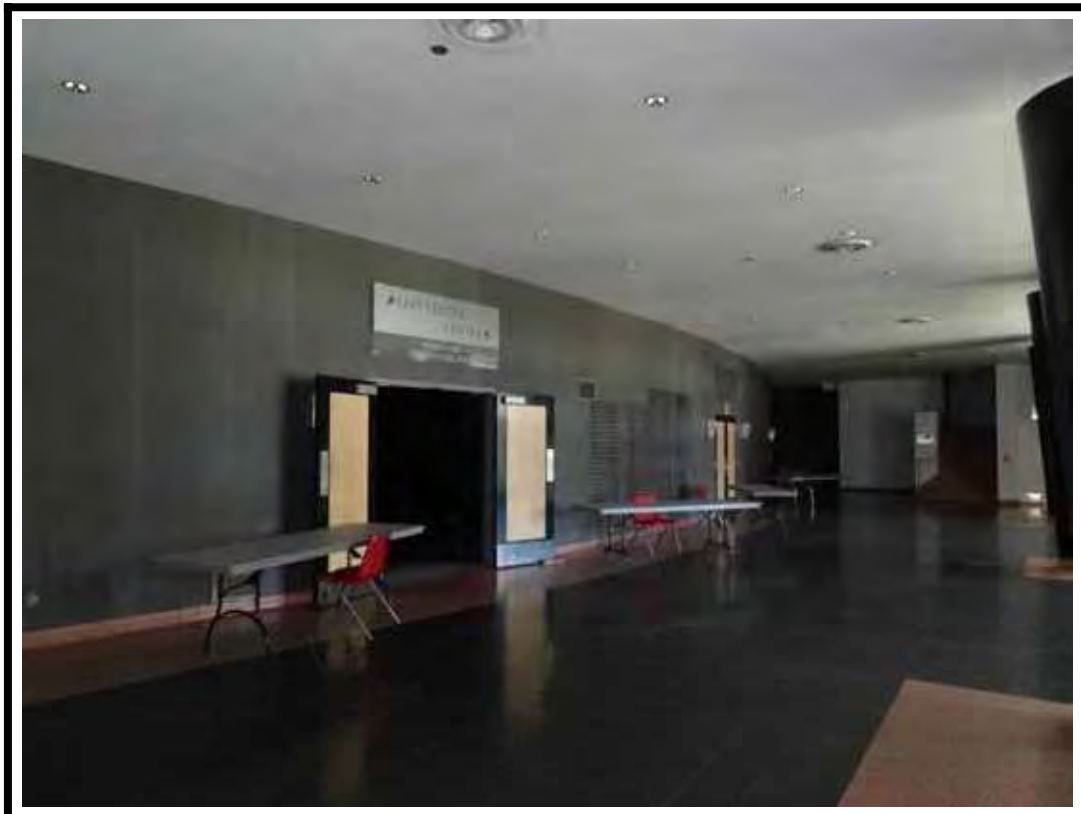


PHOTO NUMBER 37

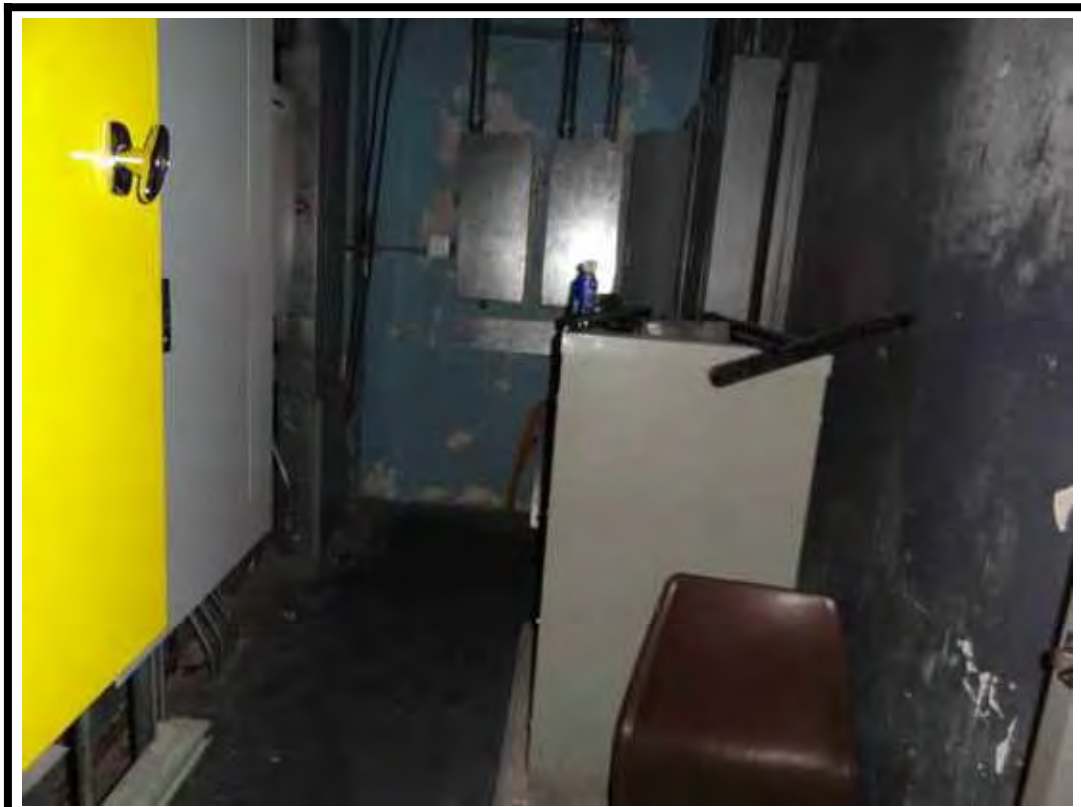


PHOTO NUMBER 38

View of an electrical equipment room associated with Mancuso Hall and the Music Hall.
Transformers observed were "dry type."



PHOTO NUMBER 39

View inside the elevator equipment room. All of the elevators at the Civic Auditorium are similar and are inspected annually.



PHOTO NUMBER 40

View inside the Music Hall from the stage.

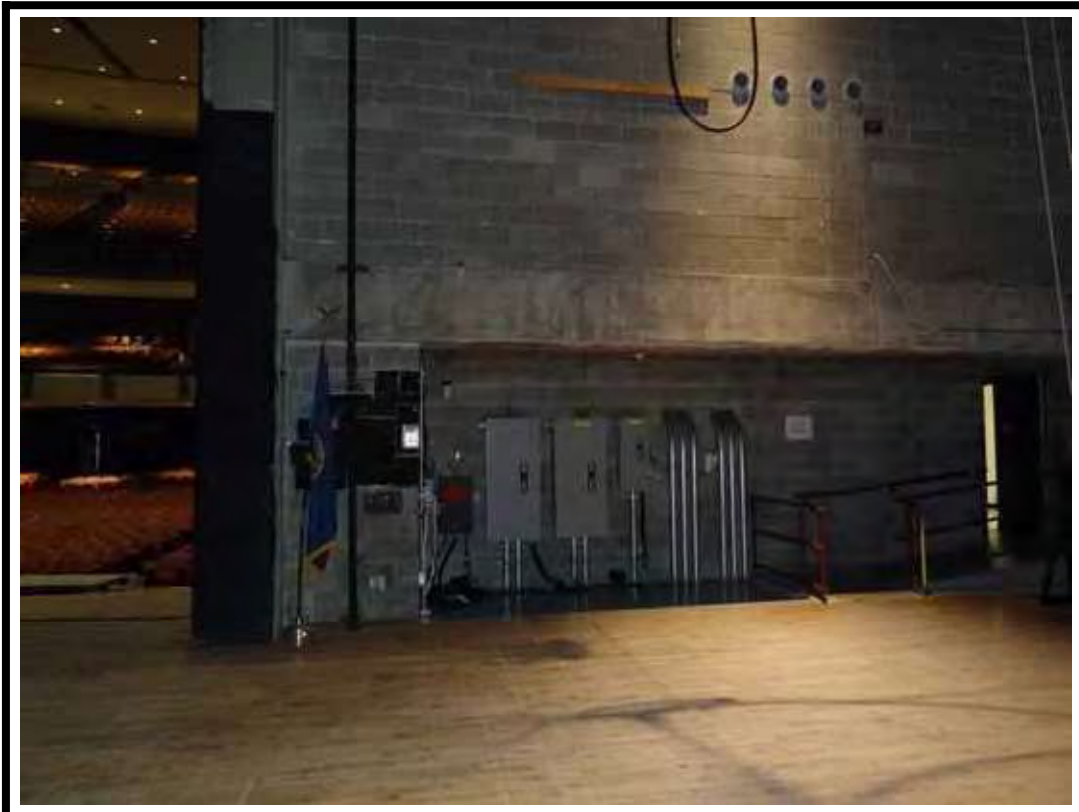


PHOTO NUMBER 41
View behind the stage.



PHOTO NUMBER 42
View north across the stage.

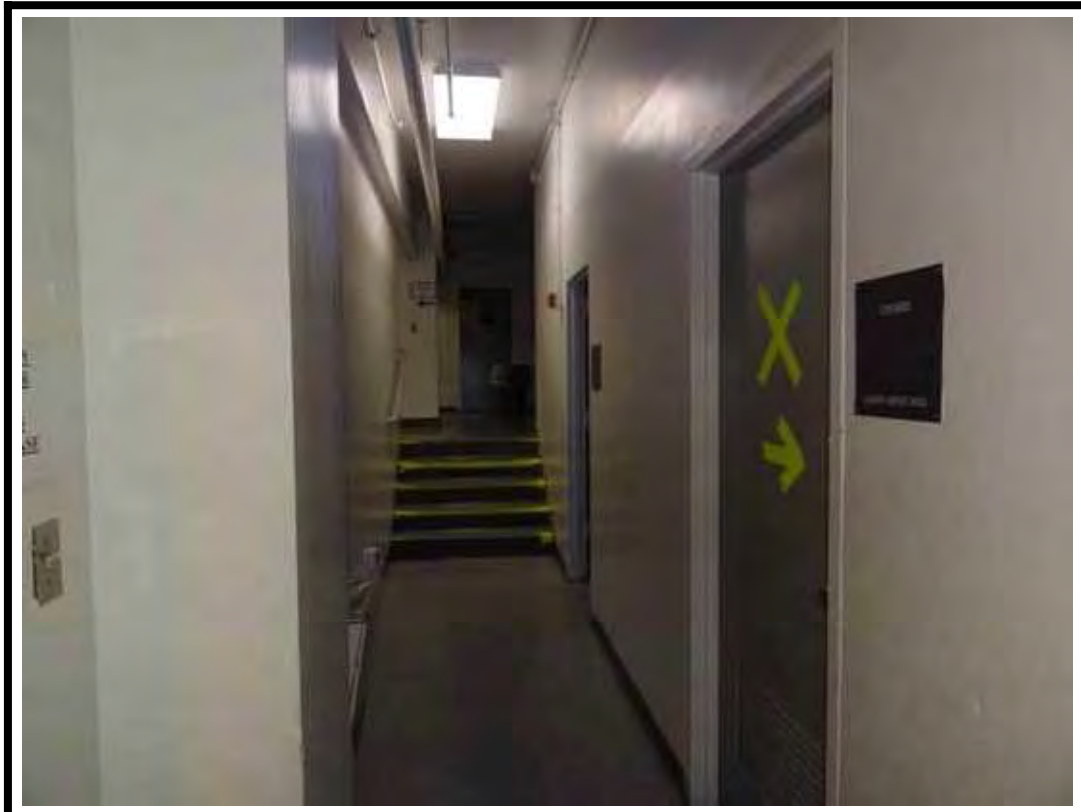


PHOTO NUMBER 43

View of hallway behind stage to the dressing rooms.

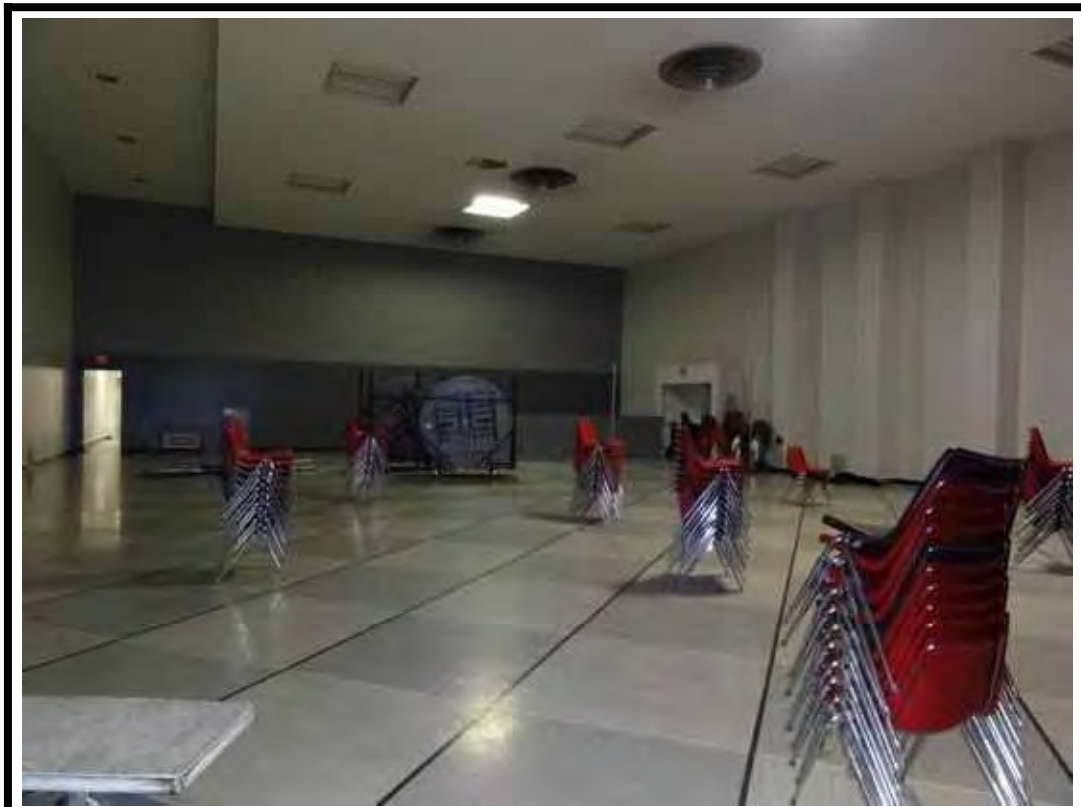


PHOTO NUMBER 44

View of the Assembly Hall located adjacent south of the Music Hall.



PHOTO NUMBER 45
View of the small stage in the Assembly Hall.



PHOTO NUMBER 46
View of electrical room in the subbasement.



PHOTO NUMBER 47

View of the electrical room in the subbasement. According to Doug Ruma, there is asbestos in the floor tile.



PHOTO NUMBER 48

View of storage in the electrical room.



PHOTO NUMBER 49
View of storage in the subbasement.



PHOTO NUMBER 50
View of "dry type" transformer in the subbasement.



PHOTO NUMBER 51

View of area in the basement where plans have been stored.



PHOTO NUMBER 52

View of miscellaneous storage in the basement.



PHOTO NUMBER 53

View of miscellaneous storage in the basement.



PHOTO NUMBER 54

View of refrigerant storage in the subbasement. Suva is used in the chillers.



PHOTO NUMBER 55

View of a panel of control boxes in the subbasement.



PHOTO NUMBER 56

View of air handling equipment in the subbasement.



PHOTO NUMBER 57

View of scale and corrosion inhibitor for the cooling system.



PHOTO NUMBER 58

View of other cooling water treatments observed in the subbasement.



PHOTO NUMBER 59
View of water tank in the subbasement.



PHOTO NUMBER 60
View of one of two boilers in the subbasement.



PHOTO NUMBER 61

View of the diesel fuel tank that is used for the emergency generator.



PHOTO NUMBER 62

View of the emergency generator in the subbasement.



PHOTO NUMBER 63

View of the natural gas lines in a separate room in the subbasement.



PHOTO NUMBER 64

View of chiller in the subbasement.



PHOTO NUMBER 65
View of hot water tanks in the subbasement.



PHOTO NUMBER 66
View of water pipes in the subbasement.



PHOTO NUMBER 67

View of water treatment storage and dispensing in the subbasement.



PHOTO NUMBER 68

View of corrosion inhibitors and algaecide used in the cooling water system.



PHOTO NUMBER 69

View of a containers micro biocide for the boiler stored in the basement.



PHOTO NUMBER 70

View of the condensation recirculation pump in the floor of the subbasement.



PHOTO NUMBER 71

View of paint storage in the subbasement.



PHOTO NUMBER 72

View of the active boilers in the subbasement.



PHOTO NUMBER 73
View of electrical room in the basement.



PHOTO NUMBER 74
View of fire sprinkler equipment in the northeast corner of the Civic Auditorium.

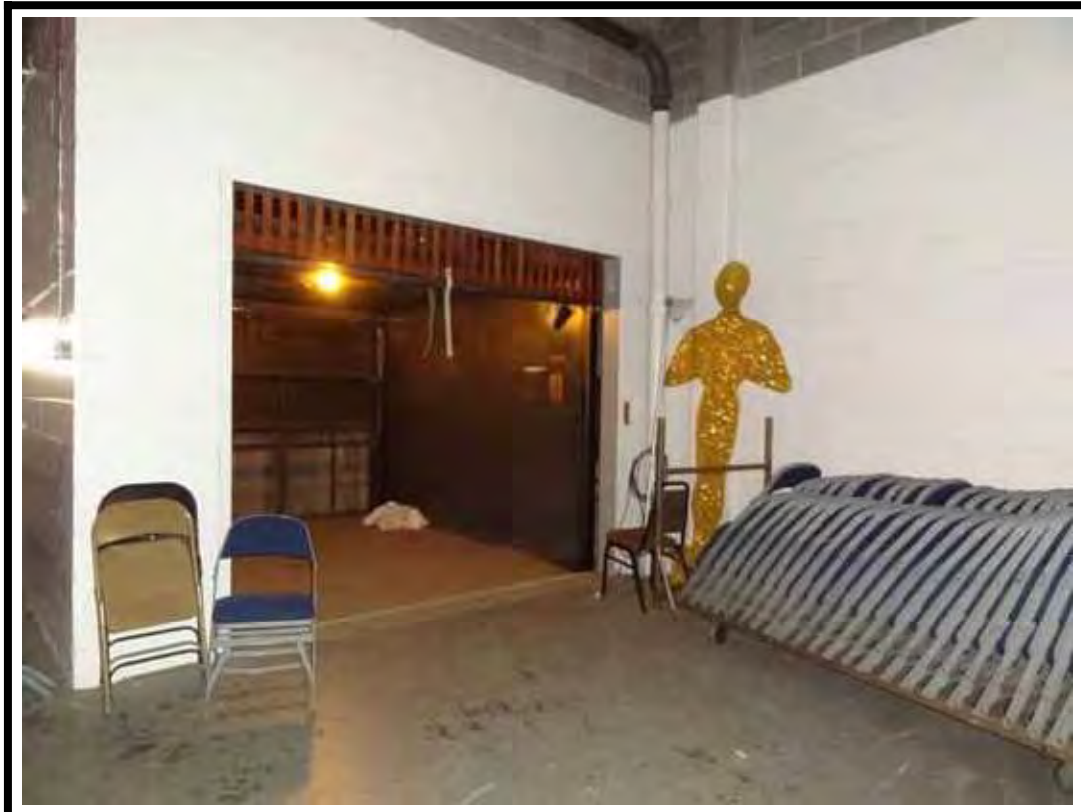


PHOTO NUMBER 75

View of the freight elevator in northeast corner of the Civic Auditorium.

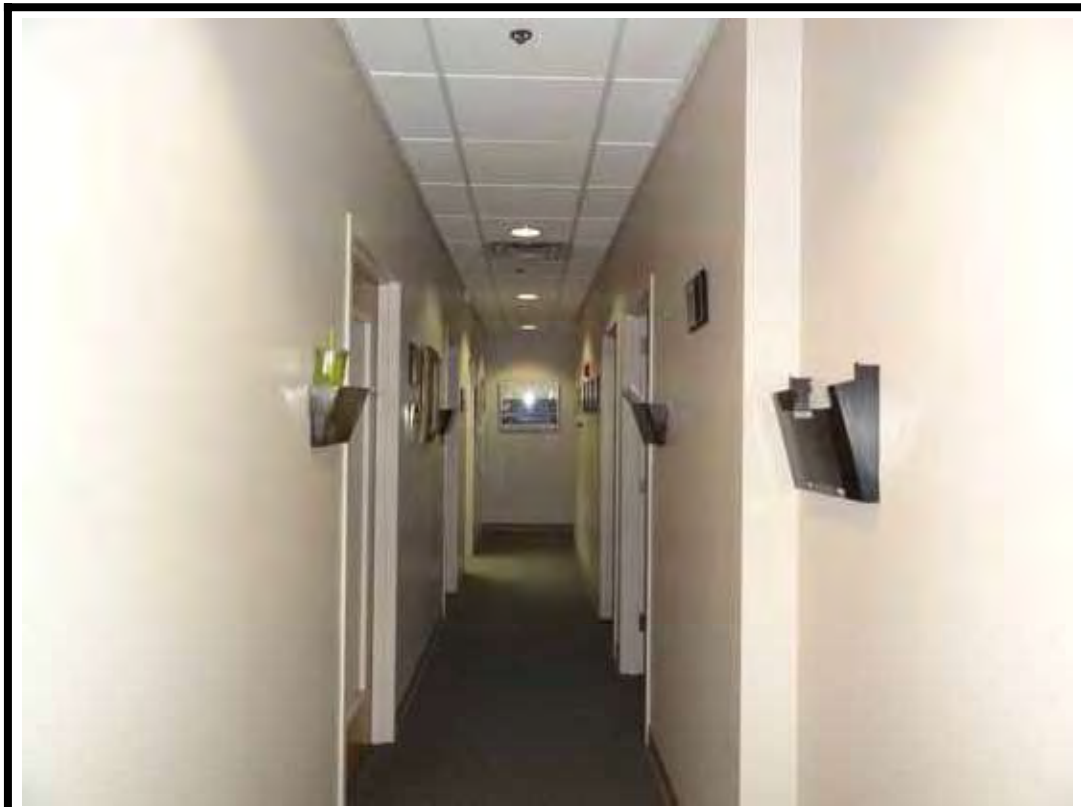


PHOTO NUMBER 76

View of office space for MECA at the assessment site.



PHOTO NUMBER 77

View of office area that controls the ice maker for the rink in the Arena.



PHOTO NUMBER 78

View of the ice maker located in an adjoining building on the west side of the Civic Auditorium.



PHOTO NUMBER 77

View of a container of vehicle washing presoak located in the ice maker building.



PHOTO NUMBER 78

View of compressor lubricant for the ammonia ice maker.



PHOTO NUMBER 79

View of a container of micro biocide for water treatment.



PHOTO NUMBER 80

View of a container of Zeotec, a corrosive water treatment additive to prevent scaling.



PHOTO NUMBER 81
View of the ice making equipment.



PHOTO NUMBER 82
Safety sheet posted in the ice maker room where ammonia is used as the refrigerant.



PHOTO NUMBER 83

View of the ice maker building. Condensation flows down the side of the building.

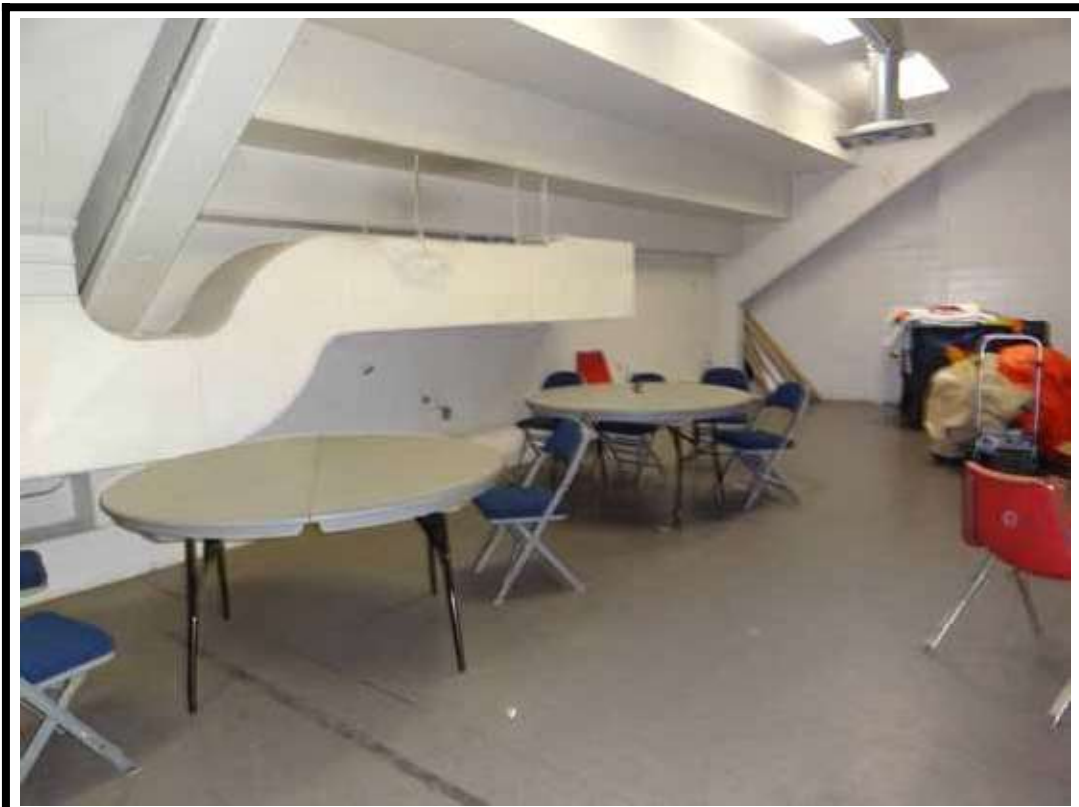


PHOTO NUMBER 84

View of an employee break room in the Civic Auditorium.



PHOTO NUMBER 85

View of the kitchen counter in the employee break room.

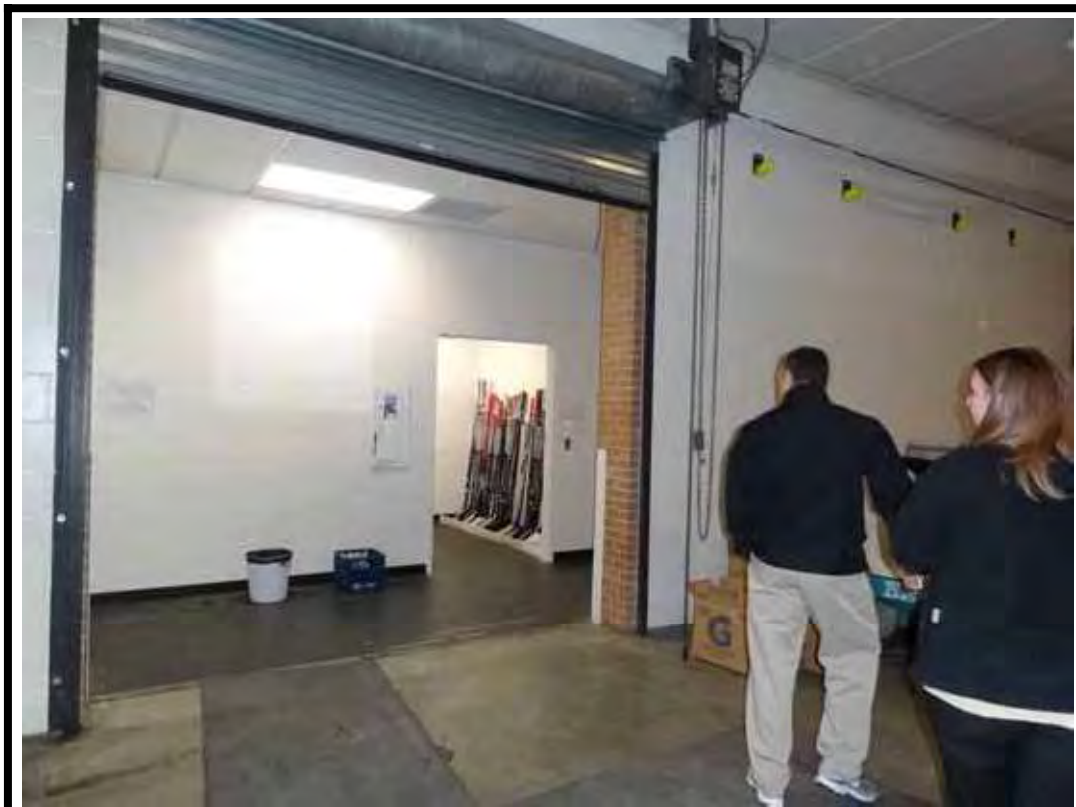


PHOTO NUMBER 86

View toward team locker rooms in the Arena.



PHOTO NUMBER 87

View of garage area in the northeast corner of the Civic Auditorium.



PHOTO NUMBER 88

View of the drainage grate under the zambonies that leads to the storm sewer.



PHOTO NUMBER 89

View of a storage trailer in the garage with paint and whitening powder for the ice arena.



PHOTO NUMBER 90

View of paint for the ice arena.



PHOTO NUMBER 91

View of storage room adjacent to the garage.



PHOTO NUMBER 92

View of gasoline storage for lawn equipment.

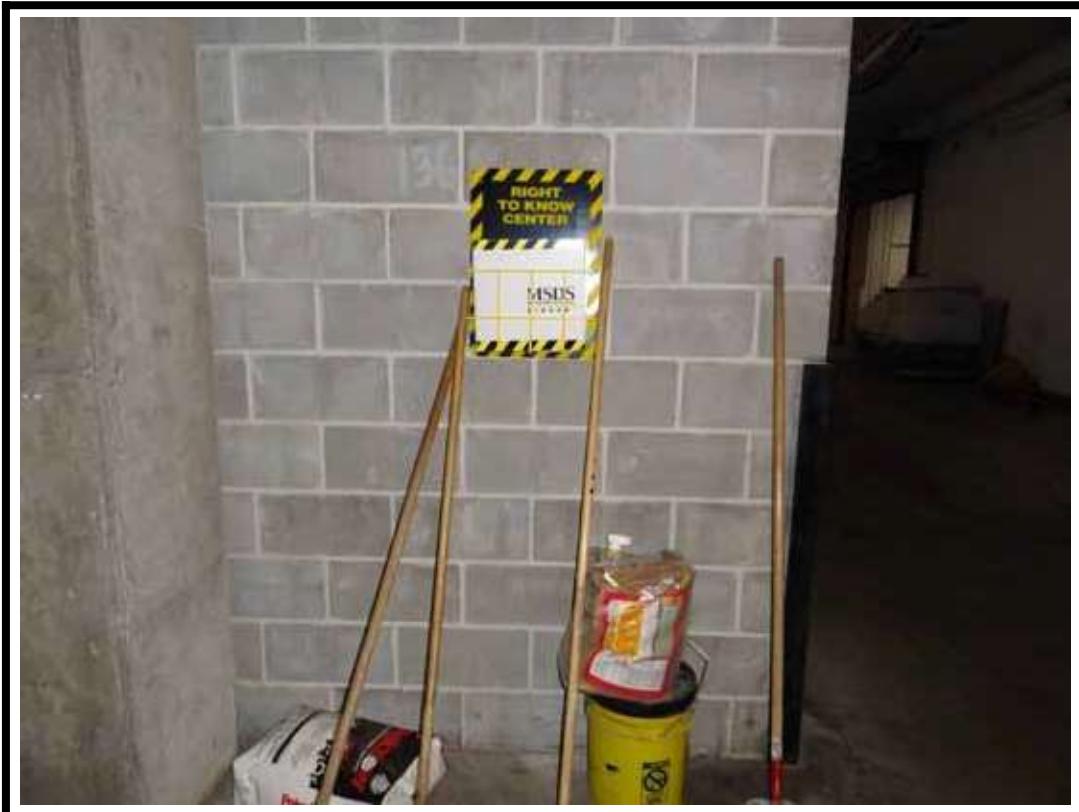


PHOTO NUMBER 93

View of MSDS station located next to the freight elevator in the northeast part of the building.

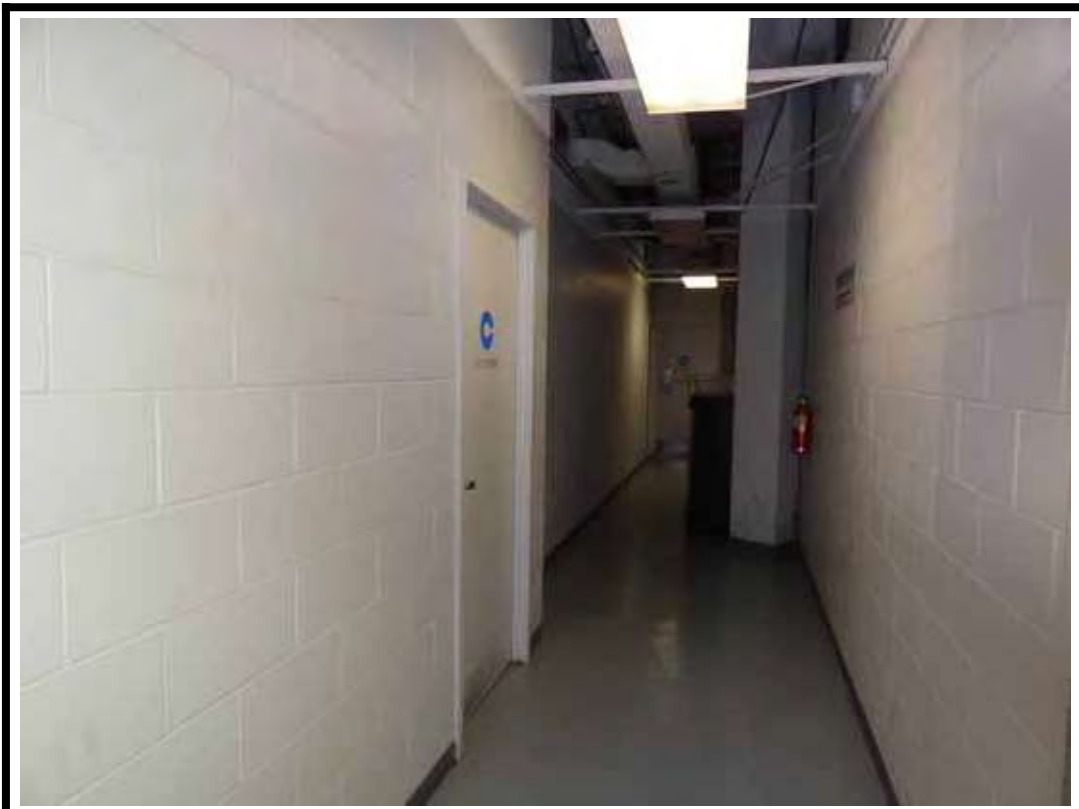


PHOTO NUMBER 94

View of hallway to offices and kitchen for Center Table, caterer, located on the ground level of the Arena.

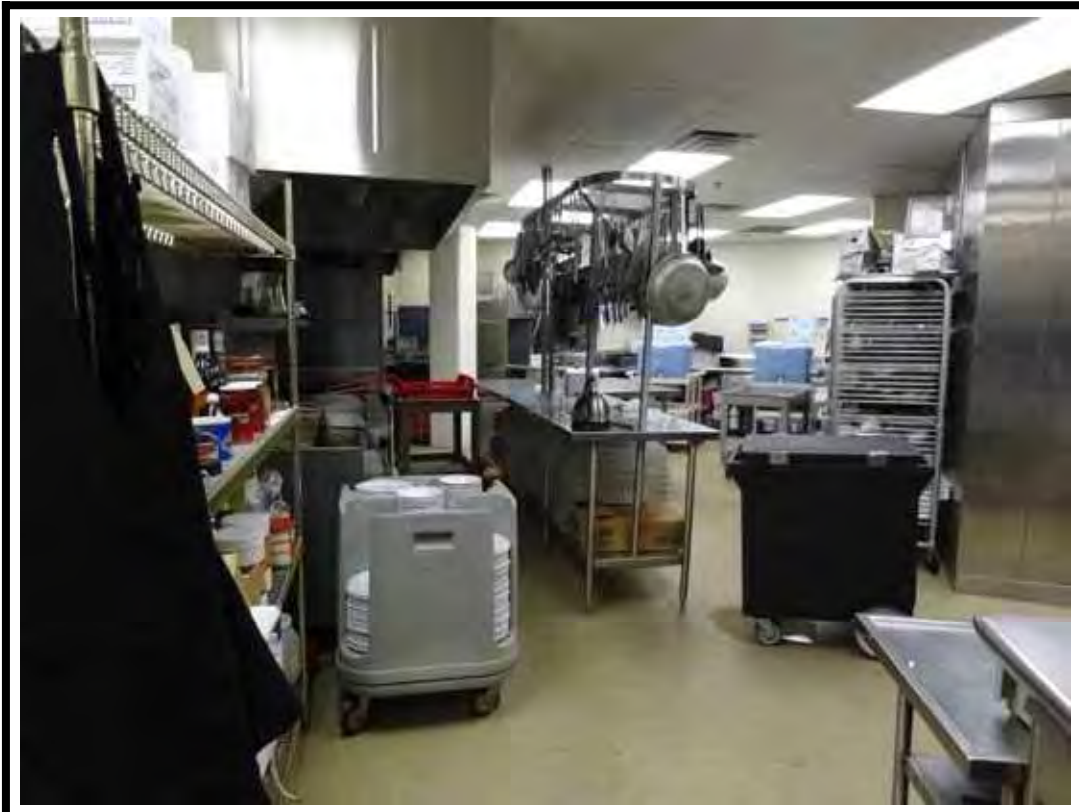


PHOTO NUMBER 95

View of the kitchen area at Center Table.



PHOTO NUMBER 96

View of the south side of the Civic Auditorium from the southeast.



PHOTO NUMBER 97

View southeast from the south end of Civic Auditorium.

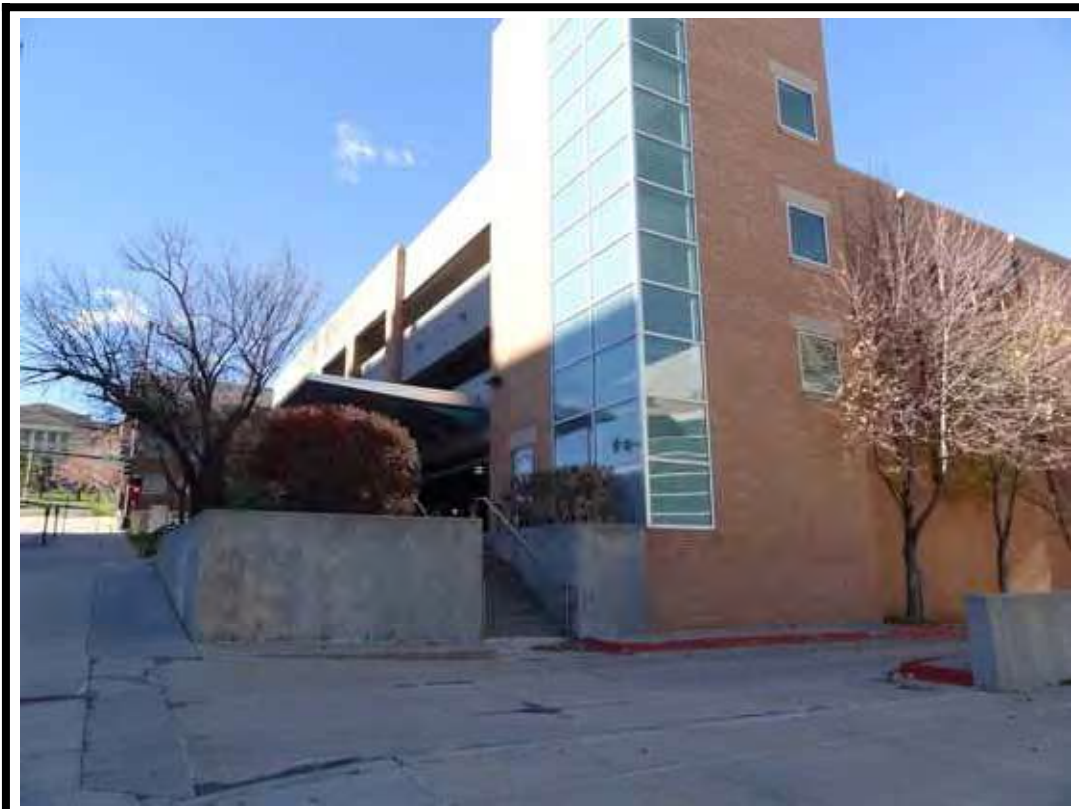


PHOTO NUMBER 98

View of the parking garage located in the southwest corner of the assessment site.



PHOTO NUMBER 99

View of the auditorium building from the southwest.

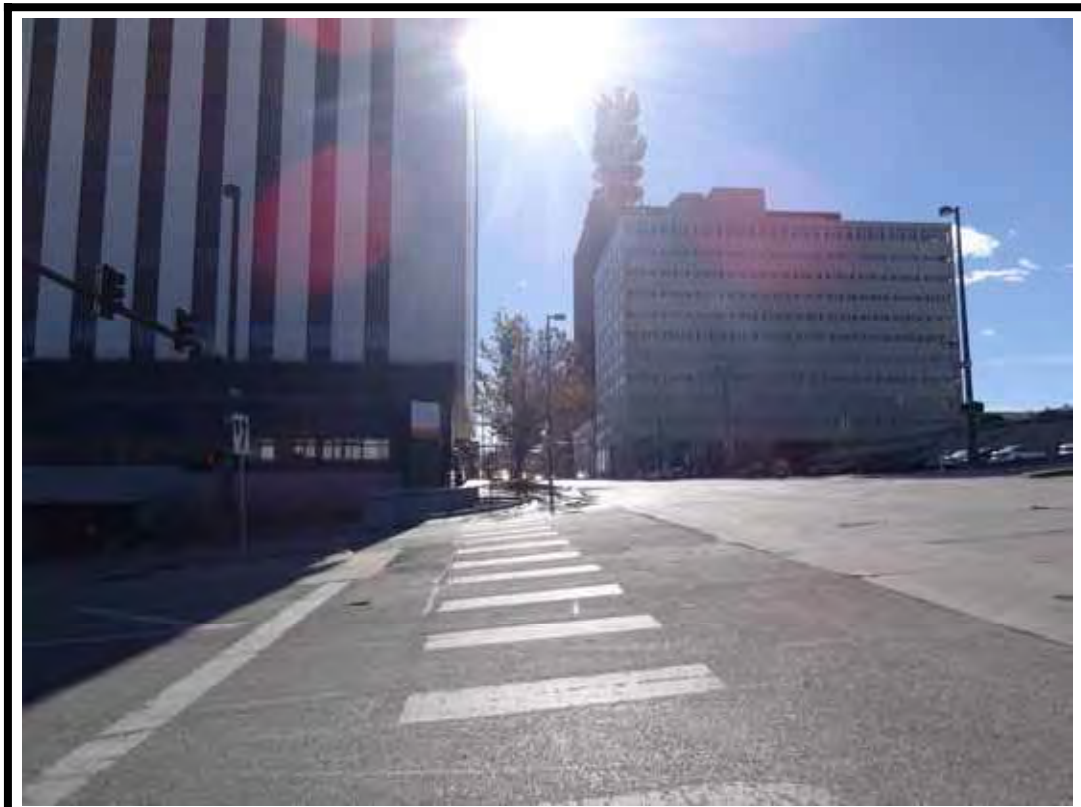


PHOTO NUMBER 100

View south from the southwest corner of the assessment site.

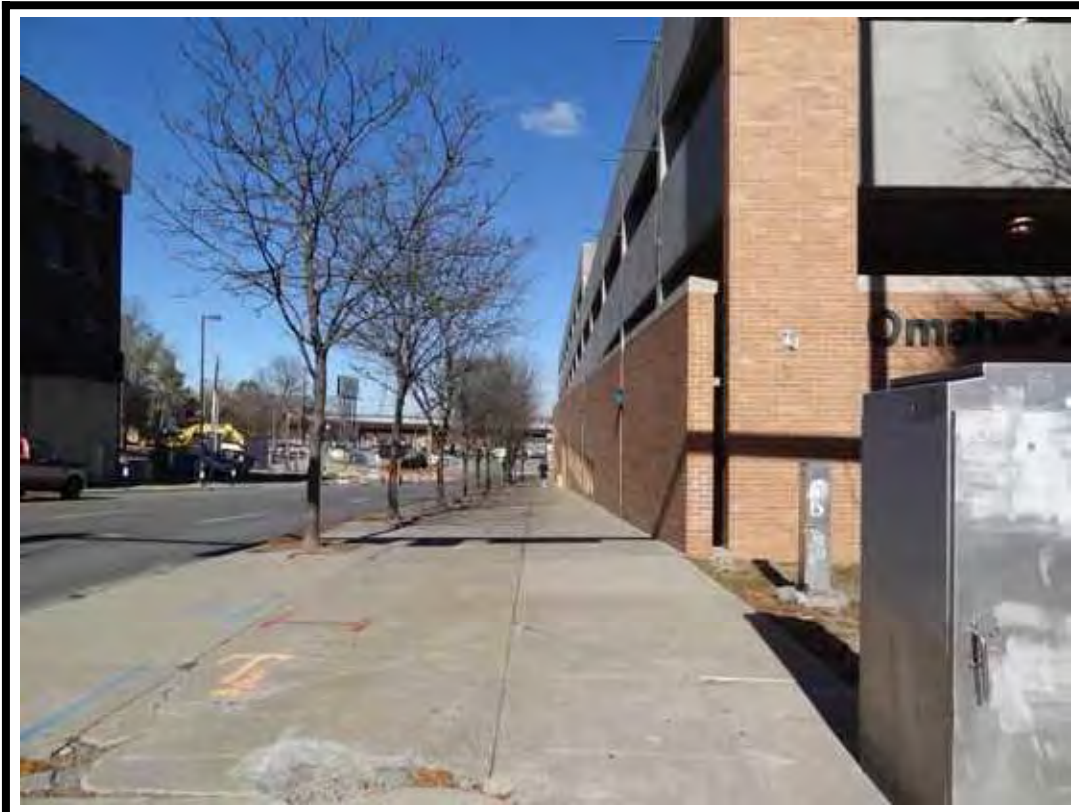


PHOTO NUMBER 101

View north from the southwest corner of the assessment site.



PHOTO NUMBER 102

View east from the southwest corner of the assessment site.



PHOTO NUMBER 103

View west from the southwest corner of the assessment site.



PHOTO NUMBER 104

View of the parking garage structure located west of the assessment site across North 19th Street.

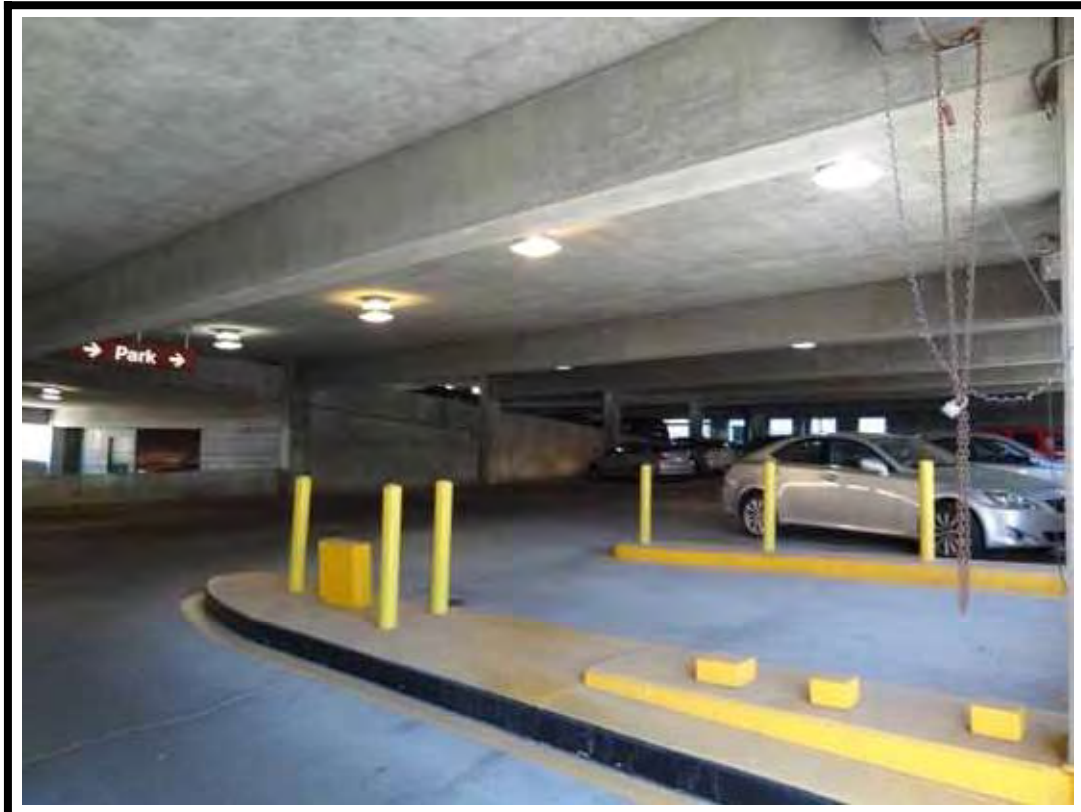


PHOTO NUMBER 105
View inside the parking garage.

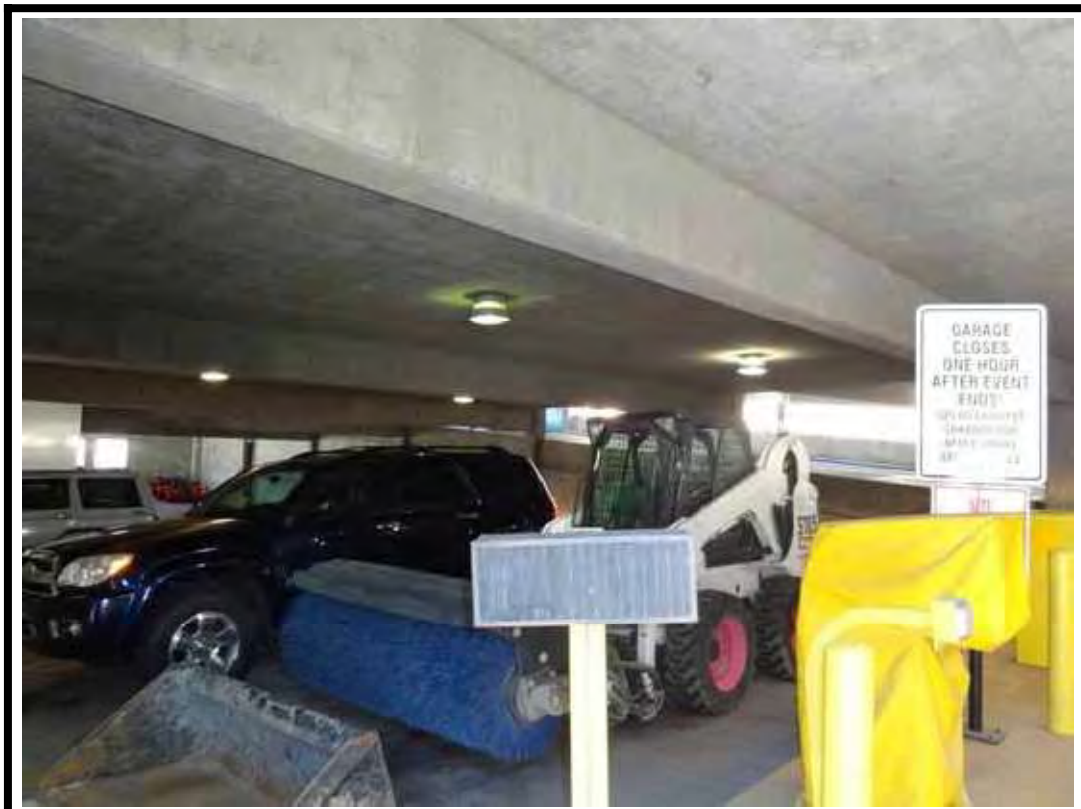


PHOTO NUMBER 106
View inside the parking garage.



PHOTO NUMBER 107

View north from the northwest corner of the assessment site.



PHOTO NUMBER 108

View south from the northwest corner of the assessment site.



PHOTO NUMBER 109

View east from the northwest corner of the assessment site.

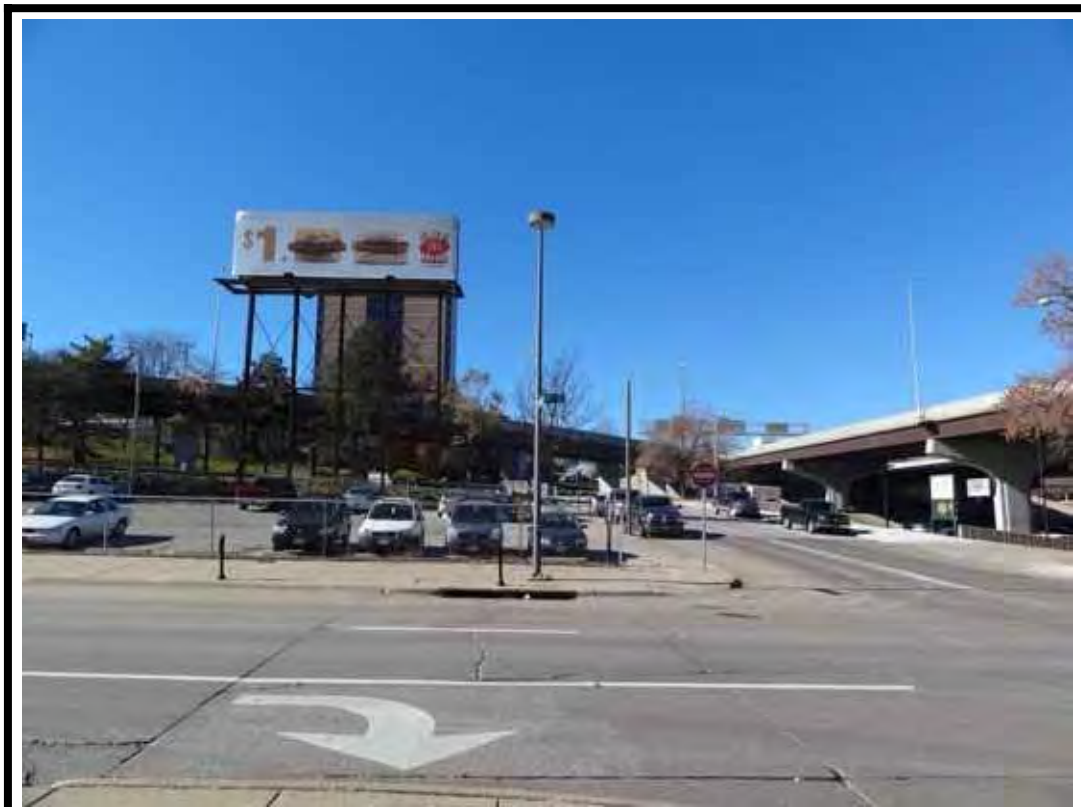


PHOTO NUMBER 110

View west from the northwest corner of the assessment site.



PHOTO NUMBER 111

View southeast, toward the site, from the northwest corner of the assessment site.



PHOTO NUMBER 112

View north from the northeast corner of the assessment site.

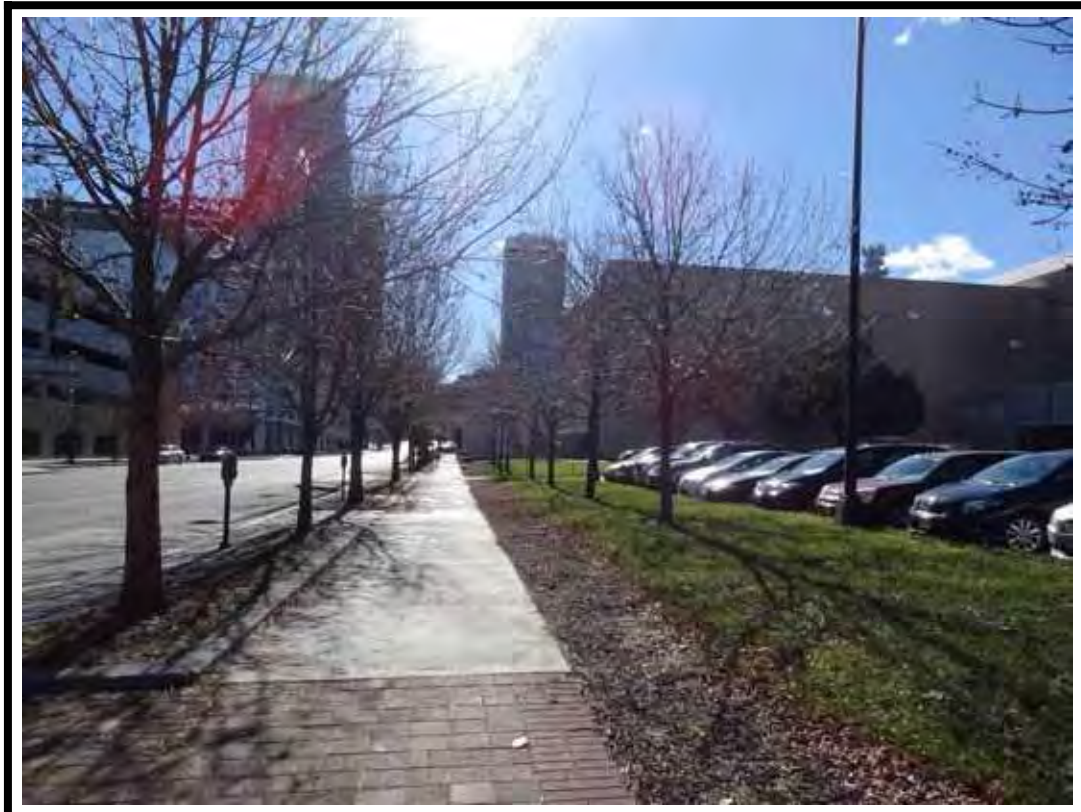


PHOTO NUMBER 113

View south from the northeast corner of the assessment site.

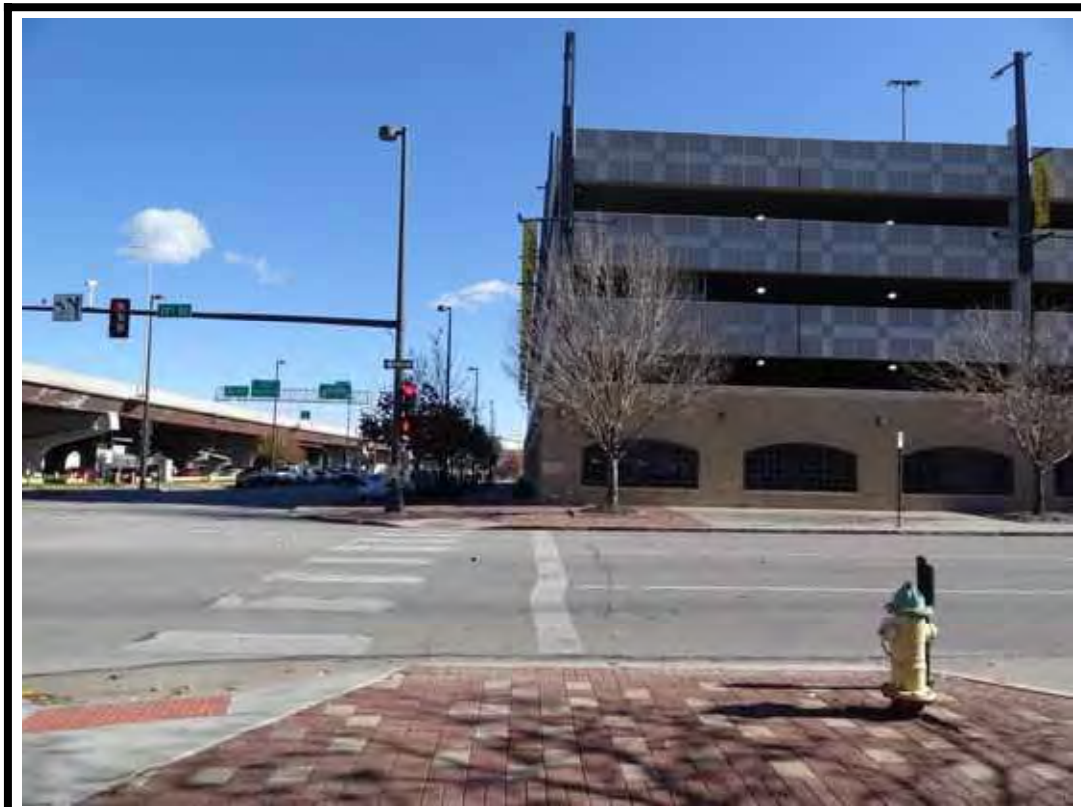


PHOTO NUMBER 114

View east from the northeast corner of the assessment site.



PHOTO NUMBER 115

View west from the northeast corner of the assessment site.



PHOTO NUMBER 116

View southwest, toward the site, from the northeast corner of the assessment site.



PHOTO NUMBER 117

View of the dock area located on the northeast corner of the Civic Auditorium.



PHOTO NUMBER 118

View of a former monitoring well located in the parking lot in the northeast corner of the site.

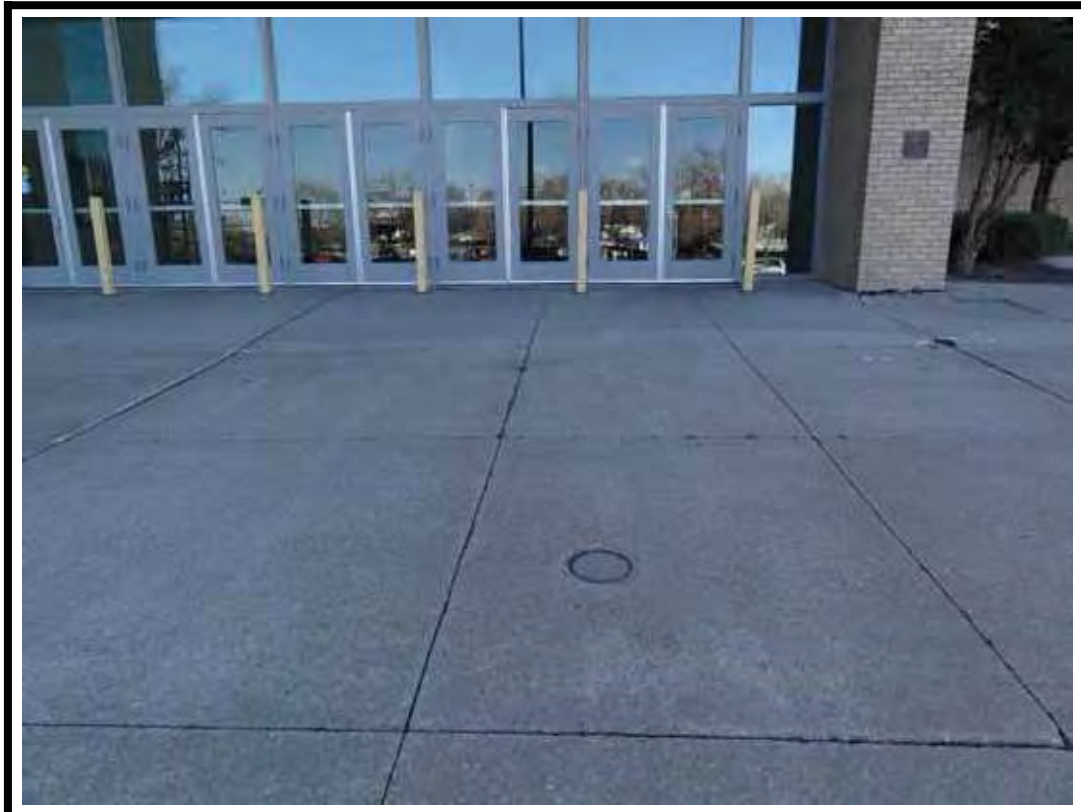


PHOTO NUMBER 119

View of a former monitoring well located south of the Civic Auditorium.



PHOTO NUMBER 120

View of the location of another former monitoring well located on the south side of the Auditorium.



PHOTO NUMBER 121

View of a cluster of utility cabinets located on east side of the auditorium.



PHOTO NUMBER 122

View of the entrance to the Music Hall on the east side of the assessment site.

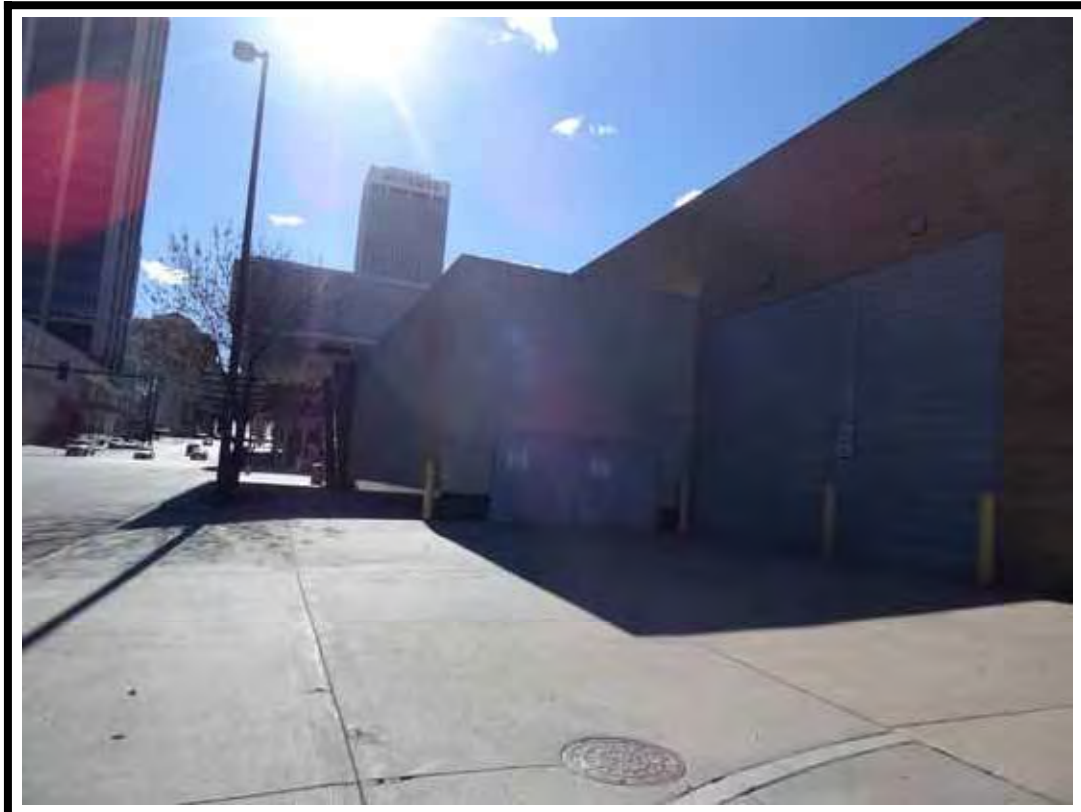


PHOTO NUMBER 123

View north along North 17th Street from the entrance to the Music Hall.

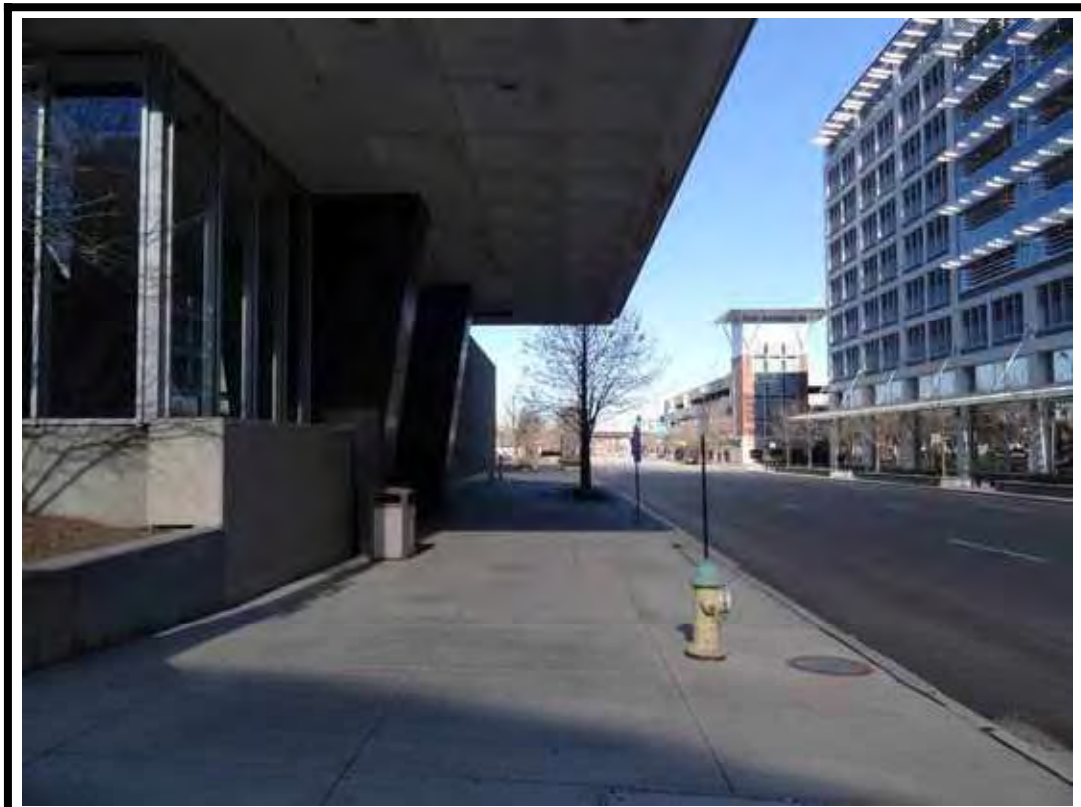


PHOTO NUMBER 124

View north from the southeast corner of the assessment site.

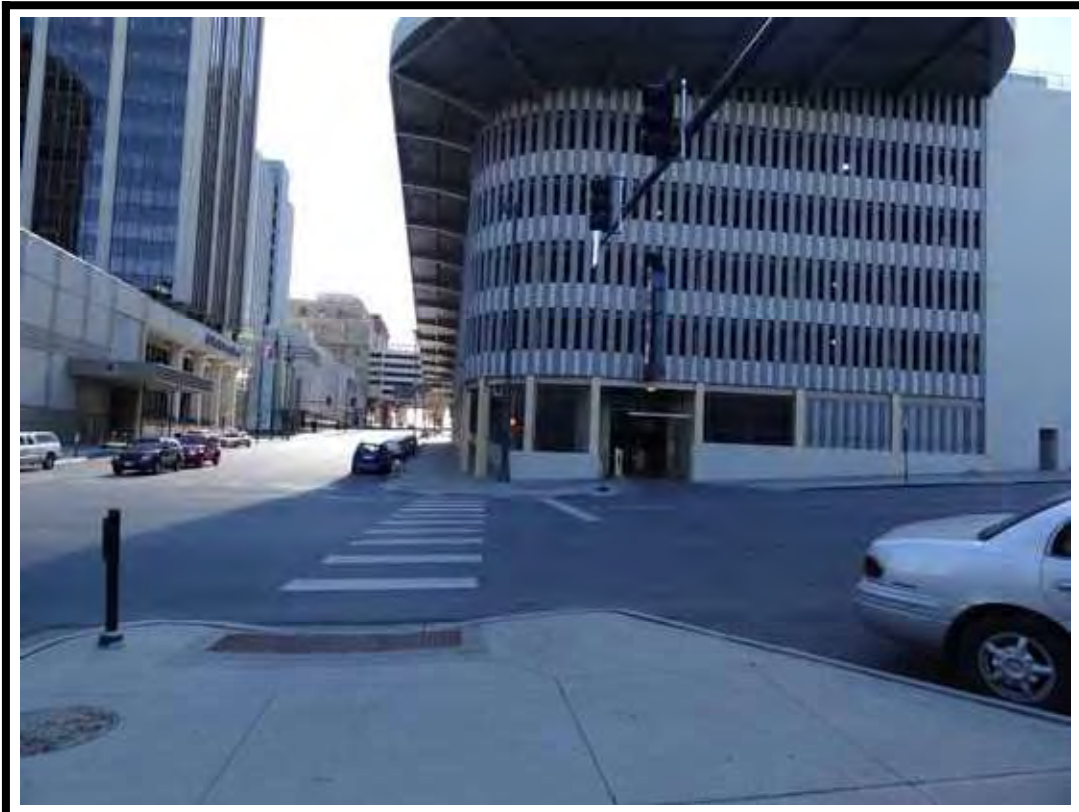


PHOTO NUMBER 125

View south from the southeast corner of the assessment site.

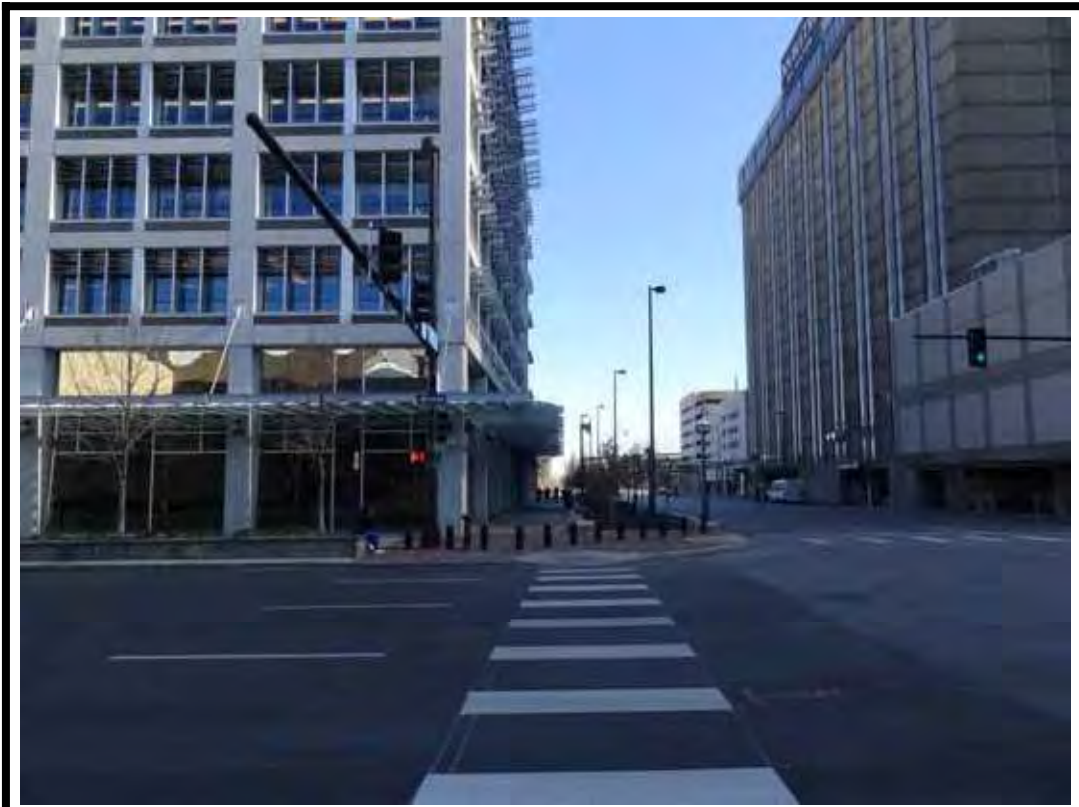


PHOTO NUMBER 126

View east from the southeast corner of the assessment site.

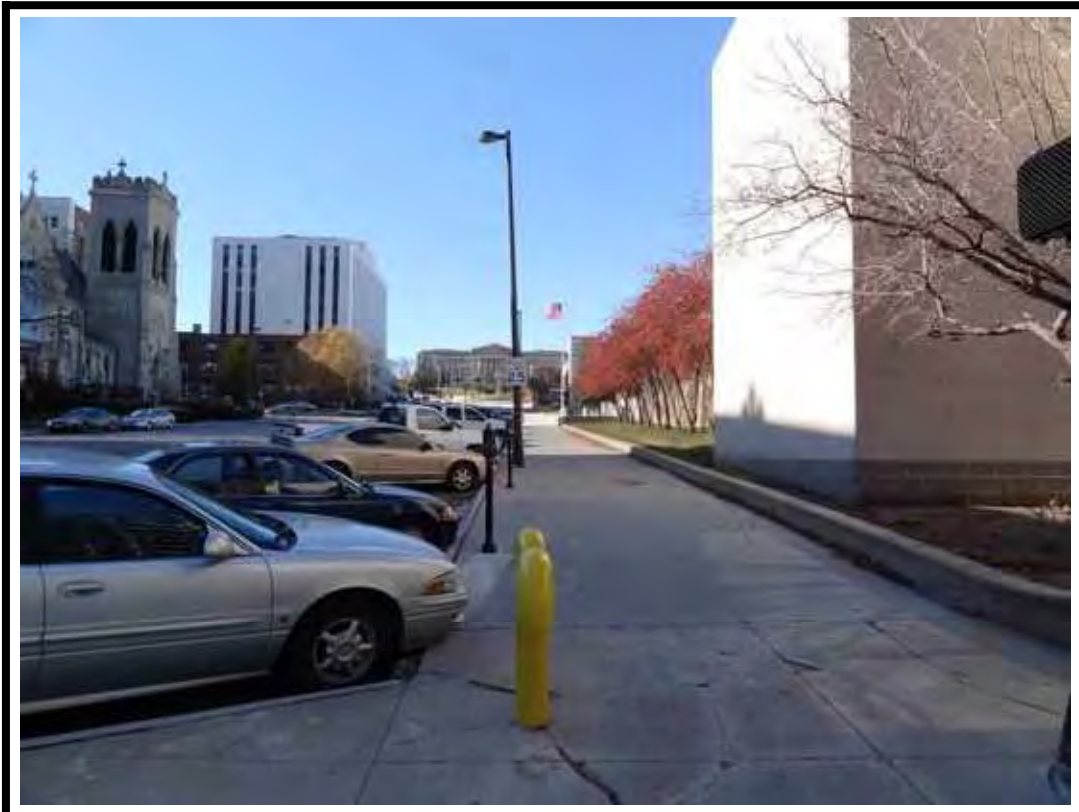


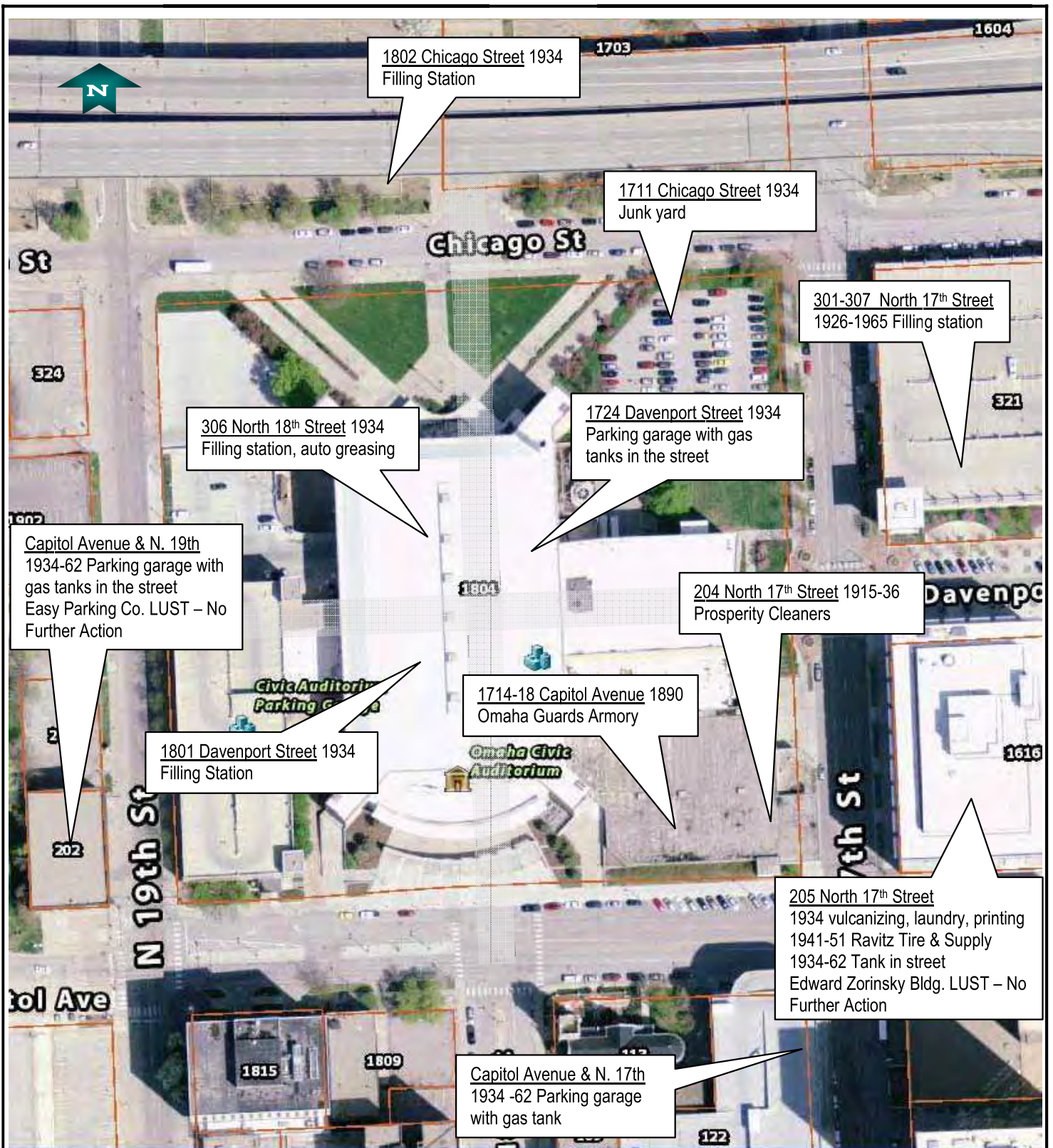
PHOTO NUMBER 127

View west from the southeast corner of the assessment site.



PHOTO NUMBER 128

View northwest from the southeast corner of the assessment site.



Historical Uses Map

(2010 Aerial Photograph)



Project

Civic Auditorium
1804 Capitol Avenue

Job #

12579.00

Date

11/1/12



1952 Aerial Photograph



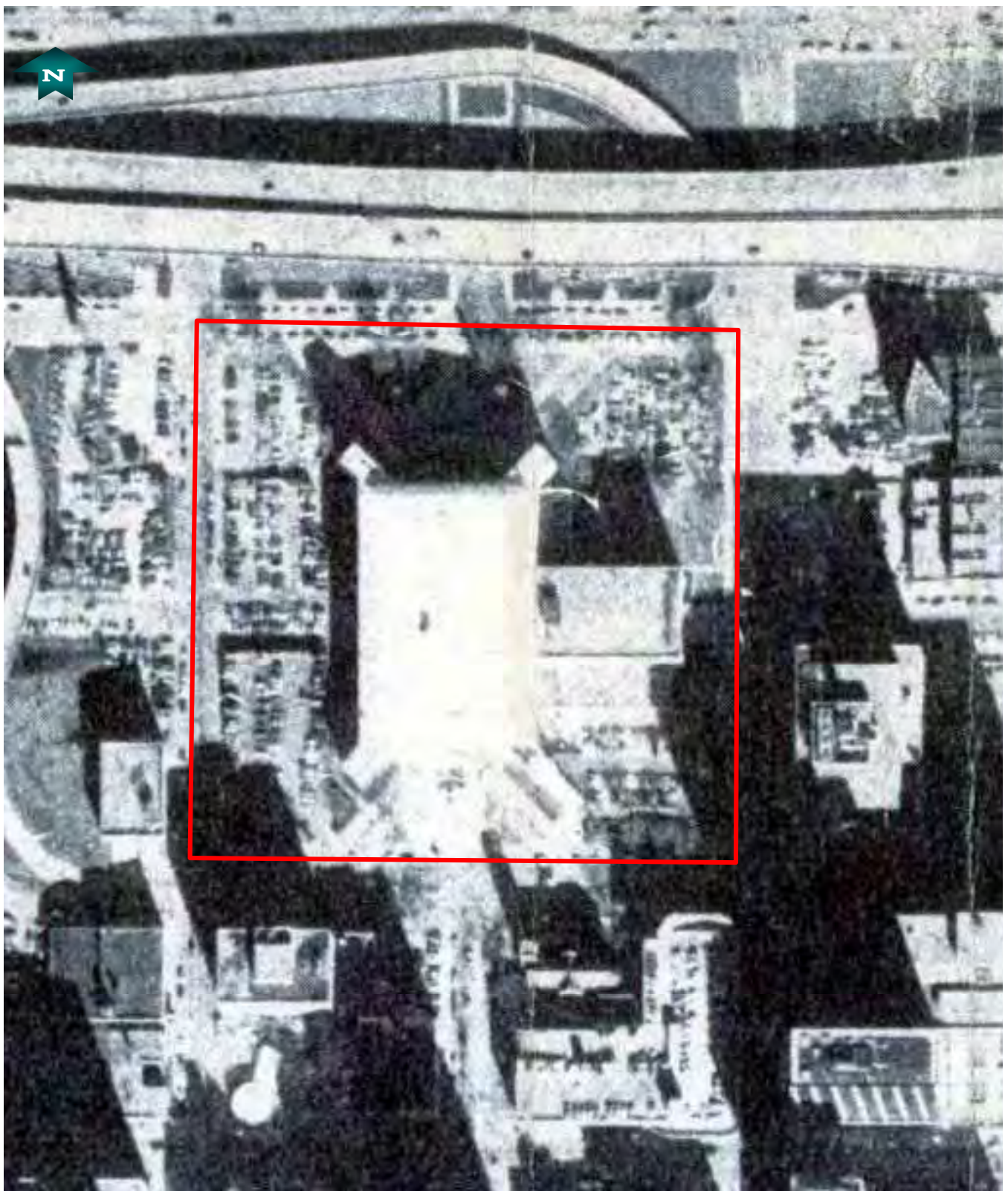
Project	Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date 11/1/12



1969 Aerial Photograph



Project	Civic Auditorium 1804 Capitol Avenue		
Job #	12579.00	Date	11/1/12



1973 Aerial Photograph



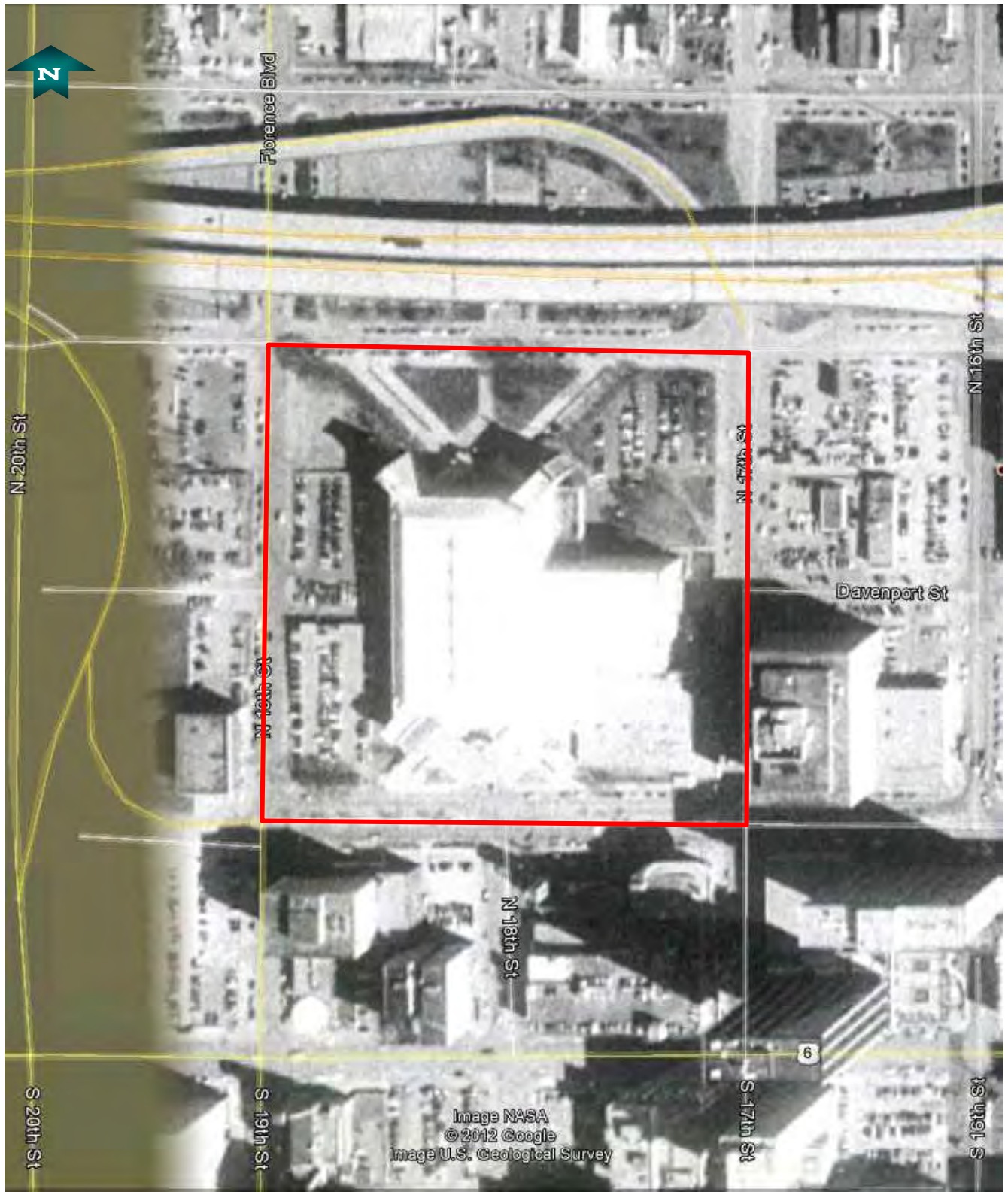
Project	Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date 11/1/12



1982 Aerial Photograph



Project	Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date 11/1/12



1990 Aerial Photograph



Project		Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date	11/1/12



1994 Aerial Photograph



Project	Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date 11/1/12



1999 Aerial Photograph



Project		Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date	11/1/12



2004 Aerial Photograph



Project		Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date	11/1/12



2006 Aerial Photograph



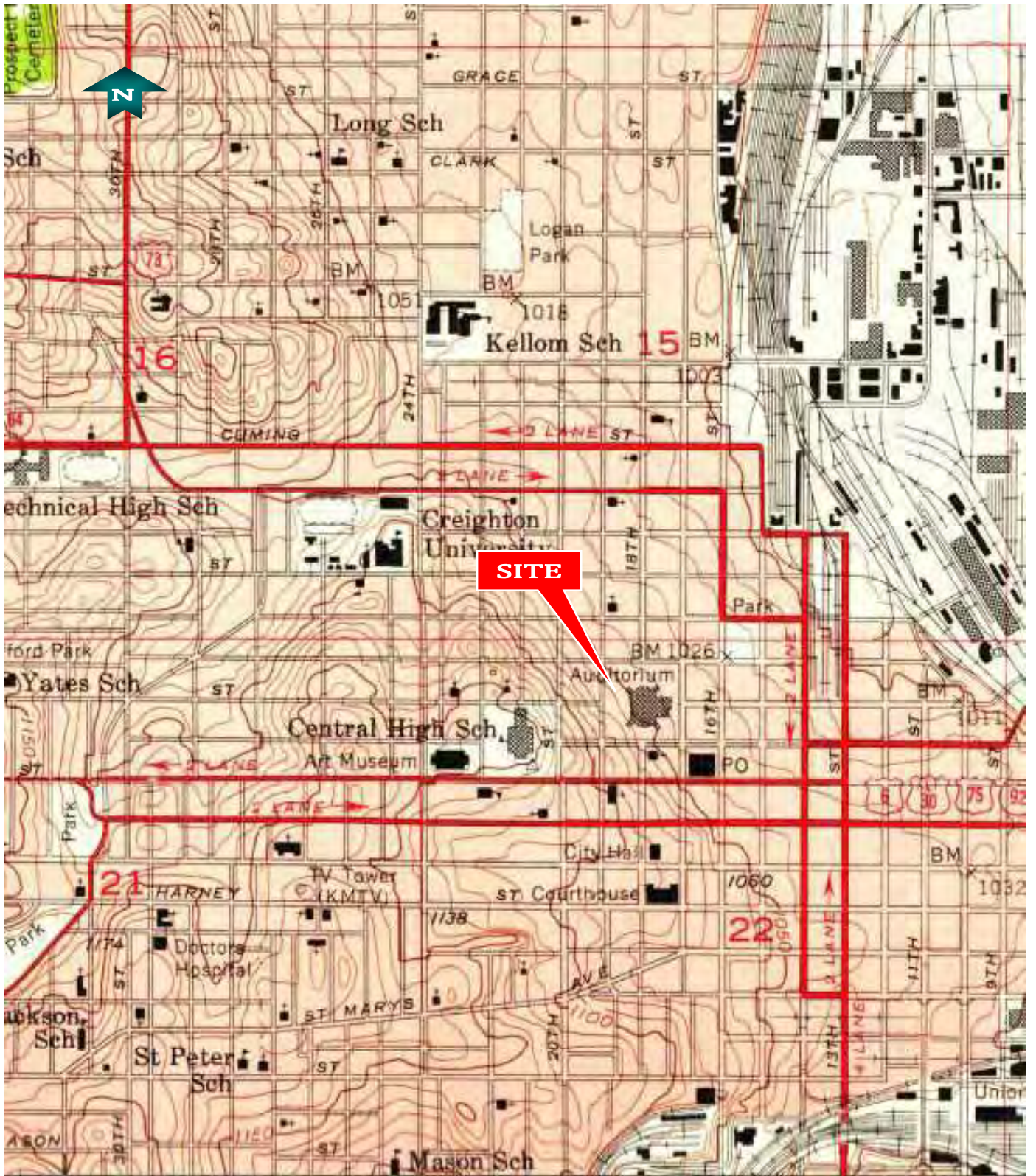
Project	Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date 11/1/12



2012 Aerial Photograph



Project	Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date 11/1/12



Historical Topographic Map

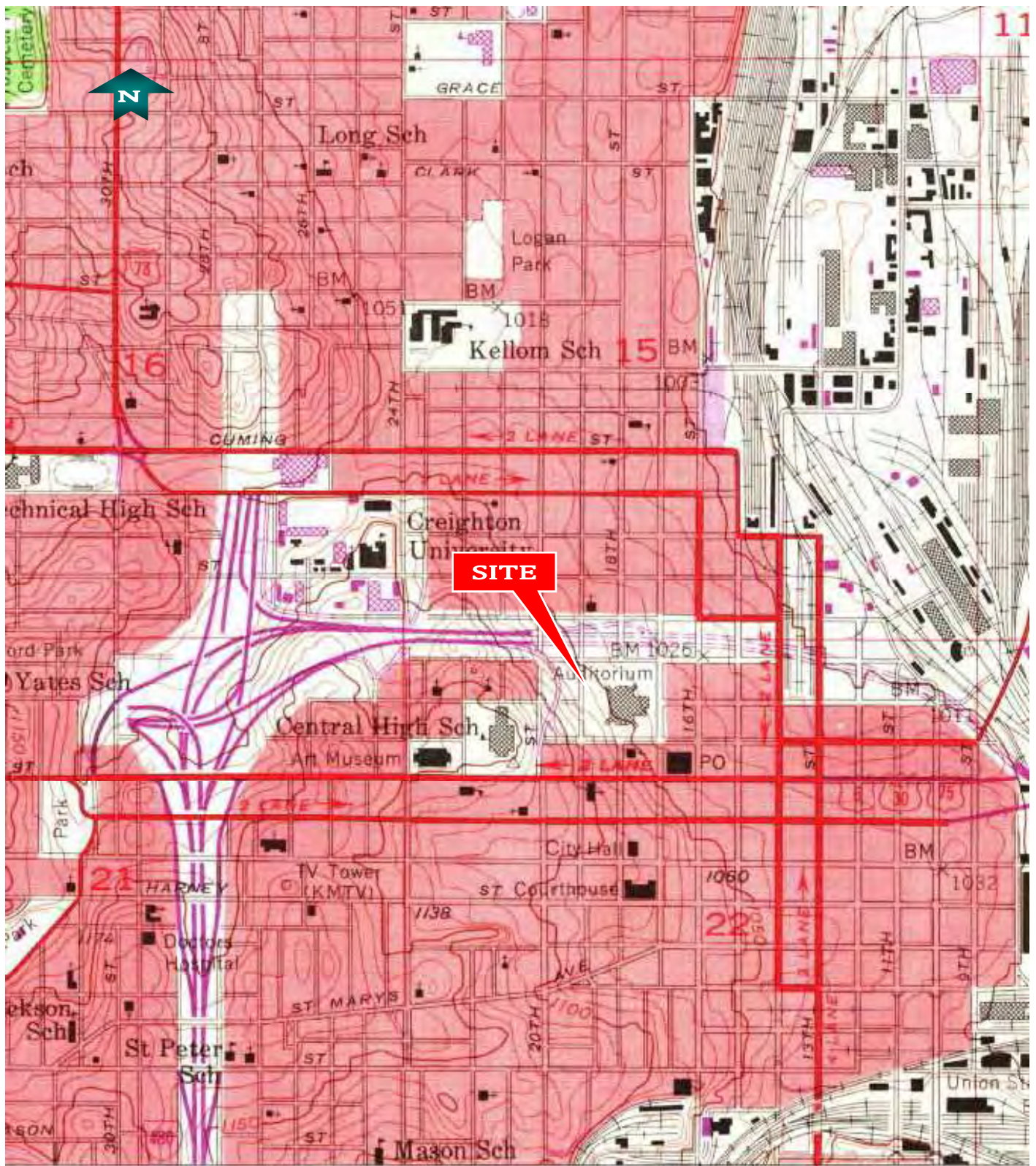
(From 1956 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION



Project	Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date 11/1/12



Historical Topographic Map

(From 1969 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION



Project

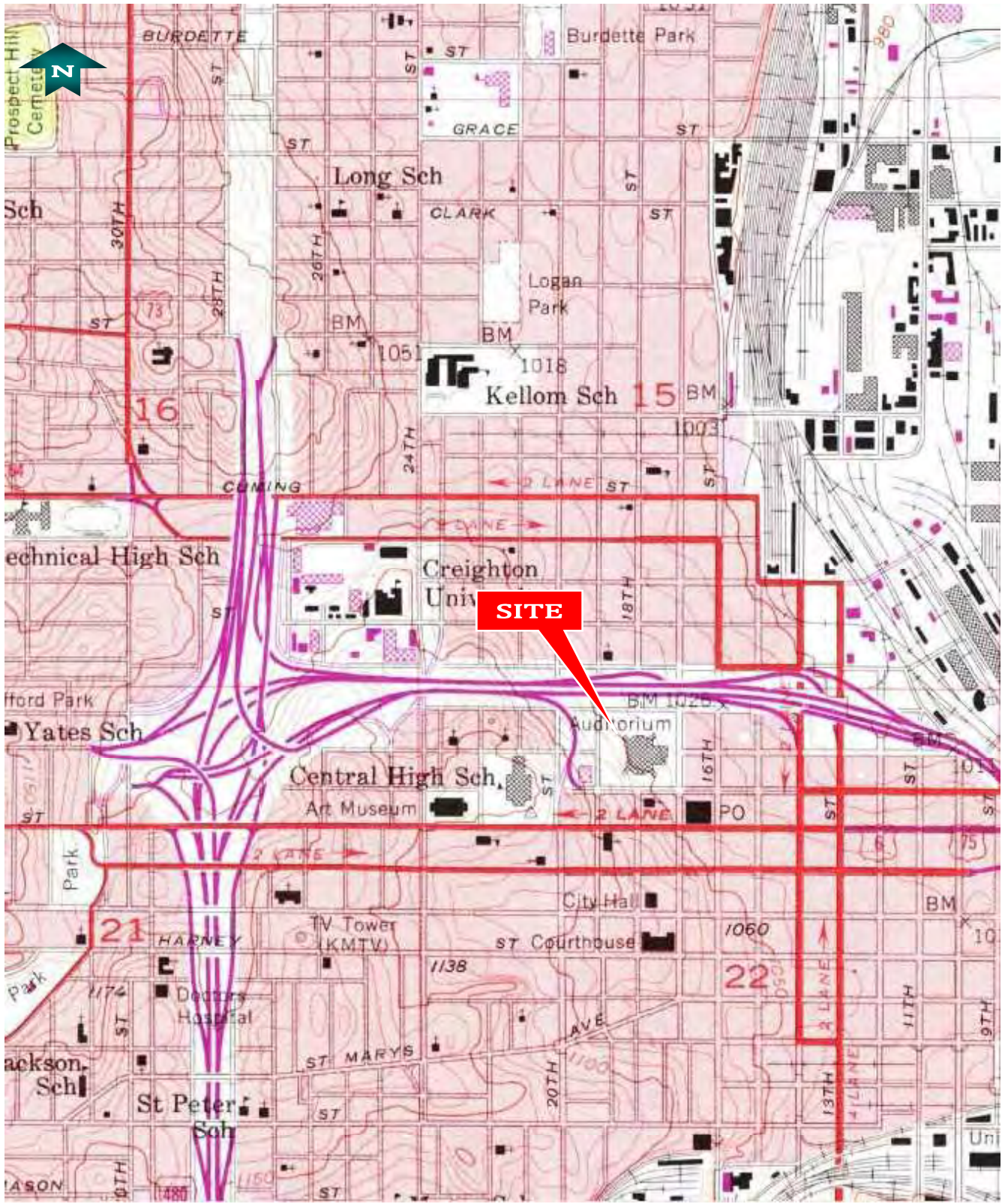
Civic Auditorium
1804 Capitol Avenue

Job #

12579.00

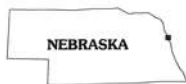
Date

11/1/12



Historical Topographic Map

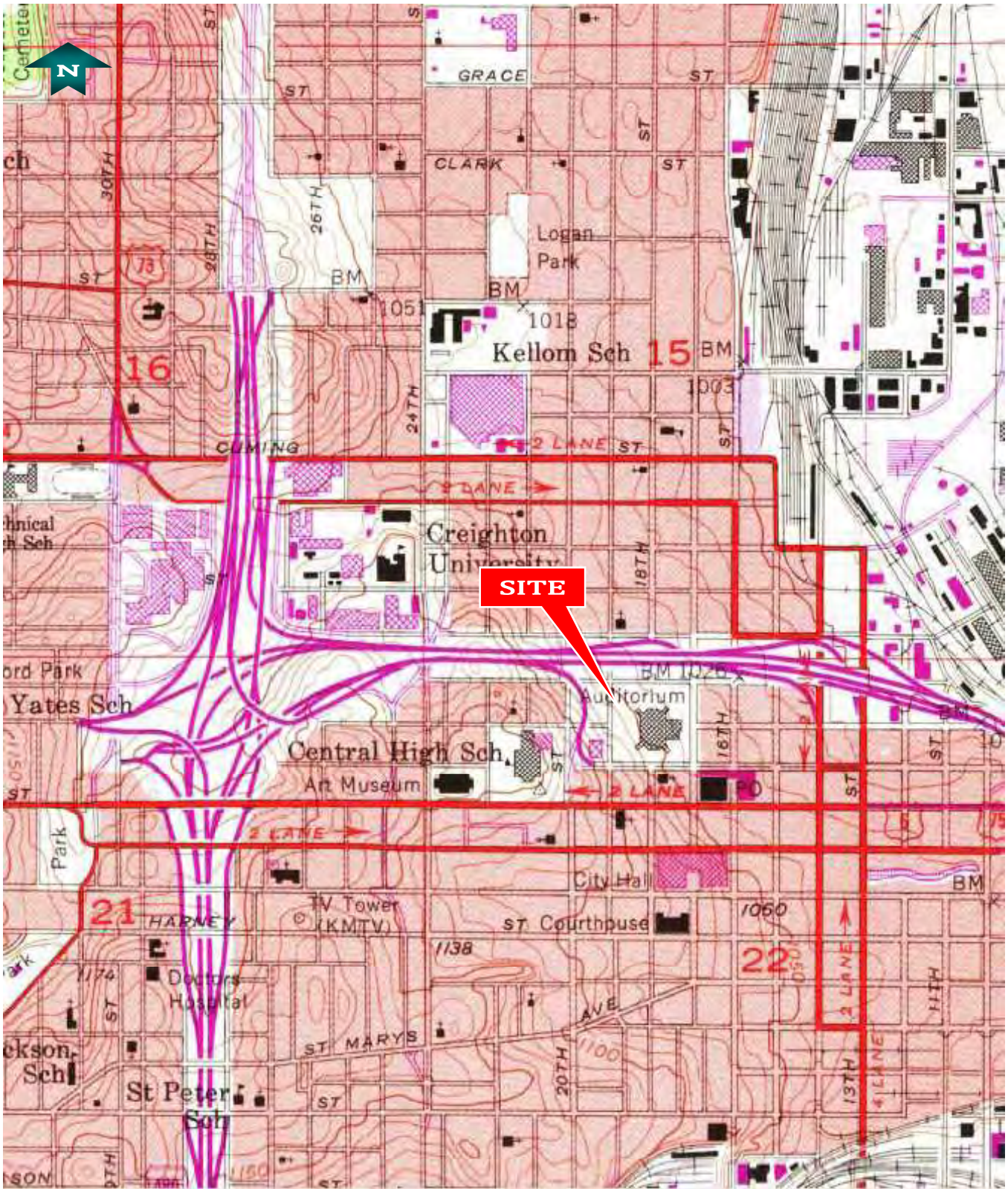
(From 1975 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION

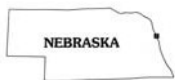


Project		Civic Auditorium 1804 Capitol Avenue	
Job #	12579.00	Date	11/1/12



Historical Topographic Map

(From 1984 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION



Project

Civic Auditorium
1804 Capitol Avenue

Job #

12579.00

Date

11/1/12



Civic Auditorium

1804 Capitol Avenue

Omaha, NE 68102

Inquiry Number: 3435649.3

October 18, 2012

Certified Sanborn® Map Report

Certified Sanborn® Map Report

10/18/12

Site Name:

Civic Auditorium
1804 Capitol Avenue
Omaha, NE 68102

Client Name:

Thiele Geotech, Inc.
13478 Chandler Road
Omaha, NE 68138



EDR Inquiry # 3435649.3

Contact: Donna Matlock

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Thiele Geotech, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Civic Auditorium
Address: 1804 Capitol Avenue
City, State, Zip: Omaha, NE 68102
Cross Street:
P.O. # NA
Project: 12579.00
Certification # 81C8-4737-A689



Sanborn® Library search results
Certification # 81C8-4737-A689

Maps Provided:

1969 1890
1968 1887
1962
1934
1905
1901

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Thiele Geotech, Inc. (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1969 Source Sheets



Volume 1, Sheet 23



Volume 1, Sheet 24

1968 Source Sheets

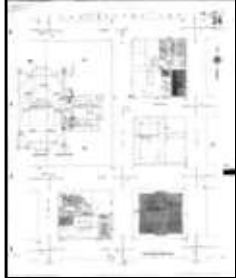


Volume 2, Sheet 206

1962 Source Sheets



Volume 1, Sheet 23



Volume 1, Sheet 24



Volume 2, Sheet 206

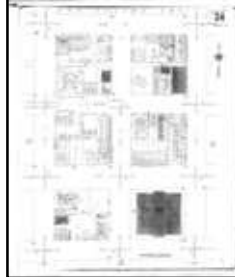
1934 Source Sheets



Volume 2, Sheet xxxx



Volume 1, Sheet 23



Volume 1, Sheet 24



Volume 2, Sheet 206

1905 Source Sheets



Volume Central Business District, Sheet xxxx

1901 Source Sheets



Volume 1, Sheet 15



Volume 1, Sheet 16



Volume 1, Sheet 7

1890 Source Sheets



Volume 2, Sheet 84



Volume 2, Sheet 92

1887 Source Sheets

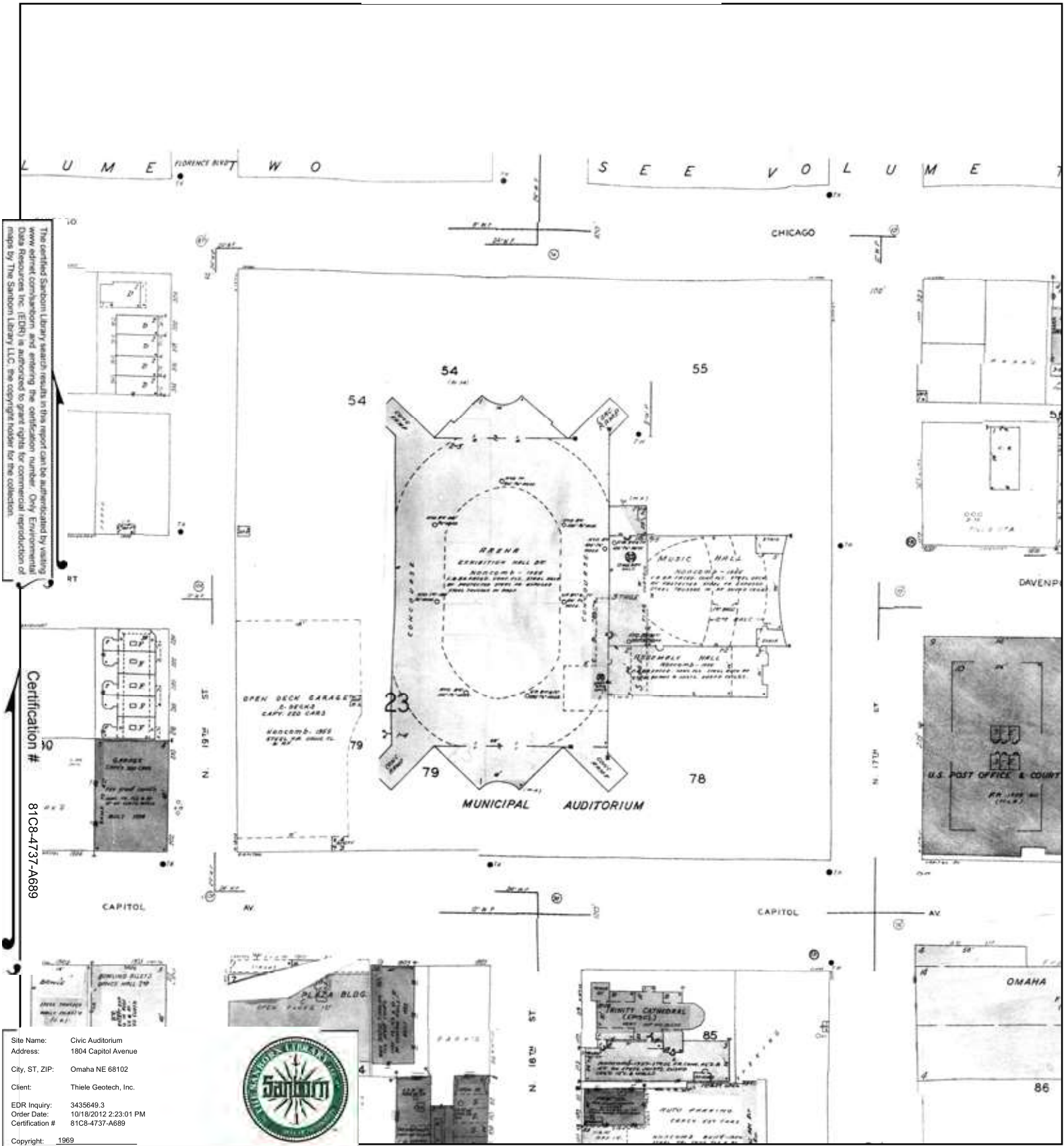


Volume 1, Sheet 11



Volume 1, Sheet 17

1969 Certified Sanborn Map



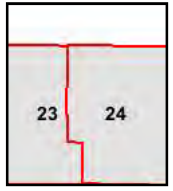
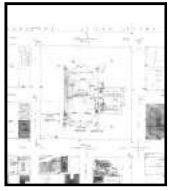
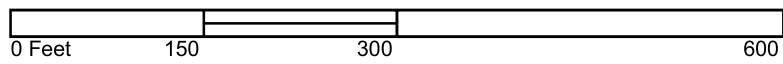
The certified Sanborn Library search results in this report can be authorized by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 81C8-4737-A689

Site Name: Civic Auditorium
 Address: 1804 Capitol Avenue
 City, ST, ZIP: Omaha NE 68102
 Client: Thiele Geotech, Inc.
 EDR Inquiry: 3435649.3
 Order Date: 10/18/2012 2:23:01 PM
 Certification #: 81C8-4737-A689
 Copyright: 1969



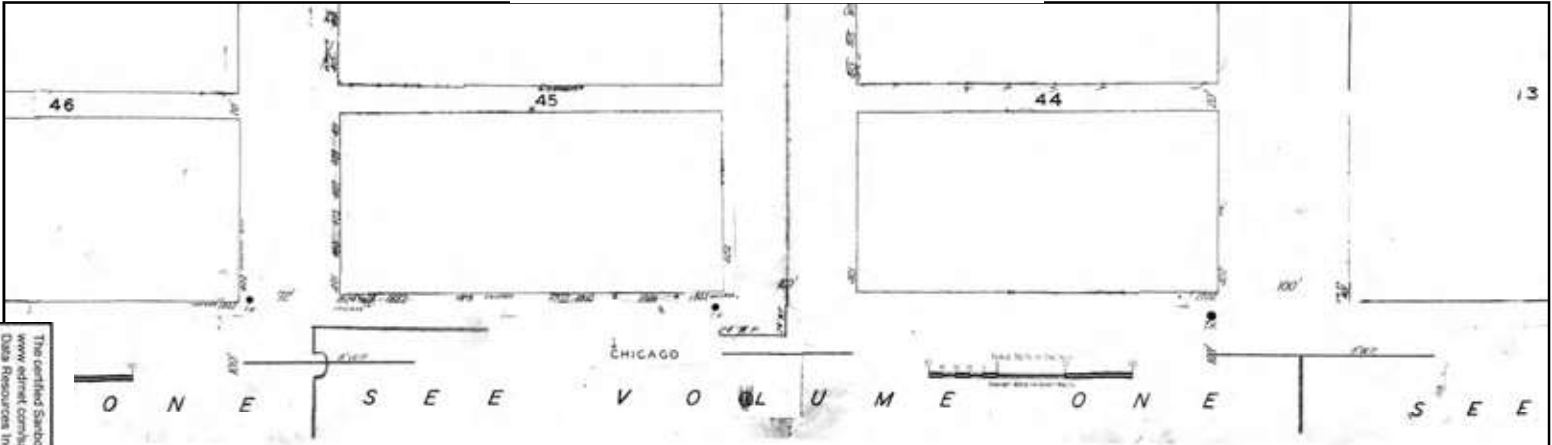
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 23
 Volume 1, Sheet 24




1968 Certified Sanborn Map



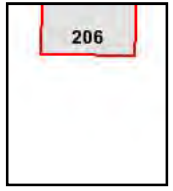
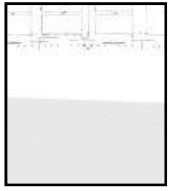
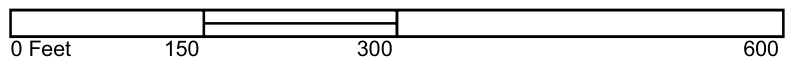
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 81C8-4737-A689

Site Name:	Civic Auditorium
Address:	1804 Capitol Avenue
City, ST, ZIP:	Omaha NE 68102
Client:	Thiele Geotech, Inc.
EDR Inquiry:	3435649.3
Order Date:	10/18/2012 2:23:01 PM
Certification #	81C8-4737-A689
Copyright:	1968



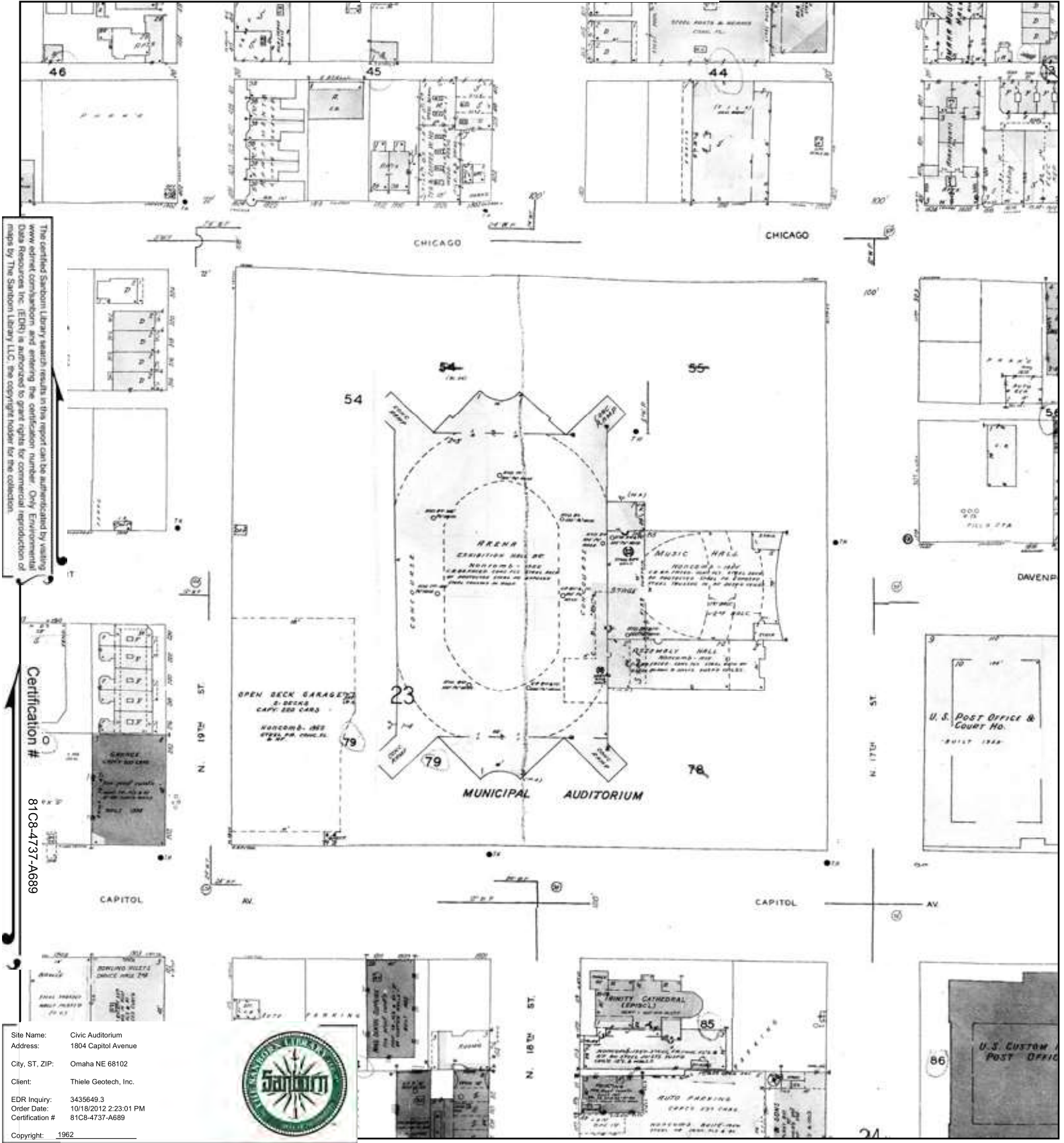
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 2, Sheet 206



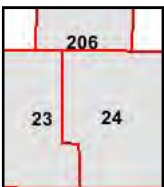
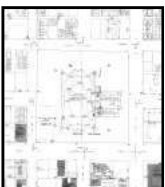
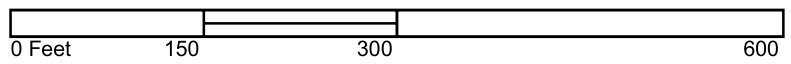
1962 Certified Sanborn Map



Site Name: Civic Auditorium
 Address: 1804 Capitol Avenue
 City, ST, ZIP: Omaha NE 68102
 Client: Thiele Geotech, Inc.
 EDR Inquiry: 3435649.3
 Order Date: 10/18/2012 2:23:01 PM
 Certification #: 81C8-4737-A689

Copyright: 1962

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 23
 Volume 1, Sheet 24
 Volume 2, Sheet 206



1934 Certified Sanborn Map



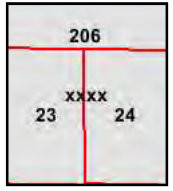
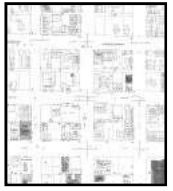
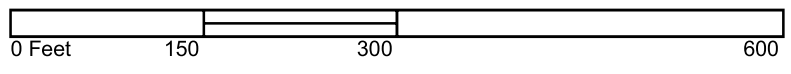
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/iam and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 81C8-4737-A689

Site Name: Civic Auditorium
 Address: 1804 Capitol Avenue
 City, ST, ZIP: Omaha NE 68102
 Client: Thiele Geotech, Inc.
 EDR Inquiry: 3435649.3
 Order Date: 10/18/2012 2:23:01 PM
 Certification #: 81C8-4737-A689
 Copyright: 1934



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 2, Sheet xxx
- Volume 1, Sheet 23
- Volume 1, Sheet 24
- Volume 2, Sheet 206



1905 Certified Sanborn Map

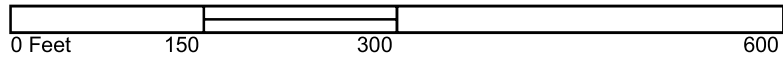
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 81C8-4737-A689

Site Name: Civic Auditorium
 Address: 1804 Capitol Avenue
 City, ST, ZIP: Omaha NE 68102
 Client: Thiele Geotech, Inc.
 EDR Inquiry: 3435649.3
 Order Date: 10/18/2012 2:23:01 PM
 Certification #: 81C8-4737-A689
 Copyright: 1905



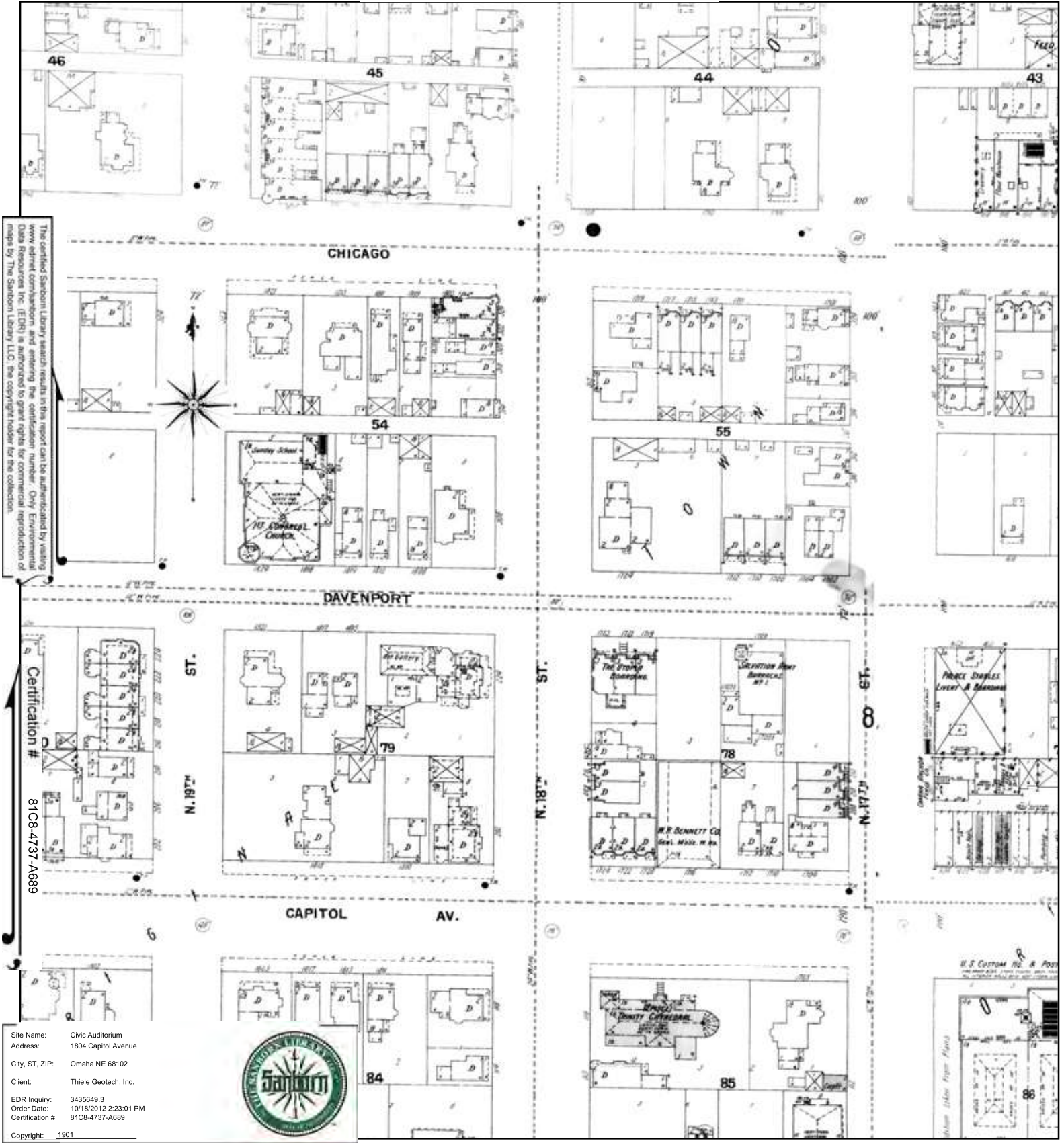
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume Central Business District, Sheet xxxx



1901 Certified Sanborn Map



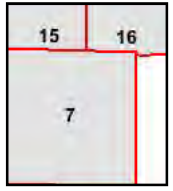
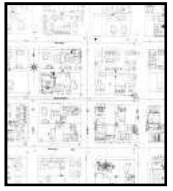
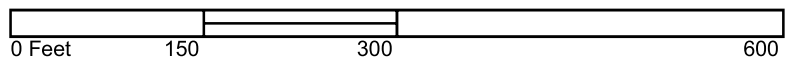
The certified Sanborn Library search results in this report can be authenticated by visiting www.eidb.com and entering the certification number. Only Environmental Data Resources, Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 81C8-4737-A689

Site Name: Civic Auditorium
 Address: 1804 Capitol Avenue
 City, ST, ZIP: Omaha NE 68102
 Client: Thiele Geotech, Inc.
 EDR Inquiry: 3435649.3
 Order Date: 10/18/2012 2:23:01 PM
 Certification #: 81C8-4737-A689
 Copyright: 1901



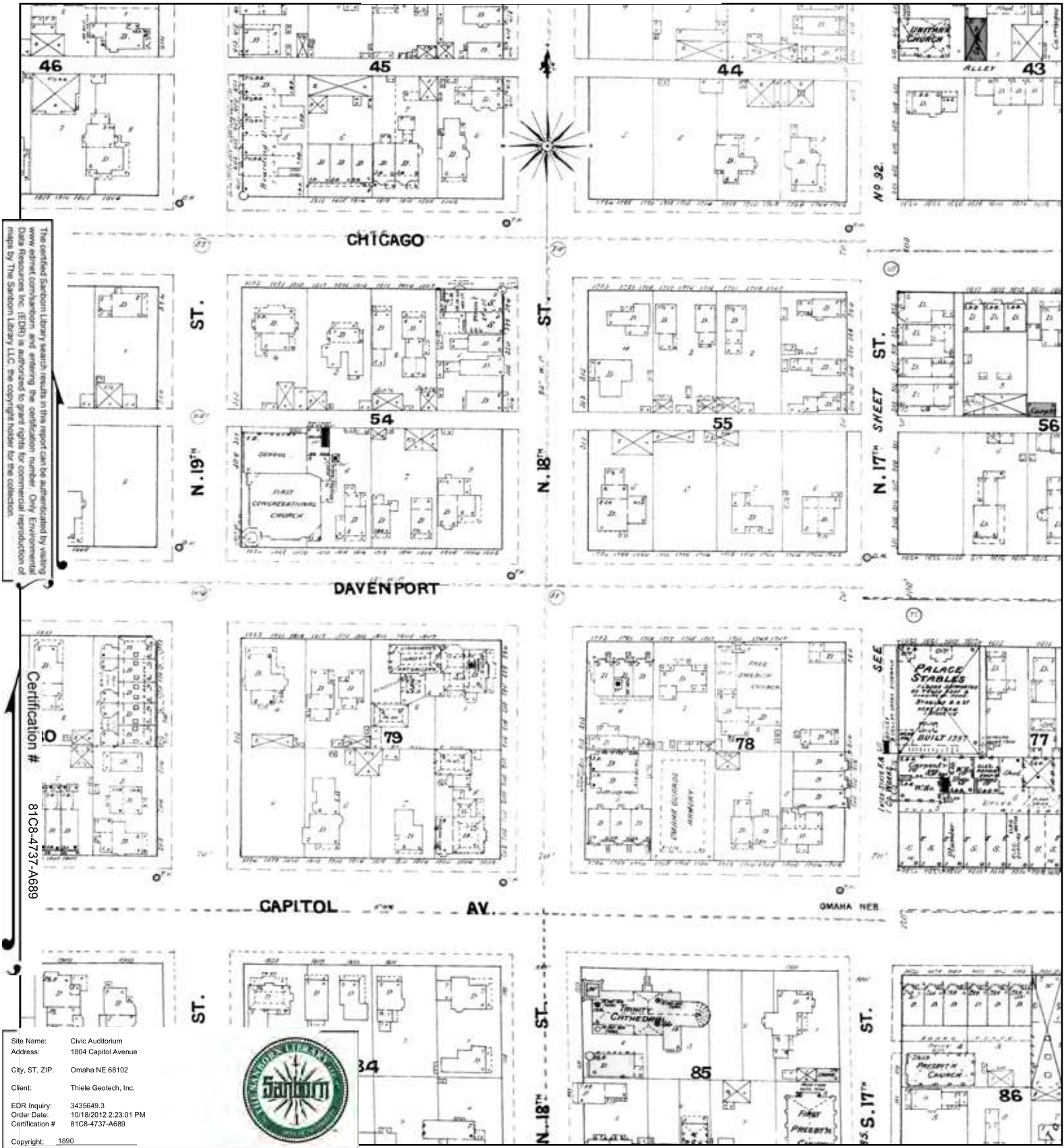
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



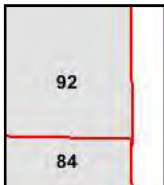
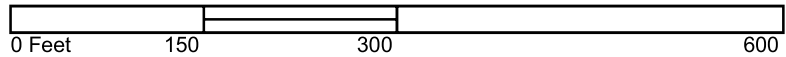
Volume 1, Sheet 15
 Volume 1, Sheet 16
 Volume 1, Sheet 7



1890 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 2, Sheet 84
Volume 2, Sheet 92



1887 Certified Sanborn Map

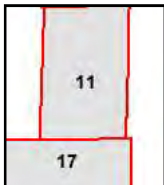
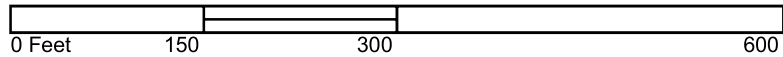
The certified Sanborn Library search results in this report can be authorized by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 81C8-4737-A689

Site Name: Civic Auditorium
 Address: 1804 Capitol Avenue
 City, ST, ZIP: Omaha NE 68102
 Client: Thiele Geotech, Inc.
 EDR Inquiry: 3435649.3
 Order Date: 10/18/2012 2:23:01 PM
 Certification #: 81C8-4737-A689
 Copyright: 1887



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 11
 Volume 1, Sheet 17



Grant Application

Row 157

Organization Name (if applicable)	Beyond The Basics
Physical Address	8089 Dorcas St.
Mailing Address	
Website	hoseybaseball.com
Social Media Accounts	Facebook/ Twitter / IntstaGram / Linken In
Name	Dwayne Hosey
Title	President
Email Address	hoseybaseball@cox.net
Phone	+1 (402) 718-6715
Team	Yes
	Dwayne Hosey> President. Former MLB player- Owner Operator of Hosey's Heroes Youth Baseball/ Bronwyn Hosey> Director Of Operations> Tyler Cloyd > Former MLB- Youth instructor and Rapsodo operator > Zachariah Young> Former Professional player and Personal Trainer>Joshua Weilandt USSSA youth baseball coach and Driveline Certified in Youth Baseball Development
Organizational Chart	n/a
Other Completed Projects and/or Accomplishments	n/a
Proposal Title	North & Omaha Community Engagement Project
Total Budget (\$)	\$1,000,000.00
LB1024 Grant Funding Request (\$)	\$10,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Our proposal is unique in many ways. In the following paragraphs, we will prove why we believe our proposal to be the very best in all areas of community growth, job creation, increased health awareness, and equally if not more importantly, the education of today's youth in lower-income situations, to ensure a more significant opportunity for those in South & North Omaha. Our objective is to develop transformational soft skills in ages ranging from five through high school graduation. Our connection with "Find a Why" gives us a vehicle into OPS and local athletics. Over 24,000 kids are currently enrolled in "Find a Why." We will utilize the OPS curriculum, and hire qualified educational specialists to ensure consistency in every classroom. We will also utilize athletics to teach life skills such as perseverance, hard work, dedication, and following through with a goal. We also want to educate on financial management, because it contributes to the ongoing financial struggles in North and South Omaha. We believe utilizing our proposal within our program can drastically curve financial instability and build up the next generation of positive and confident leaders in this community. Having a state-of-the-art facility will contribute to the desire to utilize the facility, as well as the education provided within our program. Many issues that North and South Omaha also experience are due to transportation issues. Our management team has identified a way to curve this issue. We know we can accomplish this by incorporating bus routes to bring the youth to and from our

facility. This will also assist in building more jobs due to staffing needs. Our objective is to become the facility in which North and South Omaha can make a staple in our community for generations to come. With this facility, community engagement will increase and sustain. In conclusion, our proposal is one of a kind. We see a different dream. Without displacement and including local business donations to our cause, we can develop everything requested in the grant, within the timeline required. Our facility request is 10 million dollars to complete and sustain this project.

Timeline	Anticipation of land development as well as exterior building completion within the year. Facility and program completion within 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	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Our proposal will positively affect a sustainable community and raise the quality of life in North and South Omaha. With Dwayne Hosey and Tyler Cloyd' involvement with the "Find a Why" platform we already have a vehicle into O.P.S. giving us 24,000 children ages 8-14 who could start benefiting from the facility immediately upon completion through before and after school programs. The youth of North and South Omaha will have access in addition to some of the best baseball training in the state, services including, but not limited to: education, recreation, strength/conditioning training, nutritional education, and the arts Examples of soft skills: Communication, Teamwork, Critical thinking, Decision making, Conflict management, Leadership, and Creativity Sports promote soft skill development (soft skills are interpersonal and behavioral skills that enable someone to interact effectively and harmoniously with other people) development of these skills from a young age is pivotal to success in the classroom and success in the class room is pivotal to success in life. "Students who recognize the importance of soft skills on time are able to master their studies more successfully, complete their student obligations smoothly, make more acquaintances that may prove useful in the future, and better present themselves to professors who can also play an important role in their future careers." - Allison Academy Our goal is to equip the youth of North and South Omaha with soft skills through athletic training and an O.P.S. provided curriculum to ensure they lead more fulfilling and prosperous lives. These well equipped young men and women will become far more than just the future leaders of these communities. They will be given the opportunity to start thinking and feeling differently about North and South Omaha as the places where they were prepared for life, not just simply where they lived.
Visioning Workshop Findings Alignment	Weakness: Weaknesses identified in North and South Omaha that our proposal helps strengthen. a. No year round place for kids to play. b. Lack of team athletics and extracurricular activities Needs: Needs identified in North and South Omaha that our proposal fills. a. Large community Health and Wellness center b. The Black Athletes Sports Museum could be held in this building as well. c. Arts as an awesome driver. d. Safe places for young adults to do something. e. World Class indoor athletic facility to provide positive lifestyle opportunities year round. f. Lack of resources to educate on the importance of food and exercise to increase community health. Strengths: Strengths our proposal aligns with in North and south omaha. a.

Vacant Parcels available for commercial development b. Inexpensive land c. People that care and want to make a difference Opportunities: Opportunities In North and South Omaha our proposal could utilize. a.Lots of Vacant land along Corridor. Great opportunity for development with minimal physical displacement and transportation potential Supporting Actions: Supporting actions outlined that we feel fit our proposal. a.Empowerment for local community entrepreneurs and support for them to thrive. b.Engage and Empower community champions and advocates from the start. c. \$\$\$ d. Shovel ready sites

Priorities Alignment	The covid-19 public health emergency has caused widespread economic, social, and public health related turmoil. Our proposal offers an opportunity to immediately start effecting these issues for the better by educating the youth on healthy lifestyle decisions, increased awareness on the benefits of living a healthy lifestyle which in turn, can lead to healthier immune systems and lessen disease in the community
Economic Impact	Varying
	Varying
	Varying
	Varying
	n/a
Community Benefit	The youth in the communities of North and South Omaha will have access to training and programs that will help advance them through their education and athletics seeing many more of these young men and women given the opportunity to earn a college degree through academic and athletic scholarships. This facility will diversify North and south Omahas' economy in a plethora of ways. The level of training particularly baseball coupled with Dwayne and Tylers connections with Major League Baseball will bring an influx of business from outside sources to these communities. In particular around The College World Series some of the best college hitters and pitchers in the country and thousands of baseball adoring tourists will be Coming to North and South Omaha for lessons and/or training or just to check the place out and visit with Dwayne and Tyler. These visitors will not only be spending money on baseball, they will all have to eat, some will need haircuts their cars will need gasoline etc. Sports provide the youth with skills and tools to overcome challenges, inspire positive change and pass it back to their communities. By building bridges and creating connections sports become a platform to give voice to the disenfranchised and change perceptions about those marginalized in the community. Many studies from extremely credible sources have shown that sports and physical activity can significantly boost students' cognitive and effective foundation. It can have a profound impact on quality of life in many ways.
	Job creation, community interaction/engagement, health and wellness and human development
Best Practices/Innovation	n/a
Outcome Measurement	Improved education, job opportunities
	n/a
	n/a
Partnerships	Yes
	to be determined
	none
Displacement	No
Displacement explanation	

Physical Location	Within the parameters of the zones outlined in LB1024
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	n/a
Property Zoning	Yes
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	In comparison to other similar projects
General Contractor	No
Request Rationale	Purchasing of land, land development, building purchase, staff payroll, equipment purchases, transportation
Grant Funds Usage	land purchasing and development, building construction, purchasing of equipment, maintenance of facility, and staffing etc.
Proposal Financial Sustainability	Yes
	Overall Day to Day Operations.
Funding Sources	Anticipation of local business support through sponsorships and donations
	To be determined upon future local support
	No
Scalability	No
Financial Commitment	To be determined based upon commutal support.
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 158

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

Total Budget (\$)	\$0.00
LB1024 Grant Funding Request (\$)	\$0.00
Proposal Type	Capital project
Brief Proposal Summary	The Omaha Municipal Land Bank is honored to submit this proposal in support of the applicants for the LB 1024 funding opportunity. Through adoption of our policies and procedures, our board has communicated that building generational wealth is a priority for the Land Bank. The Economic Recovery Act presents a once-in-a-lifetime opportunity to invest in North and South Omaha – communities that have been adversely impacted by policies such as redlining. The available funding will significantly help with this goal. The opportunity for your committee to assess the projects with the greatest impact is no small task. The Omaha Land Bank was created to address issues related to vacancy, blight, and property abandonment in the City of Omaha, and the majority of these properties are in North Omaha. Given the Omaha Land Bank’s expertise and location in North Omaha, we are prepared to serve as a partner to awarded applicants where it is appropriate, as long as such partnership is in accordance with our legal responsibilities and approved by our Board. We invite further conversations with the members of the Economic Recovery Act Committee and Olsson to discuss how the Omaha Land Bank might serve as a partner for applicants who might need assistance with identifying and preparing land parcels, for example. Thank you for your commitment to Nebraska. Please do not hesitate to reach out if you have any questions.
Timeline	Determined by committee
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This submission is in support of all applicants of 1024 - the Land Bank is open to discussing partnership where it is appropriate.
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	
Community Benefit	

Best

Practices/Innovation

Outcome Measurement

Partnerships Yes

We are available to assist with any project where it aligns with our mission, specifically in land acquisition and preparation. As a quasi-governmental 501c3 we have options to explore further grant funding for projects through programs like CDBG and proposed Federal Bills like the Land Bank Act.

Displacement

Displacement explanation

Physical Location

Qualified Census Tract

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale Depending on the partnership, we may require funding to achieve the outcomes. However if work can be conducted in our normal course of business we would not request funds for partnership. Funding would need to be discussed in partnership discussions.

Grant Funds Usage

Proposal Financial Sustainability

Funding Sources

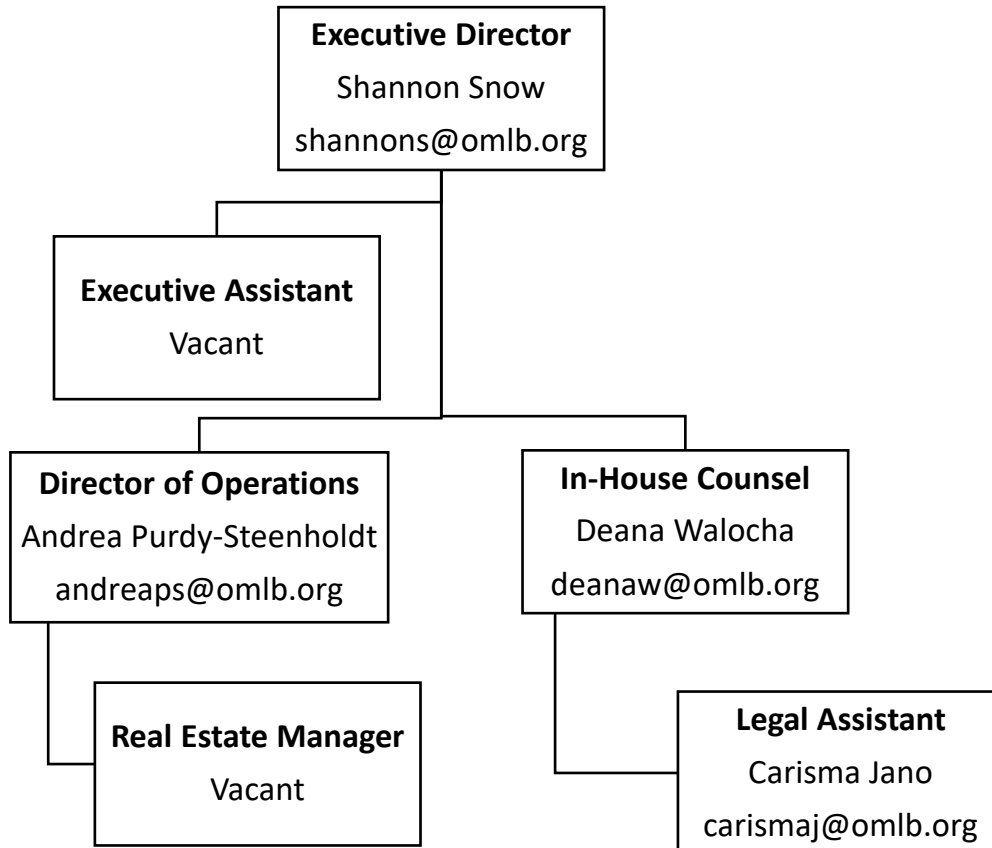
Scalability

Financial Commitment The Land Bank is willing to support as much as we can within our normal operations, if we need to hire staff or acquire property we would have to request funds for that support. Additionally, the Land Bank is willing to apply or receive other funding to assist in project success. As a quasi-governmental 501c3 we may be able to leverage funding that other partners cannot, and we are open to these discussions.

ARPA Compliance

Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Organizational Chart

Omaha Land Bank Organizational Chart





Omaha Land Bank Staff

Shannon Snow, Executive Director

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

Deana Walocha, In-House Counsel

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

Andrea Purdy-Steenholdt, Director of Operations

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

Carisma Jano, Legal Assistant

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



Grant Application

Row 159

Organization Name (if applicable)	Kelley's Complete Auto Detailing
Physical Address	3009 North 30th Street
Mailing Address	
Website	
Social Media Accounts	
Name	Richard Kelly Jr
Title	Owner/Manager
Email Address	rlkjr2@gmail.com
Phone	+1 (402) 714-2321
Team	Yes
	Richard Kelly Jr Owner/Manager: Thompson Management & Consulting -Ramel Thomson business management /accounting
Organizational Chart	
Other Completed Projects and/or Accomplishments	Kelley's Complete Auto Detailing has been providing customers with the following services for more than 25 years: exterior car washing, interior cleaning and detailing. Kelly's Complete Auto Detailing ability to provide a high-quality service is all based on their ability to provide to find the best employees. Hiring the best employees and making sure that they are well taken care of ensures that they in turn take care of the customers.
Proposal Title	Expansion and Growth
Total Budget (\$)	\$55,000.00
LB1024 Grant Funding Request (\$)	\$75,000.00
Proposal Type	Capital project Service/program
Brief Proposal Summary	Hire additional 8 employees to bring total employees to 25. Additional site and services(franchise). Equipment and building improvements
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	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 Create livable wage jobs that improves quality of life. Improvements of building that enhances neighborhood.

Visioning Workshop Findings Alignment Job creation

Priorities Alignment Livable wage jobs

Economic Impact

8 additional jobs to be added to the current job force of 17.

\$15 to \$20 hourly

Community Benefit Building improvement and livable wages .

Best Practices/Innovation

Outcome Measurement Creating new high-wage job opportunities

Accounting firm

Partnerships

Displacement No

Displacement explanation

Physical Location 3009 North 30th Street

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

Cost of expansion and growth

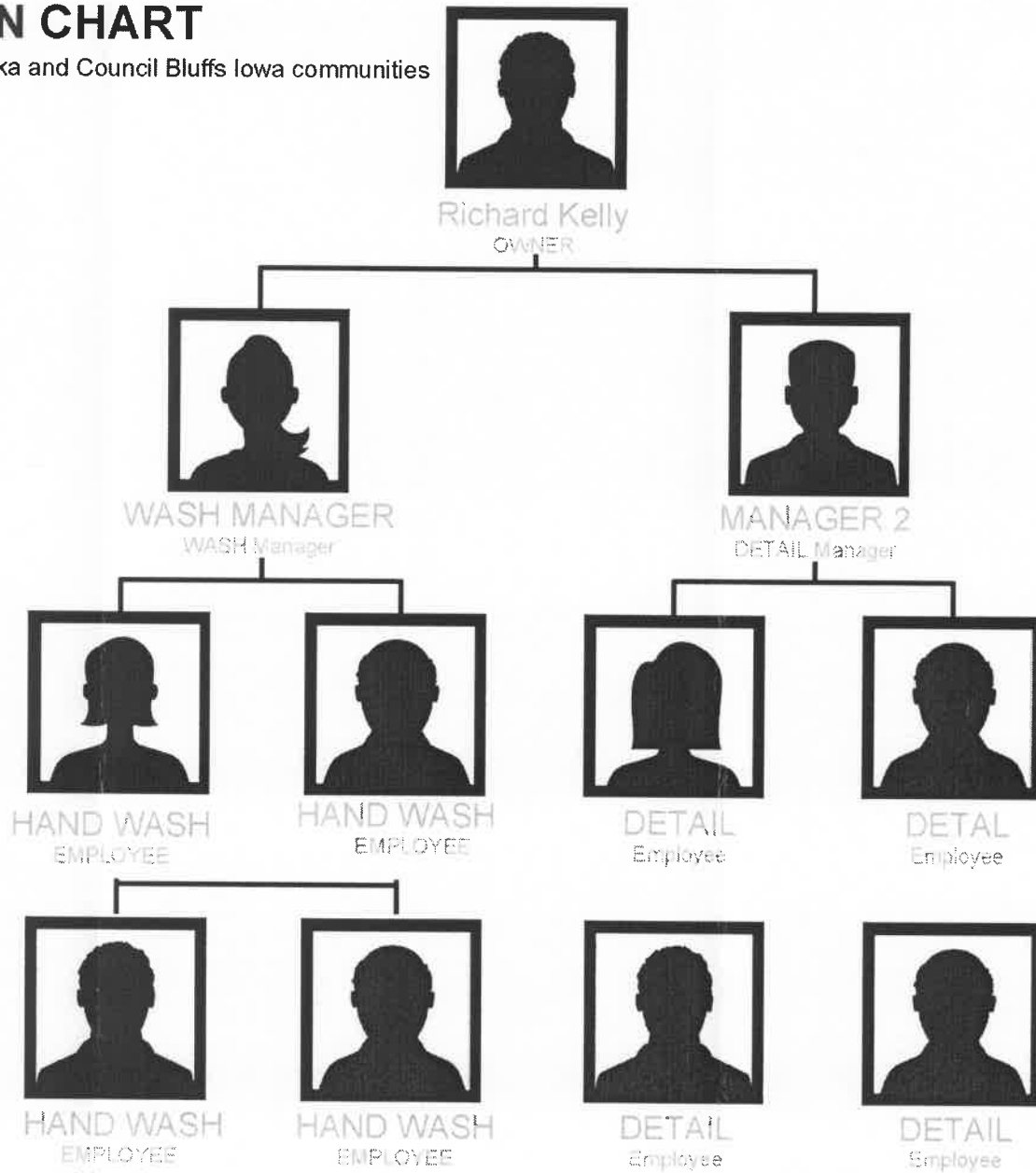
General Contractor No

Request Rationale

Grant Funds Usage	To pay for building improvements and allow for hiring additional employees.
Proposal Financial Sustainability	Yes Thompson Management & Consulting will be responsible accounting and all other aspect of accounting.
Funding Sources	
Scalability	Yes, it is scalable.
Financial Commitment	Richard Kelly retired from Victors Corporation and dedicated all energy toward building Kelly's Complete Auto Detailing as a significant asset in his community by consistent employment of 12 full-time employees and 5 part-time employees. Richard has been involved as an entrepreneur business-owner for the last 25 years. He has worked over 25 years to build the business to upwards of operations of \$225,000 annually.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Organizational Chart Pro Forma Proposal Budget/Sources and Uses

ORGANIZATION CHART

Omaha, Bellevue Nebraska and Council Bluffs Iowa communities



Financial Plan

The following plan outlines the financial development of Kelly's Complete Auto Detailing. The business will be initially financed by a personal investment with funding through LB1024 and will finance growth through cash flow. This will mean that the company will grow more slowly than it could, but it will ensure that Richard retains control over the direction of the company. In year three, it is hoped that the company will be able to open a second location. It is envisioned that an outside loan or equity funding will be sought at that time.

Important Assumptions

The financial projections for Kelly's Complete Auto Detailing are based on the following assumptions. These assumptions are thought to be quite conservative, as are the financial forecasts.

GENERAL ASSUMPTIONS

	YEAR 1	YEAR 2	YEAR 3
Plan Month	1	2	3
Current Interest Rate	10.00%	10.00%	10.00%
Long-term Interest Rate	10.00%	10.00%	10.00%
Tax Rate	25.42%	25.00%	25.42%
Other	0	0	0

Projected Profit and Loss

The following Profit and Loss table illustrates income and expenses monthly for the first year, and annually for the next two years.

PRO FORMA PROFIT AND LOSS

	YEAR 1	YEAR 2	YEAR 3
SALES	\$109,800	\$155,339	\$232,204
Direct Cost of Sales	\$4,583	\$6,994	\$11,047
Other	\$0	\$0	\$0
Total Cost of Sales	\$4,583	\$6,994	\$11,047
Gross Margin	\$105,218	\$148,345	\$221,157
Gross Margin %	95.83%	95.50%	95.24%
EXPENSES			
Payroll	\$61,680	\$88,312	\$113,174
Sales and Marketing and Other Expenses	\$2,600	\$1,550	\$1,700
Depreciation	\$2,070	\$2,070	\$2,070
Leased Equipment	\$0	\$0	\$0
Utilities	\$3,325	\$3,500	\$3,750
Insurance	\$1,800	\$1,800	\$1,800
Rent	\$4,800	\$5,500	\$6,000

Payroll Taxes	\$15,420	\$22,078	\$28,294
Other	\$0	\$0	\$0
TOTAL OPERATING EXPENSES	\$91,695	\$124,810	\$156,788
Profit Before Interest and Taxes	\$13,523	\$23,535	\$64,370
EBITDA	\$15,592	\$25,605	\$66,440
Interest Expense	\$0	\$0	\$0
Taxes Incurred	\$3,204	\$5,884	\$16,361
NET PROFIT	\$10,318	\$17,65	\$48,009
Net Profit/Sales	9.40%	11.36%	20.68%

Projected Cash Flow

The following Cash Flow table illustrates that if Kelly's Complete Auto Detailing meets projected sales, it will have positive cash flow after half a year of operations.

PRO FORMA CASH FLOW

	YEAR 1	YEAR 2	YEAR 3
CASH RECEIVED			
Cash from Operations			
Cash Sales	\$93,330	\$132,038	\$197,374
Cash from Receivables	\$13,097	\$21,902	\$32,470
Subtotal Cash from Operations	\$106,427	\$153,940	\$229,843
Additional Cash Received			
Sales Tax, VAT, HST/GST Received	\$0	\$0	\$0
New Current Borrowing	\$0	\$0	\$0
New Other Liabilities (interest-free)	\$0	\$0	\$0
New Long-term Liabilities	\$0	\$0	\$0
Sales of Other Current Assets	\$0	\$0	\$0
Sales of Long-term Assets	\$0	\$0	\$0
New Investment Received	\$0	\$0	\$0
Subtotal Cash Received	\$106,427	\$153,940	\$229,843
EXPENDITURES	YEAR 1	YEAR 2	YEAR 3
Expenditures from Operations			
Cash Spending	\$61,680	\$88,312	\$113,174
Bill Payments	\$33,052	\$46,837	\$67,743
Subtotal Spent on Operations	\$94,732	\$135,149	\$180,917
Additional Cash Spent			
Sales Tax, VAT, HST/GST Paid Out	\$0	\$0	\$0

Principal Repayment of Current Borrowing	\$0	\$0	\$0
Other Liabilities Principal Repayment	\$0	\$0	\$0
Long-term Liabilities Principal Repayment	\$0	\$0	\$0
Purchase Other Current Assets	\$0	\$0	\$0
Purchase Long-term Assets	\$0	\$0	\$0
Dividends	\$0	\$0	\$0
Subtotal Cash Spent	\$94,732	\$135,149	\$180,917
NET CASH FLOW	\$11,695	\$18,791	\$48,927
Cash Balance	\$20,395	\$39,186	\$88,112

Projected Balance Sheet

Kelly's Complete Auto Detailing balance sheet illustrates a healthy financial position for this new company. The monthly estimates are included in the appendix.

PRO FORMA BALANCE SHEET

	YEAR 1	YEAR 2	YEAR 3
ASSETS			
Current Assets			
Cash	\$20,395	\$39,186	\$88,112
Accounts Receivable	\$3,373	\$4,772	\$7,133
Inventory	\$668	\$1,019	\$1,609
Other Current Assets	\$1,000	\$1,000	\$1,000
Total Current Assets	\$25,435	\$45,976	\$97,854
Long-term Assets			
Long-term Assets	\$10,000	\$10,000	\$10,000
Accumulated Depreciation	\$2,070	\$4,140	\$6,210
Total Long-term Assets	\$7,930	\$5,860	\$3,790
Total Assets	\$33,365	\$51,836	\$101,644
LIABILITIES AND CAPITAL	YEAR 1	YEAR 2	YEAR 3
Current Liabilities			
Accounts Payable	\$3,097	\$3,917	\$5,716
Current Borrowing	\$0	\$0	\$0
Other Current Liabilities	\$0	\$0	\$0
Subtotal Current Liabilities\	\$3,097	\$3,917	\$5,716
Long-term Liabilities	\$0	\$0	\$0
Total Liabilities	\$3,097	\$3,917	\$5,716
Paid-in Capital	\$30,000	\$30,000	\$30,000
Retained Earnings	(\$10,050)	\$268	\$17,919

Earnings	\$10,318	\$17,651	\$48,009
Total Capital	\$30,268	\$47,919	\$95,929
Total Liabilities and Capital	\$33,365	\$51,836	\$101,644
Net Worth	\$30,268	\$47,919	\$95,929

Business Ratios

The following table contains important ratios for the car wash industry, as determined by the Standard Industry Classification (SIC) code, 7542.

RATIO ANALYSIS

	YEAR 1	YEAR 2	YEAR 3	INDUSTRY PROFII
Sales Growth	0.00%	41.47%	49.48%	3.00%
PERCENT OF TOTAL ASSETS				
Accounts Receivable	10.11%	9.21%	7.02%	8.70%
Inventory	2.00%	1.97%	1.58%	9.50%
Other Current Assets	3.00%	1.93%	0.98%	\26.40%
Total Current Assets	76.23%	88.69%	96.27%	44.60%
Long-term Assets	23.77%	11.31%	3.73%	\55.40%
Total Assets	100.00%	100.00%	100.00%	100.00%
Current Liabilities	9.28%	7.56%	5.62%	29.30%
Long-term Liabilities	0.00%	0.00%	0.00%	27.80%
Total Liabilities	9.28%	7.56%	5.62%	57.10%
Net Worth	90.72%	92.44%	94.38%	42.90%
PERCENT OF SALES				
Sales	100.00%	100.00%	100.00%	100.00%
Gross Margin	95.83%	95.50%	95.24%	0.00%
Selling, General & Administrative Expenses	86.59%	84.13%	74.45%	68.20%
Advertising Expenses	0.91%	0.74%	0.56%	1.50%
Profit Before Interest and Taxes	12.32%	15.15%	27.72%	2.70%
MAIN RATIOS				
Current	8.21	11.74	17.12	1.53
Quick	8.00	11.48	16.84	0.88
Total Debt to Total Assets	9.28%	7.56%	5.62%	57.10%
Pre-tax Return on Net Worth	44.68%	49.11%	67.10%	3.40%
Pre-tax Return on Assets	40.53%	45.40%	63.33%	8.00%
ADDITIONAL RATIOS				
	YEAR 1	YEAR 2	YEAR 3	
Net Profit Margin	9.40%	11.36%	20.68%	n.a
Return on Equity	34.09%	36.83%	50.05%	n.a

ACTIVITY RATIOS

Accounts Receivable Turnover	4.88	4.88	4.88	n.a
Collection Days	57	64	64	n.a
Inventory Turnover	5.45	8.30	8.41	n.a
Accounts Payable Turnover	11.67	12.17	12.17	n.a
Payment Days	27	27	25	n.a
Total Asset Turnover	3.29	3.00	2.20	n.a

DEBT RATIOS

Debt to Net Worth	0.10	0.08	0.06	n.a
Current Liab. to Liab.	1.00	1.00	1.00	n.a

LIQUIDITY RATIOS

Net Working Capital	\$22,338	\$42,059	\$92,139	n.a
Interest Coverage	0.00	0.00	0.00	n.a

ADDITIONAL RATIOS

Assets to Sales	0.30	0.33	0.40	n.a
Current Debt/Total Assets	9%	8%	6%	n.a
Acid Test	6.91	10.26	15.59	n.a
Sales/Net Worth	3.63	3.24	2.42	n.a
Dividend Payout	0.00	0.00	0.00	n.a

Grant Application

Row 160

Organization Name (if applicable)	Creighton University
Physical Address	2500 California Plaza Omaha, NE 68178
Mailing Address	N/A
Website	www.creighton.edu
Social Media Accounts	Instagram - @creighton1878; Facebook - Creighton University; LinkedIn - Creighton University; Twitter - @Creighton; TikTok - @Creighton1878
Name	Jan Madsen
Title	Executive Vice President
Email Address	janmadsen@creighton.edu
Phone	+1 (402) 280-4967
Team	Yes

University (Project) Representative: Jan Madsen, Executive Vice President, Creighton University - Since 2018 Madsen, CPA, has served as Executive Vice President for Creighton University with responsibilities including continuous improvement, facilities, finance, human resources, information technology, internal audit, public safety and university communications and marketing. Previously, from 2010 – 2014, Ms. Madsen served as Creighton's Vice President for Finance, managing the university's budget. Prior to assuming the executive vice president role, Madsen served as Chief Financial Officer and Treasurer for West Corporation with responsibility for leading more than 400 employees in 28 countries and managing global financial operations including treasury, accounting, planning, and forecasting, external and internal reporting, tax, and internal audit. Prior to this, Ms. Madsen held various finance and operating roles at First Data Corporation and was a manager at an international public accounting firm. Ms. Madsen received her B.S.B.A. in accounting from the University of Nebraska-Lincoln. Project Manager: Field Day Development is a local, woman, veteran, and LGBTQ-owned real estate development consulting business, located in downtown Omaha. Owner Andrea Kathol has more than 17 years of experience in real estate development and finance. FDD specializes in financial modeling, permanent loan and tax increment financing, tax credits, city entitlements and project and construction management. The organization has been responsible for high-dollar, transformational projects in Omaha, Council Bluffs and communities throughout Nebraska and Iowa. They have managed over \$500 million in construction projects to date, with an additional \$100 million currently under construction. FDD is well-known for their knowledge of historic building rehabilitation, urban development and environmentally contaminated sites. Fund Development Consultant: Fox Creek Fundraising is a local, woman-owned, grant writing and fund development consulting business. Owner, Lisa Fox has worked in the nonprofit sector for 23 years and has operated Fox Creek since 2014, securing \$20M+ annually for clients including operating, program and more than \$300M in capital project funding, while providing more than 5,000 hours each year in fund development and organizational consulting. Fox Creek has a team of seven professionals who offer a wide array of services designed to meet the growing needs of nonprofits, including the procurement of private and public sector funds. Ms. Fox has an M.P.A. from the University of Nebraska-Omaha. Architect: Holland Basham Architects has a rich history of community engagement working with entities such as Nelson Mandela, Omaha Food Bank, Lutheran Family Services, Ronald McDonald House, and Kids Can! Community Center through volunteerism and project-based initiatives. Their portfolio highlights experience with new construction, renovation, and historic preservation for a variety of housing types to include multi-family apartment buildings, university

residence life, assisted and senior living, and low-income housing. Financial Hope Collaborative The Financial Hope Collaborative was started when United Way of the Midlands created the Financial Stability Partnership in 2006. The Financial Success Program began in 2009 and has an 86% retention rate—one of the highest retention rates in the country for a financial education program. The program's curriculum helps LMI families address immediate financial issues and develop decision making skills in areas such as tracking expenses, saving for emergencies, and repairing credit reports. Other Partners: Creighton will identify additional partners and will promote to, and prioritize, locally owned small emerging businesses and those owned by persons of color, veterans, LBGTQ and other diverse demographics, with emphasis in North Omaha.

Organizational Chart	Jan Madsen, Executive Vice President, with Creighton University is overseeing this project. There are four divisions of the project which includes construction, facilities, financials and programming. The included organizational chart reflects the businesses and/or individuals connected to each of these divisions. Upon completion of a bid and request for proposals process, the roles of General Contractor, Licensed Childcare Agency and Leasing Company will be determined at a later date.
Other Completed Projects and/or Accomplishments	Creighton University has a long history of providing affordable housing for students. Creighton operates 8 residence halls and apartment buildings, housing over 2200 students on campus. In addition, Creighton currently partners with a local community childcare organization to operate a 6000-sf child development center that serves over 40 infants and preschool age children on campus. Creighton has extensive experience with major construction and renovation projects, including a new school of dentistry and community dental clinic facility (200,000 sf; \$84 million; opened 2018), a new health sciences campus in Phoenix, Arizona (195,000 sf; \$100 million; opened in 2021), and a \$6 million renovation of the Criss Health Sciences building completed in the summer of 2022. In addition, currently under construction are a 400-bed residence hall (\$37 million) and the CL Werner Center for Health Sciences Building (\$84 million), with both projects on schedule to open in the fall of 2023.
Proposal Title	Creighton Connect
Total Budget (\$)	\$110,850,000.00
LB1024 Grant Funding Request (\$)	\$47,850,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Creighton Connect is one of four proposals being submitted by Creighton University. The four innovative and thoughtful projects collectively have the potential to be transformative, lead generational change, and have long-lasting economic growth. Creighton University is seeking to develop Creighton Connect, an affordable, workforce housing project to include mixed income apartments and a child development center, to support both current local residents and attract new residents to the area. The project goal is to provide affordable and workforce housing in a location that is accessible to transportation, education, and jobs while offering an on-site extended hour childcare center. The project is in a North Omaha Qualified Census Tract and is the current site of two Creighton educational buildings which are scheduled to close in summer 2023 when programs relocate to alternate campus facilities. There is a unique opportunity to redevelop the property to create transformational change in the neighborhood in North Omaha. The vision to blend affordable housing, workforce development and early childhood education/childcare will result in community and resident stability. The housing units would serve an area with critical need with accessibility to various modes of transportation. The project will provide the only extended childcare within a 10-mile radius, offering availability (6:00 a.m. to 12:00 a.m.) for families working non-traditional workday hours with capacity to care for 100 children concurrently that increases the number of families/children served given the extended hours of operation. Creighton proposes two supporting programs for the project – financial education and rent subsidies. Rent subsidy funding for income qualified tenants who commit to working as teachers and childcare workers in the North Omaha QCT is being requested.

Funding for qualified tenants' participation in the Financial Success Program through the Financial Hope Collaborative is also being requested. Preliminary construction estimates contemplate demolition and a rebuild of the current site. Financial projections will be available in thirty days as we continue to assess cost and housing unit estimates, seeking to achieve the most cost-effective approach to repurpose the site. Assuming approved funding support by June 2023, the affordable housing development is expected to open in November 2025.

Timeline The anticipated milestones are as follows: . Complete Feasibility Study - by 11/15/22 Update Economic Impact Study - by 11/30/22 Creighton Board of Trustees (BoT) approval contingent on funding – request by 11/30/22 Apply for Additional Grants (CDGB, HOME) and TIF – 1/1/23 - 6/30/23 Request BoT approval to proceed – after public funding sources are secured Schematic Design – 6/2/23 - 8/25/23 (12 weeks) Design Development – 8/26/23 - 11/18/23 (12 weeks) Construction Documents – 11/19/23 - 3/23/24 (16 weeks) Construction Permitting – 3/13/24 - 5/7/24 (8 weeks) Building Construction – 5/15/24 - 11/11/25 (18 months)

Percentage completed by July 2025 75%

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) 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 In line with the funding goals to foster desirable transformation, fundamental change, and long-lasting economic growth in the communities of North and South Omaha, this project directly fulfills the three overarching goals and honors the intentionality of funding priorities. Sustainable Community - This project will create an estimated 360 new housing units, specifically designed for mixed income level tenants, with ability to accept rental subsidies. Additionally, the project will create jobs during and after construction using local contractors, and once complete, property management services and child development center positions. Finally, through this project model, careful consideration of cultural design will be implemented to align with North Omaha values and identified points in the Visioning Workshop Summary. The operations of the property will be unique in that Creighton University, a non-profit organization founded over 144 years ago, will own and operate the property. As a Jesuit, Catholic institution, Creighton has always focused on community engagement work with a goal of creating better communities and a better world. By integrating affordable housing with access to financial education and an on-premise child development center with expanded hours, Creighton expects to further contribute to bettering the Omaha community, and specifically the North Omaha QCT. Parking will be a mix of surface and secure garage parking creating safe access and added security for vehicles and tenants which may include individuals and families with small children navigating access after dark. Finally, the project is located across the street from educational programs and community service programs including those offered by the Financial Hope Collaborative, Creighton's College of Continuing and Professional Education and Creighton's proposed Innovation and Entrepreneurship Service Center which will 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) experience. Multimodal Transportation - The Creighton Connect project is near mass transit, and will have well-lit access points, as well as security. The connectivity through driving, biking, walking or transit to downtown areas is easily accessible through high traffic areas that are patrolled and well-lit. Existing pathways traverse the property, providing walkability and biking options to residents. The project will include various improvements to walkways surrounding the construction area with intentions to address deficiencies that connect the project to other modes of transportation. The project is strengthened with proximity to bus stops; the proposed site addresses are located between North 28th and North 30th Streets, and between Burt Street and California Street with 5 bus stops within 2 blocks. The North Freeway/Creighton pedestrian bridge is located one block south of proposed addresses. The pedestrian bridge facilitates a greater connection and improves accessibility between the campus and the neighborhoods on the other side of the busy freeway, a longstanding concern for Creighton University. Quality of Life - In addition to providing safe housing, safe childcare, safe working conditions, and safe property, this project will also enhance the existing space through mixed uses (residential and child development center) and the development of green spaces around the buildings. Two playground spaces are planned; one dedicated to the child development center with controlled access to meet modern child development facility requirements and a second to provide recreational amenities for tenants and surrounding neighborhood children.

Visioning Workshop Findings Alignment

Innovation happens at the cross-section of diverse perspectives, and diversity in geographic location and individuality is a necessity. This project addresses many of the needs and opportunities identified in the visioning workshops including housing, safety, walkability, and broadband access, while capitalizing on the identified strengths of the area with the powerful sense of community and strong cultural fabric. This project utilizes identified strengths and opportunities of North Omaha to create a project that goes beyond a simple build. The new development brings energy along the 30th Street, a focus development area in the overall North Omaha region. Repurposing the property at 28th and Burt Streets ensures the space remains activated in the neighborhood, providing much needed housing density creating an estimated 360 residential units. With proximity to downtown, airport, riverfront, and public transportation, living in this mixed-use housing will be a prime location for students, young families, and those living with restricted means. For non-car households, the walkability and proximity to amenities provided fosters independence for families. Leveraging resources within the community to execute a strong project plan, project partners are bringing together public and private partnerships in a multi-pronged approach to economic impact. creating community investment, momentum, and support. Partnerships between Creighton University, the Childcare Provider, Personal Finance Programs, Entrepreneurial Center, and on campus programs that are available to the public, a unique blend of resources is directly accessible for clients. With the initial support for the child development center, the project is acting in a small way as a small business development incubator, assisting a new or expanded childcare business. With wraparound resident financial services including tenant subsidized support for employer partners and providing funds to complete personal finance education the project works to impact generational poverty issues and provide models that may not otherwise impact the lives of residents. The project and amenities address community member desires highlighted in the visioning workshop, changing the perception that private funding rarely takes community ownership and input into account. North Omaha has a vibrant artist community with talented people, and destination cultural centers. The arts district on 24th and Lake is a strength to the neighborhood. Leveraging that strength, the artwork and décor displayed in the buildings' public spaces will be works by local artists from North Omaha. Components of the project directly address the identified gaps and weaknesses identified in the visioning workshop including overall housing challenges and adding mixed-use housing to increase housing density, and retention of young population. As part of the design process, the project will incorporate universal design standards, including the inclusion of accessible units. This project also addresses parent challenges with accessing affordable childcare due to nontraditional work schedules by including extended hours and the subsidies for the childcare workers' rental costs, which were further reinforced in the visioning sessions affecting the North Omaha area. With access to quality care for young children, young professionals will stay in the area to live and work.

Priorities Alignment	The proposal aligns with LB1024's strategic priorities in multiple areas. The location is in the North Omaha qualified census tract, north of Dodge Street and East of 72nd Street, and provides affordable housing. Additionally, the project meets the identified needs of the visioning workshop and enhances workforce stability, permanency, quality of life and accessibility. Through the Financial Success Program, Creighton will provide financial literacy to improve economic and health outcomes for individuals residing in a qualified census tract.
Economic Impact	See attached preliminary economic impact study.
	Preliminary estimate of 63
	Preliminary estimate of 216
	Preliminary estimate of \$48,428 (in 2022 dollars).
	<p>The project will provide an immediate opportunity for businesses and contractors in the Qualified Census Tract including trades businesses, sign companies, furniture stores, grounds contractors, and other specialized crafts. As part of the contract, the selected general contractor will be asked to commit to award sub-contracts to those businesses located in Omaha, with a preference to businesses located in the Qualified Census Tract. Additionally, business opportunities will be created for a contracted leasing and property manager and a new child development center. The project will focus on recruiting businesses that are based in North Omaha, while offering wrap-around start-up support to the childcare provider for business operations and to increase capacity. A draft economic impact study has been prepared using preliminary estimates of construction costs, children served in the child development center, and number of housing units. Based on the estimates, the project will generate 216 jobs for the construction and management of the apartments and 63 jobs for the child development center, totaling 279 jobs.</p>
Community Benefit	<p>Leaders speak about having a "culture of innovation" which can be applied to tackling large scale challenges and projects. "Community cannot be engineered. It is a natural by-product of healthy, loving relationships which then foster associations of friendship movements.," Dave Andrews, author, and community sector leader. Traditional commercial development can seem at odds with this mindset; however, the concept can be used as a philosophy for innovative development projects. Innovative infrastructure projects can be a community builder when the voices of the area are implemented into every stage of the project. North and South Omaha are diverse, entrepreneurial, and proud communities. By creating a sense of "home" Creighton Connect will create a sense of belonging, cultivate relationships through community partnerships, and help to stabilize the neighborhood through additional high-quality housing. Mixed income housing has both anticipated and realized benefits, with a goal of alleviating the harms of concentrated poverty and achieving urban revitalization. Evidence supports that neighborhoods and housing quality improves with mixed income units. Additionally, mixed income communities offer low-income households an improved sense of safety and security. Structured programming such as the financial literacy program, child development center, and accessibility to community resources further promotes permanency and livability. Improvements in the local neighborhood will continue to bring people together, creating both a strengthened and renewed sense of community. Friendships are made on local playgrounds, parents can set up play dates at safe, easily accessible locations which can create networks of support. The top ways to get to know your neighbors fostering a sense of community, are getting outside, going to local playgrounds, or taking walks around the neighborhood. This project creates natural avenues for residents to get to know each other and develop relationships that will continue to improve the local neighborhood. The project includes the three S's of creating community connections – Space, Structure, Seeds. Economically, the parcel of space that was previously for educational purposes which does not traditionally spur neighborhood growth in terms of space utilization, will be transformed into housing with investments in new and repurposed infrastructure, creation of jobs, and an added industry with the infusion of much needed childcare in the area. The new residential area will create a new pocket of activity, reactivating this corner of the neighborhood and acting as a connecting development, creating linkages to</p>

future areas of development to the North and areas to other developed areas to the South including the Atlas Apartments. The project invests in North Omaha, keeping the connection to downtown strong, developing without displacing businesses or residents, and creating new jobs both during and after the project completion. Additionally, the project addresses the North Omaha threat of the lack of multifamily housing options and although the project provides rental opportunities, not home ownership, it offers a wrap-around approach to retain residents through mixed income housing options, accessibility, and on-site childcare options.

This project contributes to community sustainability by building a safe a healthy place to raise children, access to decent affordable housing, a sense of community and the ability to have a say in decisions that affect their lives. Using local contractors and the addition of two business opportunities (leasing/property management and child development center), as well as rental subsidies for qualified individuals, will create a positive economic impact on the area. On-site programming including financial literacy programming and extended childcare hours will increase quality of life and livability, as well the convenient access to Omaha Public Schools, local stores and employers, and downtown Omaha. In a statistical brief published by Childrens HealthWatch, introduced the Subsidized Housing Availability Index and how it is used to understand the relationship between inadequate subsidies and the negative consequences of housing insecurity. A stable, decent, affordable home is an essential foundation for families to thrive. However, this foundation becomes increasingly unsteady when families' housing becomes unaffordable — defined as paying more than 30 percent of monthly household income for rent or mortgage plus utilities. Addressing households that are overcrowded and households with multiple moves based on accessibility, providing access to quality housing through mixed use properties has a ripple effect on neighborhoods. Projects such as the Neighborhoods in Bloom, in Richmond, Virginia revealed that highly focused public and nonprofit community investments resulted in significantly higher property values in these neighborhoods. Even blocks in the target area that had no investment experienced substantial increases in value suggesting a spillover effect in the entire target area. Redevelopment and physical improvements spur additional changes. As the gap between development costs and market values shrinks, private investments return to formerly isolated neighborhoods. That is the ripple effect. New and diverse families move in. Existing residents recommit themselves. There is a growing sense of possibility and hope – a shared vision, encompassing downtown development and community revitalization, and cities now offer a better quality of life to more of its citizens. (Ripple Effect, Neighborhoods in Bloom)

Best Practices/Innovation See attached

Outcome Measurement Affordability – By 7/31/2026, the Creighton Connect project will create a mixed income housing development for the North Omaha community with at least 50% of the new housing units serving residents earning 65% to 80% of AMI. This outcome will be measured by Creighton University through construction completion, secured certificate of occupancy, and published rental rates. Accessibility – By 7/31/2026, Creighton Connect will improve accessibility for residents through proximity to public transportation, promotion of mixed income housing options, and extended hours childcare options. This will be measured by resident surveys and child development center enrollment numbers. Workforce Development – By 7/31/2026, Creighton Connect will house a child development center which will create new jobs for residents of the building and the larger community. Additionally, the structure of the project will promote workforce stability through affordable and accessible housing options and location. This will be measured by the number of new jobs created and resident surveys. Economic Impact – Based on the preliminary economic study of the project (see attached for a complete draft of the study), the exponential economic impact of the project can be extrapolated based on the project scope including number of units and overall operations of the child development center. These estimates will fluctuate based on the final completed project, however the impact on the area will be felt well beyond the static project budget. 1. The economic impact for the construction of the facilities from July 1, 2023, to June 30, 2025, are estimated to be \$188.1 million in total impacts, \$41.4 million in wages & salaries, and \$7.8 million in self-employment income with \$5.6 million generated in state and local taxes. Jobs supported will

be approximately 718 annually. 2. The economic impact for operations for the first five years of operations, July 1, 2025, to June 30, 2028, are estimated to be \$300.8 million in total impacts, \$140.7 million in wages & salaries, and \$12.2 million in self-employment income with \$10.3 million generated in state and local taxes. Jobs supported will be approximately 632 annually. Impact detail by project classification Economic Impact of Constructions, July 1, 2023, to June 30, 2025. (dollars dominated in 2022 dollars) 1. Total economic impact: a. Sales/revenue projected to be \$188,058,733. b. Industry experiencing greatest impact-construction at \$106,200,000. 2. Impact on wages & salaries: a. Wages & salaries for the period are projected to be \$58,329,370. b. Industry experiencing greatest wage & salaries impact-construction at \$29,746,121 3. Impact on self-employment income: a. Self-employment addition for the period projected to be \$7,771,723. Industry experiencing greatest self-employment income impact-truck transportation at \$506,024. 4. Impact on jobs (employment): a. The increase in annual jobs is expected to be 1,435.6. b. Industry experiencing greatest employment impact-construction at 704.1 jobs. 5. Impact on state and local tax collections. a. Construction activity is expected to increase state and local tax collections by \$5,622,715. b. Additions for the period are projected to be property taxes of \$1,722,443; sales taxes of \$1,645,522; individual income taxes of \$1,226,129; corporate taxes of \$199,972; other taxes and fees of \$779,650. Education - By 7/31/2026, 100 low to moderate income residents will be enrolled in or will have completed the Financial Success Program through Creighton University. By 2027, 100 children will be enrolled in the child development center. This will be measured through enrollment numbers and completion data.

Partnerships	Yes
	<p>The project will rely on existing partnerships with Creighton University, while building new relationships with those having expertise in target areas. Residents of the property will have access to established Creighton partnerships with CHI Health, Creighton Dental Clinic, Creighton Legal Clinic, the Financial Hope Collaborative, the Center for Promoting Health and Health Equity, and the proposed Innovation and Entrepreneurship Service Center. New partnerships will emerge as the project moves forward to include relationships with a qualified licensed childcare agency with a goal to recruit a provider from North Omaha. To ensure the success and capacity of the center, outside expertise and support from childcare professional organizations will be provided to build the capacity of the child development center. Additionally, agencies providing enrichment activities to children, on-campus opportunities for high school students to explore the opportunities and of Creighton, and access to workforce development resources.</p> <p>Creighton University has arrangements with existing partners and programs. At this time, there are no external MOUs in place, however discussions have begun about how to effectively implement on-site resources following occupancy.</p>
Displacement	No
Displacement explanation	
Physical Location	<p>The Creighton Connect project would encompass the site of two existing buildings located on a parcel of land between 28th Street to the East and 30th Street to the West, Burt Street to the north and California intersecting the property to the south. Specific addresses include the current Bio-Information Center at 2770 Webster Plaza, Omaha, NE 68131, and the Boyne Building, at 2802 Webster Plaza, Omaha, NE 68131. The North Freeway separates the property location from the Creighton campus. The Cuming Street corridor and Highland Dairy are one block north of the proposal location. Public transit stops run along 30th Street, California, and Cuming Streets with the 30th & Webster Plz SE bus stop just to the southwest of the property boundary.</p>
Qualified Census Tract	Within one or more QCTs
Additional Location	See attached

Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

Creighton and Field Day Development worked with a well-established general contractor to determine cost estimates based on project layout and historical data. If funded, the project will be released for a bidding process to all sub-contractors.

General Contractor No

Request Rationale Capital funding for a child development center is being requested due to lack of available childcare in the QCT, with limited or no availability for extended care. The center is projected to be 14,000 sf, following all licensing requirements. The preliminary construction cost was determined through a cost estimate which included Creighton University, Field Day Development and a licensed general contractor. Capital for housing units was determined based on the funding gap in a preliminary financial model, and closely aligns with the assumption that 50% of the housing units would meet Department of Housing and Urban Development (HUD) guidelines for rents. The preliminary estimated construction cost was developed through a collaboration between Creighton University, Field Day Development, a licensed architect, and a licensed general contractor. Program costs were determined by the per person cost of the financial services program, based on historical data, the number of residents and location of services. Program costs for subsidies were determined by the percentage of HUD units, the average wage of childcare workers, and number of anticipated staff working in the center and living in the building.

Grant Funds Usage Program: \$550,000 - Expansion of program operations of the Financial Hope Collaborative. Funds will provide 100 low-income residents with access to their financial success program to be operated from the facility across the street. \$100,000 - Rent subsidies through July 2026 for residents working in the child development center. \$200,000 – Grant to fund consulting and other start-up costs for the Licensed Childcare Center Operator Capital: \$10,700,000 – Construction costs for child development center \$36,300,000 – Construction costs for affordable housing units

Proposal Financial Sustainability No

The affordable housing construction project is dependent on other funding sources. Once constructed, the affordable housing units will not be dependent on future funding requests. However, the ability to provide ongoing subsidies for teachers and childcare staff working in the QCT will be dependent on future funding sources. It is possible that the child development center operation may be dependent on ongoing funding support. Creighton will own property and facilities. The fiscal operations of the housing units will be managed by Creighton, alongside the leasing and property management partner. The complete financial model is expected to be completed by mid-November. The child development center will be a stand-alone entity; however, with approval of the childcare program start up grant request, support will be provided in the areas of financial oversight, best practices, marketing and other business-related activities by Creighton and other childhood provider experts in the community.

Funding Sources	At this time, the preliminary financials assume that \$15 million of combined TIF and additional grants (CDGB and HOME) will be required to support the proposal. Creighton can begin the process of applying for the other funding sources upon completion of the feasibility study and Board approval. Yes, based on the preliminary estimates, the proposal will require all funds to continue.
Scalability	Possibly The housing development could possibly be scaled back into fewer units and fewer affordable units. Details are unknown at this time.
Financial Commitment	Creighton's financial commitment to the proposal will include the site for the development, approximately 174,000 square feet of land, and equity and debt financing estimated at \$48 million. In addition, Creighton will provide free space for the expansion of the Financial Hope Collaborative and will work to support tenants by connecting them to other Creighton community service programs and Creighton community partners referenced earlier in 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	Additional Location Documents (see application for list) Organizational Chart Proposal Budget/Sources and Uses Request Rationale Documentation

Douglas County, Nebraska Property Record - R1612900014

Information is valid as of 2022-09-30

[Print Report](#)
[Treasurer's Tax Report](#)
Great Feature → → → [Subdivision Sales Search](#)

Taxpayer

CREIGHTON UNIVERSITY

2500 CALIFORNIA PLZ
 OMAHA NE 68178-0000

Property Information

Key Number:	1290 0014 16
Account Type:	Ex Educational
Parcel Number:	1612900014
Parcel Address:	2802 WEBSTER PLAZA OMAHA NE 68131-0000
Abbreviated Legal Description:	LANDING THE LOT 3 BLOCK 0 LOT 3 120355 SQFT

Value Information


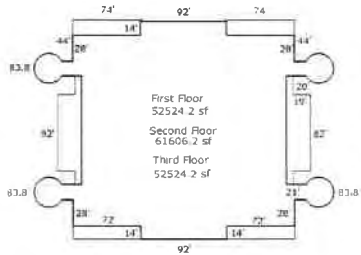
	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
2.762971	120355.0	0.0	0.0	0.0	

Improvement Information

Building 1

 <p style="font-size: small; margin-top: 5px;">FEBRUARY 2016 DOUGLAS COUNTY ASSESSOR</p> <p style="text-align: center; border: 1px solid black; padding: 2px;">CLICK TO ENLARGE IMAGE</p>	<p style="font-size: small;">Boyne Building 2802 Webster Pl.,</p> <div style="text-align: center;">  <p style="font-size: x-small; margin-top: 5px;">First Floor 52524.2 sf Second Floor 61606.2 sf Third Floor 52524.2 sf</p> </div> <p style="font-size: x-small; margin-top: 10px;">DRAWN BY: APT/11/2004</p> <p style="text-align: center; border: 1px solid black; padding: 2px;">CLICK TO ENLARGE IMAGE</p>
---	---

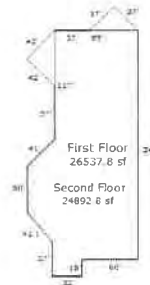
Square Footage: 166654.0	Percent Complete: 100.0%
---------------------------------	---------------------------------

Perimeter	1339.0	Quality:	Good
Unit Type:		Condition:	Good
Built As:	School - Science Building	Condo Square Footage:	0.0
HVAC:	Package Unit	Rooms:	0.0
Exterior:		Units:	0.0
Interior:		Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	3.0
Floorcover:		Foundation:	
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1973	0	0%	1973	0

Building 2

**No
Image
Available**



[CLICK TO ENLARGE IMAGE](#)

[CLICK TO ENLARGE IMAGE](#)

Square Footage:	51431.0	Percent Complete:	100.0%
Perimeter	777.0	Quality:	Good
Unit Type:		Condition:	Good
Built As:	School - Lecture Hall	Condo Square Footage:	0.0
HVAC:	Package Unit	Rooms:	0.0
Exterior:		Units:	0.0
Interior:		Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	2.0
Floorcover:		Foundation:	
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1990	0	0%	1990	0

Douglas County, Nebraska Property Record - R1612900016

Information is valid as of 2022-09-30

[Print Report](#)
[Treasurer's Tax Report](#)
 Great Feature → → → [Subdivision Sales Search](#)

Taxpayer

CREIGHTON UNIVERSITY

2500 CALIFORNIA PLZ
OMAHA NE 68178-0000**Property Information**

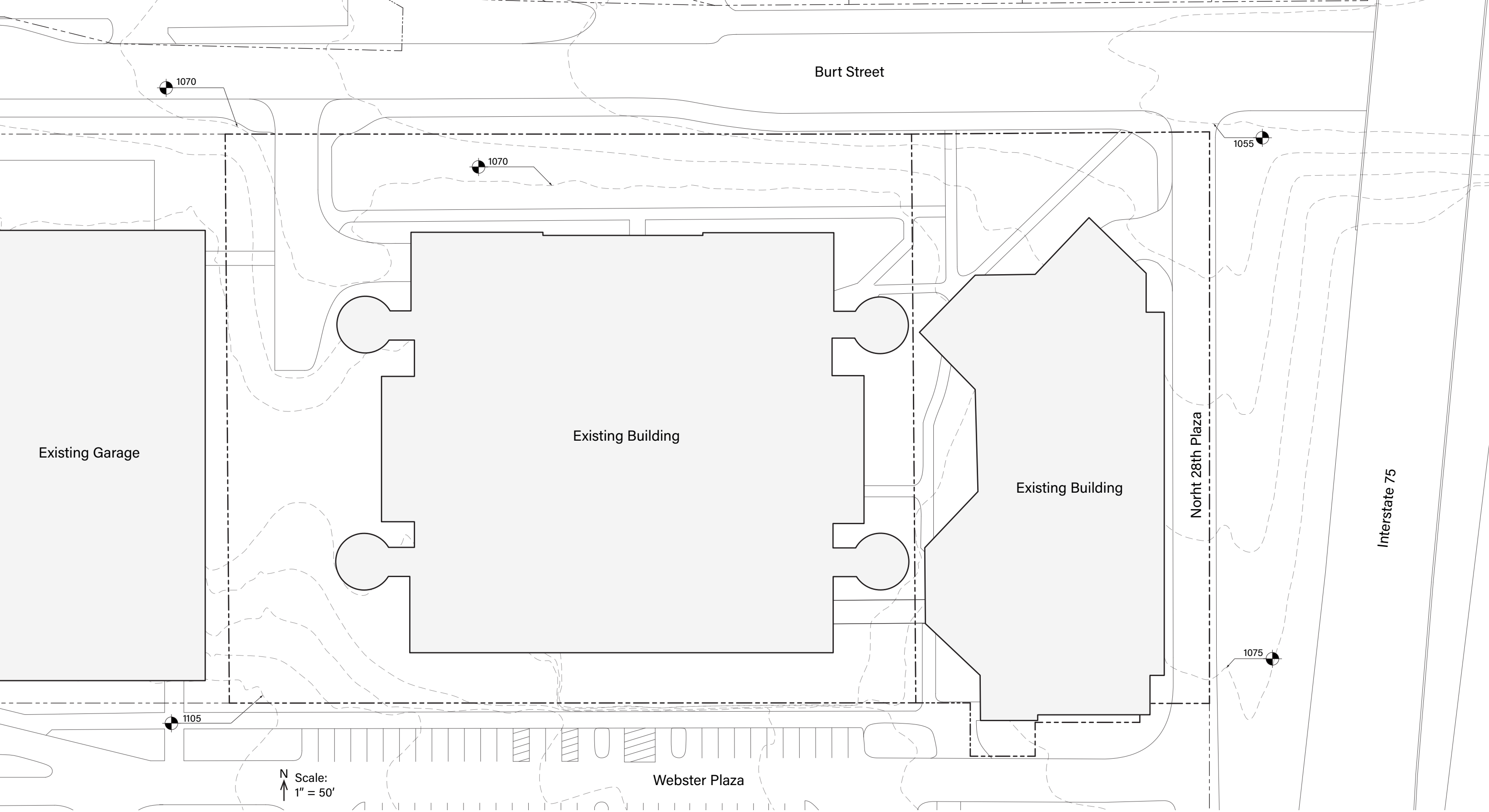
Key Number:	1290 0016 16
Account Type:	Ex Educational
Parcel Number:	1612900016
Parcel Address:	2770 WEBSTER PLAZA OMAHA NE 68131-0000
Abbreviated Legal Description:	LANDING THE LOT 4 BLOCK 0 LOT 4 53370 SQFT

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

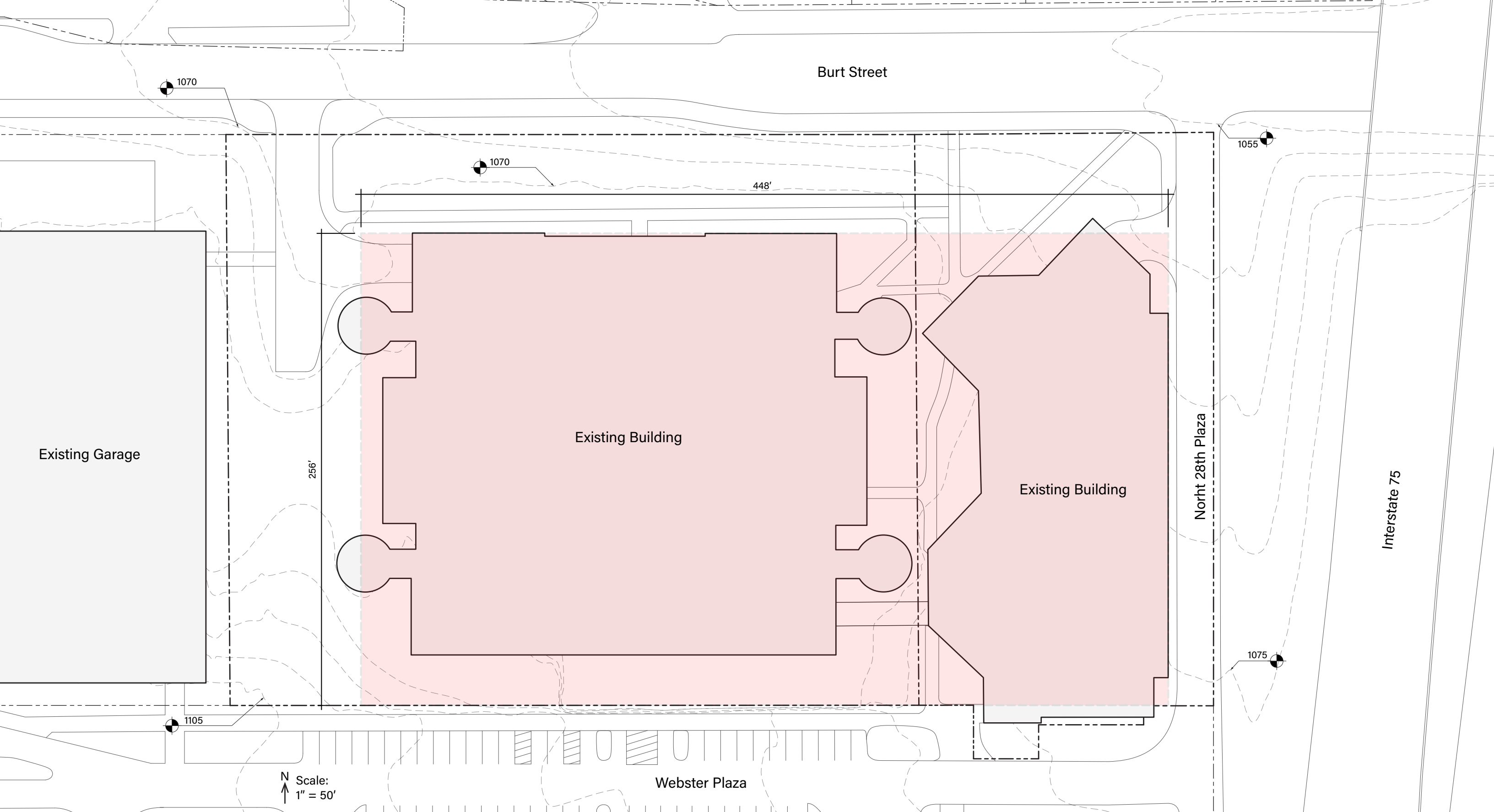
Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
1.225207	53370.0	0.0	0.0	0.0	

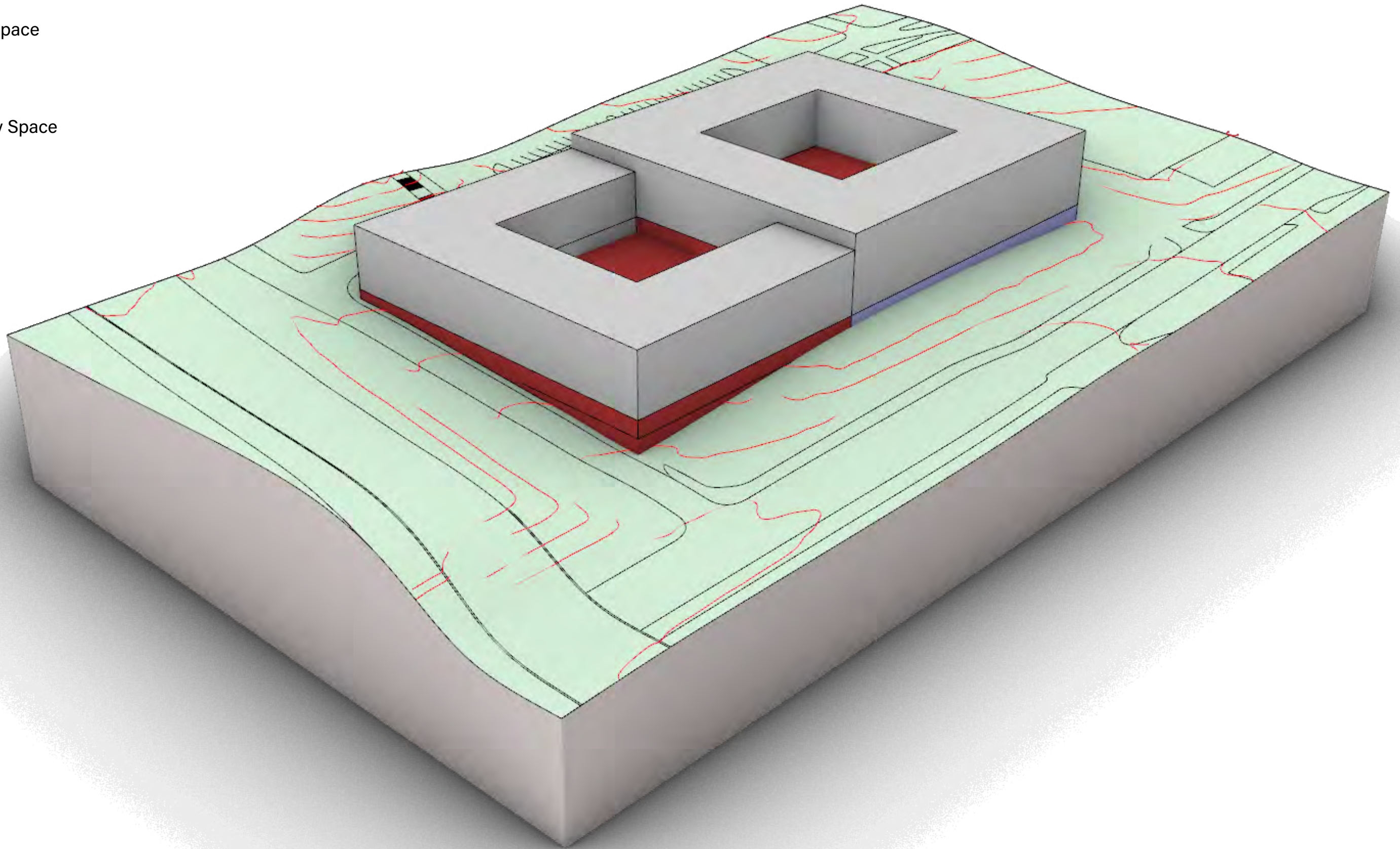


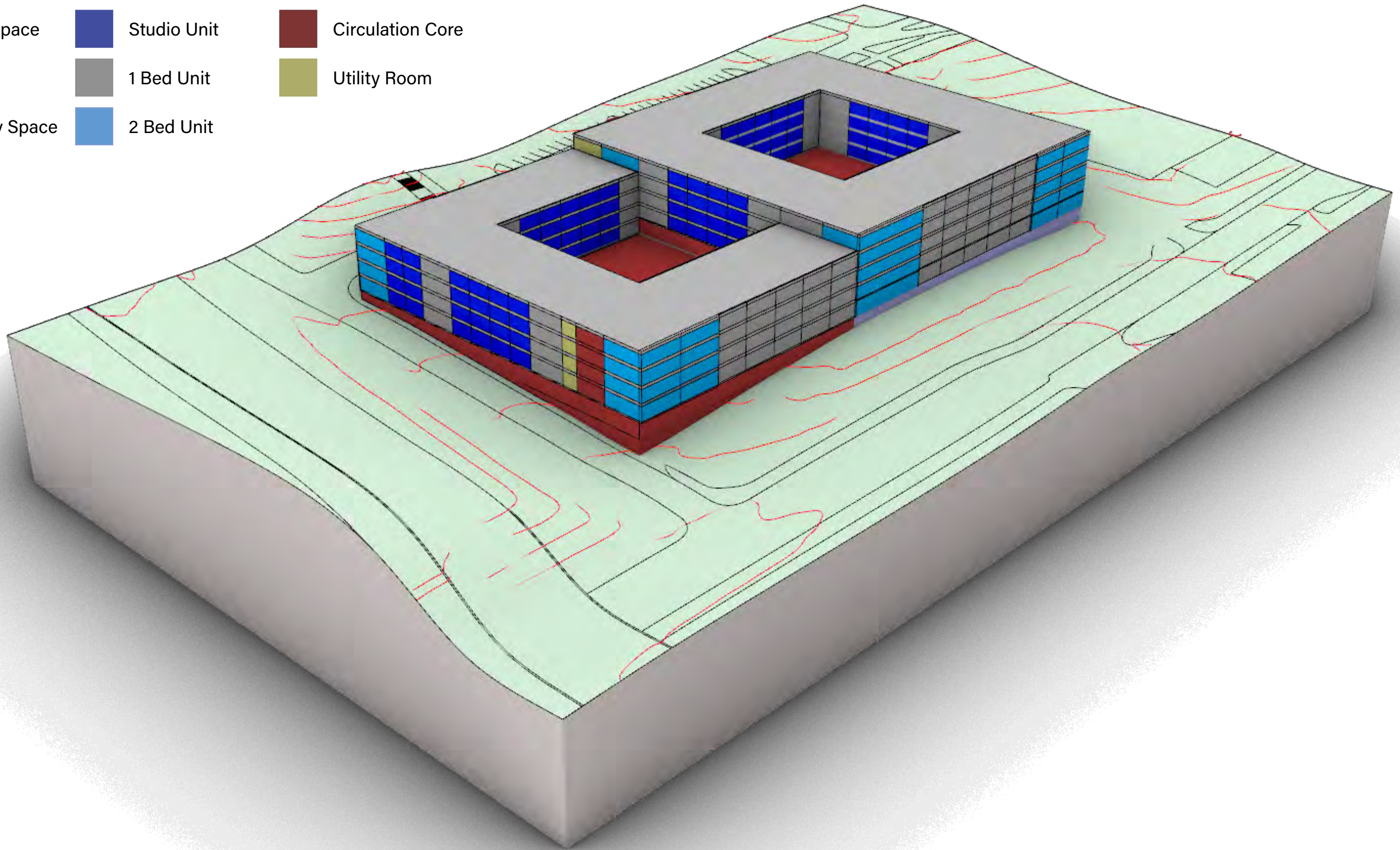
Existing Site

28th and Burt Multifamily Study



- Living Space
- Garage
- Amenity Space





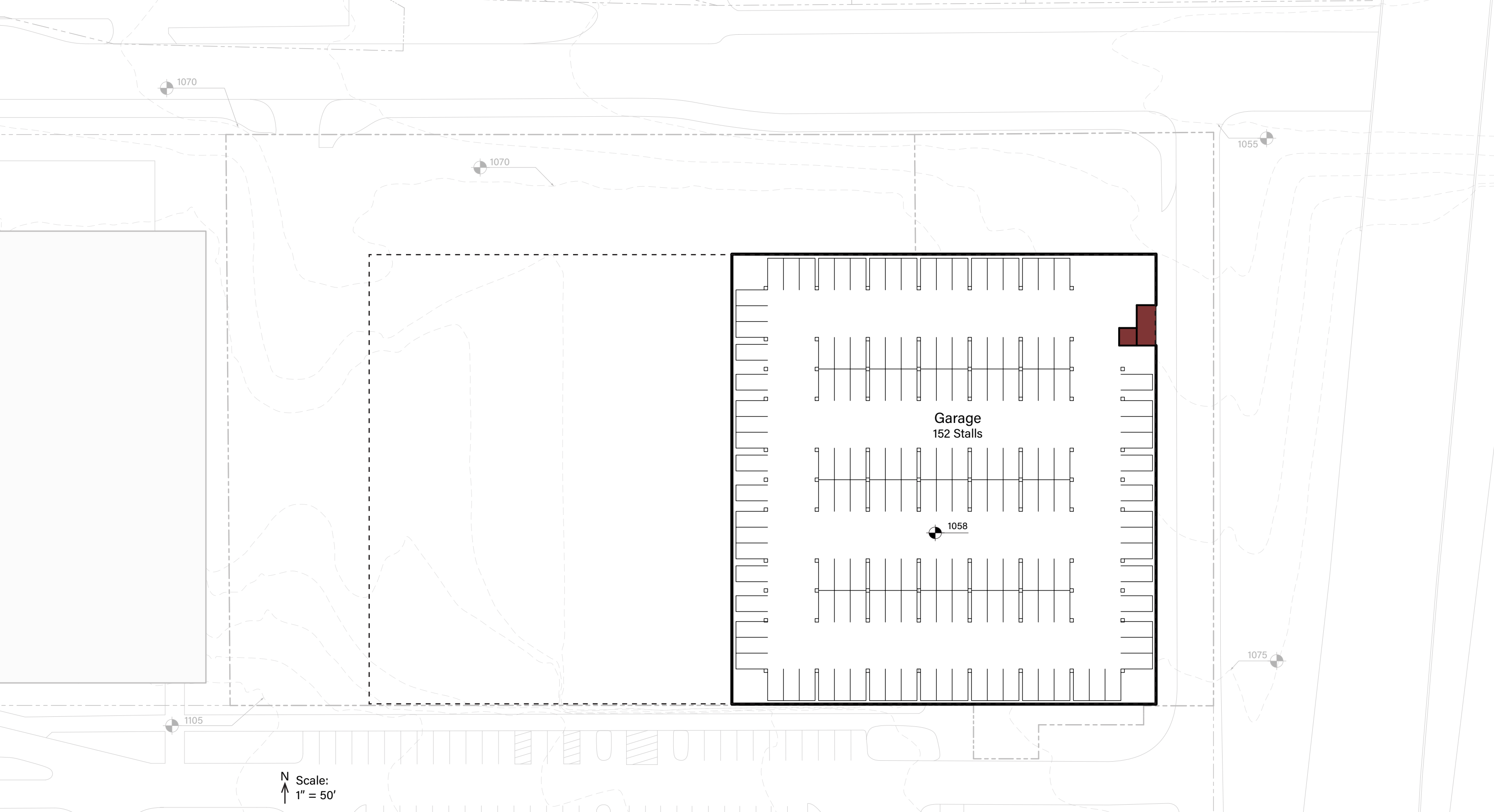
Proposed Unit Application

28th and Burt Multifamily Study

10/07/22

Gross Square Footages		Unit Count		Parking Count	
Living Space	343,614	Studio	194	Lower Level	152
Amenity Space	16,384	1 Bed	148	First Level	274
Garage	209,236	2 Bed	61	Second Level	123
Total	569,234	Total	403	Total	549








*538 Parking Stalls needed by code

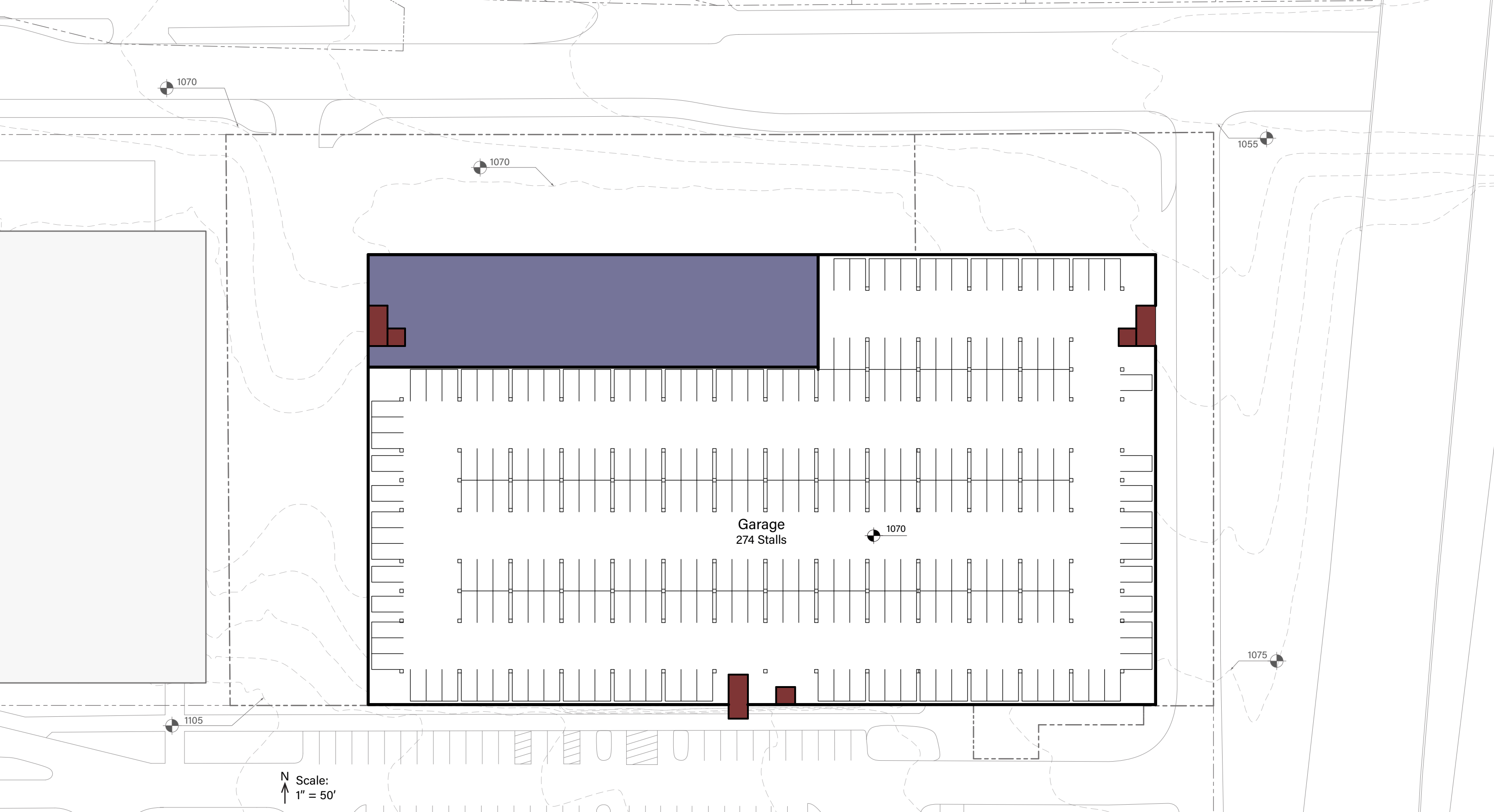


Lower Level Floor Plan

28th and Burt Multifamily Study

10/07/22








- | | | | | | |
|---|---------------|---|-------------|---|------------------|
|  | Living Space |  | Studio Unit |  | Circulation Core |
|  | Garage |  | 1 Bed Unit |  | Utility Room |
|  | Amenity Space |  | 2 Bed Unit | | |



First Level Floor Plan

28th and Burt Multifamily Study

10/07/22

- | | | | | | |
|---|---------------|---|-------------|---|------------------|
|  | Living Space |  | Studio Unit |  | Circulation Core |
|  | Garage |  | 1 Bed Unit |  | Utility Room |
|  | Amenity Space |  | 2 Bed Unit | | |



Second Level Floor Plan

28th and Burt Multifamily Study

10/07/22





Third - Fifth Level Floor Plan

28th and Burt Multifamily Study

10/07/22

- | | | |
|---|---|--|
|  Living Space |  Studio Unit |  Circulation Core |
|  Garage |  1 Bed Unit |  Utility Room |
|  Amenity Space |  2 Bed Unit | |



Sixth Level Floor Plan

28th and Burt Multifamily Study

10/07/22

- | | | | | | |
|---|---------------|---|-------------|---|------------------|
|  | Living Space |  | Studio Unit |  | Circulation Core |
|  | Garage |  | 1 Bed Unit |  | Utility Room |
|  | Amenity Space |  | 2 Bed Unit | | |



Search result

2770 Webster Plz, Omaha, NE, 68131, USA

[Zoom to](#) ...

Tract 16

Tract 51

Tract 11

Tract 12

Tract 40

Tract 19

Omaha

CHI Health
Creighton
Medical Center

TD Ameritrade
Park Omaha

CHI Health
Center Omaha

Gerald R Ford Fwy

Gerald R Ford Fwy

Gerald R Ford Fwy

Nicholas St

Nicholas St

Union Pacific's
Home Plate

Cuming St

Cuming St

Cass St

Chicago St

Capitol Ave

Dodge St

Dodge St

Farnam St

Gene Leahy

Harney St

Tract 40

Tract 40

Omaha
Building

Hearst
Ameri

Best Practices/Innovation

The structure of this project takes a four-pronged approach to community development. Community development is defined by how we envision a vibrant community, determining who we need to engage, and what will be identified to describe the outcomes. The Australian organization think tank Sideways Thoughts, shares that, "if a community is viewed as broken, needing help, or a problem to solve, then there is a risk of creating a dependency, putting the community off-sides, and feeding the ego of those driving the innovation agenda. Unconditional positive regard means that all community members in the ecosystem are viewed as sufficient and complete." That is the idea behind Creighton Connect; to create a mixed-use housing and business community that becomes a turnkey operation creating vibrancy in the North Omaha community which is managed and lead by existing and new members who are enmeshed in the fabric of the community and incorporates community member stated needs.

Housing - Throughout the nation, community development is trending away from the construction of housing composed entirely of low-income and subsidized housing and towards those intentionally created with a significant amount of economic diversity. These neighborhoods show a greater level of resilience and resistance to community decay. This project calls for an estimated 360 units of rental housing which will be split between low-income, moderate-income, and market-rate apartments. Furthering support for mixing housing with workforce development, Creighton is also requesting a program grant to subsidize the initial 6 months of rents for qualified tenants who work at the childcare facility to ensure a successful opening. Creighton is in discussions with other communities and philanthropic organizations to develop permanent funding for rental subsidies for qualified tenants working in the child development facility.

Workforce - The project will be centrally located for easy access to public transportation options, reducing commutes for residents and/or offering access to employment. Additionally, through the child development center, new jobs will be created that will be available to residents with a discount for enrolled children. In Omaha, through various housing studies, the demonstrated supply of affordable workforce housing continues to decline while demand is increasing. Additionally, developers have focused largely on the luxury and affordable segments, adding to the growing shortage of housing affordable to working individuals and families. To provide incentives for professionals who work with partnering agencies, apartment inventory will be set aside for childcare workers and teachers to provide affordable, quality housing

Child Development & Childcare - In addition to housing, Creighton Court will provide extended hours childcare options which are currently not available in the area. The child development center will be open from 6:00 a.m. until midnight, providing quality care for those parents working outside of normal business hours. The center will be fully licensed and managed by an independent provider who will be determined via a formal request for proposals process with the goal of partnering with an existing North Omaha provider. To prepare the qualified provider, additional support will be provided to prepare business operations for additional capacity and growth. The child development facility will also be used in partnership with Creighton University as a teaching/learning facility for students entering childcare and early childhood learning professions. The project budget includes startup funding for childcare operations.

Financial Education- The project includes a partnership with The Financial Hope Collaborative which through its Financial Success Program has been instrumental in helping over 1000 low- to moderate-income (LMI) families - primarily from the North and South Omaha area - achieve financial stability. The Financial Success Program is the only evidenced-based financial education and coaching model in Nebraska and one of only a few in the country. It was created and continues to evolve to build financial confidence by providing the information and skill sets people need to move towards economic stability. The program transforms the lives of participants and their families by focusing on three core components: 1. A dynamic instructor supported by field experts 2. An easy-to-use money management tool to track monthly expenses 3. Financial coaching for a year. Since 2009, the program has seen substantial results including, but not limited

to, 23% reduction in overdrawn bank accounts, 20% increases in salaries, 25% reduction in shut-off notices, and 19% reduction in health care not received due to cost. A clinical trial, Finances First, was launched in 2017 to determine if the FSP model of financial education and coaching could improve the health outcomes of single mothers. The average income for the Intervention Cohort was \$24,200. Funded by the Robert Wood Johnson Foundation, this trial found significant reductions in smoking, financial stress, and avoidance of health care due to cost in the Intervention Cohort (n = 145) as compared to the Control Cohort. Along with these health-related outcomes, findings associated with changes in financial behaviors included increases in income, savings, and promotions. Significant decreases in shut-off notices, overdrafts and late fees were also demonstrated by the Intervention Cohort. (*White N, Packard K, et al. Improving health through action on economic stability: results of the Finances First randomized controlled trial of financial education and coaching in single mothers of low-income. American Journal of Lifestyle Medicine. 2022.*) This project will ensure that funding is secured for program support to allow 100 low-income residents access to complete the 14-month financial success program.

Creighton Connect Schedule



Task Name	Start Date	End Date	Q4 2022			Q1 2023			Q2 2023			Q3 2023			Q4 2023			Q1 2024			Q2 2024			Q3 2024			Q4 2024			Q1 2025			Q2 2025			Q3 2025			Q4 2025			Q1 2026		
			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Creighton Connect	10/08/22	11/11/25	Creighton Connect																																									
Financing	10/09/22	09/01/23	Financing																																									
Grant Application	10/09/22	09/01/23	Grant Application																																									
Application Submittal	10/09/22	10/09/22	Application Submittal																																									
Preliminary Award Announcement	01/02/23	01/02/23	Preliminary Award Announcement																																									
Grant Award Announcement (pending)	06/01/23	06/01/23	Grant Award Announcement (pending)																																									
Funding Distributed (pending)	09/01/23	09/01/23	Funding Distributed (pending)																																									
Board of Trustee Approval	11/30/22	06/30/23	Board of Trustee Approval																																									
Creighton Board of Trustees (BoT) Approval Contingent on Funding	11/30/22	11/30/22	Creighton Board of Trustees (BoT) Approval Contingent on Funding																																									
Apply for Other Funds (CDGB, HOME, TIF)	01/01/23	06/30/23	Apply for Other Funds (CDGB, HOME, TIF)																																									
Request BoT Approval to Proceed Once Funds are Secured	06/01/23	06/01/23	Request BoT Approval to Proceed Once Funds are Secured																																									
Due Dilligence	10/08/22	11/30/22	Due Dilligence																																									
Complete Feasibility Study	10/08/22	11/15/22	Complete Feasibility Study																																									
Update Economic Impact Study	10/08/22	11/30/22	Update Economic Impact Study																																									
A&E	06/02/23	03/12/24	A&E																																									
Schematic	06/02/23	08/25/23	Schematic																																									
Design	06/02/23	08/25/23	Design																																									
Owner Sign-off	08/25/23	08/25/23	Owner Sign-off																																									
Design Development	08/26/23	11/18/23	Design Development																																									
Design	08/26/23	11/18/23	Design																																									
Owner Sign-off	11/18/23	11/18/23	Owner Sign-off																																									
Construction Documents	11/19/23	03/12/24	Construction Documents																																									
Design	11/19/23	03/12/24	Design																																									
Owner Sign-off	03/12/24	03/12/24	Owner Sign-off																																									
Pre-Construction	06/02/23	05/07/24	Pre-Construction																																									
Contractor RFP	06/02/23	07/01/23	Contractor RFP																																									
Bidding & Negotiations	03/13/24	04/09/24	Bidding & Negotiations																																									
Final GMP Pricing	04/10/24	04/16/24	Final GMP Pricing																																									
Permit	03/13/24	05/07/24	Permit																																									
Construction	05/15/24	11/11/25	Construction																																									
Construction	05/15/24	11/11/25	Construction																																									
Substantial Completion	11/11/25	11/11/25	Substantial Completion																																									
Certificate of Occupancy	11/11/25	11/11/25	Certificate of Occupancy																																									

**Be happier
and healthier**

FINANCES FIRST

A STUDY TO EXPLORE THE HEALTH EFFECTS OF FINANCIAL EDUCATION AND COACHING

**The Financial Hope Collaborative
and its Financial Success
Program, housed at the
Creighton University Heider
College of Business, have been
instrumental in helping over 1000
low- to moderate-income (LMI)
families - primarily from the
North and South Omaha - area
achieve financial stability.**

The Program covers the following topics:

- ◆ Psychology of money
- ◆ Money management
- ◆ Banking and savings
- ◆ Collections
- ◆ Predatory lending.
- ◆ Credit report and repair
- ◆ Utilities: payment issues and energy efficiency
- ◆ Healthy relationships
- ◆ Understanding insurance and retirement
- ◆ Goal setting
- ◆ Financial products



Launched in 2009, the Financial Success Program's (FSP) initial goal was to create a financial education/coaching model that would change the financial behaviors of single mothers with low incomes. Although housed at Creighton's Heider College of Business, more than 95% of the funding for this work has been provided by local and national foundations.

A randomized controlled trial conducted from 2018-2020 found the Financial Success Program to be an effective strategy in changing financial behaviors along with achieving significant health-related improvements in single mothers whose income averaged \$24,200. Additionally, a small number of participants who completed the program during the COVID-19 pandemic were studied; and found to be more resilient, hopeful, and better able to cope with adversity.

**MAKING A
DIFFERENCE
SINCE 2009**

Statistically significant findings from the Finances First: A Health Intervention in Low Income Single Mother Households'* clinical trial include:

The Financial Success Program (FSP) is the only evidenced-based financial education and coaching model in Nebraska and one of only a few in the country. It was created and continues to evolve to build financial confidence by providing the information and skill sets people need to move towards economic stability. The FSP transforms the lives of participants and their families by focusing on three core components:

1. A dynamic instructor supported by field experts
2. An easy-to-use money management tool to track monthly expenses
3. Financial coaching for a year

*Funding provided by the Robert Wood Johnson Foundation



Economic stability outcomes



23% reduction
in overdrawn bank accounts



22% increase
in paying bills on time



20% increase
in mean income, from \$24,200 to \$29,000



25% reduction
in shutoff notices



Significant improvement
in these constructive financial behaviors:

- ◆ Saving money regularly
- ◆ Setting financial goals
- ◆ Keeping a written budget
- ◆ Reviewing spending

Economic mobility outcomes



20% increase
in salary



8% reduction
in clerical positions

Health outcomes



Significant improvements
in the Family Economic Strain Scale



5% reduction
in rate of tobacco use



19% reduction
in health care not received due to cost



Prevention of 5% increase
in junk food consumption experienced by control group

Women randomized to the Financial Success Program demonstrated significant increases in mean annual income and increased constructive financial behaviors. This resulted in a significant reduction in financial stress as measured by the validated Family Economic Strain Scale. Participating women began to make healthier lifestyle choices, including a significant reduction in tobacco use, and were less likely to avoid needed medical care due to cost. As described in the conceptual model, participation in the Financial Success Program resulted in achievement in various indicators of success. The results of the Finances First study are promising and continue to support financial education and coaching as a potential health intervention.

Future research
A 20-year longitudinal study using electronic medical record data from CyncHealth is underway to monitor long-term cardiometabolic risk of women who completed the Financial Success intervention compared to a matched cohort within CyncHealth's system.



Creighton's Affordable Housing, Workforce Development, And Childcare Support Project: Its Economic Impact

October 9, 2022

Researchers:

Ernie Goss, Ph.D., Jackson Overfelt, Lily Teunissen

Institute for Economic Inquiry

Heider College of Business

Creighton University

Creighton's Affordable Housing, Workforce Development, And Childcare Support Project: Its Economic Impact

Summary of findings: Creighton's proposed program to expand living accommodations, and available/affordable childcare on Creighton's campus.¹ This apartment and childcare project (hereafter project) will have significant economic impact on the Omaha/Nebraska economy. The impacts are estimated across two years of construction and five years of operation. The jobs associated with the project will be 216 jobs (annual) for the apartments and 63 jobs for the childcare facility, or 279 total jobs.

Economic Impacts. The economic impact for the **construction** of the facilities from July 1, 2023 to June 30, 2025, are estimated to be \$188.1 million in total impacts, \$41.4 million in wages & salaries, and \$7.8 million in self-employment income with \$5.6 million generated in state and local taxes. Jobs supported will be approximately 718 annually.²

The economic impact for **operations** for the first five years of operations, July 1, 2025 to June 30, 2028 are estimated to be \$300.8 million in total impacts, \$140.7 million in wages & salaries, and \$12.2 million in self-employment income with \$10.3 million generated in state and local taxes. Jobs supported will be approximately 632 annually.

¹ On the Creighton campus: Boyne Building, 29th & Burt Street, 187,666 gross sq ft; Bio Information Center, 29th & Burt Street 83,000 gross sq ft.

²All dollar impacts are stated in 2022 dollars.

Creighton's Affordable Housing, Workforce Development, And Childcare Support Project: Its Economic Impact

Executive Summary

I. Overview of Project: Renovation of Boyne Building and Bio Information Center

- A. Affordable housing:
 - a) Number of living units will be 147.
 - b) Number of families served will be 129.
 - c) Expected increase in employment will be 216.
- B. Childcare support:
 - a) Number of children accommodated will be 130.
 - b) Number of potential workers added to workforce will be 65.
 - c) Expected increase in employment will be 63.

II. Economic Impact of Constructions, July 1, 2023 to June 30, 2025. (dollars dominated in 2022 dollars)

- A. Total economic impact:
 - a) Sales/revenue projected to be \$188,058,733.
 - b) Industry experiencing greatest impact-construction at \$106,200,000.
- B. Impact on wages & salaries:
 - a) Wages & salaries for period projected to be \$58,329,370.
 - b) Industry experiencing greatest wage & salaries impact-construction at \$29,746,121
- C. Impact on self-employment income:
 - a) Self-employment addition for the period projected to be \$7,771,723.
 - b) Industry experiencing greatest self-employment income impact-truck transportation at \$506,024.
- D. Impact on jobs (employment):
 - a) Increase in annual jobs expected to be 1,435.6.

b) Industry experiencing greatest employment impact-construction at 704.1 jobs.

E. Impact on state and local tax collections.

- a) Construction activity is expected to increase state and local tax collections by \$5,622,715.
- b) Additions for the period projected to be: property taxes of \$1,722,443; sales taxes of \$1,645,522; individual income taxes of \$1,226,129; corporate taxes of \$199,972; other taxes and fees of \$779,650.

III. Economic Impact of 5 years of operations, July 1, 2025 to June 30, 2030. (dollars dominated in 2022 dollars)

F. Total economic impact:

- c) Sales/revenue projected to be \$300,705,059.
- d) Industry experiencing greatest impact-Office administrative services at \$139,651,943.

G. Impact on wages & salaries:

- c) Wages & salaries for period projected to be \$140,701,453.
- d) Industry experiencing greatest wage & salaries impact-office administrative services at \$85,467,010.

H. Impact on self-employment income:

- c) Self-employment addition for the period projected to be \$12,234,909.
- d) Industry experiencing greatest self-employment income impact-office administrative services at \$5,256,948.

I. Impact on jobs (employment):

- c) Increase in annual jobs expected to be 631.6.
- d) Industry experiencing greatest employment impact-office administrative services 282.4.

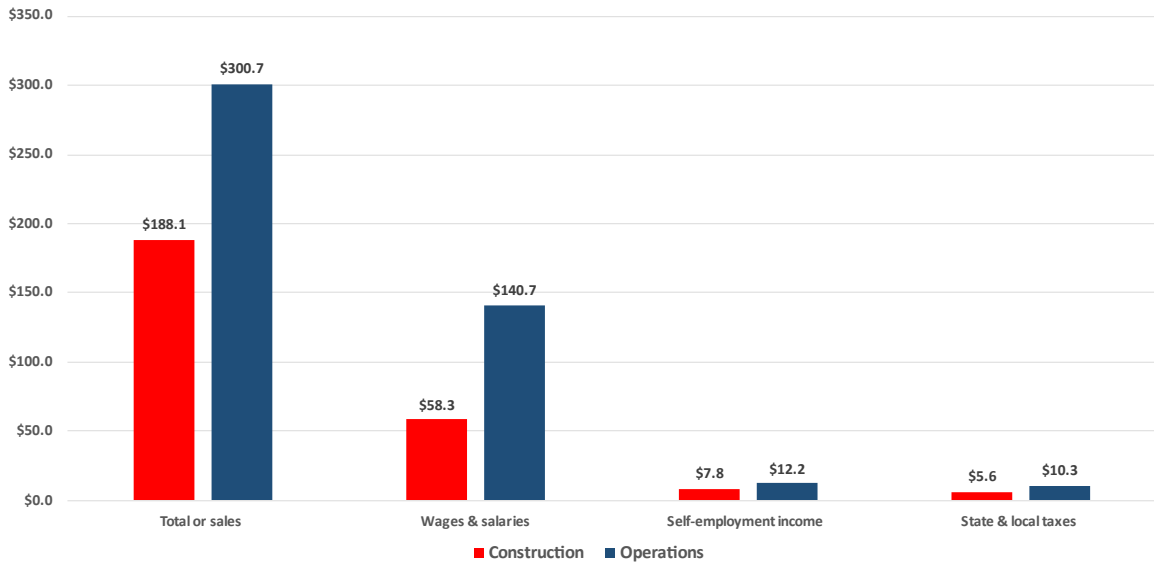
J. Impact on state and local tax collections.

- c) Five years of operations activity is expected to increase state and local tax collections by \$10,348,979.

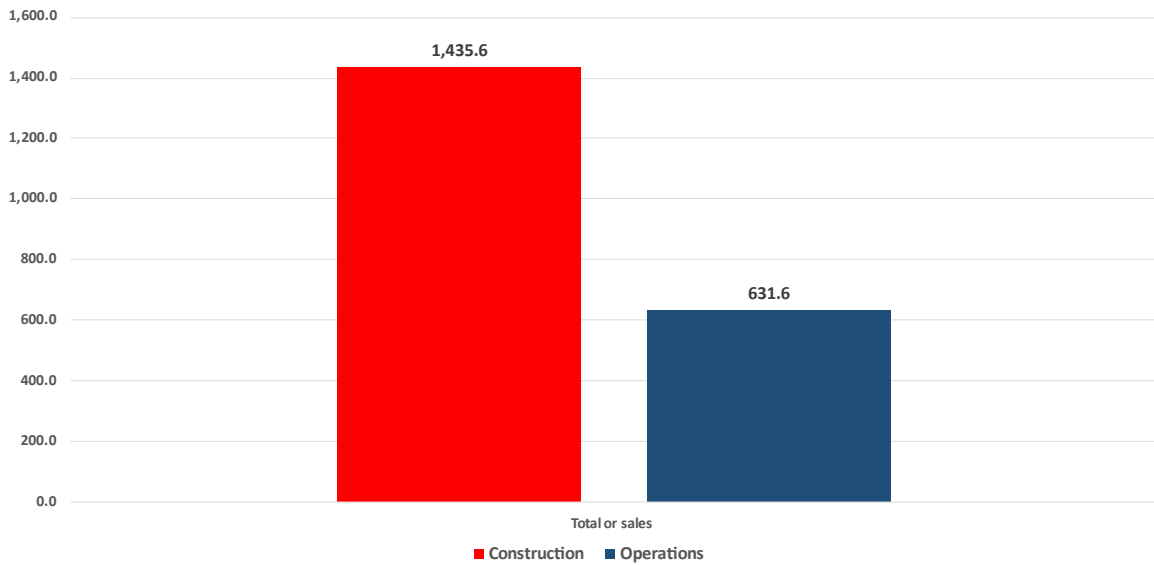
d) Additions for the period projected to be: property taxes of \$3,189,841; sales taxes of \$2,953,803; individual income taxes of \$2,486,938; corporate taxes of \$273,114; other taxes and fees of \$1,445,283.

DRAFT

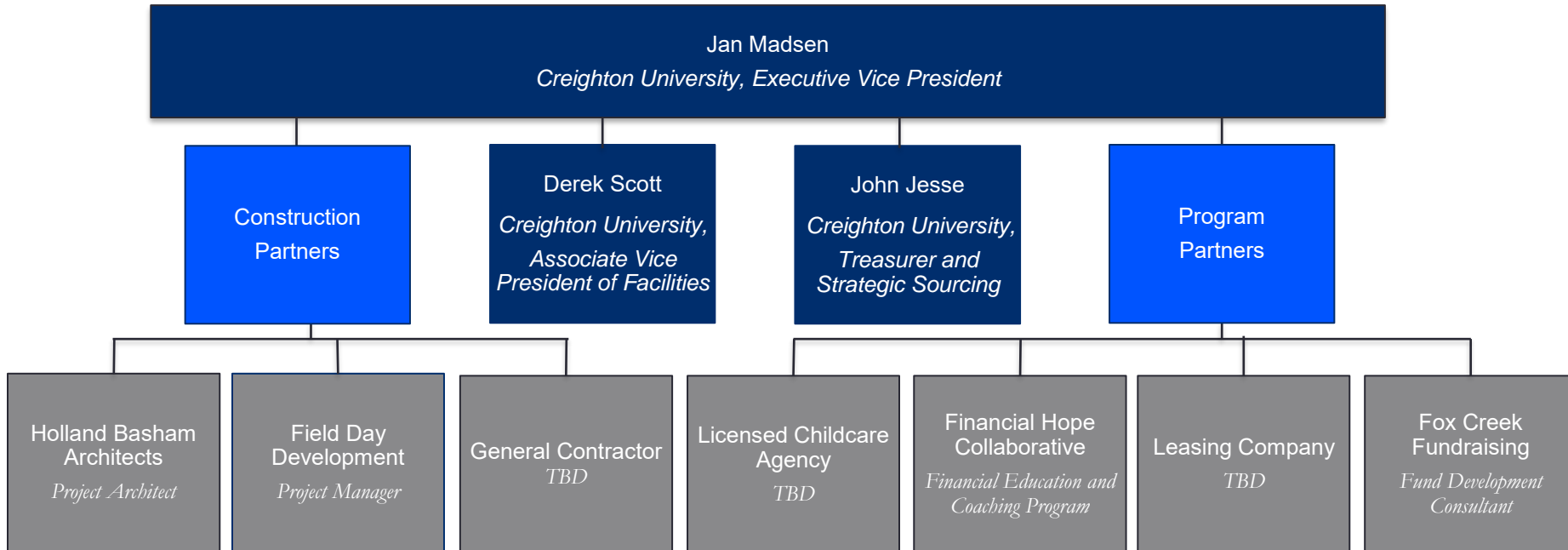
Economic impacts on Omaha, 2023-2030 in millions of 2022 dollars



Annual employment (jobs) impacts on Omaha 2023–2030



Creighton Connect: An Affordable Housing, Child Care and Workforce Proposal



**CREIGHTON - AFFORDABLE HOUSING & CHILD DEVELOPMENT CENTER
NEW CONSTRUCTION SCENARIO
SOURCES AND USES of FUNDS SUMMARY**

PRELIMINARY DRAFT

USE OF FUNDS

LAND	0
DEMOLITION & ASBESTOS REMOVAL	10,000,000
CONSTRUCTION & FEES- CHILD DEVELOPMENT CENTER	10,700,000
CONSTRUCTION & FEES- 360 UNIT HOUSING	82,500,000
CONTINGENCY	5,000,000
CONSTRUCTION LOAN INTEREST/FEES	1,800,000
Total	110,000,000

SOURCE OF FUNDS

CREIGHTON CASH AND DEBT	48,000,000
TIF LOAN	12,000,000
CDGB/HOME/Other Grant or 20 YEAR TIF	2,000,000
LB 1024 FUNDING	48,000,000
Total	110,000,000

**CREIGHTON - AFFORDABLE HOUSING & CHILD DEVELOPMENT CENTER
PROGRAM COST ESTIMATES**

FINANCIAL SUCCESS PROGRAM

Enroll 100 qualified tenants	
Direct Cost of \$5,000 per person	\$ 500,000
Indirect Costs - Grant support, IT, etc.	<u>50,000</u>
Total Financial Success Program Cost	\$ 550,000

CHILD DEVELOPMENT CENTER (CDC) START-UP SUPPORT

Rent Subsidies for Tenants working in the CDC to Ensure Adequate Staff:

27 Tenants @ approx. \$400 per month subsidy	
Assume subsidy for 9 months (Nov. '25 to July '26)	\$ 100,000

CDC Start-up Costs - Licensing, Hiring, Training, Consulting, etc.

Cost Estimate	<u>\$ 200,000</u>
Total Cost to Support Child Development Center Program	\$ 300,000

Total Programs Costs	<u><u>\$ 850,000</u></u>
-----------------------------	---------------------------------