

APPENDIX H: ALL ORIGINAL PROPOSAL APPLICATIONS

H.15

**ORIGINAL PROPOSAL
SUBMISSIONS
#281-300**

Grant Application

Row 281

Organization Name (if applicable) Big Mama's Kitchen & Catering

Physical Address 2112 North 30th Street Suite 201 Omaha, NE 68111

Mailing Address

Website www.bigmamaskitchen.com

Social Media Accounts <https://www.facebook.com/bigmamasomaha>
<https://www.instagram.com/bigmamasomaha/>
<https://twitter.com/bigmamasomaha>

Name Gladys Harrison

Title President

Email Address soulfood@bigmamaskitchen.com

Phone +1 (402) 612-7226

Team No

Organizational Chart To be determined.

Other Completed Projects and/or Accomplishments Our founder, Patricia "Big Mama" Barron believed that preparing a delicious meal for someone could change the world. She also knew that providing jobs in underserved communities is fundamental to changing these communities to thriving ones. It has always been our mission at Big Mama's to provide jobs for our community. Big Mama's Kitchen & Catering would like to expand our services to include providing daily meal services for Omaha area business who do not have a licensed commercial kitchen or staff to prepare meals for their clients. Our customer base would include clients needing meals services for a minimum 2 to a maximum of 75 clients including small nursing and group homes, assisted living facilities, schools, daycares or any business or organization that requires daily meals for their clients.

Proposal Title A Meal Can Change The World

Total Budget (\$) \$500,000.00

LB1024 Grant Funding Request (\$) \$500,000.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary	Our founder, Patricia "Big Mama" Barron believed that preparing a delicious meal for someone could change the world. She also knew that providing jobs in underserved communities is fundamental to changing these communities to thriving ones. It has always been our mission at Big Mama's to provide jobs for our community. Big Mama's Kitchen & Catering would like to expand our services to include providing daily meal services for Omaha area business who do not have a licensed commercial kitchen or staff to prepare meals for their clients. Our customer base would include clients needing meals services for a minimum 2 to a maximum of 75 clients including small nursing and group homes, assisted living facilities, schools, daycares or any business or organization that requires daily meals for their clients.
Timeline	Specific details for a timeline have not been determined
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The jobs created from this project will contribute to community sustainability by providing wages that allow members of the community to move themselves from poverty. The minimum requirement for these jobs will be a GED.
Visioning Workshop Findings Alignment	In order for money to circulate in the North Omaha Community it members need the opportunity to make money to spend it. There are members of our community to others deem unemployable and with that label they will stay in poverty. We are seeking to fulfill of need of businesses in our community and provide good paying jobs for the workers fulfilling that need.
Priorities Alignment	Our company is also one that aligns with LB1024's strategic priorities we are looking for funds to grow the business to allow the creation of jobs for low-income members of this community.
Economic Impact	Our goal is to pay employees a minimum of \$20 per hour. We want to offer full time positions and the flexibility to offer job sharing for those who may not be able to work a full-time schedule.
	Our goal is to create a minimum of 5 full time jobs and increase

this number as the business grows and expands

Undetermined currently

Our goal is create full time jobs with living wage levels

This proposal would provide opportunities for businesses and contractors in the Qualified Census Tracts as there will be construction needs, ongoing maintenance, transportation/delivery services, and suppliers for materials need for meals and the possibility of subcontracting of food services.

Community Benefit The benefits of this project for the community have the capacity to transform families for generations to come in the form of jobs that pay living wages allowing families to elevate themselves from poverty through employment and purpose.

The jobs created from this project will contribute to community sustainability by providing wages that allow members of the community to move themselves from poverty.

Best Practices/Innovation

Outcome Measurement Undetermined at this time.

Undetermined currently. We would need assistance in developing a process to evaluate this.

Undetermined currently.

Partnerships Yes

Specific organizations to partner with have not been determined at this time however, any organizations working with clients that need job placement and/or work experience could be potential partners as well local culinary schools and culinary programs.

None at this time.

Displacement No

Displacement explanation

Physical Location Our business was created in North Omaha and as we expand, we will stay in North Omaha. The physical location and details are being researched at this time.

Qualified Census Tract Within one or more QCTs

Additional Location Documents Undetermined currently.

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding No

No

Undetermined currently.

General Contractor No

Request Rationale

Grant Funds Usage The goal is for that the funds will be used to provide the capital necessary to fund the project from start up through the first year. Included but not limited to purchase or lease of building purchasing equipment, construction, supplies, marketing, development of operations.

Proposal Financial Sustainability Yes

Funding Sources None.

None.

No

Scalability Yes.

Financial Commitment Our financial commitment to the proposal is steward the funds as outlined by the guidelines to create income opportunites for the North Omaha Community.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Grant Application

Row 282

Organization Name (if applicable)	Spencer Management LLC (SM)
Physical Address	4411 N. 24th Street, Omaha, Nebraska 68110
Mailing Address	2831 Caldwell Street, Omaha, Nebraska 68131
Website	www.spencermanagement.org
Social Media Accounts	
Name	Justin A. Moore
Title	President/CEO
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	Charles Street View (CSV)
Total Budget (\$)	\$13,293,342.00
LB1024 Grant Funding Request (\$)	\$7,606,182.00
Proposal Type	Capital project
Brief Proposal Summary	This project will offer low-income households a resilient and sustainable solution to the increasing housing shortage, and the pervasive substandard housing options for families in need of affordable options. The project will encompass approximately 45,936 square feet of residential townhomes yielding four (4) new construction, 3-bedroom townhomes, which will create a

synergy for community and economic development in North Omaha while meeting the needs of the city, its residents, and the community. This development will be a key component in the preservation of affordable housing in the neighborhood, will enhance the progress of the 24th Street initiative and will also benefit the North Omaha revitalization plan. The project is “shovel ready” and could begin construction as soon as 2Q2023 and will champion sustainable development per the North Omaha Economic Recovery Act. The development site is located within the heart of northeast Omaha and between the North Omaha commercial thoroughfares of 24th and 30th. The streets defining the development’s boundaries are 29th Street to the west; Franklin Street to the north; 28th Street to the east; Charles Street to the south; and Seward Street in between north and south. Even with the recent downturn the neighborhood has undergone a tremendous level of price increases over the past few years and a resulting rapid decrease in the supply of decent and safe affordable housing. This development will be a key component in the preservation of affordable housing in the neighborhood. We are requesting LB1024 funds to support the development of the Charles Street View development.

Timeline Currently, we are finalizing plans for the CSV townhomes and construction will commence 2Q2023. For this proposal – the CSV townhomes will have finalized designs December 2022 with additional milestones below: •
 Groundbreaking/Construction Start Phase 1: May 2023 •
 Construction Start Phase 2: October 2023 • Project Complete: April 2024 CSV Timeline 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 All the citizens of Omaha have the right to live and raise their families in homes that are safe and sound, at a cost that allows them to afford the other necessities of life. The free market for housing is not a fair market for low-income residents. Spencer Management LLC (SM) supports these priorities with our mission to make home ownership of safe, perpetually affordable, and energy-efficient homes a reality for low-income

working families in North Omaha. These families typically work in low-paying jobs at the hospital, in manufacturing, in local business call centers, in restaurants and other needed workforce positions which do not pay enough for families to either find a decent and affordable apartment or to achieve the dream of owning their own home. And the majority of homeowners over the past few years have been refugee/immigrants who face additional challenges beyond their incomes. As the City recognizes, the low vacancy rate in North Omaha and the volume of demand “encourages some landlords to allow the quality of their housing units to deteriorate.” Many North Omaha residents have lived in apartments or homes with unsafe electrical, poorly working plumbing and heating, leaks, mold, vermin, and other unhealthy and intolerable conditions. Or, they have not been able to find an apartment or home and are technically homeless, forced to live with family or friends. One of the biggest challenges to building affordable homes for home ownership in North Omaha is the scarcity and cost of land. The land purchase for this project will cost approximately \$250,000 before any building begins. The priority of increasing affordable, permanent housing in standard condition for low-income families, particularly to members of disadvantaged communities matches Spencer Management’s (SM) mission for the project with two additions—the homes will be affordable and energy efficient. This project will increase home ownership in Northeast Omaha which will be life-changing for families with the following benefits: • Improved health outcomes including reduced stress, clean air, no toxic materials, or asthma promoting conditions, and cessation of overcrowding. • Increased financial stability with a perpetually affordable home, low utility costs, ability to build equity and increased net wealth especially for low-income and minority families. • Better test scores for children, a higher rate of graduation from high school and a higher rate of post-secondary education.

**Visioning Workshop
Findings Alignment**

Dramatically increasing the pace of new home construction and expanding the supply of all types of housing is the only way to substantially reduce the size of the current demand supply gap and thereby stabilize housing costs in a more affordable range. Increasing the supply of available homes, including single family, market rate and affordable housing across the full income spectrum, would be the best way to bring the pace of rent growth and home price appreciation more in line with the trajectory of household incomes. Spencer Management’s (SM) housing development project would help begin to unlock the backlog of pent-up housing demand by supporting household formation, especially among millennials currently living at home with parents and want to stay, live, and work in North Omaha and the aging population with the community. The positive impact of SM’s project proposal is to accelerate new, affordable housing construction in North Omaha to extend far beyond more direct economic measures. Among other benefits, SM’s proposal for increased affordable housing would: • Translate to improved labor market mobility, making it possible for households to seek out new job opportunities wherever they are available. • Provide greater financial stability, enabling individuals and families to keep up with other rising costs of living such as education, health care and childcare. • Enable more households to save for college, retirement, or unexpected future expenses. • Expanding access to the American Dream of homeownership, narrowing the racial homeownership gap, and providing opportunities for building wealth that could help to close the racial wealth gap over time. • Help to reduce or

prevent homelessness in North Omaha. Importantly, the combination of increased economic opportunities, expanded availability of affordable housing, greater mobility and financial stability would be particularly beneficial for low-and moderate-income households and communities of color currently facing the greatest housing cost burdens. This development project is one way to reverse the effects of decades of redlining, which made it impossible for many residents and business owners of North Omaha to access wealth building opportunities afforded to majority white communities across the United States.

Priorities Alignment LB1024 directs significant ARPA, cash reserve, and general funds to pandemic and economic recovery initiatives, with much of it dedicated to North and South Omaha considering these communities were disproportionately impacted by COVID-19. The goal of the funding is to foster desirable transformation, fundamental change, and long-lasting economic growth in North and South Omaha. Low-income working families have great difficulty finding safe and affordable homes and cannot begin to afford, or qualify for, a conventional mortgage for an open market house. Our unique and model of building homes and selling them provides much needed workforce housing. Families who work in North Omaha would like to live and/or stay in North Omaha with the ability to take public transportation to work, lessening their dependence on typically less than dependable cars. This means they can get to their jobs more easily, providing more dependable employees for local businesses. Whether we are building on an empty lot, as we are with the project proposal, or tearing down a decrepit house which is not worth repairing, we are helping low-income families to take the step up out of poverty and to begin a more financially stable future. In addition, the townhomes we build help to revitalize neighborhoods because they are well built and designed while keeping the “flavor” of North Omaha communities. The project proposal aligns with the strategic priorities in all three focus areas. The vacant lot will see a significant new affordable townhome contributing to the vibrancy of North 24th to North 30th Streets corridor and transform the neighborhoods into workforce hubs and community gathering space. This will improve the lives of residents living within 68131 and help spur future investment and development along the corridor. By providing gainful employment and wealth creation opportunities to residents, this will lead to the widespread economic vitality for the North Omaha community.

Economic Impact The LB1024 funding will be leveraged to construct four (4) new construction townhomes. Charles Street View (CSV) project will have 15-20 permanent jobs. Temporary construct jobs will also be created for the development of the project.

15-20

10-15

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

The initial development of affordable housing creates both immediate and long-term employment opportunities and spending in the local economy. As with market-rate housing,

research consistently shows that developing affordable housing creates jobs—both during construction and through new consumer spending after the homes have been occupied. The impacts of building certain kinds of affordable housing are on par with the impacts of comparable market-rate units. Spencer Management (SM) 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. In addition, our future partnership with the 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 There are many ways current residents and current businesses, as well as new residents, in North Omaha will benefit from Spencer Management’s (SM) new affordable housing development. SM will pay taxes and impact fees to develop in the project areas, and those funds are usually earmarked for new schools, community programs and for extending important infrastructure to less developed areas. New development also means job opportunities. These jobs occur both in the construction itself as well as future jobs for the stores, restaurants, and services in North Omaha, which will soon count new residents as customers. That, in turn, helps boost the local tax base to pay for community services. At a time when multiple solutions are being sought to address the challenges of climate change, new housing is much greener and more efficient than that built even a decade ago. Our housing plans will include things such energy efficient HVAC products, making them increasingly efficient. A goal of this housing development project is to pay for itself, but also provide monetary dividends for surrounding property owners through higher values and rents. But perhaps most importantly, this project can help reinvigorate a sense of community, especially in North Omaha where obsolete commercial or retail properties in years past led to stagnation.

According to the CDC (Centers for Disease Control and Prevention), “Social determinants of health (SDOH), are conditions in the places where people live, learn, work, and play that affect a wide range of health risks and outcomes.” Neighborhoods and the built environment are one of the five key components of SDOH. Over the last decade, the CDC and other health advocates have continued to provide research on how improvements in neighborhoods, including the built environment, also lead to improvements in health outcomes and quality of life for individuals and families. In addition to providing a tool for economic recovery for individuals and families who are current homeowners, investing in homeownership is also a tool for economic recovery and business attraction. There are numerous articles, peer review journals and data that show the relationship between increased rates of homeownership in low-income neighborhoods leading to more affordable grocery stores, repair shops, and public transportation. Rates of homeownership also are a major factor in business sites selection.

Practices/Innovation programs, and business development. CSV provides an opportunity for intentional reinvestment, prioritizing displacement prevention strategies to ensure that neighborhoods revitalization is benefiting the individuals and families who make up North Omaha. CSV provides an opportunity for affordable new housing, intentional investment, prioritizing displacement prevention strategies to ensure that revitalization is benefiting the individuals and families who make up North Omaha communities. We believe innovation in community-aligned investment, pairing current resources with federal funding support, achieve sustainable investments with long-lasting impacts.

Outcome Measurement

To create new job opportunities in North Omaha. -Hire 15-20 Permanent Positions (Superintendents, Project Managers, and General & Skilled Laborers) -Hire 10-15 Temp Positions (General & Skilled Laborers) To promote the preservation and investment in North Omaha neighborhoods. -Promote adaptive reuse of existing vacant or under-utilized structures, such as convents, schools, and industrial buildings, into housing with an affordable and/or workforce component, where appropriate. - Encourage the expansion of the capacity of neighborhood associations. -Continue to reduce vacant and abandoned housing in North Omaha neighborhoods through code compliant, affordable single-family homes. To expand the opportunities for homeownership, especially for low to moderate income households in North Omaha. -Partner with local lenders to participate in programs designed to assist first-time and existing homebuyers. -Promote infill housing development opportunities, in the North Omaha's older neighborhoods, through a combination of public funding and affordable housing incentives. -Promote compact and contiguous development with a variety of higher density housing options that utilize available infrastructure within the existing built environment. -Partner with organizations that provide financial planning for homeownership to ensure that low/moderate income households have the wherewithal to be successful. To provide a variety of housing types, costs, and locations in within North Omaha. -Promote the planning, design, and construction of a wider range of housing unit types in adequate supply for all income levels and age groups. - Encourage and promote energy efficiency in new housing. - Support the continuation of single-family development in appropriate municipal locations at similar density levels as experienced on a community wide basis. -Continue to encourage a wider range of housing types in the residential areas of North Omaha including single-family and multi-family structures, in response to changing housing market demands. - Explore design guidelines for residential development.

Outcomes will be measured through surveys by an independent metrics/evaluations' specialist.

No. This investment does not serve as a catalyst for co-investment/secondary investment.

Partnerships

Yes

Spencer Management will partner with Ames Industrial Park to provide Workforce Training and Home Ownership/Financial Literacy Seminars to new homeowners and the community.

Ames Industrial Park - MOU

Displacement No

Displacement explanation

Physical Location 4 New Construction, 3 Bedroom Townhomes on the following properties: 2812 Charles Street PIN 2213560000 LEGAL DESCRIPTION: SHINNS 3RD ADD LOT 10 BLOCK Y E 40 FT 40 X 127.5 2816 Charles Street PIN 2213550000 LEGAL DESCRIPTION: SHINNS 3RD ADD LOT 10 BLOCK Y E 20 FT LT 9 & W 20 FT 40 X 127.5 2826 Charles Street PIN 2213540000 LEGAL DESCRIPTION: SHINNS 3RD ADD LOT 9 BLOCK Y W 40 FT 40 X 127.5 2830 Charles Street PIN 2213530000 LEGAL DESCRIPTION: SHINNS 3RD ADD LOT 8 BLOCK Y 60 X 127.5 2834 Charles Street PIN 2213520000 LEGAL DESCRIPTION: SHINNS 3RD ADD LOT 7 BLOCK Y 60 X 127.5

Qualified Census Tract Within one or more QCTs

Additional Location Documents Please see Attachments

Property Zoning Yes

Is the project connected to utilities?

No

Yes

Design, Estimating, and Bidding No

No

Spencer Management LLC, GC NE License #1602671, is the General Contractor on the project providing cost estimates.

General Contractor Yes

No

Because Spencer Management LLC is the construction manager and general contractor for the project, we will do a public bid process for all subcontractor 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 Please see attached Construction Budget and Sources and Uses of Funds

Grant Funds Usage LB1024 grant funds will apply to direct construction costs for

four (4) new construction townhomes in response to the increasing expenses of new construction, high inflation rate, and the growing need for affordable housing in North Omaha. It will also apply to job creation.

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

N/A

N/A

LB1024 funds would help catalyze the development of Charles Street View affordable housing development 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 each of the four (4) townhomes completed by July 2024. This project would ideally be expanded into other communities in North Omaha.

N/A

Financial Commitment

Spencer Management LLC is committed to absorbing any remaining costs not funded.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgment



LB1024 Funding Sources Acknowledgment



Public Information



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

**Spencer Management LLC
Charles Street View
BUDGET - JOB CREATION**

	Year 1	Year 2	Year 3	Year 4	Year 5	Jobs Added During Program
Project Manager (2) each year	2	2	2	2	2	2
Supervisors (2) each year	2	2	2	2	2	2
Construction Workers (10 each year)	10	10	10	10	10	10
Maintenance (1 per year)	1	1	1	1	1	1
Property Manager for built homes	1	1	1	1	1	1
Instructors	1	1	1	1	1	1
Apprentices (new hires each year)	5	5	5	5	5	25
TOTAL EMPLOYEES	22	22	22	22	22	42

Note: All jobs except Apprentice are counted only 1x when created

Payroll Costs - Townhomes Construction	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Project Manager Salaries	\$ 60,000	\$ 65,000	\$ 68,000	\$ 71,000	\$ 74,000	\$ 338,000
Supervisors Wages	\$ 70,000	\$ 72,000	\$ 74,000	\$ 76,000	\$ 78,000	\$ 370,000
Construction Workers Wages	\$ 120,000	\$ 130,000	\$ 140,000	\$ 150,000	\$ 160,000	\$ 700,000
Payroll Taxes & Employee Benefits	\$ 62,500	\$ 66,750	\$ 70,500	\$ 74,250	\$ 78,000	\$ 352,000
Subtotal	\$ 312,500	\$ 333,750	\$ 352,500	\$ 371,250	\$ 390,000	\$ 1,760,000

Other Payroll Costs	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Instructor Salaries	\$ 40,000	\$ 42,000	\$ 44,000	\$ 46,000	\$ 48,000	\$ 220,000
Apprentice Wages	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Payroll Taxes	\$ 7,500	\$ 7,800	\$ 8,100	\$ 8,400	\$ 8,700	\$ 40,500
Subtotal	\$ 57,500	\$ 59,800	\$ 62,100	\$ 64,400	\$ 66,700	\$ 310,500
TOTAL PROGRAM PAYROLL COSTS	\$ 370,000	\$ 393,550	\$ 414,600	\$ 435,650	\$ 456,700	\$ 2,070,500

Notes:

*Project Managers, Supervisors, and Construction Workers - part of the year on project reflected in Salaries.
Salaries and wages for these jobs are covered inside "Townhomes Construction"*

Spencer Management LLC
Charles Street View
CONSTRUCTION COSTS - TOWNHOMES (4)

Service	Price	Comments
Temp Power		See Electric Service
Electric Service		OPPD
Gas Service	\$ 100.00	
Water Service	\$ 14,500.00	
Sewer Service		See MUD Gas and Water Fees
Street Repair - Utilites		
MUD Gas and Water Fees	\$ 5,153.00	
Excavation	\$ 8,915.00	Includes survey, misc. haul-off
Backfill	\$ 3,397.00	
Footings and Foundation	\$ 25,578.00	
Steel Beam and Posts	\$ 2,236.00	
Interior flatwork	\$ 17,122.00	
Driveway/steps/walk	\$ 24,652.00	Includes rear patio and porch also
Waterproofing	\$ 7,825.00	Includes tile, pit, radon and termite, pump
Drain tile/Pit		Waterproofing
Radon		Waterproofing
Lumber/trusses	\$ 110,494.00	
Framing labor	\$ 30,740.00	
Siding/exterior trim		See Wood/Siding
Siding Labor	\$ 12,188.00	Includes porch rail labor
Windows		See Wood Materials
Roof System	\$ 9,760.00	
Gutters and downspouts	\$ 2,596.00	
Plumbing	\$ 52,318.00	
HVAC	\$ 96,000.00	
Electrical	\$ 41,500.00	
Electric fixture allowance	\$ 1,300.00	
Insulation	\$ 6,999.00	
Drywall	\$ 17,495.00	
Cabinets/countertops	\$ 9,693.00	
Interior trim/Doors		See Wood Materials
Flooring	\$ 10,808.00	
Interior Paint	\$ 13,827.00	
Exterior Paint		See Interior Paint
Cleaning	\$ 625.00	
Fine Grading	\$ 885.00	
Sod	\$ 3,265.00	Includes Watering
Retaining wall 4' x 20'		
Cleaning		See Cleaning Above
Subtotal	\$ 529,971.00	

Other Included Items	Price	Comments
Builder Risk Insuracne	\$ 1,100.00	
Supervisor	\$ 11,000.00	
Toilets	\$ 450.00	
Dumpster	\$ 1,200.00	
Surveying / Lot Stake	\$ 400.00	
Access Door	\$ 350.00	
Interior Trim Labor	\$ 5,000.00	
Garage Door w remotes	\$ 3,800.00	
Toilet, Bath Acc.Med Cab	\$ 1,290.00	
Appliances	\$ 2,400.00	
Marketing		
Closing Costs		
Agent Fees		
Holding / Carrying Costs		
Vandalism	\$ 2,300.00	
Management / Consulting	\$ 4,500.00	
Continegencies / Escalation	\$ 4,500.00	
Overhead	\$ 35,000.00	
Profit	\$ 17,691.00	
Subtotal	\$ 90,981.00	

TOTAL	\$ 620,952.00
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**City of Omaha Planning Department
Community Development Division**

Tier II EA (2021-118) for North 30th Street Transformation Plan (2019-170)

Project Name: Community Housing Builders Program – Charles Street

Project Address: 1502, 1506, and 1512 North 28th Street. 2812, 2816, 2826, 2830, and 2834 Charles Street. One lot with no address located along Charles Street.

Project Description: Site preparation using approximately \$200,000 of CDBG funds by the City of Omaha. The nine vacant lots will be combined into six lots. Four affordable housing units and two market rate housing units will be constructed on the lots. The properties are owned by the City of Omaha and the Omaha Land Bank. A developer has not yet been chosen. Down payment assistance using HOME funds will be offered for four affordable housing units. Assistance shall not exceed \$30,000 per house.

Estimate Total Cost: The estimated cost for this projects is approximately \$1.2 million for the entire project.

The EA requires completion of a Tier EA II for Statutory Checklist items:

- Contamination and Toxic Substances
- Historic Preservation
- Noise Control

The following table presents the Tier II determinations for these categories. An **A** in the Status box indicates there are no compliance issues associated with this project and the project may proceed without further consultation. A **B** in the Status box indicates additional steps are required to address this issue (e.g., removal of hazardous materials), but that the project may proceed with the condition that those steps are taken. Failure to abide by the provided plans will result in a failure to achieve environmental compliance.

Impact Categories	Status A or B	Source Documentation
Contamination and Toxic Substances	B	<u>Lead</u> According to the Omaha Lead Registry, the institutional control for the Omaha Lead Superfund Site, all nine properties are located in the final focus area of the Omaha Lead Superfund site. Their status is summarized below:

- 1502 North 28th Street was tested for lead in 2003 and soil clean-up was required because lead concentrations exceeded 400 ppm. Soil clean-up was conducted in 2004
- 1508 North 28th Street was tested for lead in 2004 and soil clean-up was not required because lead concentrations did not exceed 400 ppm.
- 1512 North 28th Street was tested for lead in 2005 and soil clean-up was not required because lead concentrations did not exceed 400 ppm.
- 2812 Charles Street was tested for lead in 2004 and soil clean-up was required because lead concentrations exceeded 400 ppm. Soil clean-up was conducted in 2012. The site was deleted from the National Priorities List in 2017.
- 2816 Charles Street was tested for lead in 2004 and soil clean-up was required because lead concentrations exceeded 400 ppm. Soil clean-up was completed in 2010. The site was deleted from the National Priorities List in 2012.
- 2826 Charles Street was tested for lead in 2004 and soil clean-up was required because lead concentrations exceeded 400 ppm. Soil clean-up was completed in 2010. The site was deleted from the National Priorities List in 2012.
- 2830 Charles Street was tested for lead in 2004 and soil clean-up was required because lead concentrations exceeded 400 ppm. Soil clean-up was conducted in 2012.
- 2834 Charles Street was tested for lead in 2004 and soil clean-up was required because lead concentrations exceeded 400 ppm. Soil clean-up was completed in 2010. The site was deleted from the National Priorities List in 2012.
- The property without an address was tested for lead in 2014 and soil clean-up was required because lead concentrations exceeded 400 ppm. Soil clean-up was conducted in 2015.

No further action is needed for the nine properties. All of the lots are vacant, so there are no concerns about lead-based paint.

		<p><u>Arsenic</u> The City conducted a preliminary soil analysis on this site at the request of 75 North who was concerned about the potential of soil being moved from this site to their property. This did not occur, but the testing process was already underway. The results of the test indicated arsenic was present at 15.7 parts per million which is slightly higher than background levels that typically range from 11 to 14 parts per million.</p> <p>The City consulted with the Nebraska Department of Environmental Quality on this matter. Generally speaking, the NDEQ advised to develop sites in this area as normal and the test the completed soil once development is complete. The letter from the NDEQ is attached.</p> <p>The City will have the soil tested once development is complete.</p> <p><u>Radon</u> Omaha is located in a high radon zone. It is the City's policy that all rehabilitation work exceeding \$5,000 requires radon testing and mitigation if radon levels exceeding 4 picoCuries per Liter are encountered.</p> <p>These houses will be built with passive radon systems installed, including a liner beneath the basement or slab. Radon will be tested when the houses are completed and the passive system will be converted to an active system if radon level exceed 5 picoCuries per Liter.</p> <p><u>Other Contaminant Sources</u> No other contaminant sources were identified during the preparation of this tiered review. The historical use of these properties is residential use. None of the surrounding land uses are of concern. The developer should notify the City if anything of concern is identified during site preparation.</p>
Historic Preservation	A	A Section 106 Review was conducted for these properties. The review established that none of the properties are historic. Please see the attached Section 106 Review form.

		<p>During the preparation of this review, we were notified by the Otoe-Missouria Tribe that they would like to receive archeological surveys for projects in Omaha. No other tribes expressed a concern about this project.</p> <p>The City hired a consultant to prepare an archeological survey. The survey indicated there were no direct impacts or adverse effects to any sacred sites, traditional cultural properties or any other historic properties of interest to the Tribe. A copy of the survey is attached.</p> <p>This survey was sent to Ms. Elsie Whitehorn of the Otoe-Missouria Tribe. The Tribe provided a concurrence letter to the City. A copy of the letter is attached.</p>
Noise Control	B	<p>Two noise calculations were prepared for the site since the exact location of the proposed houses is unknown. Noise nodes were established at the southeast and southwest corners of the site. These noise nodes will act as a point of measurement for noise calculations.</p> <p>There are six road noise sources present for each noise node. They are Hamilton Street to the south, North 30th Street to the west, and the North Kennedy Freeway (north and south bound lanes) and two ramps. No rail or airport noise sources are present. There are no loud or impulsive noise sources. HUD's DNL Calculator was used to determine the noise level for each noise node. The results are summarized below:</p> <ul style="list-style-type: none"> • Noise Node A, located at the southeast corner of the property, has a noise level of 72 decibels which places it in the Normally Unacceptable Noise Level range. • Noise Node B, located at the southwest corner of the property, has a noise level of 67 decibels which places it in the Normally Unacceptable Noise Level range. <p>HUD also requires a 10-year noise projection for each site. The most recent population growth estimates indicate Omaha will grow by 10% per decade. We assume this will translate to a proportional increase in</p>

	<p>traffic. Accordingly, the traffic counts were increase by 10%. The results are summarized below:</p> <ul style="list-style-type: none"> • Noise Node A has a projected noise level of 72 decibels which places it in the Acceptable Noise Level range. • Noise Node B has a projected noise level of 67 decibels which places it in the Acceptable Noise Level range. <p>Copies of the DNL calculations are attached. All of the noise levels fall within the Normally Unacceptable Noise Level range of 67 to 75 decibels. HUD requires additional noise mitigation of at least 10 decibels.</p> <p>Moving the project is an option, but the site is perceived as desirable for housing due to its scenic view. Also, increasing residential housing density is wanted in the community. Installing a barrier close to the road noise sources is not an option. The State of Nebraska Department of Roads has been unwilling to work with the City on such efforts in the past. Installing a barrier close to the home would not be appropriate or perhaps even effective for all of the homes.</p> <p>Our last resort, then, is to reduce noise through improved construction materials used in the houses. The City will require construction materials sufficient to reduce interior noise levels to 45 decibels or less. Housing design will also be considered, especially for the east facing walls. These materials and designs will be evaluated in STRACAT prior to construction.</p> <p>Furthermore, the east most lots will be reserved for market rate housing, not affordable housing. The market rate housing will provide some protection for the other houses from the noise sources.</p>
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A project-specific Tier II environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR Part 58) and related laws, authorities and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by §58.22(a) and (c).

This review shall be retained as a component of the City's Environmental Review Record (ERR). Consult the Tier I CEST Statutory Checklist identified above for information regarding compliance with other laws and authorities for this HUD-assisted project or program.

Prepared by: 

Date: 8/23/2021

Approved by: 

Date: 8.24.2021

SECTION 106 REVIEW REQUEST FORM

Please answer the questions to the best of your ability and submit the form to Don Seten with the City of Omaha Planning Department

PROPERTY OWNER: Omaha Municipal Land Bank

PROPERTY ADDRESS: Nine vacant lots along Charles Street between North 28th and North 29th Streets. The addresses include: 1502, 1508, and 1512 North 28th Street; 2812, 2816, 2826, 2830, and 2834 Charles Street; and a property without an address located along Charles Street.

DATE BUILT: N/A

PROGRAM: Community Housing Builder Program

ESTIMATED TOTAL PROJECT COST (if applicable): \$1.2 million

LEVEL OF ASSISTANCE (if applicable): \$200,000 CDBG for site development and up to \$120,000 of HOME funds for down payment assistance

ASSESSED VALUE: \$0 since they are owned by the City or the Land Bank

DESCRIPTION OF PROPOSED UNDERTAKING: Site preparation by the City of Omaha. Construction of six houses by a developer. Four of the units must be affordable to households earning 80% AMI or less. The other two may be market rate.

SUBMITTED BY: William Lukash

TURN-AROUND DATE:

(Please allow for at least 10 days for the completion of the Section 106 Review.)

- Not a Historic Structure
 Historic Structure
 Exempt Activity

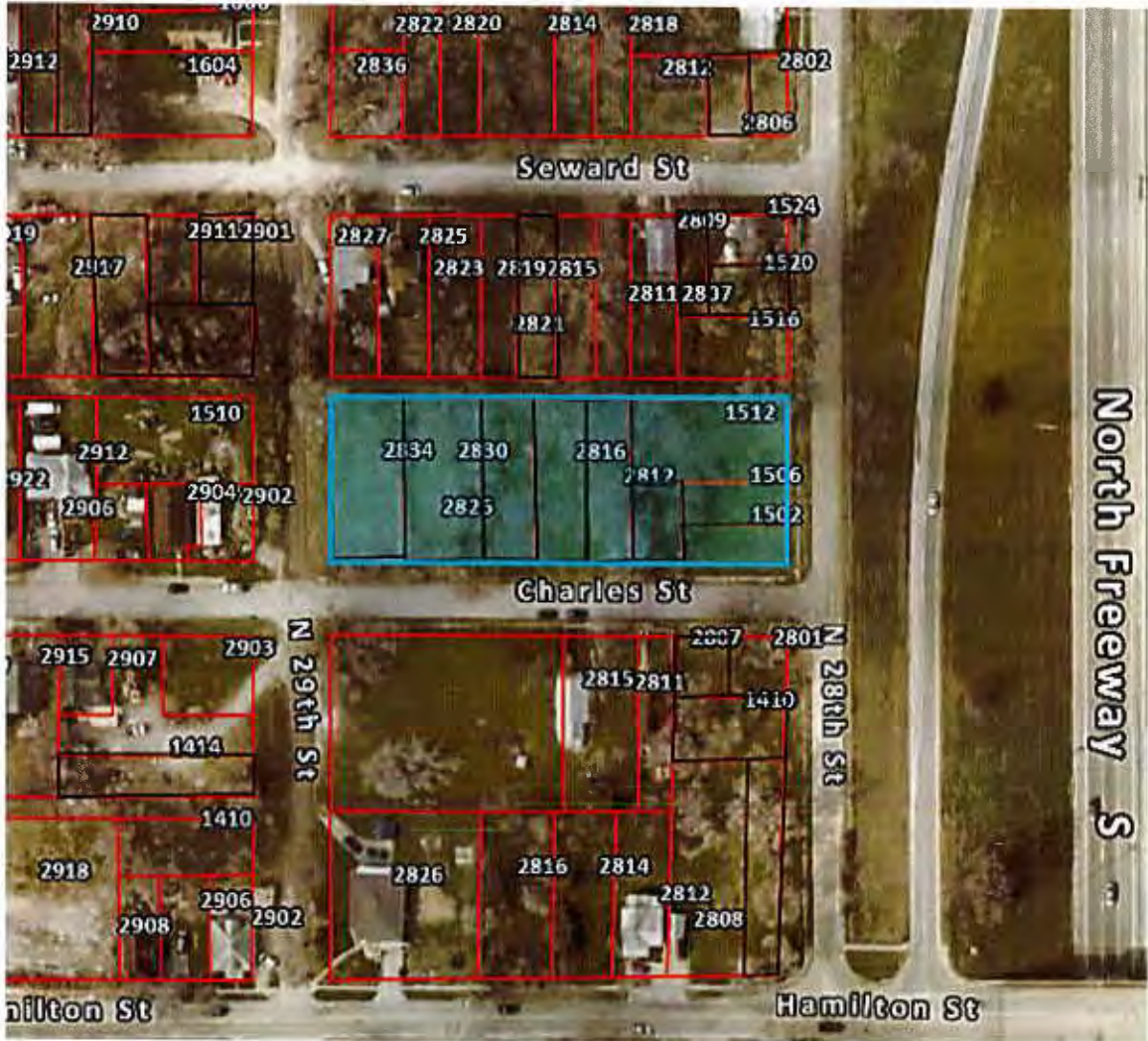


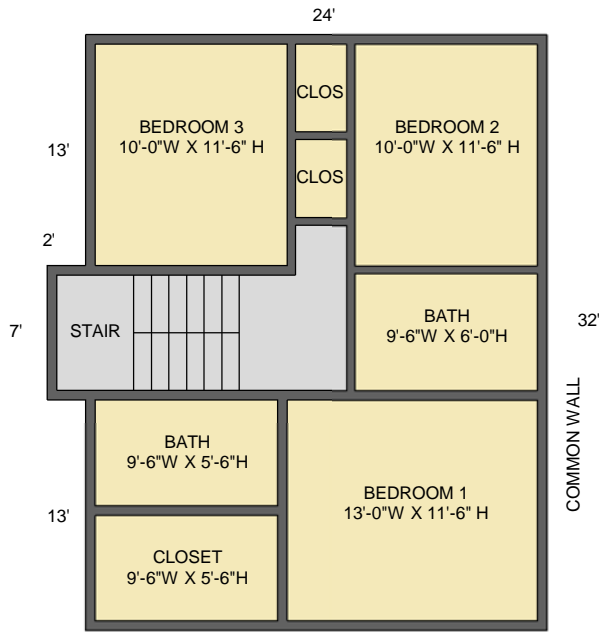
Don Seten
HCD Preservation Officer



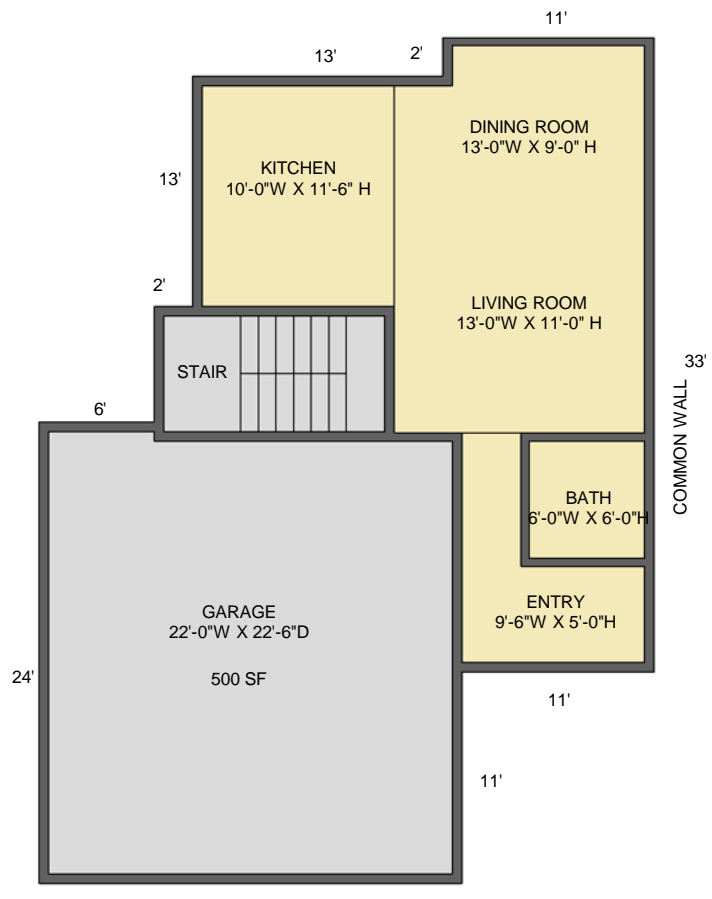
Date

The housing will be built in the area shaded blue.

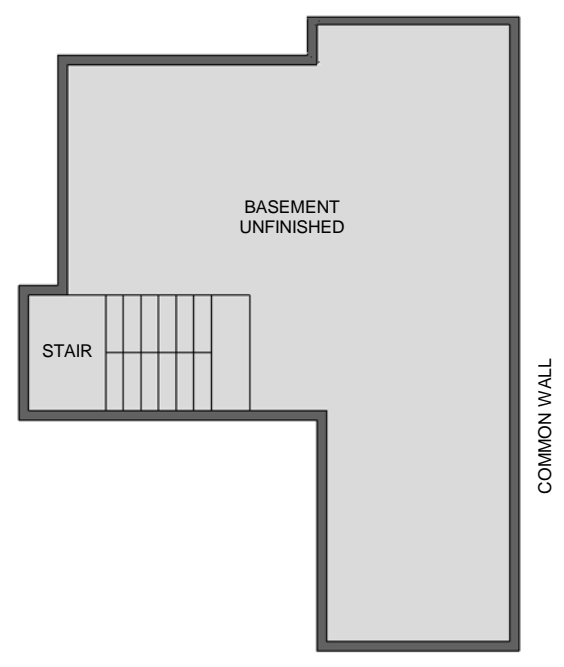




SECOND FLOOR
782 SF



FIRST FLOOR
622 SF
(EXCLUDING GARAGE)



BASEMENT
622 SF

SLS Consulting, LLC.

Spencer Management, LLC.
PO Box 111623
Omaha, NE 68111

SINGLE FAMILY HOUSING MASTER PLAN

2022.10.02

TOWNHOUSE

2-2

Spencer Management LLC
Charles Street View
PROFORMA

FUNDS GENERATED FROM PROJECT OPERATIONS	Year 1	Year 2	Year 3	Year 4	Year 5	TOTALS
Funds Invested by Project Owner before Year 1	\$ 10,000	x	x	x	x	\$ 10,000
Proceeds from Prior Year Home Sales		\$ 1,710,000	\$ 1,786,000	\$ 1,862,000	\$ 1,938,000	\$ 7,296,000
Total	\$ 10,000	\$ 1,710,000	\$ 1,786,000	\$ 1,862,000	\$ 1,938,000	\$ 7,306,000

CONSTRUCTION & PROGRAM COSTS						
Site Acquisition	\$ 100,000	\$ 100,000	\$ 100,000	\$ 120,000	\$ 125,000	\$ 545,000
Payroll Costs (In Home Construction)						
Architectural & Engineering (In Home Construction)						
Legal & Professional	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000
Contingency	\$ 50,000	\$ 50,000	\$ 60,000	\$ 60,000	\$ 65,000	\$ 285,000
Home Construction (*see below for # homes built)	\$ 1,862,856	\$ 1,955,999	\$ 2,053,799	\$ 2,156,489	\$ 2,053,799	\$ 10,082,942
Utility costs while holding properties	\$ 14,400	\$ 15,000	\$ 15,500	\$ 16,000	\$ 165,000	\$ 225,900
Real Estate Taxes	\$ 5,000	\$ 7,500	\$ 7,500	\$ 9,000	\$ 10,000	\$ 39,000
Staging	\$ 3,000	\$ 3,500	\$ 4,000	\$ 4,500	\$ 5,000	\$ 20,000
Total	\$ 2,040,256	\$ 2,136,999	\$ 2,245,799	\$ 2,370,989	\$ 2,428,799	\$ 11,222,842

GROSS SALES OF HOMES BUILT						
Year 1: 8 houses, sales price of each home: \$225,000	\$ 1,800,000					\$ 1,800,000
Year 2: 8 houses sales price of each home: \$235,000		\$ 1,880,000				\$ 1,880,000
Year 3: 8 houses sales price of each home: \$245,000			\$ 1,960,000			\$ 1,960,000
Year 4: 8 houses sales price of each home: \$255,000				\$ 2,040,000		\$ 2,040,000
Year 5: 8 houses sales price of each home: \$265,000					\$ 2,120,000	\$ 2,120,000
Subtotal Gross Sales of Homes Built	\$ 1,800,000	\$ 1,880,000	\$ 1,960,000	\$ 2,040,000	\$ 2,120,000	\$ 9,800,000
Less: Sales Expenses	\$ 90,000	\$ 94,000	\$ 98,000	\$ 102,000	\$ 106,000	\$ 490,000
Net Proceeds of House Sales	\$ 1,710,000	\$ 1,786,000	\$ 1,862,000	\$ 1,938,000	\$ 2,014,000	\$ 9,310,000

Net Operating Costs of Training Program and Home Sales	\$ (330,256)	\$ (350,999)	\$ (383,799)	\$ (432,989)	\$ (414,799)	\$ (1,912,842)
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CHARLES STREET VIEW

SPENCER MANAGEMENT LLC

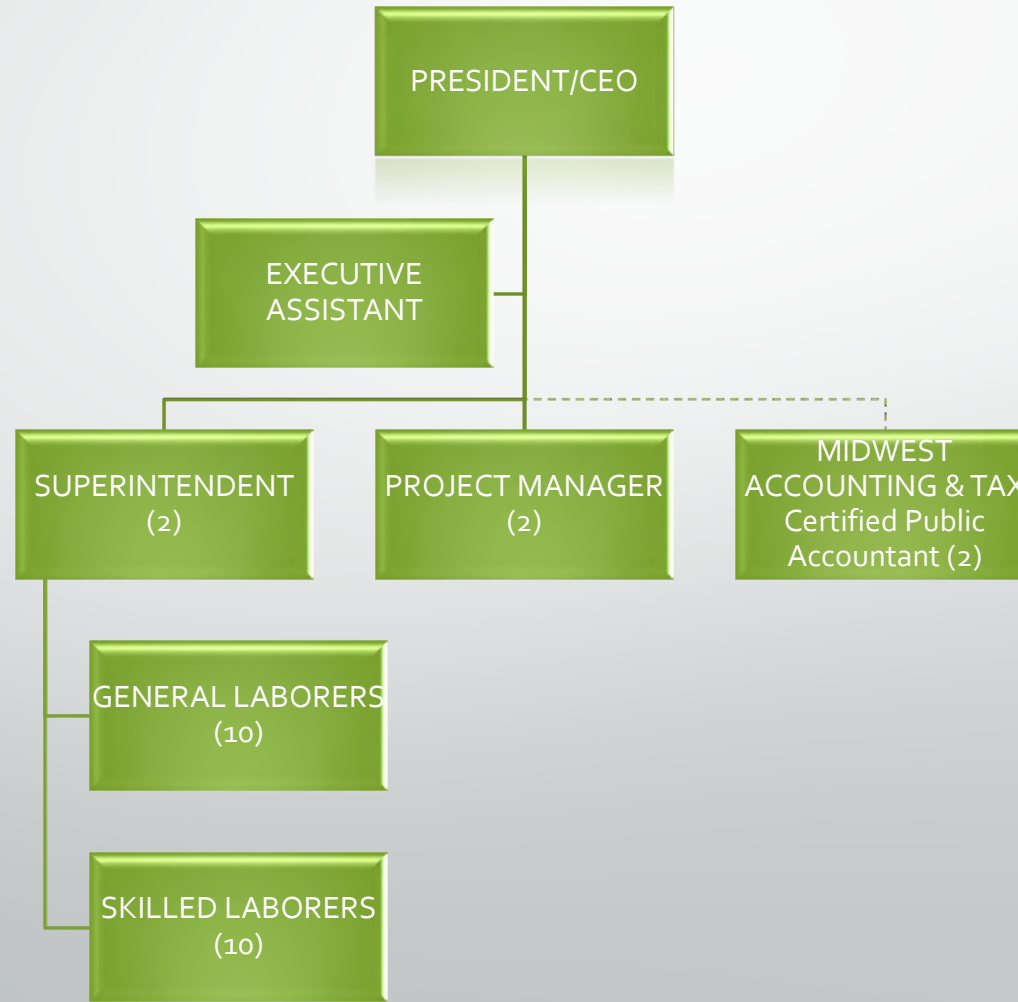
Project Start Date 7/3/2023 (Monday)

WBS	TASK	START	END	WORK DAYS
1	PRE CONSTRUCTION		-	-
1.1	DESIGN AND IMPLEMENTATION	Thu 12/01/22	Fri 1/13/23	32
1.2	PRE CONSTRUCTION MEETING	Mon 4/03/23	Tue 4/04/23	2
1.2.1	SUBMITTAL PROCESS	Mon 4/10/23	Mon 4/24/23	11
2	PHASE I			
2.1	CLEARING AND GRUBBING - GENERAL	Mon 7/03/23	Mon 7/31/23	21
2.2	EXCAVATION	Mon 7/10/23	Mon 7/31/23	16
2.3	SITE UTILITIES / SEWER & WATER	Mon 7/17/23	Mon 8/07/23	16
2.4	FOOTINGS & FOUNDATION	Mon 7/17/23	Mon 8/21/23	26
2.5	INTERIOR FLATWORK	Mon 7/24/23	Mon 8/14/23	16
2.6	WOOD FRAMING	Mon 8/07/23	Mon 8/28/23	16
2.7	WATERPROOFING	Mon 8/07/23	Mon 8/14/23	6
2.8	SIDING, EXTERIOR TRIM & INSULATION	Sun 8/20/23	Mon 9/18/23	21
2.9	ROOF SYSTEMS / GUTTERS & DOWNSPOTS	Mon 9/11/23	Mon 9/25/23	11
2.10	WINDOWS	Mon 9/18/23	Mon 10/02/23	11
2.11	DRIVEWAYS, SIDEWALKS, & STEPS	Mon 10/02/23	Mon 10/16/23	11
2.12	BACKFILLING & FINE GRADE	Mon 10/09/23	Mon 10/16/23	6
3	PHASE 2			
3.1	FRAMING, INSTALLATION, DRYWALL	Wed 10/18/23	Tue 3/26/24	115
3.2	PLUMBING, ELECTRICAL, MECHANICAL	Wed 10/25/23	Tue 1/30/24	70
3.3	SODDING & LANDSCAPING	Wed 3/27/24	Tue 4/23/24	20



SPENCERMANAGEMENT LLC

Organizational Chart





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

10/6/2022

Justin Moore
Spencer Management, LLC
PO Box 111623
Omaha, NE 68110

Dear Mr. Moore,

This letter is to confirm that the City of Omaha Planning Department

- received your letter of interest
- ✓ received your application
- ✓ had a conversation with **you**

on **9/29/2022** about purchasing or acquiring a City-owned property in relation to a project for LB 1024. The property(ies) discussed were:

- 2812 Charles St
- 2816 Charles St
- 2826 Charles St
- 2830 Charles St
- 2834 Charles St

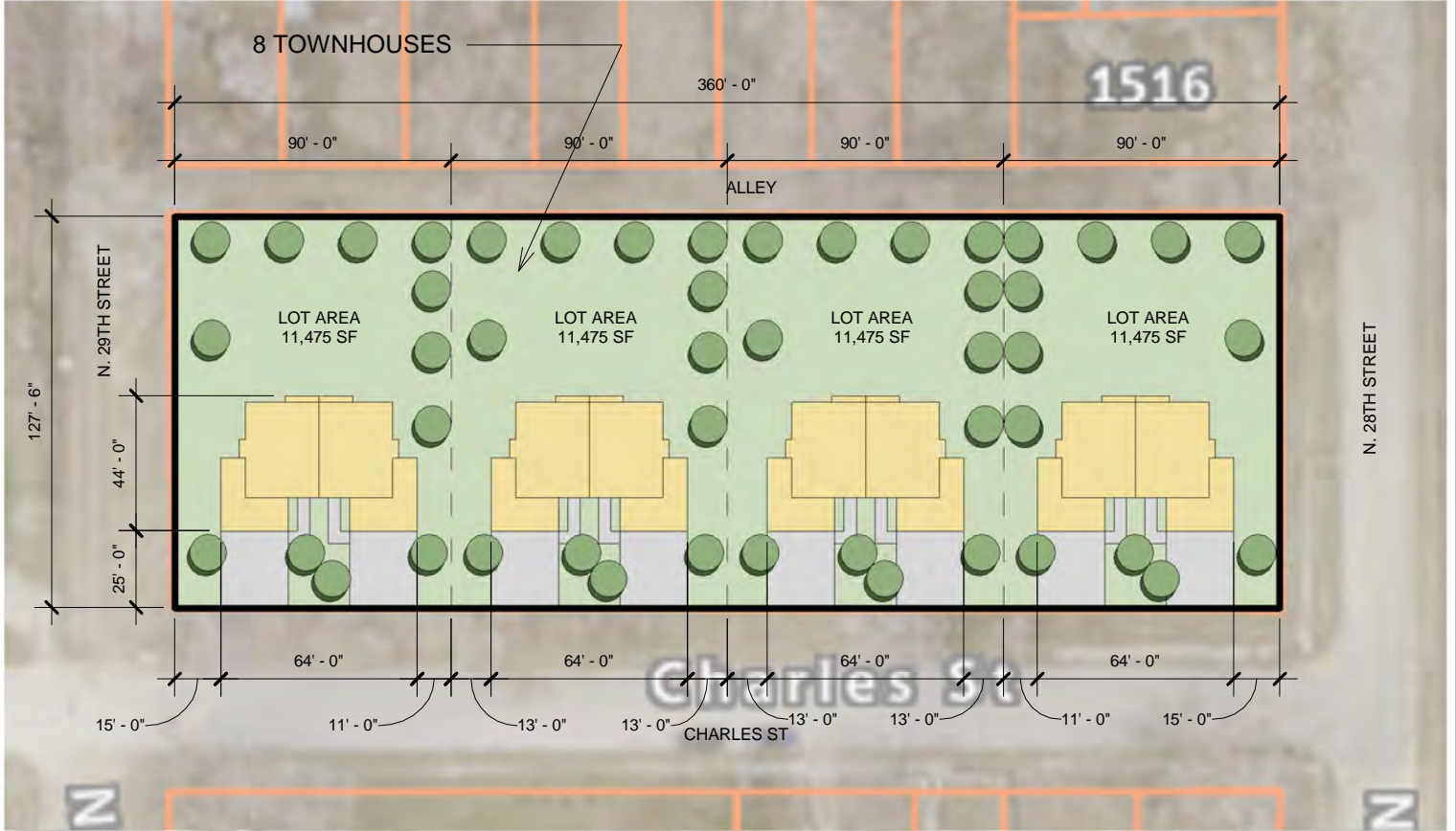
The City's due diligence process for property disposition has not been completed at this time. If it is determined that the property(ies) above can be transferred to you, it will require City Council approval. The entire process could take several months to complete.

The Planning Department will consider your request and reach out to update you on its status. If necessary, we will follow up to carry out the next steps for a complete application.

If you have any questions or updates to your request, please email cityproperty@cityofomaha.org or call 402-444-5150.

Sincerely,

David K. Fanslau
Planning Director
City of Omaha



ZONING REQUIREMENTS - R7
MIN. LOT SIZE 4,000 SF
MIN. LOT WIDTH 40'
SITE AREA/ UNIT 4,000 SF
FAR NA
FRONT YARD 25'
STREET SIDE YARD 15'
INTERIOR SIDE YARD 5'
REAR YARD 25'

SLS Consulting, LLC.

Spencer Management, LLC.
 PO Box 111623
 Omaha, NE 68111

SINGLE FAMILY HOUSING MASTER PLAN

2022.10.02

CHARLES STREET

2-1

Spencer Management LLC
 Charles Street View
SOURCE & USE OF FUNDS

SOURCE OF FUNDS	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Owner funds invested	\$ 10,000					
Grant proceeds to fund Job Training & Home Construction	\$ 7,606,182					\$ 7,606,182
New sales proceeds	\$ 1,710,000	\$ 1,786,000	\$ 1,862,000	\$ 1,938,000	\$ 2,014,000	\$ 9,310,000
TOTAL SOURCE OF FUNDS	\$ 9,326,182	\$ 1,786,000	\$ 1,862,000	\$ 1,938,000	\$ 2,014,000	\$ 16,916,182

USE OF FUNDS						
Total Construction & Program Costs	\$ 2,410,256	\$ 2,530,549	\$ 2,660,399	\$ 2,806,639	\$ 2,885,499	\$ 13,293,342

Net Proceeds to make program sustainable \$ 3,622,840

Grant Application

Row 283

Organization Name (if applicable) Peace.Love.Smoothies. LLC

Physical Address

Mailing Address

Website

Social Media Accounts

Name Tau'Toya Broadway

Title Registered Nurse, Peace. Love.Smoothies. Founder

Email Address peace.love.smoothies.llc@gmail.com

Phone +1 (402) 706-6684

Team Yes

Founder and Organizer- Tau'Toya Broadway, BSN, RN. // Nebraska Development Center, professional business advising// Mazuma Accounting // Local Broker // Local Architect // Aryanna Broadway, Interior Designer//

Organizational Chart CEO- Tau'Toya Broadway, build and maximize the value of Peace.Love. Smoothies. General Manager- manage staff, building operations Smoothie Lounge and Nutritious Shop Employees- assist in stocking, customer service Potential Community Partners- Charles Drew Health Center, Nebraska Medicine, Malcolm X Memorial Foundation

Other Completed Projects and/or Accomplishments Peace.Love.Smoothies (P.L.S.) is a new organization. The goal is to increase access to healthy foods and promote health and wellness to improve the health of North Omaha residents. The support from this proposal will help build a nutritious, convenient shop with a natural smoothies lounge and drive-thru. In North Omaha, there is inadequate access to healthy food, resulting in high rates of diet-related diseases among residents. P.L.S. aims to serve as a primary care intervention in a community with a high prevalence of unhealthy fast foods. The founder of P.L.S. is a passionate, native Omahan Woman, Tau'Toya Broadway- the best fit for the P.L.S. business model. Tau'Toya has experience in Nutrition, Public Health, Global Health, Nursing, and Community Development (grass-roots approach.) Tau'Toya studied Nutrition Science and Global Studies at the Univesity of Nebraska-Lincoln and obtained a Bachelor's degree in Health and Human Sciences. Throughout her education, she worked in Elementary Schools, creating two programs. 1) Countries and Culture and 2) Healthy Eats. Both of the programs align with P.L.S to create healthier

communities. She has traveled to Africa and focused on Food, Security, Nutrition, and Health. She then went on to serve in the United States Peace Corps as a Rural Health Educator, where she organized a mobile clinic- focused on screenings, diabetes education, and nutrition education. Also, during her time as a Peace Corps volunteer, she taught health classes at the local primary school. Currently, she works as a Registered Nurse in Women's Services at Nebraska Medicine. P.L.S. ties Tau'Toya's comprehensive experience to continue serving the community by promoting health and wellness.

Proposal Title	Increase Access to Health Foods in North Omaha Through a Healthy Food Destination
Total Budget (\$)	\$304,500.00
LB1024 Grant Funding Request (\$)	\$294,500.00
Proposal Type	Service/program
Brief Proposal Summary	<p>Peace. Love. Smoothies. L.L.C. (P.L.S.) desires to grow as a nutritious, convenient shop with a natural smoothie lounge. The Nutritious Shop's products include fresh fruits and vegetables, whole grains, proteins, water, and 100% fruit juice - essential staple foods. In addition to convenient grocery options, the nutritious shop will provide options such as hand fruits, dipping snacks, snack cups, yogurt parfaits, wraps, salads, crunch snacks, trail mix, and healthy drinks in an inviting environment benefiting the people, along with a smoothie lounge focused on increasing access to nutritious fast-food. The lounge will have a small menu, including smoothies, crepes, teas, and bowls. P.L.S. is a one-of-a-kind destination in North Omaha- aiming to promote health and wellness in a disadvantaged community. The key to success for P.L.S. is to emerge as a strong community link, connecting primary care to public health by reaching people where they live. In addition to promoting dietary changes, interventions such as screenings and community runs can help reduce the occurrence of preventable diseases. Not only does research outline the health complications present in low-income communities related to nutrition and lifestyle, but the voices of North Omaha community members want to see improvements in their health status. According to the Community Health Needs Assessment (CHNA), 71.2 percent of residents in Northeast Omaha and 66.0 percent of residents in Northwest Omaha are overweight or obese. When considering those who are obese, the data indicated that 40.2 percent of residents in Northeast Omaha and 33.0 percent of residents in Northwest Omaha fall within the definition of obese." Also, the prevalence of inactivity, 35.7% of adults 18+ reported inactivity, which is more significant than in surrounding areas of Omaha (ECONOMIC RECOVERY ACT).</p>
Timeline	Open June 2024. Milestone 1, June 2022- Aug 2022 - Formation - Business Plan completed Milestone 2 (Sept 2022- Dec 2022) - Submit Proposal for LB 1024 - Complete design - Establish building crew Milestone 3 (May 2023- Aug 2023) - Award date - Begin construction Milestone 4 (Nov 2023- June 2024) - Procurement - Hire crew - Grand OPENING!
Percentage	100%

completed by July
2025

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 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 P.L.S. will aim to fulfill the community needs surrounding food insecurity, poor health, a lack of sustainable retail development, and minimal recreational activities for the youth and families. Changing ingrained eating habits is hard because food has such an emotional pull. Part of our habits with food are built into the rewards pathway in the brain. For example, why would someone switch from using butter to using olive oil if they do not see anything wrong with butter or the way it tastes? Many North Omaha consumers are not trying to do something for their health while consuming fast food. They want to get the biggest bang for their buck, which is one of the reasons traditional fast-food sells because a large portion can be bought for cheap. Also, many fast foods are filled with fat, sugar, and salt ingredients that can trigger a sense of comfort and satisfaction. A change in the environment must occur to overcome detrimental habits and choose healthy ones. A vast amount of unhealthy fast-food restaurants can be spotted throughout North Omaha, with a minimal presence of healthy-fast food options. P.L.S. focuses on improving community health. Healthier communities decrease disease risk and provide healthier food options for children to grow strong and healthy. Primary care, such as screenings, results in lower blood pressure, increased awareness, and decreased health complications. The location of P.L.S. will be in North Omaha, but it aims to attract community members and become a destination for others through word-of-mouth, advertisement, product, and price.

Visioning Workshop Findings Alignment The mission of P.L.S. is to provide intervention to: 1) decrease food insecurity by providing healthy food options in low-income, disadvantaged neighborhoods. 2) increase resources to decrease disease and poor health through nutrition education and a stimulating, healthy environment 3) promote physical activity in a united, community manner through annual community runs. There is a need for healthy food options in low-income communities. Despite considerable efforts to help put fresh, affordable healthy food choices onto the tables of community members, a growing need remains to increase equitable access to healthy food and invest in community-led and healthy food retail development.

Priorities Alignment The proposal to receive funding for a nutritious, convenient shop with a natural smoothie lounge and drive-thru is a community need to improve and sustain the health of North Omaha residents. It aligns with LB1024's strategic priority to address community health and the workforce. There are opportunities to increase access to healthy food options, nutrition education programs, and provide destinations to increase activity levels. Providing beneficial employment will address the strategic priority to decrease poverty and improve the North Omaha workforce. Employees will learn valuable customer service skills and health-related information while also having the opportunity to earn money during community outreach events. There are opportunities to retain the young population within North Omaha to grow the community's workforce and build social capital within the community as they age.

Economic Impact Initially, P.L.S. will employ two full-time employees, and two part-time employees. The brand designer and events coordinator are seasonal positions. The various independent contractors, architects, and engineered hired are temporary positions.

4

9

The wages offered are competitive for the selected industry. Both full-time and part-time employees will start at \$11.00 (Nebraska McDonald's Cashiers only make \$10.46 an hour, which is 13% below the national average). The independent contractor will include community educators, a brand designer, and an events coordinator- each making a budgeted \$17.50 an hour. Each employee (excluding independent contractors) will have a health care insurance option, with initial training and a uniform shirt.

Community Benefit

The objective of P.L.S. is to increase the quality of life in North Omaha by improving the health of community residents. P.L.S. aims to become a family-friendly health destination to buy staple foods, sit down and converse with family and friends, study using the free wi-fi, or grab a smoothie from the drive-thru.

Best Practices/Innovation

P.L.S. will stand out against competitors by highlighting community feedback through customer surveys, listening to community members' voices, and community member connections are keys to success within P.L.S.- a store owner's outreach to the community is a critical way to achieve community support. P.L.S. will foster its operation around the needs of residents and create a space that encourages customers to return. The Smoothie Lounge will become a community hub that fosters social interaction by offering community runs, health promotion programs, massage chairs, and small meeting spaces. In addition, P.L.S. will stand out because of the business's experience, appearance, and management. The desired expertise for P.L.S. is warm, convenient, and straightforward. In later phases of P.L.S., curbside or delivery will provide enhanced convenience and the

option to pay with SNAP benefits. Also, in later stages, the Nutritious Shop will offer Black Owned supplies that other stores do not, such as multivitamins, superfood blends, herbal supplements, and natural soaps and lotions. The layout of P.L.S. is organized with easy-to-find products and a user-friendly P.O.S. system. The appearance of P.L.S. is a warm and inviting atmosphere with a natural color scheme and soft jazz or coffee music on the speakers. Significant differentiation between P.L.S. and other Healthy Neighborhood Stores is that a black woman owns P.L.S, and the business is for the people.

Outcome Measurement

Yes. A long-term objective is establishing self-serve smoothie vending machines in schools, hospitals, and sporting events. There is also a desire to expand from one location to several locations throughout low-income communities to improve disadvantaged communities' overall health and wellness.

Partnerships

Yes

Charles Drew Health Center (referrals from Health Center to P.L.S.), Nebraska Medicine (education sessions, in-store private screenings), Malcolm X Memorial Foundation (community run partner)

None, potential partners

Displacement

No

Displacement explanation

Physical Location

Potential locations 4111 N 30th Street - commercial space, land value= \$16,400, 44282 SF, two blocks north of Ames. Nearby: McDonalds, Auto Zone, Family Dollar, Laundry Mat, Elementary School, Burger King, Metro Community College, Scooters, Omaha Public Library 3802 N 30th Street- commercial space, land value= \$11,700, 28800 SF. Near by: King Solomon church, Time Out Foods, several liquor stores, Interstate 75

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

Property Zoning

No

Is the project connected to utilities?

No

Yes

Design, Estimating, and Bidding	No
	No
	Research- desire a steel building
General Contractor	No
Request Rationale	
Grant Funds Usage	The funds will be used for acquiring land, purchasing a steel building, start-up costs, equipment, initial inventory, legal fees, consultation fees, contractor fees, and initial payroll.
Proposal Financial Sustainability	Yes
	P.L.S. will continue to serve nutritious food in North Omaha.
Funding Sources	Owner will invest \$10,000
Scalability	Yes
	In the start-up cost, a food truck is listed. The food truck can be added during a different phase.
Financial Commitment	Peace.Love.Smoothies. LLC Tau'Toya Broadway This statement is to express my commitment to support and develop Peace.Love.Smoothies. in North Omaha, Nebraska that was proposed to the Omaha Economic Recovery Act Committee for funding. This is to confirm the requested amount of \$294,500, should the proposal be approved I commit to contributing \$10,000 to the development of Peace.Love.Smoothies. Tau'Toya Broadway
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) 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

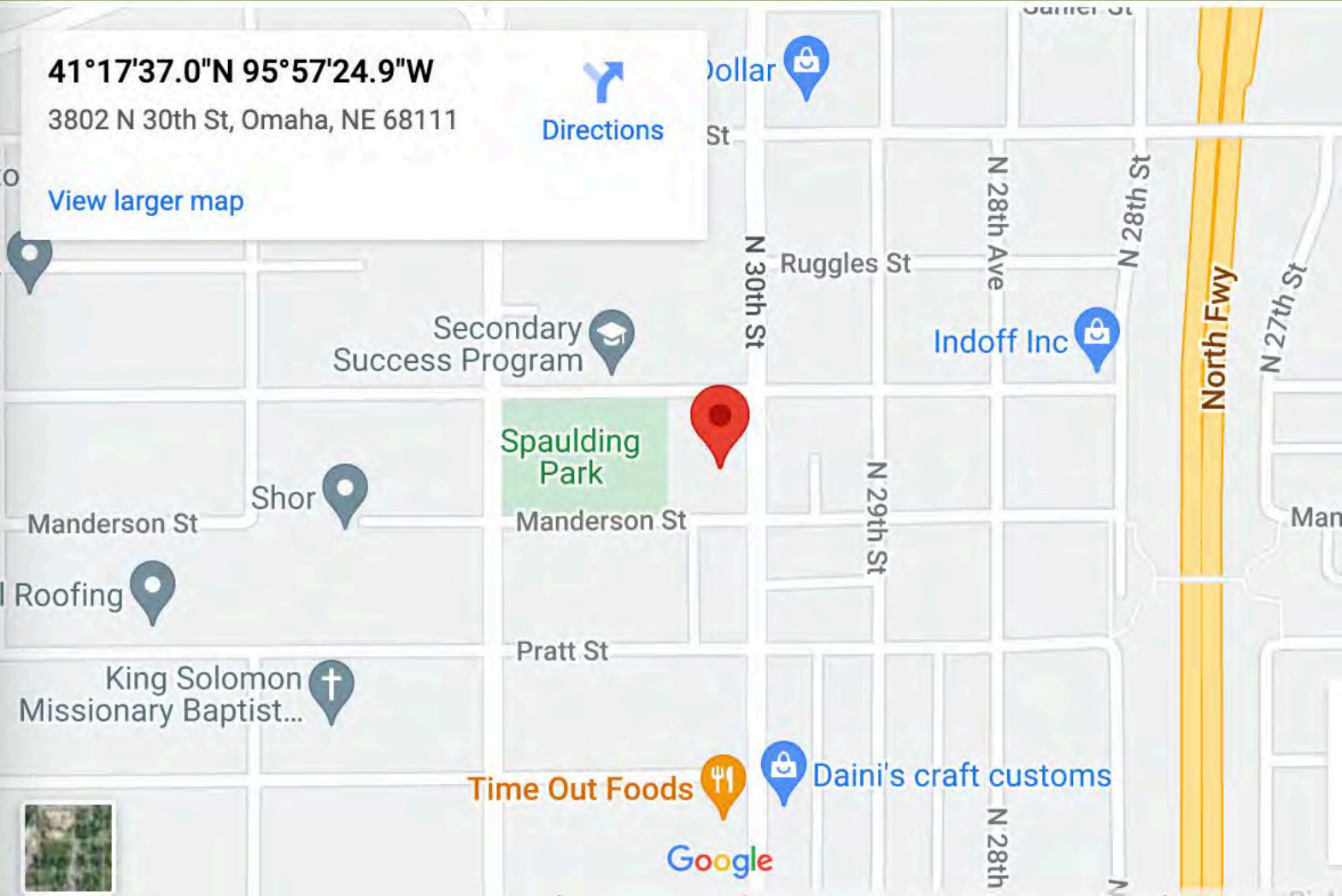
41°17'37.0"N 95°57'24.9"W

3802 N 30th St, Omaha, NE 68111



Directions

[View larger map](#)



Secondary Success Program

Spaulding Park

Indoff Inc

Time Out Foods

Daini's craft customs

Google

Property Information	
Key Number:	4215 0002 09
Account Type:	Commercial
Parcel Number:	0942150002
Parcel Address:	3802 N 30 ST OMAHA NE 68111-0000
Abbreviated Legal Description:	DRUID HILL ADD LOT 6 BLOCK 9 ALL LOTS 2 THRU 6 BLK 9 225X128

Value Information			
	Land	Improvement	Total
2022	\$11,700	\$0	\$11,700
2021	\$11,700	\$0	\$11,700
2020	\$11,700	\$0	\$11,700
2019	\$11,700	\$0	\$11,700
2018	\$11,700	\$0	\$11,700
2017	\$11,700	\$0	\$11,700

Property Information

Key Number:	0961 0000 07
Account Type:	Commercial
Parcel Number:	0709610000
Parcel Address:	4111 N 30 ST OMAHA NE 68111-0000
Abbreviated Legal Description:	BOYDS ADD LOT 10 BLOCK 21 1/2 VAC SAHLER ST & 1/2 VAC ALLEY ADJ & ALL LTS 1-2 & N 27 FT LT 3 & N 27 FT LT 8 & ALL LTS 9 & 10

Value Information

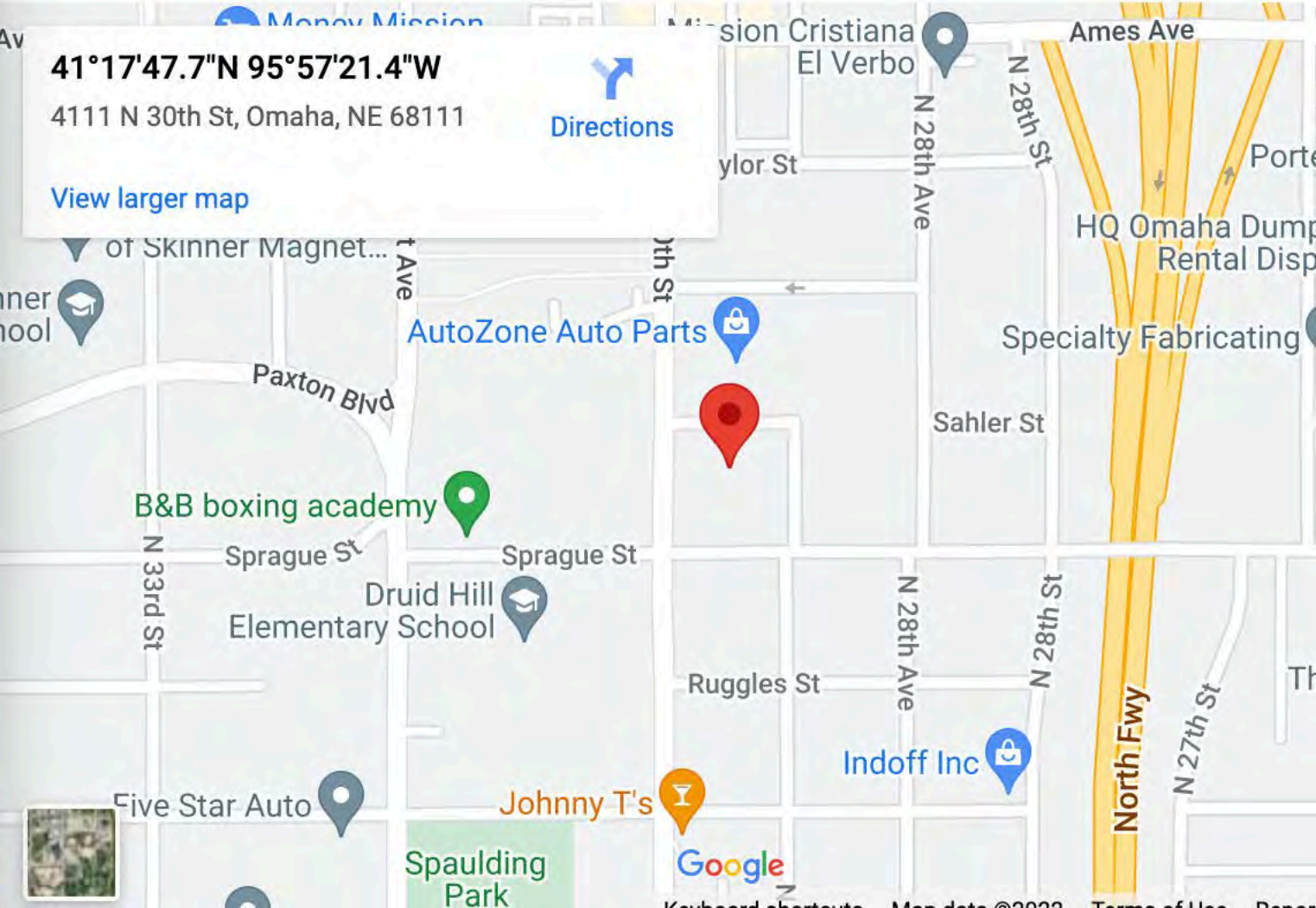
	Land	Improvement	Total
2022	\$16,400	\$0	\$16,400
2021	\$16,400	\$0	\$16,400
2020	\$16,400	\$0	\$16,400
2019	\$16,400	\$0	\$16,400
2018	\$16,400	\$0	\$16,400
2017	\$16,400	\$0	\$16,400

41°17'47.7"N 95°57'21.4"W

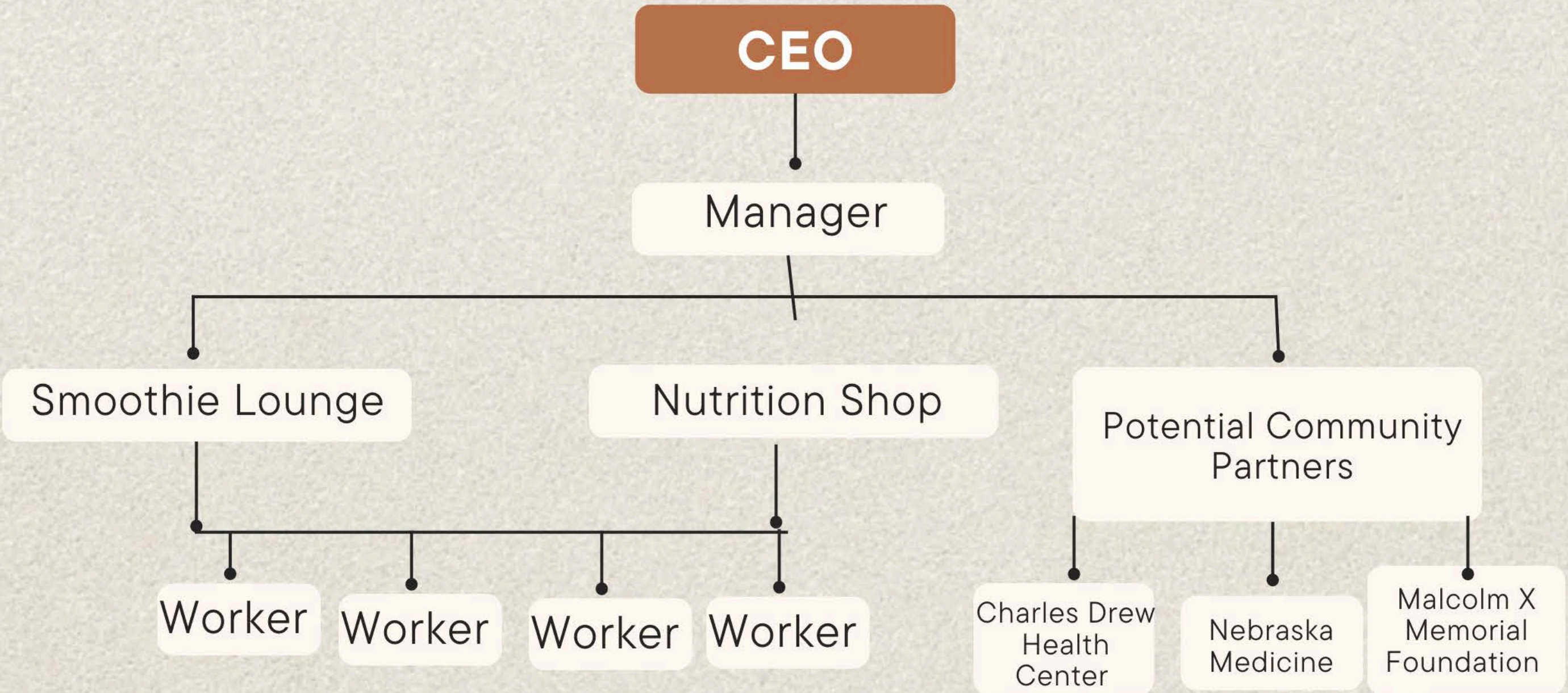
4111 N 30th St, Omaha, NE 68111

[Directions](#)

[View larger map](#)



Peace. Love. Smoothies. Organization Chart



PEACE.LOVE.SMOOTHIES.TIMELINE

JUNE 22- AUG 22

(MILESTONE 1)
-FORMATION
-BUSINESS PLAN



SEPT 22- DEC 22

(MILESTONE 2)
-SUBMIT PROPOSAL FOR LB 1024
-DESIGN
-PROJECT TEAM



MAY 23-AUG 23

(MILESTONE 3)
-AWARD DATE
-BEGIN CONSTRUCTION



NOV 23-JUNE 24

(MILESTONE 4)
-PROCUREMENT
-HIRE CREW
-OPENING

Business plan completed (08/22)

Potential locations, brokers (09/2022)

Define brand (11/22)

Open business bank account (11/22)

Complete design (05/23)

Begin construction (08/23)

Finish construction (04/24)



P.L.S. formed as an LLC (06/22)

Formed community partners (08/22)



Proposal submitted (10/22)

Schedule community events (11/22)

Buy land (12/22)



Establish/hire building crew (07/23)



Order equipment inventory (11/23)

Hire staff/soft opening (06/24)



Start-up Expenses Year 1 (Starting Balance Sheet)

Prepared By:	Company Name:			
Tau'Toya Broadway	Peace.Love.Smoothies.			

Fixed Assets	Amount	Depreciation (years)	Notes
Real Estate-Land	20,000	Not Depreciated	
Real Estate-Buildings	100,000	20	steel building
Leasehold Improvements	20,000	7	paint, display shelves, flooring, counters, partition
Equipment	15,000	7	comm. refrigerator & freezer, blenders, griddle, POS system, storage
Furniture and Fixtures	15,000	5	tables, rugs, massage chairs, decorations
Vehicles	50,000	5	Food truck
Other	5,000	5	security system and signage
Total Fixed Assets	\$ 225,000		

Operating Capital	Amount	Notes
Pre-Opening Salaries and Wages	20,000	
Prepaid Insurance Premiums	3,000	
Inventory	20,000	
Legal and Accounting Fees	2,000	
Rent Deposits	- 0	
Utility Deposits	1,000	
Supplies	2,000	
Advertising and Promotions	2,000	website, brand
Licenses	500	
Other Initial Start-Up Costs	24,000	contractors
Working Capital (Cash On Hand)	5,000	
Total Operating Capital	\$ 79,500	
Total Required Funds	\$ 304,500	

Sources of Funding	Percentage	Totals	Loan Rate	Term in Months	Monthly Payments
Owner's Equity	3.28%	10,000			
Outside Investors	96.72%	294,500			
Additional Loans or Debt					
Commercial Loan	0.00%		9.00%	84	- 0
Commercial Mortgage	0.00%		9.00%	240	- 0
Credit Card Debt	0.00%		7.00%	60	- 0
Vehicle Loans	0.00%		6.00%	48	- 0
Other Bank Debt	0.00%		5.00%	36	- 0
Total Sources of Funding	100.00%	\$ 304,500	Cell D 42 must equal cell C31		\$ - 0
Total Funding Needed		\$ - 0	You are fully funded (Balanced)		

Prepared By: **Tau'ToYa Broadway** Company Name: **Peace.Love.Smoothies.**

Complete This Chart First:

Product Lines	Units	Sales Price Per Unit	COGS Per Unit	Margin Per Unit
smoothies	18300	\$ 5.50	\$ 0.90	\$ 4.60
bowls	8000	\$ 5.50	\$ 0.90	\$ 4.60
crepes	4500	\$ 5.50	\$ 0.70	\$ 4.80
wraps	4500	\$ 4.50	\$ 0.90	\$ 3.60
groceries	15000	\$ 8.00	\$ 1.75	\$ 6.25
household items	1500	\$ 5.00	\$ 2.00	\$ 3.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Product Lines	June	July	August	September	October	November	December	January	February	March	April	May	Annual Totals	Category Breakdown	Category / Total
smoothies															
18300 Sold	3,500	3,500	3,000	2,000	800	750	600	600	400	750	750	1,500	18,150		36.6%
Total Sales	19,250	19,250	16,500	11,000	4,400	4,125	3,300	3,300	2,200	4,125	4,125	8,250	\$ 99,825	100.0%	33.2%
Total COGS	3,150	3,150	2,700	1,800	720	675	540	540	360	675	675	1,350	\$ 16,335	16.4%	28.0%
Total Margin	16,100	16,100	13,800	9,200	3,680	3,450	2,760	2,760	1,840	3,450	3,450	6,900	\$ 83,490	83.6%	34.5%
bowls															
8000 Sold	1,400	1,400	1,000	500	500	450	450	300	300	300	450	450	7,500		15.1%
Total Sales	7,700	7,700	5,500	2,750	2,750	2,475	2,475	1,650	1,650	1,650	2,475	2,475	\$ 41,250	100.0%	13.7%
Total COGS	1,260	1,260	900	450	450	405	405	270	270	270	405	405	\$ 6,750	16.4%	11.6%
Margin	6,440	6,440	4,600	2,300	2,300	2,070	2,070	1,380	1,380	1,380	2,070	2,070	\$ 34,500	83.6%	14.2%
crepes															
4500 Sold	700	700	500	200	150	150	100	100	300	300	350	350	3,900		7.9%
Total Sales	3,850	3,850	2,750	1,100	825	825	550	550	1,650	1,650	1,925	1,925	\$ 21,450	100.0%	7.1%
Total COGS	490	490	350	140	105	105	70	70	210	210	245	245	\$ 2,730	12.7%	4.7%
Margin	3,360	3,360	2,400	960	720	720	480	480	1,440	1,440	1,680	1,680	\$ 18,720	87.3%	7.7%
wraps															
4500 Sold	700	700	500	200	150	150	100	100	300	300	350	350	3,900		7.9%
Total Sales	3,150	3,150	2,250	900	675	675	450	450	1,350	1,350	1,575	1,575	\$ 17,550	100.0%	5.8%
Total COGS	630	630	450	180	135	135	90	90	270	270	315	315	\$ 3,510	20.0%	6.0%
Margin	2,520	2,520	1,800	720	540	540	360	360	1,080	1,080	1,260	1,260	\$ 14,040	80.0%	5.8%
groceries															
15000 Sold	1,250	1,250	1,250	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,250	1,250	13,250		26.7%
Total Sales	10,000	10,000	10,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	10,000	10,000	\$ 106,000	100.0%	35.3%
Total COGS	2,188	2,188	2,188	1,750	1,750	1,750	1,750	1,750	1,750	1,750	2,188	2,188	\$ 23,188	21.9%	39.8%
Margin	7,813	7,813	7,813	6,250	6,250	6,250	6,250	6,250	6,250	6,250	7,813	7,813	\$ 82,813	78.1%	34.2%
household items															
1500 Sold	330	330	330	150	150	200	200	150	200	200	330	330	2,900		5.8%
Total Sales	1,650	1,650	1,650	750	750	1,000	1,000	750	1,000	1,000	1,650	1,650	\$ 14,500	100.0%	4.8%
Total COGS	660	660	660	300	300	400	400	300	400	400	660	660	\$ 5,800	40.0%	9.9%
Margin	990	990	990	450	450	600	600	450	600	600	990	990	\$ 8,700	60.0%	3.6%
Total Units Sold	7,880	7,880	6,580	4,050	2,750	2,700	2,450	2,250	2,500	2,850	3,480	4,230	49,600		
Total Sales	\$ 45,600	\$ 45,600	\$ 38,650	\$ 24,500	\$ 17,400	\$ 17,100	\$ 15,775	\$ 14,700	\$ 15,850	\$ 17,775	\$ 21,750	\$ 25,875	\$ 300,575		
Total Cost of Goods Sold	\$ 8,378	\$ 8,378	\$ 7,248	\$ 4,620	\$ 3,460	\$ 3,470	\$ 3,255	\$ 3,020	\$ 3,260	\$ 3,575	\$ 4,488	\$ 5,163	\$ 58,313		
Total Margin	\$ 37,223	\$ 37,223	\$ 31,403	\$ 19,880	\$ 13,940	\$ 13,630	\$ 12,520	\$ 11,680	\$ 12,590	\$ 14,200	\$ 17,263	\$ 20,713	\$ 242,263		

Year 2 Totals	Category Breakdown	Category / Total	June	July	August	September	October	November	December	January	February	March	April	May	Year 3 Totals	Category Breakdown	Category / Total
19,602		36.6%	4,158	4,158	3,564	2,376	950	891	713	713	475	891	891	1,782	21,562		36.6%
\$ 107,811	100.0%	33.2%	22,869	22,869	19,602	13,068	5,227	4,901	3,920	3,920	2,614	4,901	4,901	9,801	\$ 118,592	100.0%	33.2%
\$ 17,642	16.4%	28.0%	3,742	3,742	3,208	2,138	855	802	642	642	428	802	802	1,604	\$ 19,406	16.4%	28.0%
\$ 90,169	83.6%	34.5%	19,127	19,127	16,394	10,930	4,372	4,099	3,279	3,279	2,186	4,099	4,099	8,197	\$ 99,186	83.6%	34.5%
8,100		15.1%	1,863	1,863	1,188	594	594	535	535	356	356	356	535	535	8,910		15.1%
\$ 44,550	100.0%	13.7%	9,148	9,148	6,534	3,267	3,267	2,940	2,940	1,960	1,960	1,960	2,940	2,940	\$ 49,005	100.0%	13.7%
\$ 7,290	16.4%	11.6%	1,497	1,497	1,069	535	535	481	481	321	321	321	481	481	\$ 8,019	16.4%	11.6%
\$ 37,260	83.6%	14.2%	7,651	7,651	5,465	2,732	2,732	2,459	2,459	1,639	1,639	1,639	2,459	2,459	\$ 40,986	83.6%	14.2%
4,212		7.9%	832	832	594	238	178	178	119	119	356	356	416	416	4,633		7.9%
\$ 23,166	100.0%	7.1%	4,574	4,574	3,267	1,307	980	980	653	653	1,960	1,960	2,287	2,287	\$ 25,483	100.0%	7.1%
\$ 2,948	12.7%	4.7%	582	582	416	166	125	125	83	83	249	249	291	291	\$ 3,243	12.7%	4.7%
\$ 20,218	87.3%	7.7%	3,992	3,992	2,851	1,140	855	855	570	570	1,711	1,711	1,996	1,996	\$ 22,239	87.3%	7.7%
4,212		7.9%	832	832	594	238	178	178	119	119	356	356	416	416	4,633		7.9%
\$ 18,954	100.0%	5.8%	3,742	3,742	2,673	1,069	802	802	535	535	1,604	1,604	1,871	1,871	\$ 20,849	100.0%	5.8%
\$ 3,791	20.0%	6.0%	748	748	535	214	160	160	107	107	321	321	374	374	\$ 4,170	20.0%	6.0%
\$ 15,163	80.0%	5.8%	2,994	2,994	2,138	855	642	642	428	428	1,283	1,283	1,497	1,497	\$ 16,680	80.0%	5.8%
14,310		26.7%	1,485	1,485	1,485	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,485	1,485	15,741		26.7%
\$ 114,480	100.0%	35.3%	11,880	11,880	11,880	9,504	9,504	9,504	9,504	9,504	9,504	9,504	11,880	11,880	\$ 125,928	100.0%	35.3%
\$ 25,043	21.9%	39.8%	2,599	2,599	2,599	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,599	2,599	\$ 27,547	21.9%	39.8%
\$ 89,438	78.1%	34.2%	9,281	9,281	9,281	7,425	7,425	7,425	7,425	7,425	7,425	7,425	9,281	9,281	\$ 98,381	78.1%	34.2%
3,132		5.8%	392	392	392	178	178	238	238	178	238	238	392	392	3,445		5.8%
\$ 15,660	100.0%	4.8%	1,960	1,960	1,960	891	891	1,188	1,188	891	1,188	1,188	1,960	1,960	\$ 17,226	100.0%	4.8%
\$ 6,264	40.0%	9.9%	784	784	784	356	356	475	475	356	475	475	784	784	\$ 6,890	40.0%	9.9%
\$ 9,396	60.0%	3.6%	1,176	1,176	1,176	535	535	713	713	535	713	713	1,176	1,176	\$ 10,336	60.0%	3.6%
53,568			9,361	9,361	7,817	4,811	3,267	3,208	2,911	2,673	2,970	3,386	4,134	5,025	58,925		
\$ 324,621			\$ 54,173	\$ 54,173	\$ 45,916	\$ 29,106	\$ 20,671	\$ 20,315	\$ 18,741	\$ 17,464	\$ 18,830	\$ 21,117	\$ 25,839	\$ 30,740	\$ 357,083		
\$ 62,978			\$ 9,952	\$ 9,952	\$ 8,610	\$ 5,489	\$ 4,110	\$ 4,122	\$ 3,867	\$ 3,588	\$ 3,873	\$ 4,247	\$ 5,331	\$ 6,133	\$ 69,275		
\$ 261,644			\$ 44,220	\$ 44,220	\$ 37,306	\$ 23,617	\$ 16,561	\$ 16,192	\$ 14,874	\$ 13,876	\$ 14,957	\$ 16,870	\$ 20,508	\$ 24,606	\$ 287,808		

Grant Application

Row 284

Organization Name (if applicable)	NEWbraska Partners
Physical Address	1901 Howard Street Suite 325 Omaha NE 68102
Mailing Address	PO Box 43 Omaha NE 68101
Website	NEWbraska.com
Social Media Accounts	
Name	Lee Myers
Title	Partner
Email Address	Lee@newbraska.com
Phone	+1 (402) 598-4131
Team	Yes
	Lynn Hinderaker, Partner Luke Armstrong, Partner
Organizational Chart	to be determine
Other Completed Projects and/or Accomplishments	Major projects: NEWbraska with UrbaNatural, NEWbraska CommonSense, NEWbraska Transportation
Proposal Title	NEWbraska's "Common Sense" process provides a Common Understanding of our On-going Community Needs
Total Budget (\$)	\$720,000.00
LB1024 Grant Funding Request (\$)	\$510,000.00
Proposal Type	Service/program
Brief Proposal Summary	NEWbraska is helping communities to make Common Sense of the world through local stories and data collected over time in dedicated local and virtual spaces. NEWbraska facilitates "Common Sense" sense-making services to help non-profits and foundations to find representative stories and uncover data they need to align with the public good. We use community non-profits as "Oracles" to organize common sense collection events that ensure our greater community gets regular opportunities to be heard so that we can move forward together with a true sense of understanding. It seems like we are always

hearing disagreement and fighting about what needs to be done in our community. Politicians speak on our behalf about what the public wants. Pollsters reflect the slanted results their surveys provide. Advertisements tell us what we need to buy to be happy. Sometimes it feels like we are projections of their reality. Is anyone listening to us? Does anyone care? What if we as a community could listen in a new way? We could make real, common sense out of all this noise. With regular meetings at community spaces right in your local community, you'd feel invited to participate and we'd capture your stories along with valuable data. With distributed locations and convenient times our community members could share their experiences without interrupting their lives. With shared interpretations and visuals of this anonymous data we could begin to truly understand and prioritize our community needs as a systematic process.

"Imagine what having ears to the ground would really mean in terms of aligning to the public good. So many of our community efforts now are based in assumption. We need a better way of hearing the heartbeat of our communities." Lee Myers (NEWbraska) "Understanding how our community, customers and members think can help us unlock the most valuable services for them, so we can meet them right where they are at. That's not a stable thing, sometimes the environment changes, priorities and needs change." – George Garrett III (Cali Commons)

Timeline January 2023 - Conduct Pilot Common Sense making Sessions
 July 2023 - Close Submissions for Paid Oracles
 December 2023 - Common Sense Training Completed for Oracles
 July 2024 - Year 2 Common Sense Begins + Data Release for Year 1
 July 2025 - Year 3 Common Sense Begins + Data Release for Year 2
 July 2026 - Data Release for Year 3 + Year 4
 Common Sense begins with new funding sources

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 By listening to the public we will be able to hear and prioritize our problems. By collecting stories we will be able to

Needs Alignment understand the nuance behind the numbers. By categorizing our findings we make the accessible to those who want to see the opportunity to remedy this community pain. By teaching others to collect this data and setting up a funding apparatus to collect it we are distributing the burden and benefit of our efforts. The quantity of practitioners will grow as will the datasets if we can continue the programs for the long term. The collective psychological effect of being ignored or unheard cascades into apathy. We can provide a listening service directly in neighborhood spaces that are convenient. We can model processes for our politicians to copy. We can help people experience a similar process to help frame up their social demands. As public transparency demands rise sense making processes will take on additional importance. This may open the door for software to support these processes with software to collect and interact with data in more compelling ways. This should in turn drive public policy. As this policy delivers value, public trust might return.

Visioning Workshop Findings Alignment To combat negative external perceptions the community needs to discover and highlight stories of great value and success. CommonSense can help uncover these stories and contextualize them for the community. Using this raw material we can tell better stories that replace these negative misperceptions. To uncover the gaps in educational resources, a businesses and its employees need to be able to express their challenges. We need to create safe spaces to collect and catalog the frustration of modern business. As new technologies emerge, we can learn together by capturing and sharing experiences. Cultural capital and a strong sense of community are great assets. We need to share the essence of the creative community, the flavor of a neighborhood or the vibe of a community space. CommonSense can help uncover the tangible stories and reveal the social currents that shape the community.

Priorities Alignment This proposal addresses a key issue with many COVID policies, inadequate two-way communication. Nearly every organization struggled to effectively understand the public need during the recent pandemic, from the CDC to our local organizations and businesses. We have the ability to provide an infrastructure that starts to collect reliable data from the community on a regular basis.

Economic Impact The permanent and temporary jobs created by this project cannot be counted at this time. The sense making efforts will provide significant revenue for small non-profit and community venues. A mass adoption of this sense making program would create both permanent and temporary jobs.

unknown

unknown

high project based wage

We will be partnering and paying organizations in the qualified census tracts to do sense making research.

Community Benefit Communities deserved to be heard. People need to be accommodated with regular opportunities to provide their stories and contribute their experiential data. CommonSense is

a community centric program that goes to where the people are to collect data and stories.

Leaders shouldn't have to make decisions on limited datasets. With CommonSense they can learn what their community wants and needs and how that changes over time. With this information, they can align interests and energy to serve their community.

Best Practices/Innovation

Sense making is a modern way of dealing with complexity. It allows us to extract stories and data to get a true sense of what's going on with our communities individually and in the aggregate. CommonSense makes all that theory accessible. We work directly with community "oracles" to collect data and when they've got it down they can carry on into the future. It's this collaborative approach that will help us collect and scale a data driven approach to the common good.

Outcome Measurement

Organizations will have a better sense of who uses their services, who supports their services and the stories behind those datapoints. A deeper understanding of the individuals who make up our community, business or organization will help align to the value they seek. This experience informed clarity will help organizational communication become more authentic and trusted. By understanding and prioritizing the problems in our communities, we can start imagining, creating hypothesis and designing solutions. We can collectively get serious about the problems we uncover. By modeling a sense making process we can demonstrate to political leaders how to listen to the public to find opportunity. From this place we can restore trust in public institutions and begin to heal our experience of the collective.

The measurements are the goal of this sense making process, they'll be taken by leaders at the organizations but NEWbraska will train and assist with facilitation services.

Yes potentially, it could help large funding groups to create knowledge that helps them find better outcomes.

Partnerships

Yes

Principal partners include Lee Myers, Lynn Hinderaker, Luke Armstrong, NEWbraska Partners, RENMIND, NEWbraska CommonSense, WOWbiz, Emergent Architecture, CaliCommons, Omaha Star, El Perico. Other partners we look forward to working with include Culxr House, Hot Shops, Benson Theatre, Union for Contemporary Art, Bluebarn Theatre, 1M Cups, ModeShift Omaha, Manne Cook, MAPA, Greater Omaha Chamber of Commerce, Aksarben Foundation, Knight Moves of Des Moines, Modus Coworking Omaha

not applicable

Displacement

No

Displacement explanation

Physical Location

To be determined by NEWbraska CommonSense community

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

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

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

Is the project connected to utilities?	
	No

Design, Estimating, and Bidding	No
	No
	We aren't doing any construction.

General Contractor	No
---------------------------	----

Request Rationale	Would like to pay local non-profits to collect data monthly. Estimating paying \$12k for services and rental fees for 12 months of service for each location for 3 years. Will need some funds for software and to train and staff these events and analyze our findings.
--------------------------	---

Grant Funds Usage	We will be using funds to collect local community data with non-profits in the census tracts.
--------------------------	---

Proposal Financial Sustainability	Yes
	We would like to use these funds to produce a case study to prove the value of community data collection. After this initial period we would need to secure funding through other partnerships or direct channels.

Funding Sources	We would explore interest from large funders who would like to learn about the communities their funds are being deployed in and to ensure these efforts align to the public good.
	Would be after data is collected for some period of time.
	Maybe with partnering organizations who provide this funding instead.

Scalability	It could be scaled up or down depending on interest but it does need to be of a certain size to show its true value.
--------------------	--

We might be able to do 5 oracles (locations) instead of 10.

**Financial
Commitment**

Thousands of dollars and hundreds of hours of research have gone into the framing of this proposal.

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**



**LB1024 Funding
Sources
Acknowledgment**



Public Information



File Uploads

Grant Application

Row 285

Organization Name (if applicable)	Results Sports & Fitness Training, LLC
Physical Address	5119 N 50th Ave Omaha, Ne 68104
Mailing Address	
Website	https://resultssportsandfitnessus.com/
Social Media Accounts	In Progress
Name	Montrellis Cannon
Title	Director of Adventure and Athletics
Email Address	MontyCannon@gmail.com
Phone	+1 (402) 871-1108
Team	Yes
	Monty Cannon (Director of Adventure and Athletics). Has 30+ years of building elite AAU training programs and representing professional athletes in contract negotiation. Ben Gilliland, Director of Operations, has 7 years of college basketball coaching experience.
Organizational Chart	Monty Cannon, Director of Adventure and Athletics Ben Gilliland, Director of Operations Jeff Kunzman, Coach 1 Uri Colbert, Coach 2 Devon Vallejos, Coach 3 Brandon McGary, Coach 4 Stephon Spurlock, Coach 5 Ed Taylor - Chief Cunsultent TBA - Secretary TBA - Social Media Coordinator TBA - Accountant TBA - Director of Training TBA - Director of Academics TBA - Intern
Other Completed Projects and/or Accomplishments	We have had articles written and published by Sporting News Magazine and Rivalry.com showing our success developing our players to play against other top teams in the United States on national circuits. Our coaches have seen players all the way to the NBA level. This proposal would create jobs in the North and South Omaha areas while providing affordable yet high-leveled athletic training for all in the community regardless of socioeconomic status.
Proposal Title	Reshaping Community Athletics with Results Sports and Fitness Training, LLC
Total Budget (\$)	\$1,450,000.00
LB1024 Grant	\$1,100,000.00

Funding Request (\$)

Proposal Type Service/program

Brief Proposal Summary Results Sports & Fitness Training is designed to provide first-class training for athletes of all sports in the North and South Omaha metro areas. We are looking to expand our athletic training capabilities. We believe that branding a consistent skill training program will allow young people to develop a discipline that is necessary for a long and healthy life and teach lessons on work ethic that carry into all aspects of achieving their future goals and aspirations. We believe our community core values will enhance our ability to develop children and help them build a strong and healthy lifestyle for their future. Results Sports & Fitness will bring an elite sports training platform to all including underserved neighborhoods throughout the Omaha community. We have been running our training through various schools throughout the North and South Omaha metro areas and would like to expand this training to be afforded by more throughout the community without sacrificing our quality training, for which we need funding for our operating fees and equipment.

Timeline Our timeline is set to achieve our goal of 540 athletes being trained by Dec 31, 2025. Given the affordable rate we will be able to offer with this proposal, we have confidence to reach 360 athletes by Dec 31, 2023 and 450 athletes by Dec 31, 2024.

Percentage completed by July 2025 91.60%

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

Community Needs 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 program helps meet the sustainable community needs through enhancing services and recreation by offering high-level athletic training to those in North and South Omaha. This coincides with the quality of life needs that it improves the offerings of many athletic spaces within this community.

Visioning Workshop Findings Alignment This is an opportunity to bridge all athletes in the North and South Omaha areas. There is a collective goal to enhance the athletic culture in both areas while connecting our business with several spaces and economic sectors throughout the area. We

are a black owned company based out of North Omaha that provides a safe training area that helps athletes get off of the streets and invest time and effort into themselves, thus teaching them the importance of working hard toward meeting goals. This is an opportunity to serve those needing economic support, with roughly 4,050 of North and South High School's student population on free and reduced lunch throughout the 2021-22 school year.

Priorities Alignment This proposal aligned with several aspects within LB1024's strategic priorities. It serves those in low social and economic status, while mending the racial segregation and further enhancing all peoples within the North and South Omaha areas.

Economic Impact 14 immediate jobs at \$580,000 total with anticipation for growth over upcoming years.

14

\$35,000-\$95,000

Community Benefit This specifically immediately enhances athletes in the North and South Omaha area and their families as the kids have a safe place to go and invest time into themselves while working toward their ambitions. However, the skills and ethics taught through our trainings can be taken out of the sports world and assist them throughout their lively endeavors, thus impacting the community as a whole.

This proposal contributes to economic and quality of life sustainability as it creates jobs and enhances quality of life through recreational growth and services being provided.

Best Practices/Innovation Brining world-class trainers for affordable athletic development in every sport at an affordable cost.

Outcome Measurement Improved education, Keeping track on what students do after high school, on-time graduation rates, athletic performance, job growth, etc.

Our data analysis will be compiled by current employees gathering public data on these trends and then evaluating year by year how those through our program are comparing to the averages recorded.

No

Partnerships Yes

Salvation Army and Omaha South Boys Basketball - Ensuring that our trainings are meeting the needs of the athletes and are at a high-caliber level.

Displacement No

Displacement explanation

Physical Location We have been renting facilities through various organizations in the North and South Omaha areas.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale We are requesting this funding to ensure that we can maintain a high caliber program for those who otherwise cannot afford it within the North and South Omaha areas. For this, we will need to cover equipment, travel and playing expenses for athletes of all sports while ensuring that we maintain a staff who has coached players all the way up to the professional levels.

Grant Funds Usage This grant funding will be used to discount rates for the community athletes while ensuring that we can provide the top-of-the-line training solution that many others outside of North and South Omaha have access to.

Proposal Financial Sustainability Yes

By the end of the allotted funding in 2025, we anticipate having enough athletes coming through our trainings to fully fund high caliber teams out of the North and South Omaha metro areas.

Funding Sources Monthly training fees from players

Status: Training through our organization

Scalability

**Financial
Commitment**

Our organization is charging our athletes a nominal fee for maintenance costs and reserving an athlete's spot in the training sessions.

**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads

Grant Application

Row 286

Organization Name (if applicable)	North Omaha Architecture & Design Studios
Physical Address	N/A
Mailing Address	301 N 46 Street
Website	N/A
Social Media Accounts	N/A
Name	Linda Williams
Title	Community Advocate
Email Address	shotgunhaus@yahoo.com
Phone	+1 (308) 383-0602
Team	No
Organizational Chart	N/A
Other Completed Projects and/or Accomplishments	Advocated for 5 years to get a quad corridor of North Omaha (N. 24th & Lake Streets) designated as an historic Black Business District.
Proposal Title	A Community-Based Design Center
Total Budget (\$)	\$0.00
LB1024 Grant Funding Request (\$)	\$250,000.00
Proposal Type	I do not know
Brief Proposal Summary	I would like to obtain space at 2552 N. 24th Street as a building industry innovation HUB, including 3D printing materials, as well as an advocacy resource for neglected properties with HUB Zones (historically underutilized business) zones. A place where there could be continuous dialogue between professionals within the A/E/C (Architectural, Engineering, and Construction) industries and the communities they effect to reduce the negative effects of gentrification.
Timeline	Dec 2022-find out about Activate Fellowship opportunity. The Fellowship begins June 1, 2023. They provide mentorship of

setting benchmarks and meeting them.

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

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

Historic preservation is one of the 'greenest' professions available. Reusing the existing building stock will reduce the drastic effects of mass mining the Earth for new building materials.

Visioning Workshop Findings Alignment

The social impact of having and preserving information about some of USA's oldest architectural pearls will create advocacy to not further destroy these structures, which the materials end up in landfills.

Priorities Alignment

Documenting neglected buildings keeps what is left of American architectural heritage intact. Researching properties and finding out what they used to look like and using the local small business contractors or even volunteers to make the properties look how they were originally intended would reduce blight. Fair procurement processes would also be implemented to contract with local small businesses.

Economic Impact

10 jobs, permanently (\$15/hr), provide a fair and equitable procurement process for the City of Omaha Tier I & Tier II Businesses to be commissioned as regular independent contractors.

10

20

\$15/hr minimum

Commission the City of Omaha Tier I & Tier II Businesses as regular independent contractors.

Community Benefit

The CBDC would be the Facilities Management HQ to effectively provide positive, visual change to the built environment of HUB Zone communities and reduce blight.

Documenting and recording the most neglected historic building stocks is a start to give them a second chance at being homes

for local, organic, germane, viable community businesses to exercise their entrepreneurial skills and test their product(s).

Best Practices/Innovation	Demonstrating how old and new buildings can coexist and still take advantage of historic tax credits.
Outcome Measurement	An increased number of minority architects licensed in the State of Nebraska. Through NOMA (National Organization of Minority Architects). Yes. When a community has an accurate knowledge of its existing real estate stock, this knowledge is power at leveraging interested investors to provide jobs to the local community.
Partnerships	Yes National Organization of Minority Architects (ACADIA) (architectural drafting arm). Help to record (all of the conditions) of the historic building stock of East Omaha. N/A
Displacement	No
Displacement explanation	
Physical Location	2522 N. 24 Street. I have tried finding out how much rent the owner wants, but I am told it is not for rent. The Douglas County Assessor has it valued at about \$189,000, or so.
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 Fair Market Value
General Contractor	No

Request Rationale	Community infrastructure advocacy.
Grant Funds Usage	Purchase 2522 N. 24 Street, Omaha, NE 68110
Proposal Financial Sustainability	Yes
	Purchase an operations property.
Funding Sources	Activate Fellowship. A non for profit that provides support to start ups and entrepreneurs including mentorship and additional resources. Recently, I applied for this funding. They provide \$100,000 in start up funds.
	I will find out in December if I am chosen as a Fellow.
	No.
Scalability	Yes. Either or.
	It can be phased.
Financial Commitment	The Activate Fellowship mentors ensure the recipient does the necessary work to make sure all kinds of milestones are met. Whether this is networking to meet for funders or applying for SBIR grants. The NBDC is a possible consultant. Quarterly milestones will be met producing an annual report. I am a past Federal COR (Contracting Officer's Representative). I understand, first-hand, the important of government compliance of funding.
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) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

Organizational Chart



St. Cecilia's Cathedral
located in North Omaha.
c. 1905-1959
(completed);
stceciliacathedral.org.



Thomas Rogers Kimball,
Architect; Omaha
1862-1934

Mentor-Mentee Relationship

Community-Based Design Center/PLC

A community-based design center can serve two roles—as a design center (STEM component) and as a PLC for teachers (all levels).

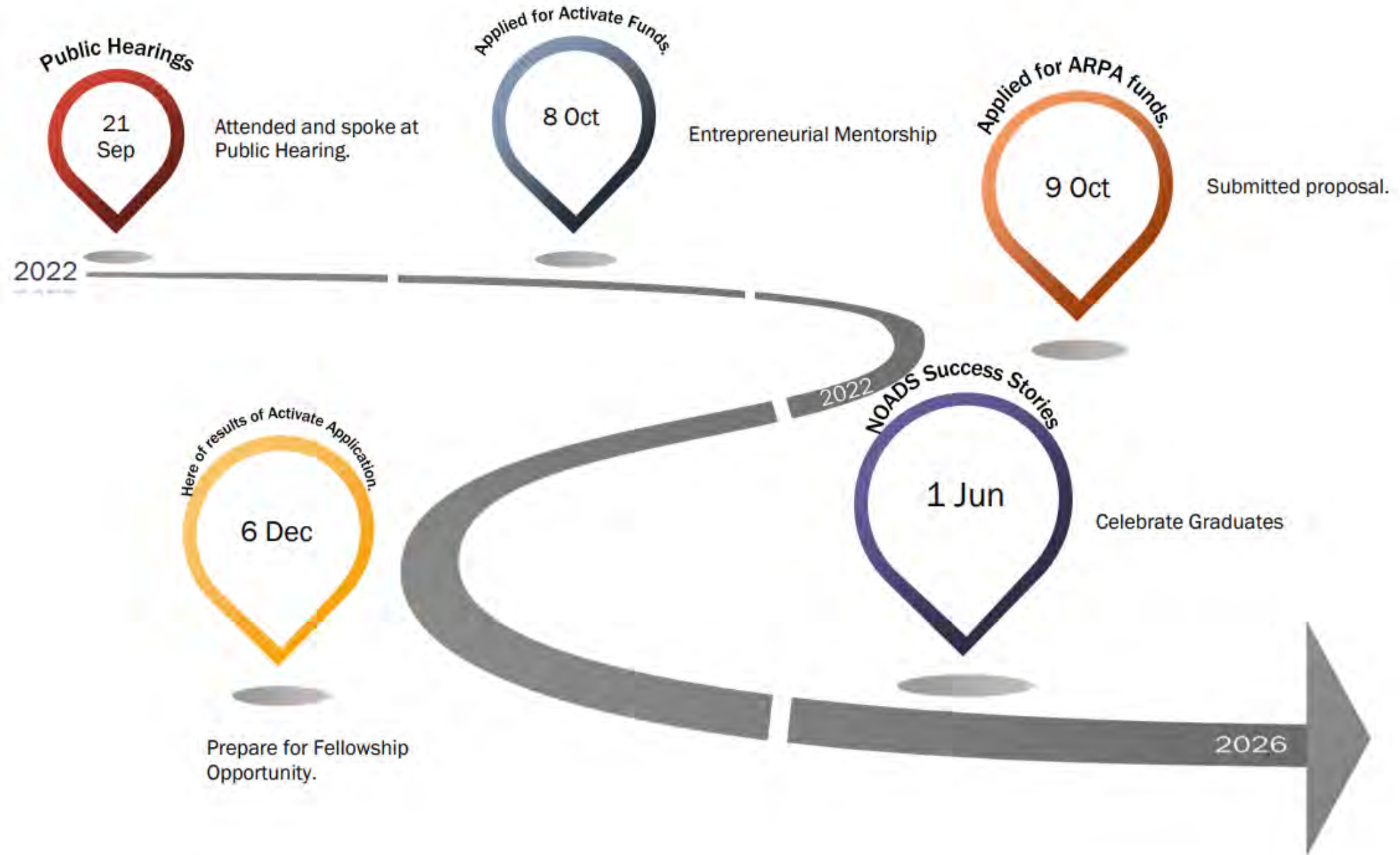
Thomas Kimball went to L'Ecole des Beaux Arts (School of Fine Arts) in Paris, France. Wigington Apprenticed to Kimball in his office for 6 years. Then Wigington started his own firm. Feeling the tensions of racial discrimination rising in Omaha, Wigington got a drafting job with the City of St. Paul, MN as a municipal Architect and retired from this role. Neither was ever licensed, but their structures still stand today (Taylor 2001). Both worked in a community that was eventually redlined-North Omaha.

Broomfield &
Crutchfield Row
House located in
North Omaha.
c. 1913; Taylor.

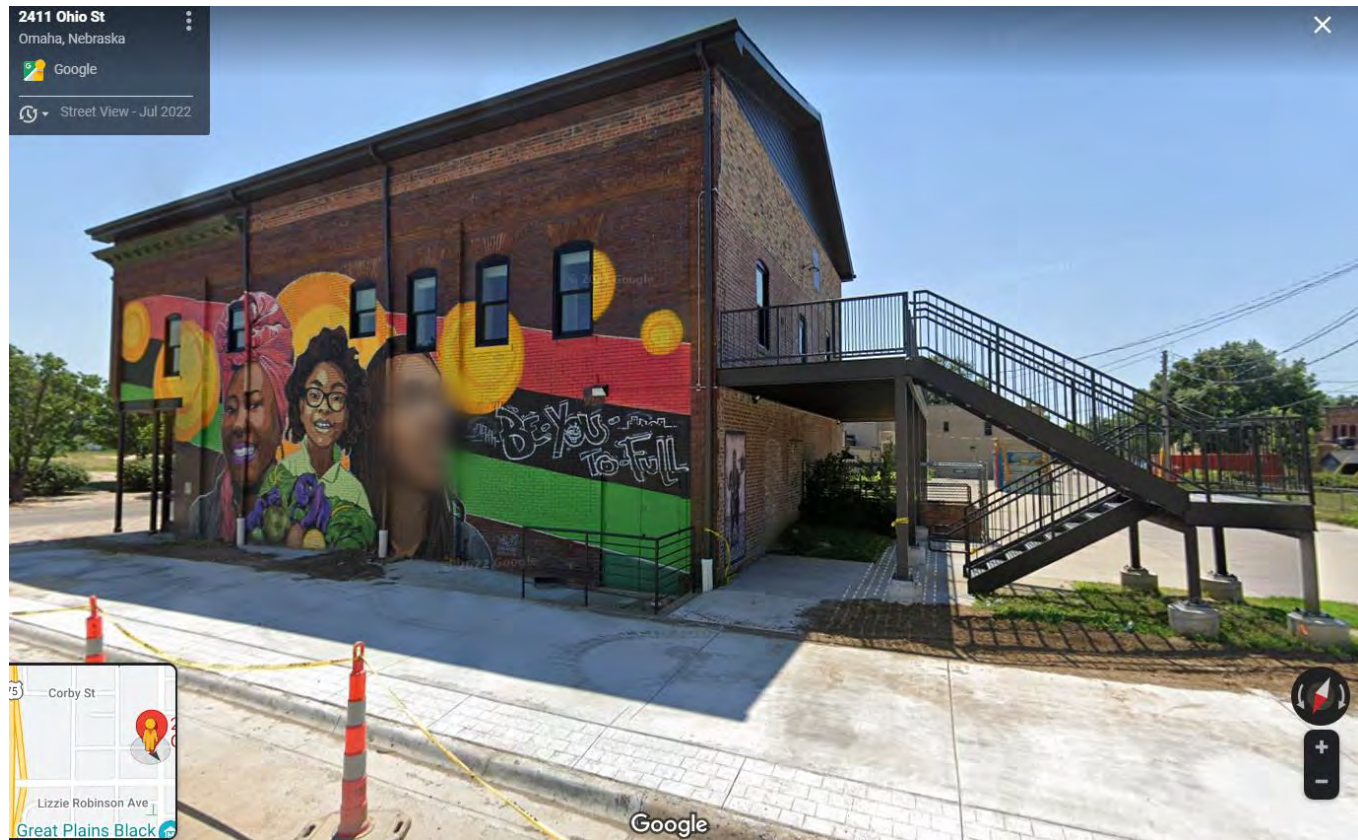


Clarence 'Cap' Wigington,
Architect; Omaha
1883-1967
Omaha's First African American
Architect

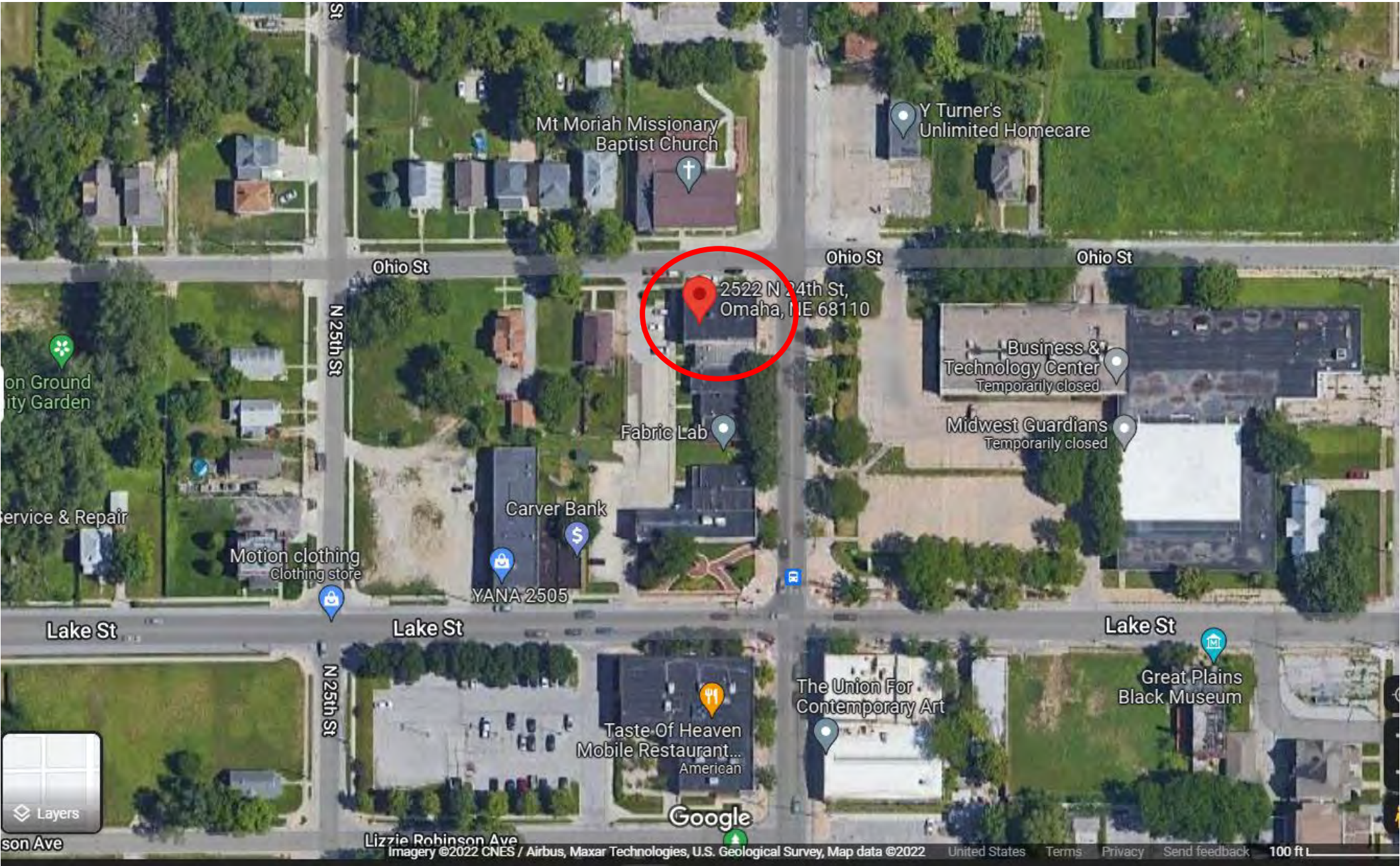
Schedule



Pictures



Site Location: 2522 N. 24th Street,
Omaha, NE 68110



Proposed Plan: Training Site



Graduate of Historic Preservation, Sustainable Design, Urban Landscapes Certificates, etc.

Datatable		
Property	Value	PPP*
2522 N. 24th Street	\$189,400	\$250,000
Omaha, NE 68111		
*Proposed Purchase		
Price		

Budget			
Activate Fellowship*	Amount	Timeline	
Applicant's Salary	\$100,000	2 years	
Start-Up Funding	\$100,000	1-2 years	
SBIR Funding/Grant	\$100,000	1 year	Consultant
*Mentors will further guide applicant on compiling a budget for phased benchmarks.			

PROFESSIONAL LEARNING COMMUNITY



Curiosity

- When I started reading the resources for this week's homework assignment, I thought, "Oh, I better wait until I have more time to read and reread the assignment because this is going to be boring!" I read the NCU's definition of what a Professional Learning Community (PLC) was and my imagination started running wild!
- A lot of times when the word 'Professional' is in a title it is time to turn into a 'robot.' A PLC does not have to be like this. My initial curiosity was, "Is a PLC a physical structure, like a building?" But the NCU's comprehension of a PLC let me know this is not necessarily the case, either. So, what is a PLC?

Rationale Justification-

Pg. 3 of 14

PLC

- A PLC is the environment created at an organization for teachers to improve their teaching delivery to improve student learning for the success of the students. (NCU). Also, after understanding what PLC was, I thought about my own community.
- On the news or on LinkedIn, I have heard of a Learning Community. For years, I just did not know what that meant or what it was? A colleague of mine was always running to be on Board of a certain Learning Community. Again, for many years, maybe 10 years or more, I had no idea what she was doing or why she always wanted to stay on the board.
- From this class, now I believe I have a better understanding of my colleague's quest to stay on the Learning Community Board of the district of where she lives. Shamefully, I lived in her district for about 3 years and never voted for her because I did not know what a Learning Community was!
- No one could really explain it to me. When they did, I thought, isn't that what we're supposed to be doing anyway, which is to ensure student success? When in education did this philosophy ever change?
- Isn't that the whole point—to ensure students succeed?

Realities

- As I went through life and got older in my architectural profession, I learned about 'Redlining.' This was a discriminatory way for Real Estate agents, property insurance companies, and unfair city planning practices to keep people from certain ethnic communities from living in more affluent communities.
- Failed Urban Renewal policies (Davis 2022) from the 1950's through even today, negatively separated the cohesion of Black and Brown communities by putting highways down the middle of close-knit communities in the name of 'progress.' Progress for who? Also, white flight occurred in droves from the 1960's and still today—and not just by white people.

Rationale Justification-
Pg. 5 of 14

Revelations

- In my architectural training, which I received in 2001 from the University of Nebraska-Lincoln, the neighborhood I come from was bypassed. The pre-architecture program taught us not to go beyond St. Cecilia's Cathedral as we sketched what architecture was. It exposed us only to hi-style architecture. The message I received from this profound 'negation' is that vernacular architecture did not matter.
- Vernacular architecture is architecture built the best way a builder can with the local surrounding materials. The general plan of the concept comes from, most likely, a Sears-Roebuck catalog from the early 1900's (www.searsarchives.com). The style of house is a concept drawn up by an architect but then the concept is sold in a catalog. The materials would come on a train in a total package. The contractor would take these planned out materials and build the house. No architect was ever really needed on site.
- So, it is very possible to have things built without an architect.
- This makes the profession have irrelevancy, which I do not believe.

Rationale Justification-
Pg. 6 of 14

Circle Back

- So 'redlining' was a way to discriminate against certain people for generations. People in redlined communities did not always have the best schools. Perhaps the school district did not get as much funding as a more affluent school in a much higher tax revenue bracket? Therefore, my question of isn't "that the point of learning communities"—to ensure student success?
- Well, my realization in my Masters in Historic Preservation program from The Boston Architectural College taught me otherwise. People and children from my community were not always ensured the best educational resources. My best guess is that the teachers were not equipped with enough or the right resources, either, to fully do their jobs.

Rationale Justification-

Pg. 7 of 14

PLC Resource

- Since PLC's are not necessarily a building, per se, for teachers to go to and get the resources they need to have better delivery of instruction, I believe I have been a PLC resource for teachers.

- From 2011-2016 I gave tours of the architecture within the same community I come from, and that was redlined (www.u-ca.org) and still is, in other capacities. During this 5-year time frame, I would give tours to teachers (100's) getting their education from the local university; and who were considering to work at the local schools in the area. In one hour, I changed their perception from bad to good. The news always gives a negative perception of my neighborhood and still does. The teachers learned about the history of this territory, so they could make an informed career decision for themselves. Countless studies have been done that find that children of poorer communities have more challenging behavioral problems in the classroom, than kids in more affluent schools.

- I am not sure where these teachers' careers took them after my tours, but at the end of each tour they were very happy. They understood a lot of where the socioeconomic strife began. They understood why my part of town had the lowest tax revenue bracket in the state. They wanted a better understanding of the environment of where the students came from, should they choose to teach in the area. Hopefully, this left the teachers with some type of empathy for the community.

What is Education?

In my experience education is sort of like a 'changing of the guard' in military terms. The relationship between the teacher and the student is the threshold of where time changes. The old and the new meet and part ways. That is why I have this image of two different colors colliding creating something new and interesting like a new color—purple. Who was the old? Who cared enough about the student to trust them with the future? I know of one.

Rationale Justification-
Pg. 9 of 14



St. Cecilia's Cathedral
located in North Omaha.
c. 1905-1959
(completed);
stceciliacathedral.org.



Thomas Rogers Kimball,
Architect; Omaha
1862-1934

Local Teacher and Student

Community-Based Design
Center/PLC

A community-based design center
can serve two roles—as a design
center (STEM component) and as a
PLC for teachers (all levels).

Thomas Kimball went to L'Ecole
des Beaux Arts (School of Fine
Arts) in Paris, France. Wigington
Apprenticed to Kimball in his
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tensions of racial discrimination
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Paul, MN as a municipal Architect
and retired from this role. Neither
was ever licensed, but their
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2001). Both worked in a
community that was eventually
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Broomfield &
Crutchfield Row
House located in
North Omaha.
c. 1913; Taylor.



Clarence 'Cap' Wigington,
Architect; Omaha
1883-1967
Omaha's First African American
Architect

Rationale Justification-

Pg. 10 of 14

Purpose

- The purpose of my CBDC/PLC is to unite and strengthen a community along with its allies. Sharing historical information about the relationship of the two men shown in the prior slide introduces the power of education. Thomas Kimball was breaking the law by educating a man of color (African American) during Jim Crow Laws (history.com).
- A PLC would empower educators to demand for city and state government to provide equal access to educational resources for teachers to better serve students who have been left behind for generations due to redlining.
- This would help close the literacy gap of students talked about in endless educational studies conducted regarding Black and Brown communities. The proof of results is a higher achievement rate of students within redlined communities.

Rationale Justification-
Pg. 11 of 14

Existing PLC

- The Teachers Administration Center (The TAC) building, I believe, serve as a PLC. This major city government agency exists within the same marginalized community that I have spoke of.
- So, why is there is still such a learning gap between more affluent communities and school districts vs. the still struggling, lower-achieving, poorer, communities and school district within the Omaha Public Schools (OPS) system?
- I believe by having my CBDC/PLC center it will address the big elephant in the room and that is continued systematic discrimination and/or racism.

Rationale Justification-
Pg. 12 of 14

Unlikely STEM Relationship

- Celebrating the unlikely relationship between two men in the same STEM profession, Kimball and Wigington. The general public will be reminded, that it is in its DNA to help each others' children learn, improve, and succeed. It was two teachers of Wigington's who paid half of his tuition to go to art school at night and then refer him onto Mr. Kimball to work in his office (Taylor 2001).
- The power of teachers is unmatched. Perhaps a ceremony honoring these two teachers is in order. Bringing to light the shared capability of educators may inspire the next generation of educators.

Methods

Ways to bring awareness of Kimball and Wigington's unlikely relationship can be incorporated within a speaker's bureau for new teachers (and existing) at the TAC building. Connecting and networking with the administration maybe a possibility to incorporate this information within the orientation phases for the teachers.

Rationale Justification-

Pg. 14 of 14

References

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<http://stceciliacathedral.org/wp-content/uploads/2022/06/Welcome-Presentation-2.pdf>
- Taylor, D. V., & Larson, P. C. (2001). *Cap Wigington: An architectural legacy in ice and stone*. Minnesota Historical Society Press.
- Union for Contemporary Art. (2022, September 18). *Undesign the Redline*. Union. <http://www.u-ca.org/redline>

Grant Application

Row 287

Organization Name (if applicable)	inCOMMON Community Development
Physical Address	1340 park avenue, Omaha, NE 68105
Mailing Address	
Website	inCOMMONcd.org
Social Media Accounts	Facebook.com/inCOMMON Twitter.com/inCOMMON Instagram.com/inCOMMONcd LinkedIn.com/company/inCOMMON-community-development
Name	Andrew Whealy
Title	Housing Project Manager
Email Address	andrew@incommoncd.org
Phone	+1 (402) 290-5956
Team	Yes
	<p>Ismail Ismail - inCOMMON Housing Acquisition and Community Engagement Coordinator Ismail is a licensed real estate agent fluent in four languages (Somali, Swahili, Arabic, and English). He has provided homeownership services to new Americans for the past two years. Ismail holds an Associates degree in Finance from Metropolitan Community College, and has a strong background in marketing and Fiserv. Andrew Whealy, JD - inCOMMON Housing Development Corporation Project Manager Andrew has worked in the field of community development as an expert legal advisor for the past 14 years. Prior to joining inCOMMON in May 2022, Andrew was a partner at a national law firm where he primarily represented banks, investors, community development entities and developers in structuring complex commercial loan and equity investments which utilized various federal and state incentive programs including new markets tax credits, historic tax credits, low-income housing tax credits and reinvestment credits. Andrew has a Bachelor's d</p>
Organizational Chart	inCOMMON's organizational chart is headed by our Board of Directors who provide oversight of the co-Executive Directors, Christian Gray and Rachel Bahl. The co-Executive Directors share oversight of the organization's three functional categories: Administration, Programming, and Fund Development. The attached organizational chart is formatted as an "accountability chart," where the direction of accountability flows from right to left.
Other Completed Projects and/or Accomplishments	inCOMMON is currently renovating 75-units of affordable housing through the Low-Income Housing Tax Credit ("LIHTC") program. This \$16MM project includes the Bristol Apartments (1029 Park Ave, Omaha) and Georgia Row Apartments (1040 South 40th St, Omaha). In addition to leveraging LIHTC, the income sources secured for this

project included Historic Tax Credits, Tax Increment Financing, and over \$1.5MM in philanthropic sources. Both buildings are scheduled for completion July 2023. inCOMMON's track record also includes the successful development, ownership, and operation of two community resource centers (1340 Park Ave, Omaha, and 1330 North 40th St, Omaha). Both of these centers serve as neighborhood-based hubs where area residents gather to build relationships, receive workforce training, and organize efforts toward neighborhood change. Finally, inCOMMON is also in the development stage of the 1.1 acre parcel at the corner of Park & Poppleton into a 108 affordable housing and commercial mixed use facility (The Poppleton). The construction and completion of The Poppleton is anticipated to be completed in 2025. We invite you to further explore our impact here: tiny.cc/inIMPACT

Proposal Title	Walnut Hill Community Investment Trust
Total Budget (\$)	\$50,000,000.00
LB1024 Grant Funding Request (\$)	\$4,200,000.00
Proposal Type	Capital project
Brief Proposal Summary	inCOMMON is seeking funding to establish a community investment trust ("CIT") that will own, operate and develop the Walnut Hill Reservoir which is within Qualified Census Tract #49, located in east central Omaha. Nationally, CITs have been shown to be a viable strategy for building generational wealth among residents by permitting neighborhood residents to own equity in commercial developments, while also providing a buffer against gentrifying forces and predatory real estate speculation as such CITs require neighborhood representation on their board of directors. Specifically, we are seeking an investment toward the establishment of this new CIT, funds sufficient to acquire the land from the City and to conduct the predevelopment and environmental work to prepare the land for development into a multi-phase affordable housing and commercial destination location for the Walnut Hill neighborhood.
Timeline	January 2023 – December 2023 – Creation of the Walnut Hill Investment Trust & Development Legal Structure for Property to Ensure Neighborhood Involvement and Benefit December 2023-December 2024 – Site Control – MUD and City of Omaha Transfer to WH IT -predevelopment property review environmental and site review December 2024-December 2025 – Site Preparation/initial phase development January 2026 – December 2026 - Environmental site work and First Phase Construction January 2027-January 2030 – Completion of the entire
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	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	<p>Demographically, Walnut Hill is “majority-minority” with a resident composition of 37% Black/African American, 12% Hispanic/Latino, and 7% Asian. It is an area subject to high poverty rates and has been partially designated as “extremely blighted” by the City of Omaha (2020). According to the US Census, 33% of adults and 41% of children in Walnut Hill live below the poverty threshold, and median household income is \$25,163, just 43% of the county median (US Census, 2018). The historical legacy of red-lining in Omaha and current eviction practices create further disadvantages, as eviction rates for Walnut Hill are among the highest in the city (Greenberg & Fischer, 2020). As common throughout North Omaha, Walnut Hill is socioeconomically disadvantaged as a result of longstanding practices and policies rooted in structural racism and inequity. Nationally, this has resulted in North Omaha’s ranking as the third-highest Black poverty rate among the 100 largest U.S. metro areas (Cordes, Gonzales and Grace, 2007). These disparities are unlikely to shift without targeted intervention as poverty in the Douglas County metro area is on the rise, particularly among communities of color (National Equity Atlas, 2018). The Walnut Hill Reservoir and surrounding area represents four square blocks of underdeveloped land in the heart of north central Omaha of the poverty-stricken Walnut Hill neighborhood. Since the early 2010s, MUD no longer uses the reservoir and based upon correspondence with MUD persons, it currently is in a holding pattern as to if it will be utilized as part of a water sharing agreement with the city of Lincoln. In 2018, there were initial discussions by MUD and Omaha city land bank, to have the reservoir land sold to the City and then resold for development (see https://omahalandbank.org/learn/40th-hamilton-area-land-assemblies/).</p> <p>Developing the WH Reservoir meets the goal of the use of LB 1024 funds to bring fundamental and transformational change to an un-used property location. By putting the development of the reservoir into a Community Investment Trust owned and operated by neighborhood residents will ensure that the economic benefit of the property will be for the residents of the neighborhood and will be a test case for the public/private development of a part of the City not just for the benefit of a development company, but for individual neighborhood residents.</p>
Visioning Workshop Findings Alignment	<p>The direct community benefit of this project will be threefold. First, the project will create an investment trust whose ownership will be residents of the neighborhood, permitting individuals to own shares and enjoy the economic benefit of the property’s development, playing a significant role in providing previously excluded individuals/families the opportunity to build generational wealth. Second, the development of the reservoir into a mixed use location with both affordable housing, single family and commercial residences will bring needed upgrade and development to an under-invested area of North Omaha. Finally, as aforementioned, this project will produce both short-term (via construction) and long-term (via management of the CIT and the commercial space) job opportunities. The economic development of the reservoir will directly benefit the neighborhood both through direct ownership in the CIT (for those neighbors that buy shares), but also for the economic benefits that development will bring as well increased affordable housing stock to a neighborhood in need of safe and new housing.</p>
Priorities Alignment	This project aligns with several priorities identified within LB1024 for both North and South Omaha, including: 1. Responding to deepened

existing disparities resulting from the disproportional effects of COVID-19 within low- and moderate-income and minority communities 2. Targeting resources within Qualified Census tracts geographically situated in North Omaha 3. Emphasis on targeting a portion of resources toward housing needs and wealth-building among minority populations effected by historical practices such as redlining Additionally, this proposal aligns with the following goals identified in the “Omaha Housing Affordability Action Plan” (2022): 4. Increase the types of housing to meet current & future needs (Goal 1) 5. Preserve existing affordable units (Goal 2) 6. Foster housing innovation to lower costs (Goal 4) 7. Address housing instability (Goal 5) Finally, this proposal aligns with the following goals outlined in the “Housing Affordability in the Omaha and Council Bluffs Area” assessment (2021): 8. Accelerate affordable housing production (Goal “B”) 9. Preserve existing affordable housing (Goal “C”) 10. Foster innovations to lower housing costs (Goal “D”) 11. Intervention against the negative impacts of gentrification (Goal “E”)

Economic Impact

2 Full time positions for the CIT; eventually permanent jobs from the commercial development could be 50 plus.

2 Full time positions for the CIT; eventually permanent jobs from the commercial development could be 50 plus.

100 plus for the development and construction scope of the reservoir.

These would be reasonable wages and fair labor law standards for both construction and permanent based upon the type of business leasing the space.

It is a priority of this project to hire contractors located within the Walnut Hill and North Omaha area. Specifically, we will seek North Omaha-based contractors.

Community Benefit

The direct community benefit of this project will be threefold. First, the project will create an investment trust whose ownership will be residents of the neighborhood, permitting individuals to own shares and enjoy the economic benefit of the property’s development, playing a significant role in providing previously excluded individuals/families the opportunity to build generational wealth. Second, the development of the reservoir into a mixed use location with both affordable housing, single family and commercial residences will bring needed upgrade and development to an under-invested area of North Omaha. Finally, as aforementioned, this project will produce both short-term (via construction) and long-term (via management of the CIT and the commercial space) job opportunities. The economic development of the reservoir will directly benefit the neighborhood both through direct ownership in the CIT (for those neighbors that buy shares), but also for the economic benefits that development will bring as well increased affordable housing stock to a neighborhood in need of safe and new housing.

In addition to the benefits listed above, this project will address the need for leveraging vacant properties, as identified in the Visioning Workshops. Revitalizing vacant properties results in increased tax basis for communities, stronger property values for neighboring homes, neighborhood beautification in the removal of unkempt lots, and oftentimes reduced crime activity. Additionally, it is best practice for CIT boards to be composed of community residents, “allowing for the possibility of direct, grassroots participation in decision-making and community control of local assets” (<https://investcit.com/>). Furthermore, investments in housing and re correlated with increases in regional

economic growth, as well as an increase in overall community health and well-being. As noted in the Affordable Housing Study: - \$8 million in local income and 122 jobs are generated from every 100 units of affordable housing. - Families in affordable housing are able to spend five times more on healthcare, 30% more on quality food, and two times more on retirement savings.

Best Practices/Innovation

Community Investment Trusts (CIT) are a new community financing structure utilized by just a few communities across the country – most notable MercyCorp in Portland, Oregon. The Community Investment Trust (CIT) builds the possibility to strengthen communities and create empowered lives. The CIT offers a long-term path to collective, communal ownership of real-estate for investors starting from \$10-\$100 per month through a community created real estate investment trust. By establishing Nebraskas first CIT and one of the first in the nation, the Walnut Hill Reservoir Trust can be a test case to show that community development can be by and for the neighborhood, with economic benefit of development not only being produced for large investors (often outside of the state) but also can be for the neighborhood residents. Additionally, by building the capacity of this first Omaha CIT through ARPA funding, the groundwork will be set for additional CITs to emerge in our community through shared resources and learning, resulting in even greater individual and community development outcomes.

Outcome Measurement

Once created, the CIT will offer shares to neighborhood residents. The number of neighbors who buy shares will be an important measurement. In addition, the Walnut Hill development will be measured by the number of affordable housing units created as well as the commercial spaces that are created and the number of permanent jobs and economic development created by them.

These will be tracked by inCOMMON staff as well as by commercial and development partners that we make to create the WH reservoir development.

Yes. These are all indicators of neighborhood stability, which supports inCOMMON's broader mission of "uniting and strengthening neighborhoods." We believe increased success in these metrics would spur on additional investment toward these mutually-reinforcing goals. Furthermore, the development of the WH Reservoir will be an instigator for other economic development in the area and will connect the development happening south of the project location in the Blackstone/UNMC area with the development happening north in the 75 North Area.

Partnerships

Yes

inCOMMON ongoingly partners with a wide-array of community-based organizations (in 2021 these organizations included The Big Garden, City Sprouts, Coalition for a Strong Nebraska, Nebraska Civic Engagement Table, Keep Omaha Beautiful, Heartland Workforce Solutions, Goodwill Omaha, Restoration Exchange, Together Omaha, and Omaha Municipal Land Bank). For this project, NeighborWorks Lincoln has partnered through the sharing of their duplex development model, and we are pursuing Family Housing Advisory Services for homebuyer education, as well as First National Bank for financial literacy classes. Additional, prospective partners for this project include SPARK, the Omaha Municipal Land Bank, and Omaha by Design.

None

Displacement	No
Displacement explanation	
Physical Location	The 16 acres (or a portion not including the Walnut Hill park) which include the 4 blocks bounded by Hamilton to the north, 40th street to the west, Nicholas Street to the south and 38th street to the east.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	No
Property Zoning	No
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Estimates for site preparation and clean-up were provided based upon estimates provided 3 years ago as part of some initial inquiry when MUD initially indicated interest on selling the property.
General Contractor	No
Request Rationale	The fund requested are the amount estimated to be needed to acquire and establish the land for development, as well as the legal costs to set up the CIT structure.
Grant Funds Usage	The grant funds will be used to set up the legal structure of the CIT as well as the initial costs to acquire and clean-up the property.
Proposal Financial Sustainability	No
	The LB 1024 funds will permit the viability of the CIT to be the lead developer of the Walnut Hill Reservoir site and direct the development of the site for the betterment of the neighborhood.
Funding Sources	Additional financing and funding will be pursued through tax incentive programs (LIHTC, NMTC, HTC and TIFF/PACE) to complete the full development area.
	We have not pursued any other funding at this juncture.

Yes, these LB 1024 funds are the needed funding to get the project off the ground.

Scalability

Yes. The formation of the CIT can be utilized for other project locations as well and a smaller scope at the same location.

Financial Commitment

inCOMMON has provided funding commitment for the trust, devoting 2 full time employees to this trust (if approved) as well as fundraising efforts to support the development project.

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) Organizational Chart Proposal Budget/Sources and Uses

Walnut Hill Reservoir and Pump Station Demolition Opinion of Probable Cost

	LINE ITEM	ITEM DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	TOTAL FOR BID ITEM
	1	MOBILIZATION, PERMITS, BONDS AND INSURANCE (5%)	1	LS	\$ 95,000.00	\$ 95,000
SITE PREP	2	INSTALL SILT FENCE	1,670	LF	\$ 3.25	\$ 5,428
	3	INSTALL CONSTRUCTION ENTRANCE	2	EA	\$ 2,000.00	\$ 4,000
	4	CLEARING AND GRUBBING TREES	33	EA	\$ 3,000.00	\$ 99,000
SU RFACE RE MOVALS	5	REMOVE STEPS	320	EA	\$ 500.00	\$ 160,000
	6	REMOVE RETAINING WALL	684	SF	\$ 10.00	\$ 6,840
	7	REMOVE EXISTING FENCE	2,555	LF	\$ 5.00	\$ 12,775
	8	REMOVE SIDEWALK (INTERIOR)	13,853	SF	\$ 3.00	\$ 41,559
	9	REMOVE SIDEWALK (EXTERIOR)	19,976	SF	\$ 2.00	\$ 39,952
	10	SAWCUT - FULL DEPTH	170	LF	\$ 6.00	\$ 1,020
	11	REMOVE PAVEMENT	3,238	SY	\$ 10.00	\$ 32,380
	12	REMOVE ASPHALT DITCH	396	TON	\$ 25.00	\$ 9,904
	13	REMOVE EXISTING HYDRANT	3	EA	\$ 600.00	\$ 1,800
	SUB-SURFACE REMOVALS	14	REMOVE CONCRETE VALVE VAULT	20	EA	\$ 10,000.00
15		REMOVE EXISTING PIPE < 18" DIA.	1,572	LF	\$ 12.00	\$ 18,864
16		REMOVE EXISTING PIPE > 18" DIA.	6,340	LF	\$ 25.00	\$ 158,500
BASIN REMOVALS	17	REMOVE CONCRETE BASIN FLOOR SLAB & LINER	4,700	CY	\$ 39.00	\$ 183,300
	18	REMOVE CONCRETE BASIN COLUMNS & FOOTINGS	1,000	CY	\$ 39.00	\$ 39,000
	19	REMOVE BASIN WALL	400	CY	\$ 39.00	\$ 15,600
	20	REMOVE BASIN ROOF	2,000	CY	\$ 39.00	\$ 78,000
EARTH WORK	21	EXCAVATION ON SITE	46,700	CY	\$ 6.00	\$ 280,200
	22	EMBANKMENT ON-SITE	46,700	CY	\$ 10.00	\$ 467,000
	23	INSTALL SEEDING	8.9	AC	\$ 5,000.00	\$ 44,282
					Subtotal	\$ 1,994,403
					Contingency (25%)	\$ 498,601
					Total Project Cost	\$ 2,493,004
Expected Range (-25% to +50%)					\$ 1,869,753	to \$ 3,739,505

INTEGRATION
Co-Exec Director

- Convert vision into strategy
- Leading, Managing, Accountability (LMA)
- Establish priorities and tempo

VISION
Co-Exec Director

- Establish common vision
- Generate new ideas
- Creative, big-picture problem solving

ADMINISTRATION

- LMA
- Administrative strategy
- Remove obstacles and barriers
- Special projects
- Prioritization

PROGRAM

- LMA
- Program strategy
- Remove obstacles and barriers
- Special projects
- Prioritization
- Data Management

FUND DEVELOPMENT

- LMA
- Fund development strategy, including calendar

FINANCES

- LMA
- Create and oversee financial strategy
- special projects
- Partner with AFI committee

HUMAN RESOURCES

- Create and implement inCOMMON's talent strategy

VOLUNTEERS

- Create + manage vol. strategy
- Recruit, onboard, train, + support vols
- DatamManagement

INDIVIDUAL DEVELOPMENT

- LMA
- ID strategy and processes
- Data management
- Bridge between ID and CD

HOUSING DEVELOPMENT

- HD strategy and processes
- Engage key stakeholders
- Remove obstacles and barriers

COMMUNITY DEVELOPMENT

- CD strategy and processes
- Remove obstacles and barriers
- Special projects

COMMUNICATION

- Communication strategy
- LMA

CAMPAIGNS + SPECIAL PROJECTS

- Special events/projects
- Annual Campaigns

MAJOR DONORS

- Cultivation, stewardship, and asking of major donors

GRANTS

- Grants calendar
- LMA

BUDGET

- Budget strategy
- Monitor + approve budget changes

PERSONNEL

- Assess staffing needs
- Hire, train, develop, terminate staff

PARK AVENUE

- Oversee ID volunteers
- Partner w/CDT to utilize outside vols

RESOURCE SUPPORT

- Outreach
- In-Reach
- 1-0-1 support
- Outreach coordination

HOUSING

- Housing Development Process
- Engage key stakeholders

PARK AVENUE CD

- LA
- Neighbor-hood planning
- Social/physical projects

NEWSLETTER
Contractor

- Newsletter content
- Partner w/CDT to utilize outside vols

GRANT WRITING
Contractor

- Grant applications and reports
- Research new grant opportunities

BOOKKEEPING

- Manage scheduled bookkeeping tasks, including reporting

BENEFITS

- Develop compensation and benefits packages

WALNUT HILL

- Oversee ID volunteers
- Partner w/CDT to utilize outside vols

ADULT EDUCATION

- In-Reach
- Providing education

ACQUISITION/RESIDENT ENGAGEMENT

- Identify properties
- Execute purchase of properties
- Engage residents

WALNUT HILL CD

- LM A
- Neighbor-hood planning
- Social/physical projects

SOCIAL MEDIA
Contractor

- Social media calendar

990/AUDIT

- Coordinate with auditor and AFI committee

PROPERTY MGMT.

- Facilities mgmt.
- Tenant relations

OUTREACH + YOUTH

- Block-level outreach
- Youth





Layers

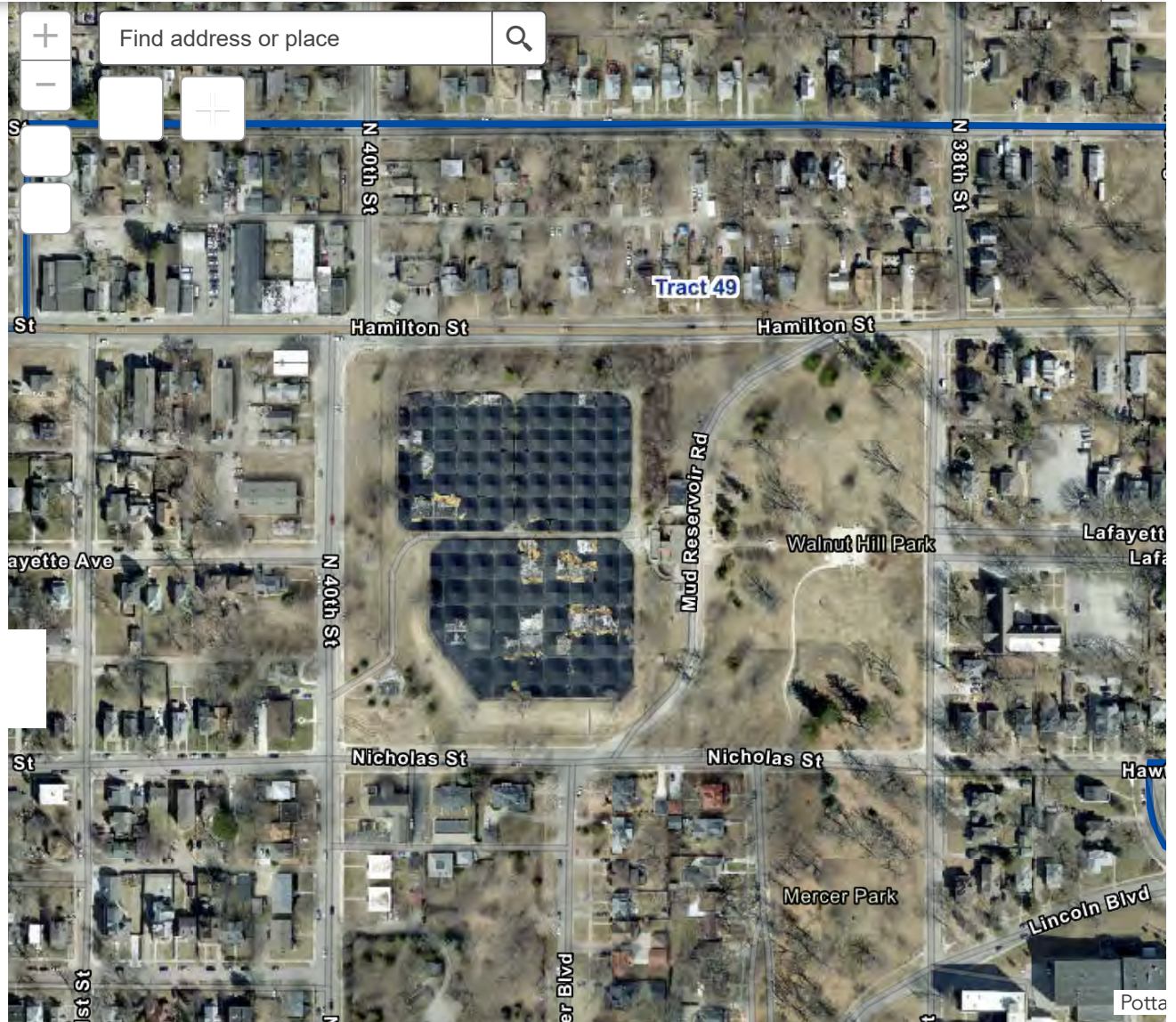


South Omaha Qualified Census Tracts

North Omaha Qualified Census Tracts



City Limits



300ft

-95.974 41.273 Degrees

SOURCES & USES_ Walnut Hill Reservoir Community Investment Trust

SOURCES

\$4,200,000 LB1024 Grant
\$89,505 inCOMMON Private Fundraising

\$4,289,505

USES

CIT Organization Start-Up Costs
\$75,000 Formation Filing & Legal Fees
\$375,000 Personnel x 3 years
Pre-Development Clearing Costs (see attached costs)
\$3,739,505
Environmental Testing/Remediation
\$100,000

\$4,289,505

DATA TABLE OF USES_Walnut Hill Reservoir Community Investment Trust

	COST	UNITS	TOTAL
Clearing Costs			
See attached costs list	\$3,739,505	1	\$3,739,505
Environmental Costs			
Testing and Remediation	\$100,000	1	\$100,000
ORGANIZATION			
Organizational Formation	\$75,000	1	\$75,000
Filing & Legal Fees			
Project Manager	\$55,000	6	\$330,000
2 FTE x 3 years			
Bookkeeper	\$10,000	3	\$30,000
.2 FTE x 3 years			
Grant Administrator	\$5,000	3	\$15,000
.1 FTE x 3 years			
TOTAL GRANT			\$4,289,505

Grant Application

Row 288

Organization Name (if applicable) SMB Enterprises and Night Fox Entertainment

Physical Address 12333 Cuming Street Omaha, NE 68154

Mailing Address PO Box 540771 Omaha, NE 68154

Website www.reviveomaha.com

Social Media Accounts

Name Willie Barney and Tim Christian

Title President of SMB Enterprises and CEO of Night Fox Entertainment

Email Address wbarney@reviveomaha.com

Phone +1 (402) 290-5627

Team Yes

Willie Barney, President, SMB Enterprises Yolanda Barney, Vice-President and Co-Publisher Timothy Christian, CEO of Night Fox Entertainment

Organizational Chart

Other Completed Projects and/or Accomplishments Night Fox Entertainment is an Omaha-based film / television finance and production company. The company also has an office in LA. Producing credits include Z for Zachariah (Lionsgate) starring Chiwetel Ejiofor, Margot Robbie and Chris Pine; Against the Clock (Gravitas Ventures) starring Andy Garcia; Wildling (IFC Midnight) starring Bel Powley and Liv Tyler; and Stoker Hills (Screen Media) starring Tony Todd. The company has many feature film projects in development including The Magician which is the story of Omaha's own Marlin Briscoe, the NFL's first starting African-American quarterback; Midnight starring Rosario Dawson (Ahsoka, DMZ, Seven Pounds) and Alexandra Shipp (X-Men); and An Invisible Thread which is based on a New York Times best selling book by the same name. Night Fox is also active in the television space with several scripted shows in development at various studios and networks. The company has projects in development with Emmy winning writer Mike Royce (Everybody Loves Raymond), Emmy nominated writer / producer Darrell Fetty (Hatfields and McCoys), Paul Eckstein (Godfather of Harlem) and actress Rosario Dawson. Night Fox Entertainment works closely with great filmmakers to develop, produce and finance live-action motion pictures and television shows with broad appeal. Willie and his wife Yolanda have launched a

number of businesses including SMB Enterprises, a company that provides positive events, media and entertainment in the greater Omaha area. SMB is the parent company of Revive! Omaha Magazine, the North Omaha Community Guide and the Revive! Black Business Guide. Revive also created the Revive! Black Business Network in Omaha, bringing over 350 black business owners, entrepreneurs and support organizations together for networking, capacity-building and expansion. In 2019, Willie and Yolanda launched the Revive Center at 24th and Lake in the historic heart of North Omaha. And, in August 2020, SMB Enterprises announced a new partnership with Barak II to launch the Carver Legacy Center, a joint venture with American National Bank, to help build black wealth and create strong economies in underserved communities.

Proposal Title	Center for Collaboration, Culture & Communications and Ritz Theater, Conference Center and Hotel
Total Budget (\$)	\$30,500,000.00
LB1024 Grant Funding Request (\$)	\$10,000,000.00
Proposal Type	Capital project Combination of capital project and service/program
Brief Proposal Summary	<p>The Center for Collaboration, Culture and Communication is an innovative space for a local cultural organization, internationally known film company and several national consulting firms. The vision is a condo version of ownership where each floor is owned by a different business. There is interest by a local organization for the bottom floor which will potentially need 10,000 square feet. The cultural organization would host exhibits and events and own the bottom floor of the building. Office space on the second floor has generated interest from BCT Partners led by Dr Randall Pinkett, Night Fox Entertainment's CEO Tim Christian and Torch Enterprises CEO Dr. Pamela Jolly to potentially locate together in a common building. All of these firms do business on a local, national and international level. Night Fox Entertainment has a need for 5,000 square feet of space. The remaining sq footage on the second floor will be utilized by the other companies and also include meeting space and executive board rooms. BCT partners has expressed interest in exploring an Omaha office. BCT currently has three consultants working in Omaha from home offices. Dr. Pinkett is strongly interested in expanding business relationships in Omaha and throughout the Midwest and Western regions. An office space in the heart of the country where BCT has invested seven years building relationships is a great fit. Dr. Pamela Jolly has worked in Omaha for over seven years in partnership with the Empowerment Network. Her company, Torch Enterprises, has a growing footprint and client base in Omaha and she consistently brings other national consultants and clients to the city. Dr. Jolly has expressed interest in office space in Omaha to support the work and partnerships which are expanding. The third floor of the building would house mixed-income apartments. Phase II of this project is the development of a movie theater, conference center and small cultural boutique hotel. A preliminary vision for the theater complex and meeting facility has been developed. We anticipate a community investment model which could include graduates of the Legacy Wealth Initiative and others.</p>

Timeline Center for Collaboration, Culture and Communications The formal proposal is in development. However, the potential tenants have expressed strong interest and are looking forward to coming together within the next 30 days to finalize a plan. Once the team is able to confirm the space needs and potential rental agreements from each tenant, a more formalized plan can be submitted. The team does not own the proposed site. Meetings will be held with the landowners. With approval of the landowners and the confirmation of the tenants, discussions will move forward with the landowners. We anticipate a favorable response pending the development of joint parking solutions for both buildings. If for some reason the location doesn't work, the developers and tenants are open to building a new facility in the 24th and Lake area on a different site. The Ritz Theater, Conference Center and Hotel: The team does not own the land. The team will work with OEDC to determine the feasibility of purchasing the land or partnering on the project. SMB and Night Fox will discuss with OPS the potential use of land for additional parking. The team will meet with neighbors and stakeholders regarding the project. Once these meetings have occurred, the team will formalize the fund development plan and gain commitments from tenants and users.

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 Phase I: Center for Collaboration, Culture and Communications – 25th and Lake The first building would be an innovative space for a local cultural organization, internationally known film company and several national consulting firms. The vision is a condo version of ownership where each floor is owned by a different business. There is interest by a local organization which will potentially need 10,000 square feet on the bottom floor. The cultural organization would host exhibits and events and own the bottom floor of the building. Office space on the second floor has generated interest from BCT Partners led by Dr Randall Pinkett, Night Fox Entertainment's CEO Tim Christian and Torch Enterprises CEO Dr. Pamela Jolly to

potentially locate together in a common building. All of these firms do business on a local, national and international level. Night Fox Entertainment has a need for 6,000 square feet of space. The remaining 4,000 square feet will be utilized by the other companies and also include meeting space and executive board rooms. BCT partners has expressed interest in exploring an Omaha office. BCT currently has three consultants working in Omaha from home offices. Dr. Pinkett is strongly interested in expanding business relationships in Omaha and throughout the Midwest and Western regions. An office space in the heart of the country where BCT has invested seven years building relationships is a great fit. Dr. Pamela Jolly has worked in Omaha for over seven years in partnership with the Empowerment Network and Willie and Yolanda Barney. Her company, Torch Enterprises, has a growing footprint and client base in Omaha and she consistently brings other national consultants and clients to the city. Dr. Jolly has expressed interest in office space in Omaha to support the work and partnerships which are expanding. An additional potential tenant collaborates nationally with clients that will also travel to Omaha periodically and will need a hotel or apartment to utilize. The third floor of the building would house mixed-income apartments. Phase II: Ritz Theater, Conference Center and Hotel Phase II of this project to bring film and collaborative events to North Omaha is the development of a movie theater, conference center and small cultural boutique hotel. A preliminary vision for the theater complex and meeting facility has been developed. The team anticipate a community investment model which could include graduates of the Legacy Wealth Initiative and others. The theater space would be a multi-use space for banquets, movies and other meetings and special occasions. The conference center would allow North Omaha to keep money in the neighborhood by providing organizations, businesses, churches and other an option to hold their meetings, conferences and summits at 24th and Lake. The small, cultural boutique hotel would allow speakers, visitors, tourists and special guests the opportunity to stay in the historic district along 24th and Street. The plan is to build the facility on the former home of the historic Ritz Theater. The property is owned by OEDC. If this site doesn't work, the theater, conference center and hotel complex could be located elsewhere in the district.

Visioning Workshop Findings Alignment	Strong business corridors, entrepreneurship, business growth, job creation, housing and wealth building.
Priorities Alignment	Higher wages, tourism, entrepreneurship, business growth, job creation, housing and wealth building.
Economic Impact	TBD
	TBD
	TBD
	High wage jobs will be created
	SMB and Night Fox are committed to doing business with diverse contractors and contractors within the QCT
Community Benefit	Bring visitors, jobs, housing and businesses to the district. Films and documentaries created in Omaha will bring attention

and increase interest in the city of Omaha.

Increase density, generate traffic for restaurants, stores and other service providers.

Best Practices/Innovation All of the businesses connected to this project are thought leaders in their fields. All do business nationally and three internationally.

Outcome Measurement Visitors to the cultural center. Jobs created at the center. Films funded. Economic activity generated by having national visitors travel to Omaha.

Each business tracks contracts, number of employees, businesses launched, businesses scaled, etc.

The Center will support development at 24th and Lake and help make North Omaha the center point for Collaboration, Culture and Communications/Film. With a partnership between Night Fox Entertainment, SMB Enterprises and others, North Omaha has the potential to become a major player in the film industry and will also attract top level Black athletes and entertainers to Omaha consistently. Recent examples resulting from the Night Fox relationships include visits by Earvin Magic Johnson, Issa Rae and Teddy Riley. This is just the beginning.

Partnerships Yes

Night Fox Entertainment is an Omaha-based film / television finance and production company. BCT Partners is a global, multi-disciplinary consulting firm that works with corporations, government agencies, educational institutions, philanthropic, nonprofit, and faith-based organizations.

Displacement No

Displacement explanation

Physical Location 25th and Lake, Southeast Corner...Center for Collaboration, Culture and Communications 2035 N 24th Street

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

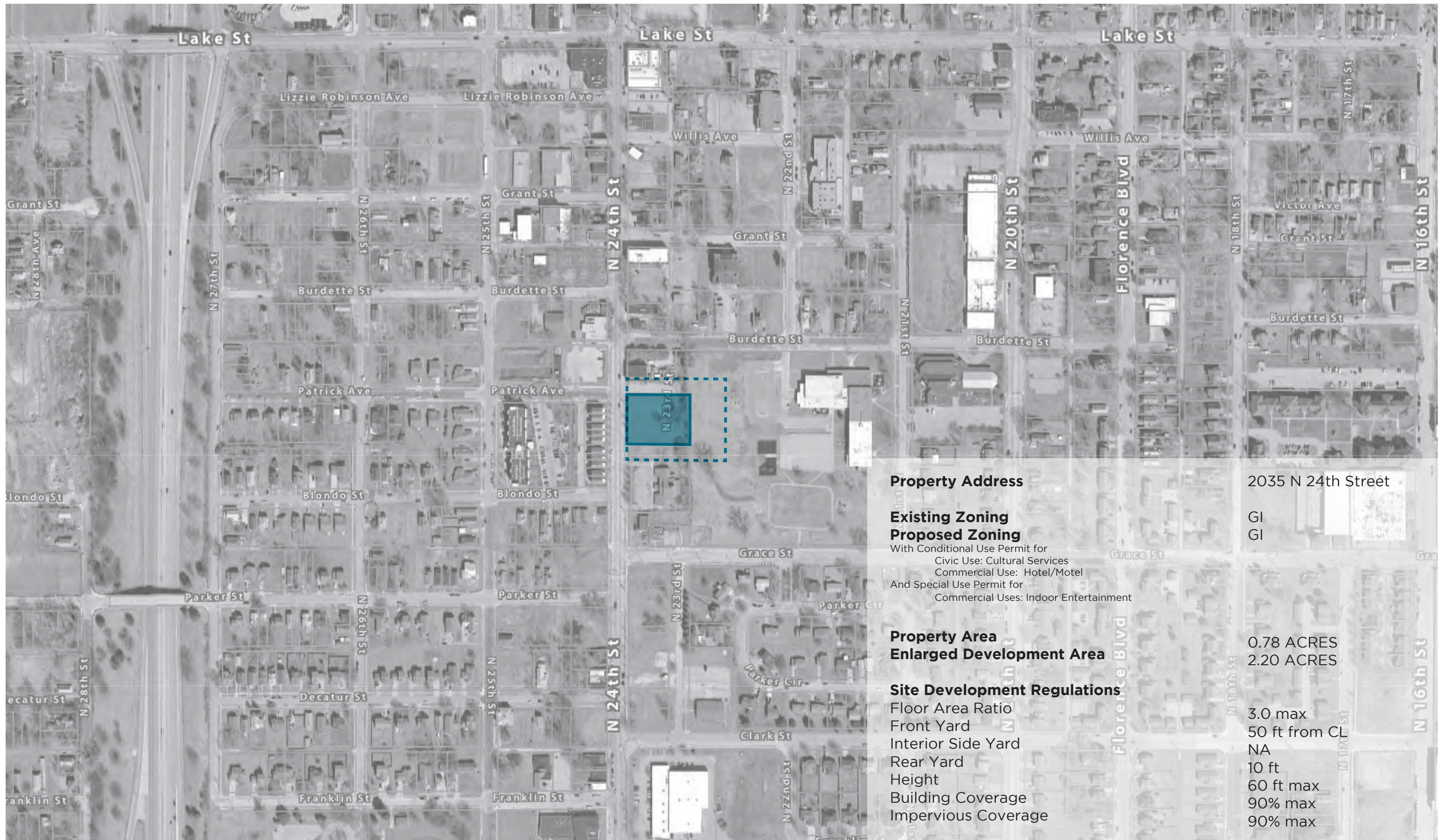
Yes

Yes

Design, Estimating, and Bidding	Yes
	No
	Architect - Preliminary
General Contractor	No
Request Rationale	The Omaha Economic Recovery team is looking for transformational projects. The Center for Collaboration, Culture and Communication and the Ritz Theater, Conference Center and Hotel have the potential to bring national and international clients, businesses, actors, entertainers, athletes and others to 24th and Lake on a consistent basis.
Grant Funds Usage	\$5,000,000 toward the development of Center for Collaboration, Culture and Communications \$5,000,000 towards the development of Phase II which is the Ritz Theater, Conference Center and Hotel.
Proposal Financial Sustainability	No
	The building revenue would be generated by tenants.
Funding Sources	Debt TIF Foundations Equity
Scalability	Opportunities to partner with landowner and other potential developments in the area.
Financial Commitment	Businesses will identify and sign agreements with tenants. Business will raise additional funds to develop and maintain the property.
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	Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses

Ritz Theater, Conference Center & Hotel North Omaha

CONCEPT DESIGN | 2022-10-07



Property Address

2035 N 24th Street

Existing Zoning

GI

Proposed Zoning

GI

With Conditional Use Permit for
 Civic Use: Cultural Services
 Commercial Use: Hotel/Motel
 And Special Use Permit for
 Commercial Uses: Indoor Entertainment

Property Area

0.78 ACRES

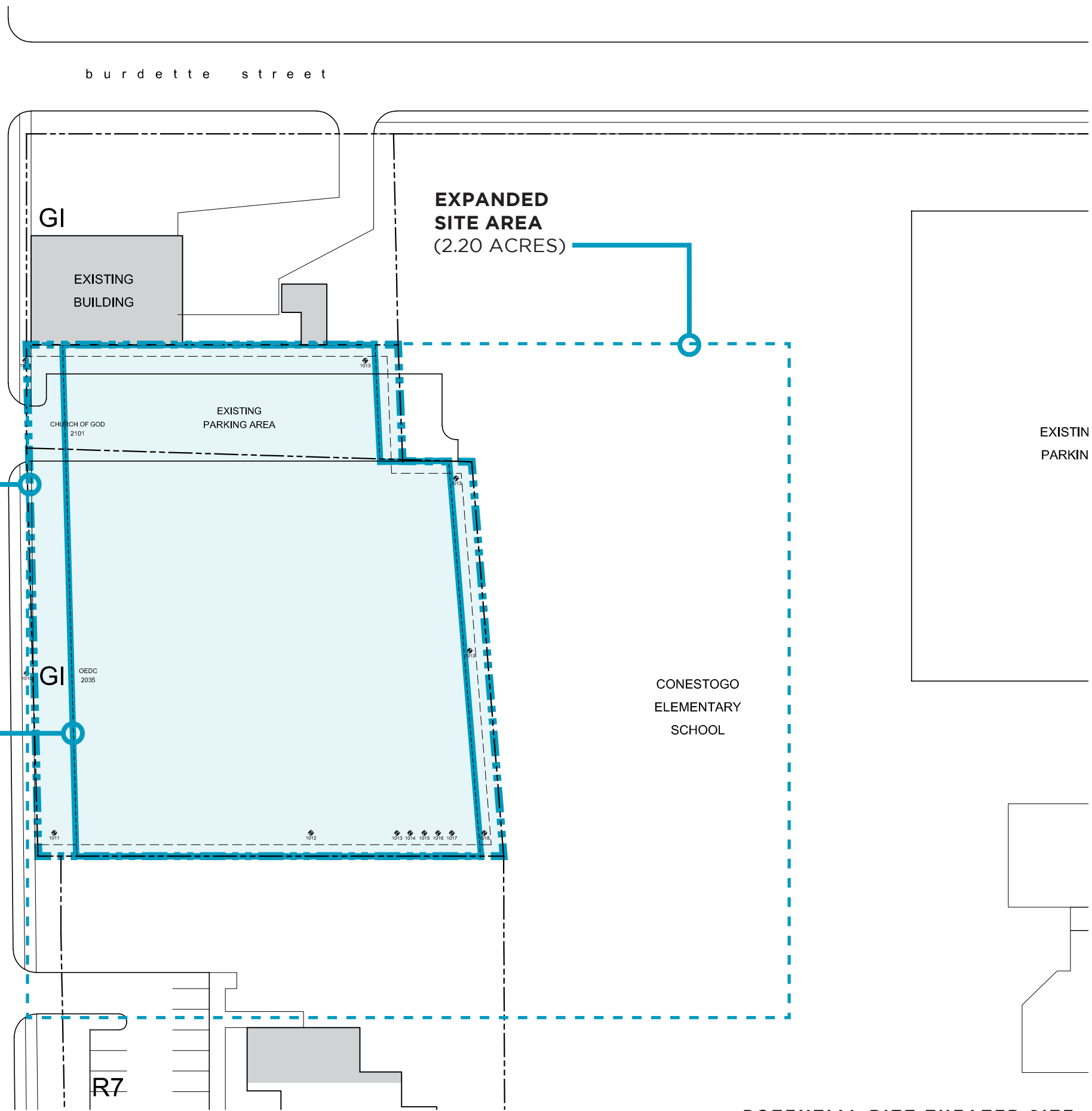
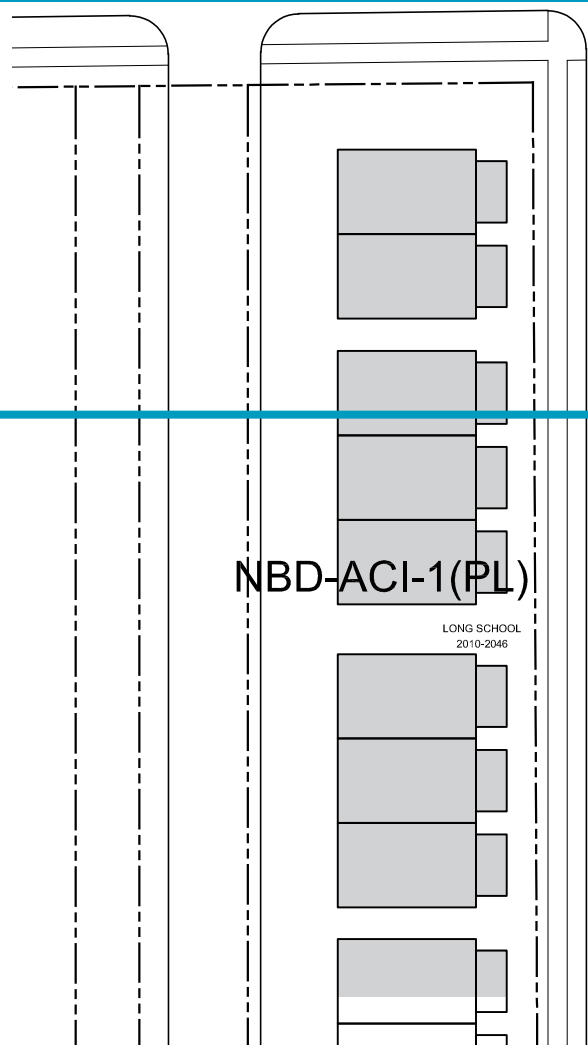
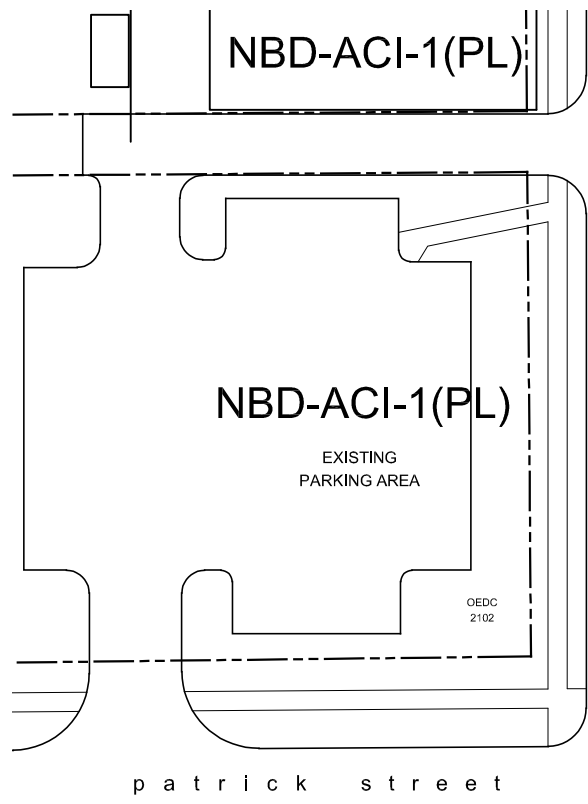
Enlarged Development Area

2.20 ACRES

Site Development Regulations

Floor Area Ratio 3.0 max
 Front Yard 50 ft from CL
 Interior Side Yard NA
 Rear Yard 10 ft
 Height 60 ft max
 Building Coverage 90% max
 Impervious Coverage 90% max

POTENTIAL RITZ THEATER SITE



PROPERTY AREA
(0.78 ACRES)

BUILDABLE AREA

EXISTING SITE PLAN

SCALE: 1" = 50'-0"

POTENTIAL RITZ THEATER SITE

Development Summary

BUILDING AREAS

LEVEL 1
ASSEMBLY 16 500 SF

LEVEL 2
CONFERENCE 14 700 SF


LEVEL 3
HOTEL (21 ROOMS) 14 700 SF

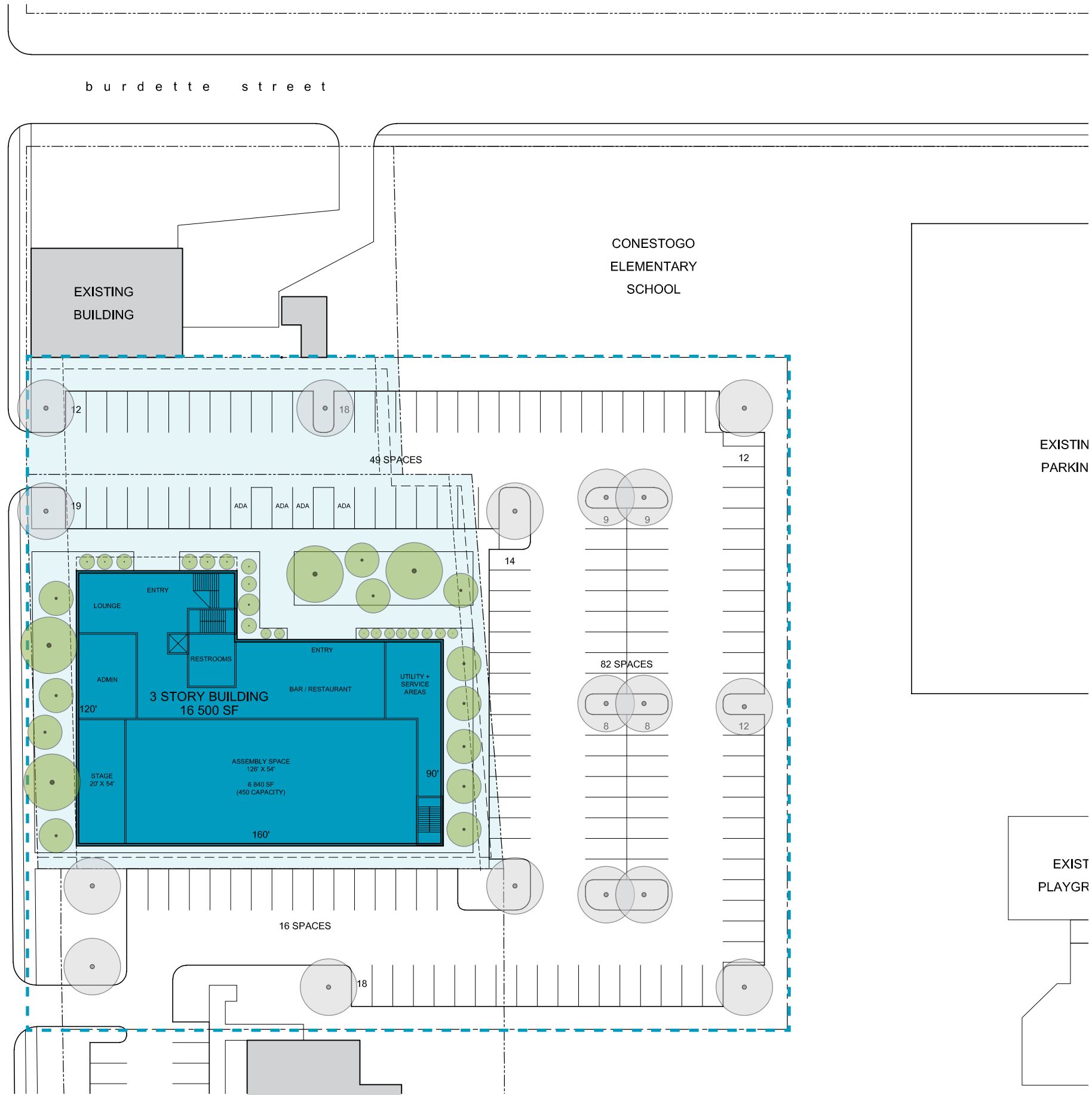
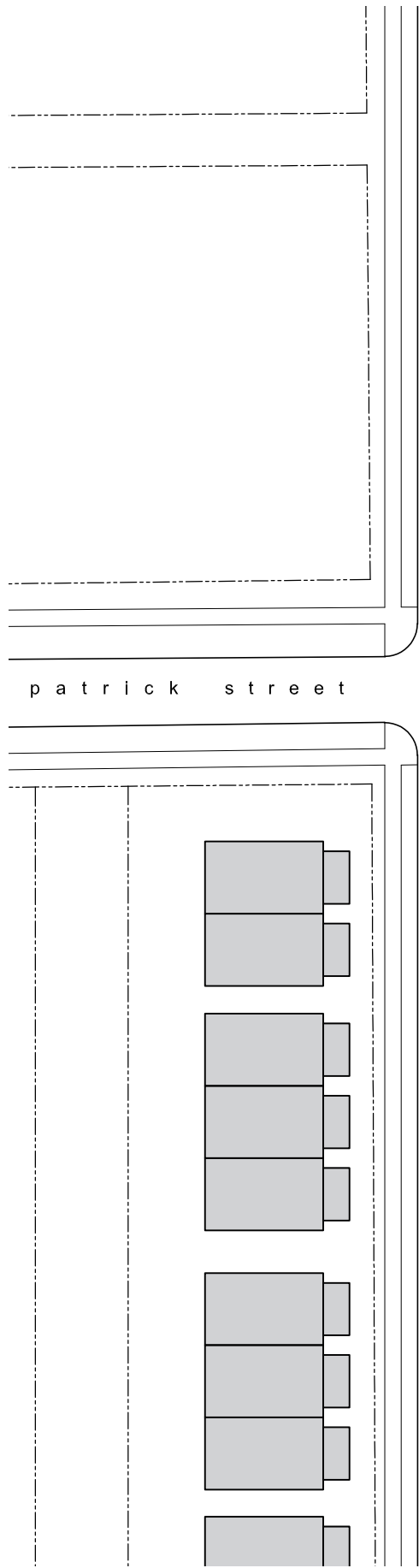
TOTAL 45 900 SF

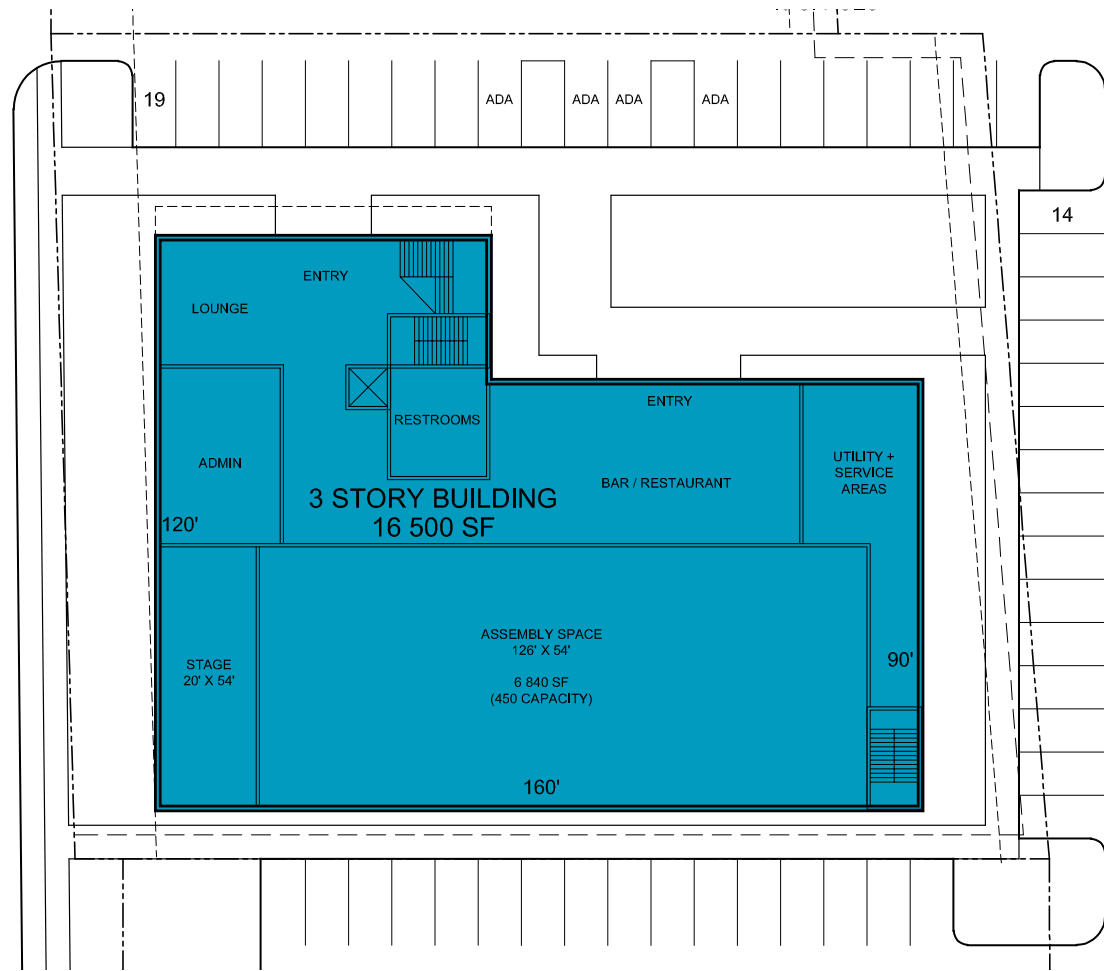
PARKING

OFF-STREET 155 SPACES

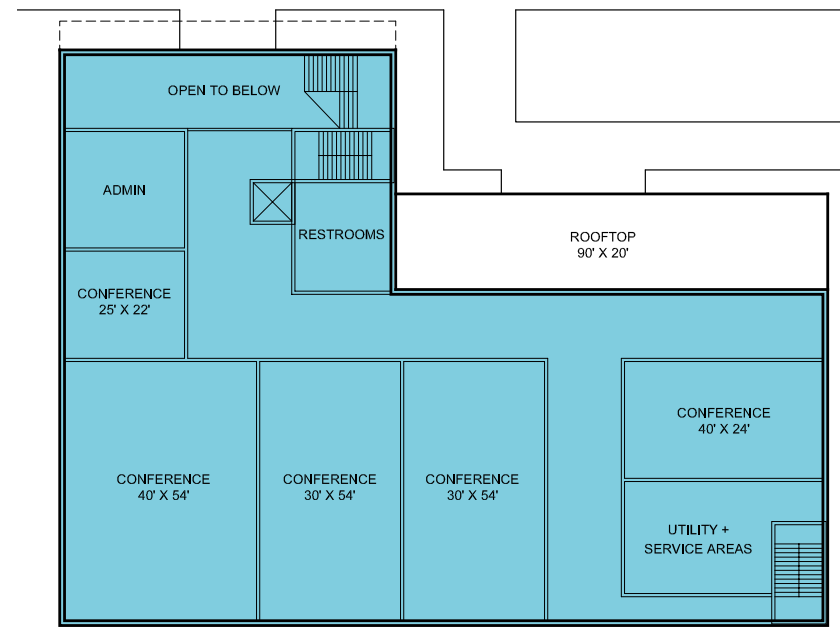
**PROPOSED
SITE PLAN**

SCALE: 1" = 50'-0" 

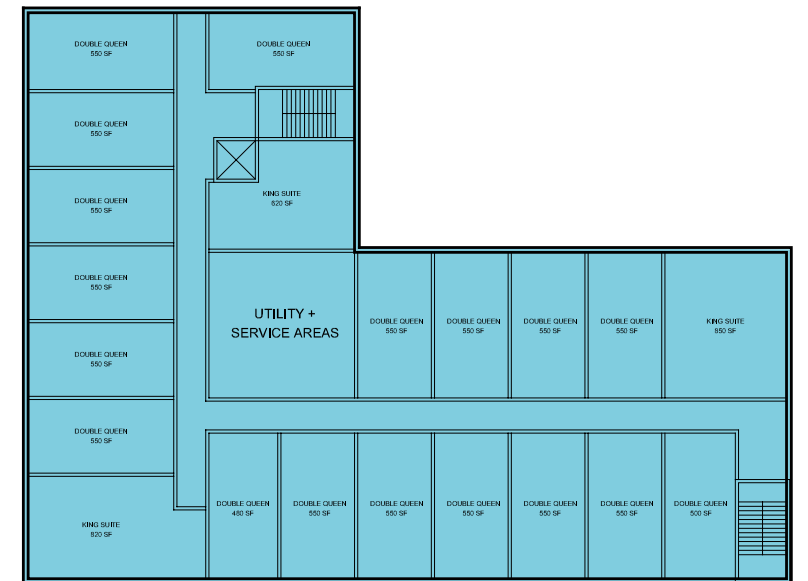




LEVEL 1




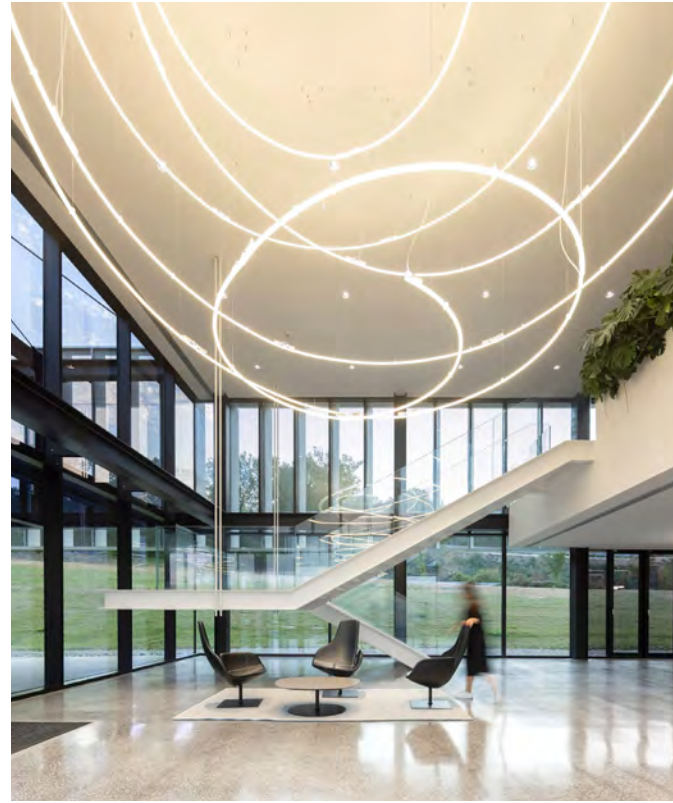
LEVEL 2



LEVEL 3

FLOOR PLANS

SCALE: 1" = 40'-0" 



PRECEDENT IMAGERY

ALLEY POYNER MACCHIETTO ARCHITECTURE

POTENTIAL RITZ THEATER

Concept Design | 2022-10-07 | M22 | 6

**Center for Collaboration,
Culture & Communications
24TH + LAKE STREET**

TEST FITS | 2022-10-07

**PROPOSED CENTER FOR COLLABORATION,
CULTURE & COMMUNICATIONS SITE NOTES**

PROPERTY ADDRESS
2401 LAKE STREET

PROPERTY ZONED - NBD


PERMITTED USES:
-COMMERCIAL
BUSINESS SUPPORT SERVICES
FOOD SALES
GENERAL RETAIL SALES
RESTAURANT

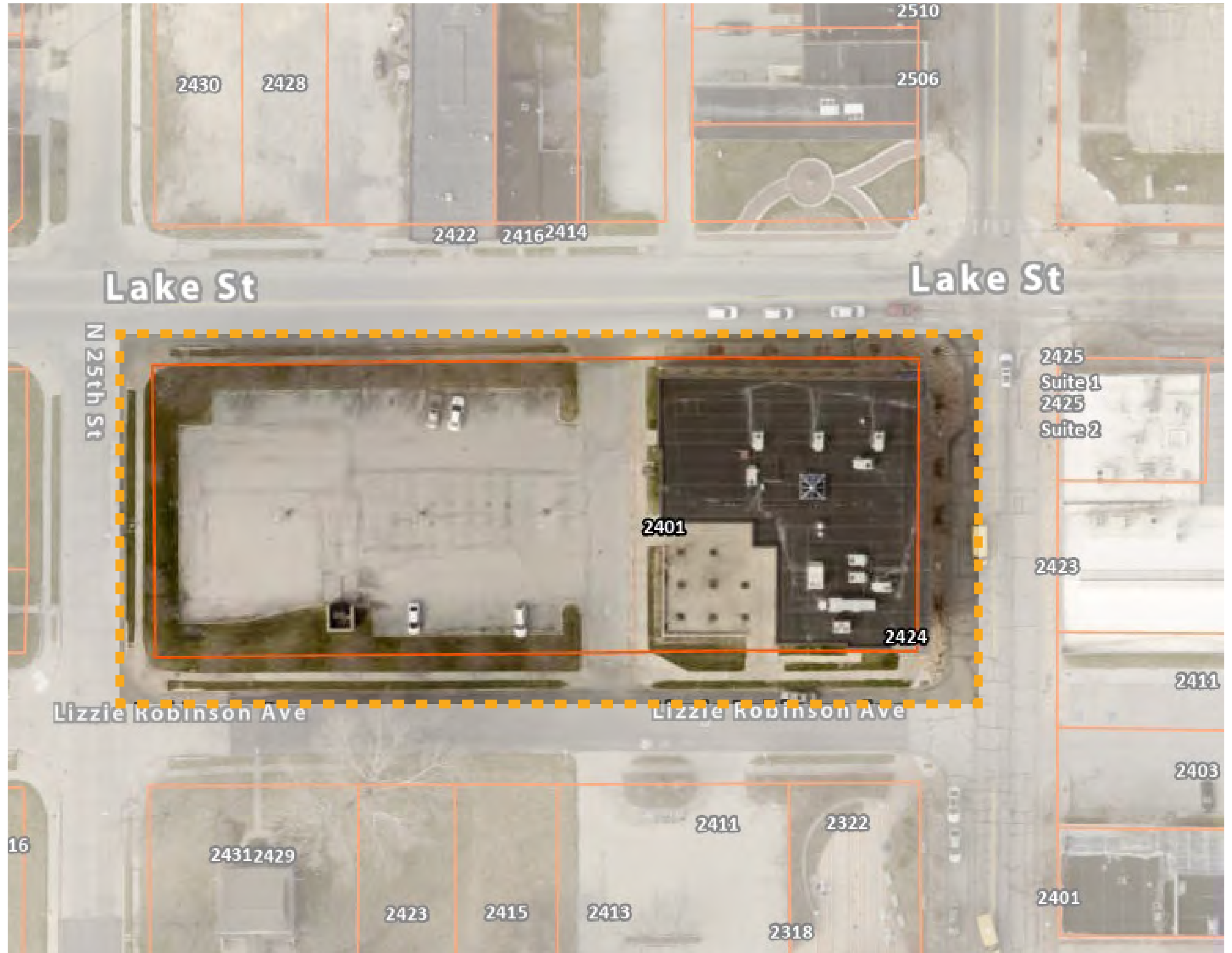
-OFFICE
GENERAL OFFICE

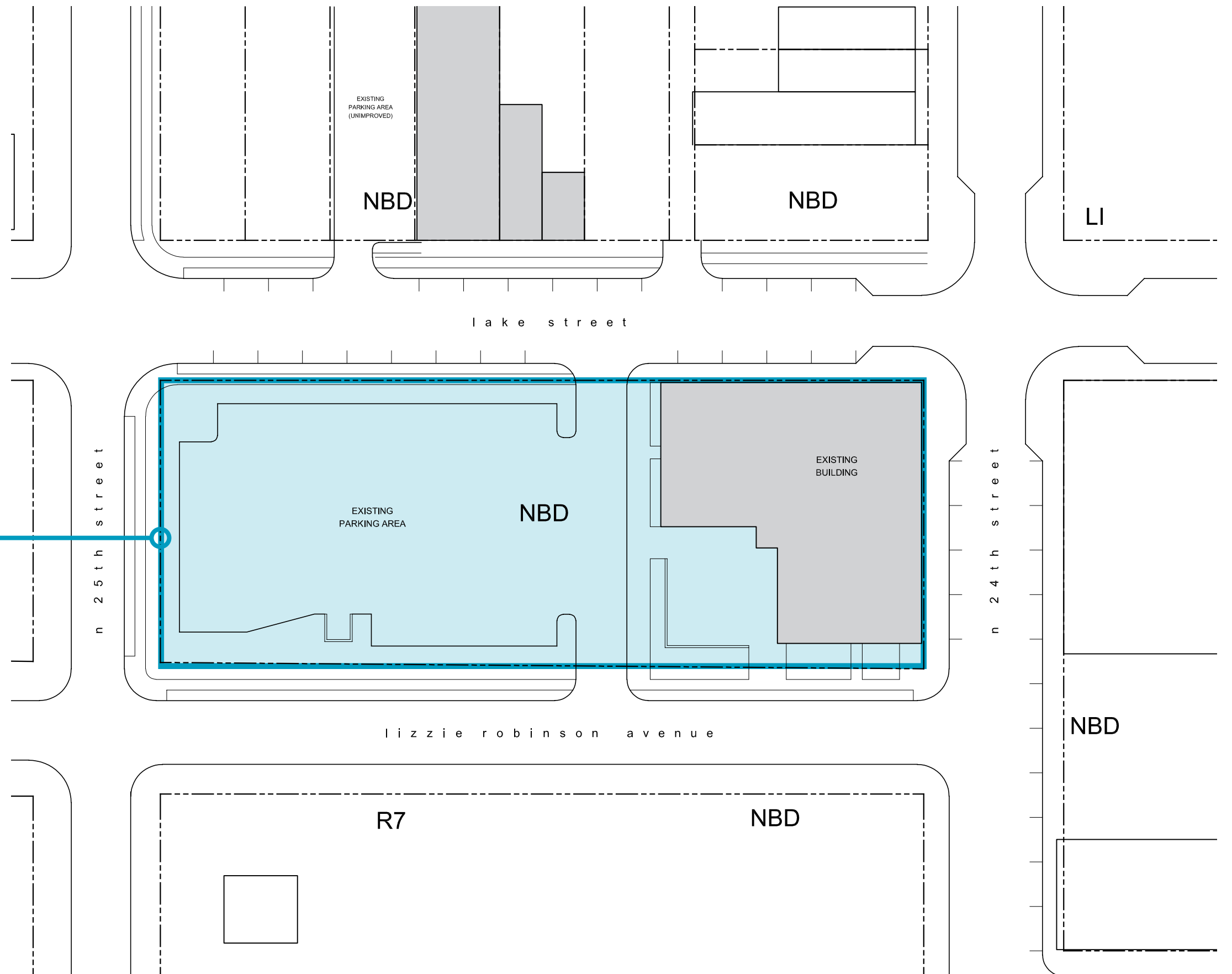
SETBACKS AND COVERAGE:
-NO REQUIREMENTS

EXISTING

SITE PLAN


SCALE: 1" = 50'-0" 



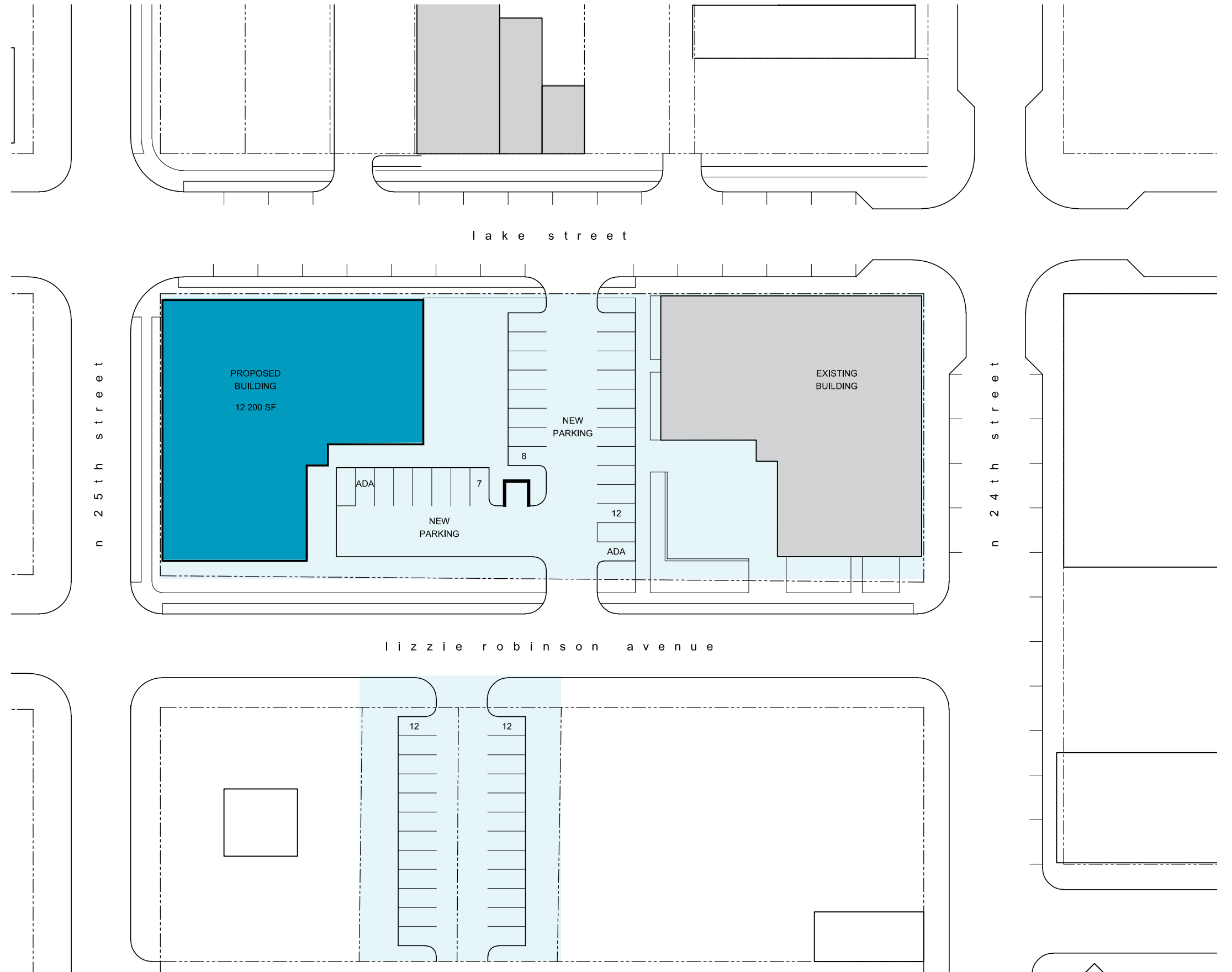


**FHA SITE
EXISTING**

SITE PLAN

SCALE: 1" = 50'-0" 


**CENTER FOR COLLABORATION,
CULTURE & COMMUNICATIONS**



**CENTER FOR
COLLABORATION,
CULTURE &
COMMUNICATIONS**

PROPOSED

SITE PLAN

SCALE: 1" = 50'-0" 

**CENTER FOR COLLABORATION,
CULTURE & COMMUNICATIONS**



PRECEDENTS

**CENTER FOR COLLABORATION,
CULTURE & COMMUNICATIONS**

SMB Enterprises and Night Fox Entertainment

Center for Collaboration, Culture and Communications

Preliminary Conceptual Estimate

3 story commercial building (36,600 SF)

First / Second and Third floors: \$250/SF Core + Shell

First/Second and Third floors: \$100/SF tenant buildout cost

Subtotal: 12.8M

Site & Utilities: + 500K

Demolition: TBD

Property Costs: Excluded

FFE: Excluded

Professional Fees: 7-9% for Commercial Building
(engineering/architecture/survey/geotech)

Conceptual Estimate Total: 14.5M

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

October 4, 2022

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Dear Committee Members:

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24th and Lake Historic District: Economic Impact Collaborative



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Empowerment Network

Fabric Lab

Great Plains Black History Museum

Ital Vital Living

North Omaha Legacy Tours

North Omaha Music and Arts

Omaha Economic Development Corporation

Rare Bird Innovations

Revive Center Omaha/SMB Enterprises

SPARK

Styles of Evolution

The Union for Contemporary Art

Vinson Ventures & The Honeycomb Foundation

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PHASE II RITZ Theater, Conference Center and Hotel

First and second floors:

300-350/SF (20,00SF + 15,000SF = 10.5M-12M)

Third floor residential in this building:

150K per hotel unit (3.2-3.5M)

Site & Utilities: + 1M

Construction Only Budget: 15M-16.5M

Property Costs: Excluded

FFE: Excluded – TBD by Owner

**Professional Service Fees / Engineering / Architecture / Civil / Survey / Geotech etc: 7-10%:
1M-1.5M**

Initial Conceptual Estimate: 16M – 18M

Grant Application

Row 289

Organization Name (if applicable)	Rare Bird Innovations, LLC
Physical Address	7517 N 88th Avenue, Omaha, NE 68122
Mailing Address	Same as above
Website	Not applicable
Social Media Accounts	LinkedIn URL: www.linkedin.com/in/barbara-j-ingram-m-arch-leed-ap-ggp-mol-b7244714
Name	Barbara J. Ingram
Title	Owner/CEO, M Arch, MOL, LEED AP
Email Address	barbaraarch48@cox.net
Phone	+1 (402) 618-2550
Team	Yes
	Please see the responses provided below (with Organization Chart data)
Organizational Chart	<p>Please refer to summary below. A Design Team Organization Chart, and separate Resumes (for each of the Design Team members) are also attached at the end of this document. Acting Board President/Owner's Representative for the New Unsung Heroes Cultural Center for the Arts (UHCCA) will be Barbara J. Ingram, Owner/CEO of Rare Bird Innovations, LLC. Project Point of Contact (POC), Architectural and Engineering (A/E) Design Team Lead, Lead Designer is also Barbara Ingram (Rare Bird Innovations, LLC) DeOld Andersen Architects – Will assist Ms. Ingram with the re-work of the Preliminary and Schematic Design of the project (based on the site selected), and stakeholder design review workshop comments. To also assist with the design review document's preparation and related meetings. Prochaska & Associates (P&A): Curtis Field, AIA will serve as the Supervising Architect for the project. P&A to also provide architectural design assistance, interior design, mechanical/plumbing engineering, and electrical engineering. To also assist with Design Reviews, Applicable Codes Analysis, Design Development, Contract Document's Preparation, Coordinating Professional, A/E Professional's Seals, GC Bidding, Construction Administration and Project Close-out. Wells Resource, LLC: To provide Structural and Civil Engineering Design Services and Professional Seals. RW Engineering: Site Survey Services and Professional Seals. Confluence: To provide Landscape Architecture Services, Professional Seals. General Contractor: To be selected via Competitive Bidding Process. A subcontractor utilization goal of 30% - 40% (Min.) utilizing City of Omaha Minority & Woman-Owned businesses (located in North Omaha, South Omaha, and/or within the City of Omaha.</p>
Other Completed Projects and/or	Please see the following attachments: (for our entire design team) 1. Resumes 2. Similar Project Example Pages Barbara Ingram has

Accomplishments approximately 29 years of architectural design experience, working for architectural and engineering firms in Los Angeles, CA, Salt Lake City, Utah and Omaha, NE. This was for various project types, sizes, and budgets on new buildings, additions, and renovations (incl., healthcare, educational K-12th and university, commercial, retail, recreation, fire stations, jails, an Ice-Hockey Arena, and residential). The building design and contract document work for construction, via Rare Bird Innovations, LLC has been primarily on commercial, retail, day care, and residential type projects. Ms. Ingram has also provided in-house building design consultant services to Prochaska & Associates in Omaha, NE since 2019, working on a variety of larger projects for them weekly (Monday - Wednesday). This includes justice centers, jails, educational, commercial, and fire stations. She utilizes the other days of the week to dedicate to building design projects exclusively through Rare Bird Innovations, LLC. Although Rare Bird Innovations, LLC was established in 2014, Ms. Ingram is still a one person African-American Woman-Owned company at this time. She would like to use this Project Grant as an opportunity to grow the company by at least 2-3 staff members (including office support, architectural middle or senior level professionals, and an architectural college age intern).

Proposal Title New Unsung Heroes Cultural Center for the Arts

Total Budget (\$) \$63,000,000.00

LB1024 Grant Funding Request (\$) \$63,000,000.00

Proposal Type Service/program

Brief Proposal Summary The Unsung Heroes Cultural Center for the Arts (UHCCA) Conceptual Design, was developed to provide an architecturally beautiful and functional facility that residents of North Omaha, South Omaha can take pride in. The “Unsung Heroes” include African Americans, Native (Indigenous) Americans, Hispanic (Latin) Americans, and Woman, who have made significant contributions, and sacrifices that have not been recognized, or stories have not been fully shared. The UHCCA has been designed to provide a space where the racially diverse and multi-generational urban communities of North and South Omaha, can educate, celebrate, and experience the richness of each other’s culture under the same roof. The Museum is designed to house cultural art, historical artifacts, and provide a theater/multipurpose gathering space for music, dance, theatrical performances, educational lectures, and community/professional meetings or conferences. The Library would house books and digital media. In addition, a separate Commercial/Retail building would be located at the entrance plaza of the UHCCA. It is designed to provide leased TI spaces, in which the revenue can be utilized to support the financial sustainability of the UHCCA. It is also intended that the facility would host annual conferences as a means to generate income. The primary spaces in the UHCCA are listed below: A. Museum B. Library (w/ classrooms, study rooms, and community meeting rooms) C. Black Box Theater & Multipurpose Room D. Administration Offices E. Retail/Commercial Building Units Upon the award of this Grant: Barbara Ingram intends to also serve as the UHCCA Acting Board President/Owner’s Representative (until a Board is developed that includes stakeholders from each of the groups identified). Ms. Ingram’s first duty in this role, will be to establish the UHCCA as a non-profit (501c3) organization. The Site location is currently proposed to be at the northeast corner of Adams Park (in North Omaha at Bedford Avenue and John A. Creighton Park Blvd.). Other available sites may also need to be considered, that might serve as a more centralized location between North and South Omaha. Timeline: It is intended that the UHCCA’S project would be constructed by July 31, 2026.

Timeline	Please refer to the attached Timeline/Schedule
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Sustainable Community - Jobs and volunteer opportunities will be created to manage the facility, maintain the building and grounds, provide tours, read to children, to procure historical artifacts and art, schedule conferences, to provide tax, accounting, payroll services, etc. Quality of Life - If the Adams Park site is approved, it would be good for the UHCCA to form an alliance with the Adams Recreational Center on the site to encourage their patrons to utilize both facilities. Particularly to also take advantage of the walking paths and outdoor spaces at the park when the visit the UHCCA facility.
Visioning Workshop Findings Alignment	1. This project supports and encourages diverse racial unity between African Americans, Native (Indigenous) Americans, and Hispanic (Latin) Americans.. 2. This project provides a welcoming environment for "intentional" shared community events for North and South Omaha residents, utilizing art, history, music, and drama and reading as a catalyst. 3. It is believed that the development of the proposed portion of this City of Omaha property, would increase the utilization of the beautiful naturally wonders at Adams Park by North and South Omaha residents.
Priorities Alignment	1. Maximizes land use. 2. Provides economic/workforce development opportunities for the A/E Design team (We have a racially diverse team of professionals), the 30-40% Minority/Women Subcontractor Goal for Construction, and new jobs will be created.
Economic Impact	TBD
	Approximately 25 -50
	I don't know. Will need to be determined by the GC awarded project (via the competitive bidding process.
	Management (salaried) to support staff (hourly pay) levels.
	1. 30-40% Goal of Construction Budget to go to Minority and Woman Subcontractors in North or South Omaha.

Community Benefit 1. The diversity of the staff of the UHCCA should reflect the cultural representation of the "Unsung Heroes." Not exclusively, but in an inclusive manner. 2. Interaction of the residents from these diverse racial groups, will provide an opportunity to discuss other events and concerns of the City, by having a regular meeting place for these discussions to occur. The UHCCA can also be utilized to help advertise the services that other non-profit and for-profit business offer.

This type of project embodies most of these items. Please refer to the previous responses.

Best Practices/Innovation The idea of bringing multiple ethnic groups together is not new for other parts of the country. But it is for Omaha, NE.

Outcome Measurement TBD

TBD

TBD

Partnerships Yes

Please refer to the attached letter of Cooperation (regarding 24th & Lake Businesses). I have been provided contact information for South Omaha community group leaders, but have not heard back from them. I would prefer to make contact before listing them.

Please see attached letter regarding North Omaha and 24th & Lake Business Owners and Professionals.

Displacement No

Displacement explanation

Physical Location Portion of Adams Park in North Omaha. The northeast side a Bedford Avenue and John A. Creighton Blvd. Omaha, NE

Qualified Census Tract Within one or more QCTs

Additional Location Documents Please refer to the Site drawing attachments.

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

RS Means, salaries.com, similar project data, and estimated.

General Contractor No

Request Rationale Please Refer to the attached Proforma /Budget

Grant Funds Usage Please Refer to the attached Proforma /Budget

Proposal Financial Sustainability Yes

Please refer to the attached Timeline/Schedule

Funding Sources Not applicable

Not applicable

Yes

Scalability TBD

TBD

Financial Commitment Barbara Ingram of Rare Bird Innovations, LLC intends to volunteer a significant amount of time toward establishing the UHCCA Board, building the membership, and being an on-going member if this Grant is awarded for this project.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

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



Role:

Design Principal

Professional Certifications:

Registered Architect:
Nebraska

Education:

University of Nebraska-Lincoln
BSAS

University of Nebraska-Lincoln
Master of Architecture

Professional:

DeOld Andersen Architecture, Omaha
Principal & Founding Partner

Slade Architecture, New York City
Associate

TEK, New York City
Designer

Teaching:

University of Nebraska - Omaha
Adjunct Lecturer of Architecture

University of Nebraska - Lincoln
Adjunct Lecturer of Architecture

Community Engagement:

Panelist, "Affordable Housing Now!",
co-sponsored by Omaha by Design and
UNL College of Architecture, 2019

Panelist, "Expanding Housing Choices"
Forum, sponsored by Orange Splot and
MAPA, 2019

Panelist, "Envisioning Sustainable Growth"
for the Academy of Young Professionals,
2019

Big Muddy Urban Farm Board Member

New Leaders Council 2015 Fellow

Emily Andersen, RA

DeOld Andersen Architecture

Emily Andersen is a co-founding Principal of DeOld Andersen Architecture and design director, in addition to serving as an Adjunct Lecturer at the University of Nebraska-Lincoln. She received her BSAS and MA from the University of Nebraska - Lincoln. Prior to forming DAA she was an Associate at Slade Architecture in New York City where she worked as the project architect for a wide range of projects including commercial, residential, and public projects.

Pulling from this experience, Emily develops projects with a lens of how a building or space can contribute to the public realm with the creation of walkable, diverse neighborhoods.





Role:

Principal-in-Charge

Professional Certifications:

Registered Architect:
Iowa, Nebraska, New York

NCARB Council Certification

LEED Accredited Professional

AIA, Member

Education:

University of Nebraska-Lincoln
BSAS

University of Nebraska-Lincoln
Master of Architecture

Professional:

DeOld Andersen Architecture, Omaha
Principal & Founding Partner

STUDIOS architecture, New York City
Associate Principal

Teaching:

University of Nebraska - Lincoln
Adjunct Lecturer of Architecture

University of Nebraska - Omaha
Adjunct Lecturer of Architecture

Community Engagement:

Vinton Street Merchants Association

Vinton Street Sherwood Grant Committee

Geoff DeOld, AIA

DeOld Andersen Architecture

Geoff DeOld has a BSAS and Masters of Architecture from the University of Nebraska in Lincoln. He co-founded DeOld Andersen Architecture in 2010 after serving as an Associate Principal at STUDIOS architecture in New York City. While at STUDIOS he developed his expertise for the handling of large and complex projects, and the ability to guide clients through projects that include site search and assessment, master planning, design and construction. Geoff is NCARB certified and is licensed to practice in the states of Nebraska, Iowa, and New York. He is also a LEED Accredited Professional.

In addition to his work at DAA, Geoff has taught at the University of Nebraska-Lincoln and University of Nebraska - Omaha. Geoff has also served on the selection committee for a building and facade renovation grant program on historic Vinton Street, tasked with dispersing funds to improve small business and historic buildings along this nationally landmarked corridor.



24th & Lake Historic District: Economic Impact Collaborative

OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN

October 4, 2022

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Offices

ENHSA, REGION 6, ENOA and ENCOR Consolidation of Offices

MILLARD, NEBRASKA

OWNER:

ENHSA, Region 6, ENOA and
ENCOR
4715 S. 132nd Street,
Omaha, Nebraska 68137

CONTACT:

Debbie Herbel
Executive Director
ENCOR
Debbie.herbel@enhsa.us

CONSTRUCTION COST:

\$7,300,000

Four Nebraska human service agencies came together to share a common site in the renovation of this former office building. The original building had been designed in the early 1960's as a retail shopping mall near the boundry between Millard and Omaha, Nebraska (near the intersection of 132nd and L Streets) and had later been converted into office space for a refrigeration company. The large, two-story facility was very dated and in need of much work to give the building new life. The four agencies were originally in various separate facilities around Omaha and saw the building as an opportunity to bring their services to a common location.

The building was reworked to create a common central lobby which had not existed before, with main entrances on two different levels. A section of the upper floor slab was removed to create a two story lobby space with a shared elevator and open stair. The interior of the building was entirely renovated for new offices, cubicle areas, conference rooms, break rooms, restrooms, a fitness center, etc. The exterior was also improved with the addition of new prefinished metal panels to create a fresh appearance for the prominent Millard site. The agencies within the 72,648 square foot building are ENHSA, Region 6, ENOA and ENCOR.



PROCHASKA & ASSOCIATES
Planning • Architecture • Engineering • Interior Design • Facility Management



**British Petroleum Corporation
(Formerly: TransCanada Energy
Marketing - USA Inc.)
Omaha, Nebraska**



Having worked with Prochaska & Associates on their original office as well as several subsequent expansions and renovation projects, TransCanada commissioned the firm to design a new replacement office facility. The new 16,750 square foot space would accommodate the growing company's current needs and facilitate future expansion of their trading room.

The focus of the company's operation is a 3,700 square foot trading room, located at the center of the space with offices on three sides. The fourth side houses control, computer, electrical, and training rooms. Critical operations are protected by an electrical system consisting of a 100kVA UPS with 15 minute battery back-up, 230kW diesel stand-by engine generator, and two Power Distribution Units (100kVA and 125kVA). Data and communication wiring is Cat-5e.

Flexibility is achieved by routing all power and data cabling under a raised floor system in the trading room. The building shell design was to portray a high-tech appearance through the use of economical building materials. The

multi-tenant building was constructed of masonry bearing walls with painted split and smooth face concrete block. The exterior windows and door frames are anodized aluminum. The site is fully landscaped, has on-site parking and truck delivery capabilities.

The interior color scheme consists of two neutral colors with one dominate accent color. Broadloom and carpet tile were both used throughout the space. The main lobby / reception was designed with great visual interest using elements such as curved bulkheads, sandblasted glass walls and suspended open ceiling grids above the reception desk and conference room. Stainless steel was also used as an accent material throughout the space.

Client:	British Petroleum Energy Co. 501 Westlake Park Blvd. Houston, Texas 77079
Contact:	Greg Miller, Vice President
Telephone:	(281) 366-4545
Construction Cost:	\$2,250,000

Libraries

ATKINSON PUBLIC LIBRARY

Atkinson, Nebraska

The Atkinson Public Library more than doubled the space the city previously had available. The Library, organized around a central entrance, contains a reading area with a fireplace, a children's reading area, a continuing education room, a junior room for the youth, and a heritage room containing microfilm and local periodicals. The library is equipped with the latest technological features, such as computers and audio-visual devices. The library also offers a drive-thru window so that patrons can drop off or pick up books without getting out of their cars.

OWNER:

Friends of the Library
Atkinson, Nebraska

CONTACT:

Judy Hogan
Library Director
(402) 925-2855

CONSTRUCTION COST:

\$ 650,000

PROJECT SIZE:

6,875 Sqft.

COMPLETED: 2004-2005



Prochaska & Associates

planning | architecture | engineering | interiors | facility management

Libraries

MADISON CITY OFFICES, MUSEUM, AND LIBRARY

MADISON, NEBRASKA

OWNER:

City of Madison
210 West Third Street
Madison, Nebraska 68748

CONTACT:

Mr. Don Barnhart
(402) 454-2675

CONSTRUCTION COST:

\$724,000.00

Prochaska & Associates worked closely with the Mayor and the City Council to develop the plans for a new City Hall facility. In addition to providing city office space and a larger city council chamber, the building also contains museum space and a library, both of which share a public lobby as adjoining tenants. The former City Hall building was lifted and relocated to another site to make room for the new facility, which is next to the previous library building.

Although the City's modest budget necessitated the use of a pre-engineered structure, the facility was given a civic presence through the use of a brick facade with precast concrete accents. The City Council chamber room was given a prominent position at the building's corner and was rotated for maximum visibility from the nearby intersection. A separate entrance was incorporated for the City office space, and the museum and library share a public lobby area. Three grates are inset into a brick paver area to accentuate the building's street frontage and encourage pedestrian traffic.



Prochaska & Associates won the "1998 Building of the Year" award for excellence in building construction with the Madison City Office Building project.



PROCHASKA & ASSOCIATES
Planning • Architecture • Engineering • Interior Design • Facility Management

Education

FLORENCE ELEMENTARY

OMAHA, NEBRASKA

OWNER:

**Omaha Public Schools
3215 Cuming Street
Omaha, Nebraska 68104**

CONTACT:

**Mark Warneke
(402) 557-2800**

CONSTRUCTION COST:

\$6,800,000

The Florence Elementary School is a recently completed project of substantial architectural and plumbing renovations, new lighting, an entirely new mechanical system, and a Boys and Girls Club Addition. The original 1962 windows were replaced in their entirety and the existing crawlspace was modified and expanded, providing a concrete reinforced storm shelter for the entire student body. The restrooms were updated to meet current grade school design standards and ADA requirements. Energy efficient LED lighting was added throughout the facility, and a new 11,400 square foot Boys and Girls Club Addition provided greatly expanded activities and services for students outside of normal school hours.

The mechanical system for the Florence School was completely replaced, with a water-source heat pump system replacing window air-conditioners and the 56 year old hot water boilers. Outdoor ventilation air is conditioned and distributed throughout the building by state of the art rooftop units that heat or cool and dehumidify the ventilation air to a "room neutral" condition. The end result was an easily maintained, extremely energy efficient facility that was awarded a \$13,400 energy rebate from OPPD.



PROCHASKA & ASSOCIATES
Planning • Architecture • Engineering • Interior Design • Facility Management

Education

CHILDREN'S RESPITE CARE CENTER

OMAHA, NEBRASKA

OWNER:

Children's Respite Care Center
2010 North 88th Street
Omaha, Nebraska 68134

CONTACT:

Mike Mears
Facilities Director
(402) 401-1724

CONSTRUCTION COST:

\$4,500,000

Prochaska & Associates assisted with two Children's Respite Care Centers in Omaha, which provide daycare and schooling for special needs children, ranging in age from infants to teenagers. In an effort to create a dynamic, non-institutional setting, Prochaska & Associates organized the class rooms along a central space naturally lit with clerestory windows. This area, along with providing the primary circulation through the building, houses a number of common functions such as the library, the multi-sensory room, and the multi-purpose room. The center will also provide 24-hour care on the weekends for up to four children. Two wings of this 17,000 SF building enclose an outdoor playground adjacent to the infant area.

The exterior features an undulating central roof that provides an entrance canopy at one end, and covers the central common space inside. This roof creates the highly recognizable identity that the Children's Respite Care Center desired.



PROCHASKA & ASSOCIATES
Planning • Architecture • Engineering • Interior Design • Facility Management

Education

BEATRICE MIDDLE SCHOOL

BEATRICE, NEBRASKA

OWNER:

Beatrice Public Schools
215 North 5th Street
Beatrice, Nebraska 68310

CONTACT:

Steven Joel, Ed.D.,
Superintendent
(402) 436-1601

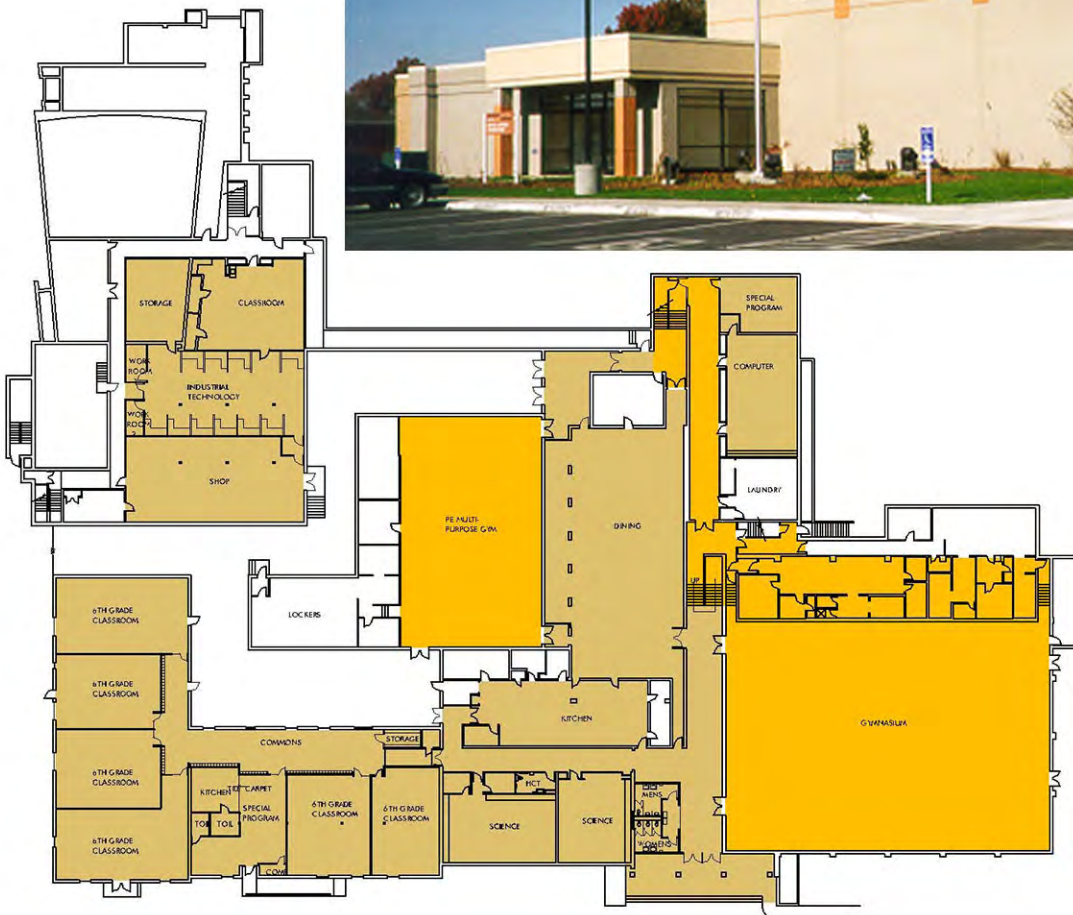
CONSTRUCTION COST:

\$2,560,000

Prochaska & Associates' scope of work consisted of renovating approximately 60,000 square feet of the existing High School into a Middle School and converting the existing Middle School into the District Administration Building.

The work was accomplished in two phases, with the first phase being the High School renovation

The Phase 2 facility accommodates the entire Administration staff, provides an expandable board room (which also serves the City of Beatrice administration hearings), and incorporates a gymnasium for community activities.



PROCHASKA & ASSOCIATES
Planning • Architecture • Engineering • Interior Design • Facility Management



Barbara J. Ingram, Owner/ CEO
P.O. Box 641784
Omaha, NE 68164
barbaraarch48@cox.net
402.618-2550

RARE BIRD INNOVATIONS, LLC.

Established in 2014

Education & Occupational Certificates:

Master of Architecture – University of California Los Angeles (UCLA)
Master of Organizational Leadership - College of Saint Mary
Bachelor of Arts in Architecture - Iowa State University
LEED AP, Small Business/Woman-Owned
City of Omaha - Tier II Small Emerging Business
Architectural Licensing: In Progress

Professional Background:

Over 29 years of combined architectural building design experience. This includes existing building condition's assessments, space programming, space planning, design, and drafting (utilizing AutoCAD & 2D/3D Revit [BIM] software), code analysis, construction document preparation, building specification's writing, construction administration, QA/QC of architectural and engineering (A-E) peer design reviews, and sustainable analysis/design.

Included working as a design staff member for the following Architectural and Engineering (A/E) firms:

- A. **Jacobs Engineering (PM/CM)** - Omaha, NE (*Design Manager, 2015 to 2017, Eighty-three (83) K-12th Grade 2014 Bond Omaha Public School Upgrade and New Projects (Budget: \$421M).*)
- B. **Leo A Daly** - Omaha, NE (*Project Coordinator & Designer, 2005 to 2014, Military and Veteran's Admin. Hospitals/Clinics, Library, and Commercial New and Renovation Projects, Existing Building Accessibility Analysis, Team Member of Hurricane Katrina Analysis Impact Analysis/Report, Industry Technical Studies and Reports).* Project budgets were up to \$350M.
- C. **Architectural Nexus** - Salt Lake City, UT (Job Captain, 2001 to 2005, Hospital, Medical Clinic, and Misc. Other University of Utah Projects).
- D. **VCBO Architecture** - Salt Lake City, UT (1995 to 2000, Elementary/High Schools, Religious, Recreational, and an Olympic Arena Project).

Building Design Professional Services provided by Rare Bird Innovations, LLC:

- New and Existing Building Design Options (For Commercial, Retail, Residential, Educ., Medical, etc.)
- Preliminary Site Analysis/Existing Building Analysis for Proposed Improvements
- Accessibility Code Analysis
- Facility Space Program Development
- Applicable Building and Zoning Code Review
- Project Management & Build Design
- Professional Team for project delivery (incl., partnering with architectural, interior design, landscape architecture and engineering building design professionals when needed for project)
- Preparation of Construction Drawings and Specifications for Submittal to City of Omaha Planning Department (for Building Permit)
- Contractor Selection Assistance, Construction Bidding Support & Construction Administration Services



RARE BIRD INNOVATIONS, LLC - PO Box 641784, Omaha, NE 68164

CAPABILITIES STATEMENT

Contact: Barbara J. Ingram, LEED AP, Owner/ CEO PH: (402) 618-2550 Email: barbaraarch48@cox.net

PERTINENT CODES

●UEI: CE2VDCN6BA79 ●CAGE: 76XT2 ●NAICS CODES: 541310, 541340 & 541410

CORE COMPETENCIES

"My works brings the Client's building functional needs and aesthetic desires for spatial beauty into reality." I utilize programming, design, architectural details, and drawings, to bridge the gap between an idea and built form. Thus, translating space needs, code requirements, 2D sketches, and 3D digital analysis into built-form that becomes timeless, functional, healthy, and beautiful places to live, work, dine, relax, exercise, and/or be entertained.

City of Omaha Tier II ESB, Existing Building Condition Assessment Experience, Architectural Component's Verification (locations and dimensions of walls, doors, ceilings, structural components, exterior finish materials, etc.), Drawing Preparation, Design, Detailing, Construction Document Preparation/ Drafting Support Services (utilizing Revit, AutoCAD, Bluebeam, and various Microsoft Office Suite Programs) under the direction of licensed Architects/ Engineers (when required). Architectural QA/QC Peer Reviews of Design/ CD Submittals (i.e., developing narratives, specifications, building code summaries, details, schedules and contract documents), Construction Administration, Project Management, Sustainable Building Design/Documentation, and Certification Support.

PAST PERFORMANCE

Additional Service Details

- QA-QC/Peer Reviews utilizing specific Federal Agency Submission Requirements & Building Design/Evaluation Criteria (i.e., Veteran's Administration Form PG 18-15, and U.S. Army Corps of Engineers WBDG & UFC Standards)
- Conducting & Coordination of Building Architectural/Engineering Peer Review Comments utilizing the Projnet.org federal website (Dr. Checks System).
- Specification's editing and review.
- Analyze floor plans and assign preliminary door hardware set components and descriptions for most building types.
- Accessibility facility evaluations and design.

- Veteran's Administration (VA) Hospitals and Clinic (new building design and renovations) experience. AE QA/QC Peer Reviews and coordination of team efforts on several projects throughout the country. Dale Munhall, AIA, (402) 670-02078. dlimunhall@leoadaly.com
- USACE Healthcare design experience (new, renovation) and AE QA/ QC building design reviews. Richard J. Onken, AIA, Owner - Alesia Architecture (402) 676-7962, ronken@alesiaarchitecture.com
- Commercial Renovation Design/Contract Documents Sean and Tasha McNeil, Owner/Director – Childcare Facility Renovation in Omaha, NE (402) 415-9217, bbcc1@gmail.com

COMPANY DATA

Company was established in August 2014. Owner/ CEO brings over 30 years of combined architectural design, detailing and CA experience (under the direction of licensed architects), this includes over nine (9) years in a multidiscipline A/E design firm. **Roles** have included; **Designer**, Architectural Coordinator, **PM/CM Design Manager**, Drafter (production team, detailing team member), utilizing BIM/ 3D modeling in **Revit** and **AutoCAD**, **Project Specification's Coordinator**, **Writer and Editor**, construction administration, **Research/ Report Writer**. Building type's experience also includes; commercial, **retail**, K-12 education, residential, **sports/recreation**, fire stations, and **law enforcement**.

DIFFERENTIATORS

Professional Acumen (autonomous/teamwork) **Minority Owned Business, Woman-Owned Small Business**, Effective Communicator/Collaboration Skills, **Master of Architecture Degree**, Master in Organizational Leadership Degree, **Focus on Meeting Deliverable's Schedule**, Budget & Fee Requirements, **Attention to Detail & High Quality Deliverables**.



Brian L. Yentes, P.L.S.

VICE PRESIDENT/ LAND SURVEYOR

Brian Yentes has over 25 years of experience in all aspects of land surveying. He is currently a senior land surveyor at R.W. Engineering & Surveying. He is responsible for assisting in project planning, bidding and he also is actively involved in the day to day fieldwork.

Brian has extensive experience in the State of Iowa performing surveys for easements and acquisitions as well as construction staking for large sewer projects. He also has experience managing the day to day activities of four survey field crews. He is proficient in researching courthouse records as well as working with planning and zoning boards to complete land acquisition projects.

Brian has extensive experience in topographic surveys, boundary surveys, ALTA/NSPS surveys, control surveys, sonar and subdivision surveys in both field and office. He is proficient in document research, obtaining right-of-way and utility maps.

His technical experience includes the preparation of plats, plans, contour maps, analyzing digital terrain models and creating cross sections using computer programs such as Terramodel software. He has continual surveying experience, surveying education, and surveying teaching since 1996.

PROFESSIONAL AFFILIATIONS

Professional Land Surveyor: Iowa (2007) LS-18370
Professional Surveyors Association of Nebraska (PSAN), Member

SIMILAR PROJECT EXPERIENCE

Projects included in the following services: Topographic Surveying, ALTA/NSPS Land Title Surveying, Total Station Surveying, GPS Surveying, Bridge Hydraulic Surveying, Bathymetric Surveying, Monitoring Surveying, Right of Way Surveying, Planimetric Mapping, Construction Surveying, LiDAR Scanning, & Digital Terrain Modeling.

- 2021 Cottonwood Marina Surveying Services
- 2020 Eppley Airfield Terminal Drive Modernization
- 2019 Eppley Airfield Terminal Modernization
- 2019 Missouri Valley Atlas D Missile Site Soil Remediation

PROFESSIONAL EXPERIENCE

17 Years' Experience
9 Years with RW

EDUCATION

Bachelor of Science, Land Surveying Engineering
Purdue University – West Lafayette, IN 2000

Master of Science, Engineering (Land Surveying focus)
Purdue University – West Lafayette, IN 2004

PROFESSIONAL REGISTRATIONS

PLS Land Surveying
Iowa (2007) # LS-18370
Nebraska (2021) #LS-829



CURTIS A. FIELD, AIA Principal/Senior Project Manager

Biography

Mr. Field has over 38 years of architectural experience. As the Principal Architect for Prochaska & Associates, he is involved in all phases of municipal project development, including planning, design and construction administration. His management responsibilities include coordination of all project disciplines: architectural, civil, structural, mechanical and electrical design. Curt has gained respect as a team player who can deliver when required. His background and knowledge of extensive single family home experience dates back as far as 1992 with hundreds of single family designs in his portfolio. Curt adds working for numerous government and private sector clients on diverse facilities, and his ability to manage multiple tasks simultaneously, brings excellent leadership to any project beginning with new residential builds to additions to existing residential properties. His related expertise follows:

Expertise

Site and Facility Evaluations
Programming and Master Planning
Design Development
Construction Documents and Detail Refinement
Preliminary Budgeting
Development of Project Specifications
Cost Estimating
Bidding and Negotiation
Experienced with all project delivery methods:
Design-Bid-Build, Design-Build, Construction Management
Construction Administration and Project Closeout

Experience

Habitat for Humanity Blitz Builds, Omaha, NE
Ravello 192 Multi-Family Residence, Omaha, NE
Hundreds of single-family residents ranging from 1,100 to 13,500 sq. ft.,
Omaha, NE Metropolitan area
Stalnaker & Slosburg Residences, Omaha, NE
P.E. Iler Building, Omaha, NE
Adams County Justice Center, Courthouse, S.O. & Jail, Hastings, NE
Marshalltown PD & FD Headquarters Facility, Marshalltown, IA
Washington County Justice Center, Courthouse & Jail, Blair, NE
McCook PD & FD Joint Use Municipal Facility, McCook, NE
Mills County Law Enforcement Center & Jail, Glenwood, IA
Metropolitan Community College, Applied Technology Center, Omaha, NE
UNL Hamilton Hall Chemistry Labs, Lincoln, NE
U.S. Bank 4 Branch locations, Omaha, Nebraska, Council Bluffs, IA
U.S. Bank Private Client Group Renovation of 2 Floors, Omaha, NE
Florence Elementary School and Boys and Girls Club Addition, Omaha, NE

Education

University of Minnesota Bachelor of
Architecture

Registration

Registered Professional Architect:
#A3003

Associations

American Institute of Architects
Greater Omaha Chamber of
CommerceSarpy County Chamber of
Commerce Board Member of
Presbyterian Outreach
Prison Ministries ProgramBoard
Member of Missouri Valley Sierra



Slosburg Residence, Omaha, NE



Habitat for Humanity Omaha, NE



DIXIE THOMAS, Director of Interior Design

Biography

Ms. Thomas has extensive experience in all of the project phases from schematic design through contract documents with an emphasis on interior architecture and AutoCAD design. Her architectural training and experience in all phases of project design and production impart an unusual ability to execute interior details with the same technical precision found in the most critical construction details. Ms. Thomas's experience in design and renovation coupled with her expertise in architectural detailing carries into the execution of interior space that respects the needs and tastes of its various users. Dixie's related expertise and relevant experience follows:

Education

Northern Illinois University, Dekalb, Illinois
Bachelor of Interior Architecture

University of Hawaii - Graphic Design

Expertise

Analysis of existing building environmental systems
Interiors system design and design development
Calculations and equipment selection
Construction Documents
Coordination of Interior Documents with other Disciplines
Construction Administration

Experience

Omaha Tribe Residences, Macy, NE
Ravello Multi-Family Residence, Omaha, NE
P.E. Iler Building, Omaha, NE
Prague Hotel-Multi-Family Residence, Omaha, NE
Ainsworth Fire & Rescue, Ainsworth, NE
Mills County Law Enforcement Center, Glenwood, IA
Bloomfield Community School District, Bloomfield, NE
Children's Respite Care Center (CRCC), Omaha, NE
Pony Creek Nature Center, Pacific Junction, IA
The Prague, Omaha, NE
The Fountains Ballroom, Glenwood, IA
Marshalltown Police & Fire Headquarters, Marshalltown, IA
Brown County Hospital, Ainsworth, NE
First National Bank of Wahoo, Wahoo, NE
McCook Police and Joint Use Municipal Facility, McCook, NE
Fremont County Law Enforcement Center, Sidney, IA
Antelope County Law Enforcement Center Jail, Antelope Co. NE
Richardson County Law Enforcement Center, Richardson Co, NE
Hamilton County Law Enforcement Center, Aurora, NE
Washington County Law Enforcement Center, Blair, NE
Floyd County Jail and Correctional Center, Charles City IA
The HUB, Council Bluffs, IA



Clubhouse Ravello, Omaha, NE



P.E. Iler Kitchen Design, Omaha, NE



Prague Hotel, Omaha, NE

MICHAEL P. HROMANIK, PE, LEED® AP BD+C, BCxP Vice President of Engineering/Mechanical Engineer



Education

Bachelor of Science - Mechanical Engineering
Oklahoma State University

Registration

Registered Mechanical Engineer: NE, IA,
TX, IN, IL, MS
LEED AP BD+C
Certified Commissioning Professional

Biography

Michael is a licensed professional engineer with over 30 years of mechanical design experience for a multitude of projects throughout the United States. Michael's project responsibilities cover the gamut of mechanical systems design, including load calculations, system selection, energy optimization, life cycle cost analysis, code review, project management and coordination, specification and control sequence writing, cost estimating, shop drawing review, and construction administration. As a LEED® accredited professional, shared responsibility in the design and registration of numerous LEED Gold, Silver, and Certified accredited facilities. Michael recently earned his accreditation as a Certified Commissioning Professional (BCxP). His relevant law enforcement experience follows:

Expertise

Large, Complex Mechanical System Design
Energy Systems Design
Environmental Quality Design
Life and Health Support Systems
Load calculations and equipment selection
Construction Documents
Construction Administration

Relevant Experience

Fremont County Law Enforcement Center, Sidney, IA
Washington County Law Enforcement Center, Blair NE
Floyd County Law Enforcement Center, Charles City, IA
Antelope County Law Enforcement Center, Neligh, NE
Taylor County Law Enforcement Center, Bedford, IA
PE Iler Building, Omaha, NE
Pony Creek Nature Center, Pacific Junction, IA
Children's Respite Center, Omaha, NE
Saunders Medical Center, Wahoo, NE
Mills County Law Enforcement Center, Glenwood, IA
Red Willow County Jail & Law Enforcement Ctr., McCook, NE
Santee Community Schools, Niobrara, NE
Marshalltown Police & Fire Headquarters, Marshalltown, IA
Bloomfield Community Schools, Bloomfield, NE



PAUL J. RYAN, LEED AP
Director of Sustainable Design
Biography



Education

Northwestern Iowa Technical College
Western Iowa Technical Community College
Peru State College

Registration

LEED Accredited Professional

Associations

American Society of Mechanical Engineers
American Society of Heating, Refrigeration
and Air Conditioning Engineers
National Society of Professional Engineers
Professional Engineers of Nebraska
Society of American Military Engineers
National Institute of Engineering Ethics

Expertise

Large, Complex Mechanical System Design
Energy Systems Design
Environmental Quality Design
Life and Health Support Systems
Load calculations and equipment selection
Construction Documents
Construction Administration

Relevant Experience

Brown County Hospital, Ainsworth, NE
Children's Respite Center (CRCC), Omaha, NE
PE Iler Building, Omaha, NE
Montgomery County Law Enforcement Center, Red Oak, IA
Mills County Law Enforcement Center, Glenwood, IA
McCook Police and Joint Use Municipal Facility, McCook, NE
Cherry County Justice Center, Valentine, NE
Cuming County Courthouse, West Point, NE
Fremont Housing Authority, Fremont, NE
Woodward Resource Center, Woodward, IA
Nebraska City Housing Authority, Nebraska City, NE
Estes Park Medical Center, Estes Park, CO
Jefferson Community Health Center, Fairbury, NE
Prairie Breeze Assisted Living Facility, Pender, NE



THOMAS V. HAWK, PE

Electrical Engineer

Biography



Mr. Hawk has over 26 years of experience designing electrical systems for Justice, governmental, institutional, correctional, commercial, industrial, and environmental facilities. Tom has the experience to work on any size of project that is placed before him from small additions and renovations to large and complex hospitals. His experience includes the design, production and administration of electrical lighting, power, communications, security backup generators, auxiliary, electric lifts and utility systems for a variety of school facility types. Tom's electrical engineering responsibilities include planning, design development, contract documents, project scheduling, construction observation, quality control reviews, code reviews, high tech design for special equipment, voltage drop calculations, short circuit studies, generator sizing, lighting and heat trace calculations. Tom's relevant experience is as follows:

Education

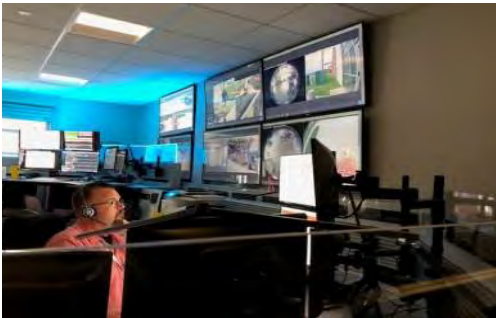
Southern Illinois University,
Carbondale, Illinois

Bachelor of Science -Electrical Engineering

Registration Expertise

Registered Electrical Engineer
NE, IA, KS, TX, MS

Electrical System Design
Energy Systems Design
Quality Control Reviews, Code Reviews
Access Control
Video Surveillance
Voltage Drop Calculations
Short Circuit Studies
Equipment sizing,
Lighting and heat trace calculations



Relevant Experience

Antelope County LEC, Neligh, NE
Bloomfield Community Schools, Bloomfield, NE
Children's Respite Care Center, Omaha, NE
PE Iler Building, Omaha, NE
Pony Creek Nature Center, Pacific Junction, IA
Marshalltown Police & Fire Headquarters, Marshalltown, IA
McCook Police and Joint Use Municipal Facility, McCook, NE
Washington County Law Enforcement Center, Blair, NE
Red Willow County Jail and Law Enforcement Center, McCook, NE
Lincoln Correctional Center, Lincoln, NE
Applied Underwriters, Various Locations
Children's Angel Daycare, Omaha, NE
Paw Spa Pet Daycare, Omaha, NE
Ravello 192 Apartments, Omaha, NE
Bob Kerry Pedestrian Bridge, Omaha, NE





WILLIAM R. HUEY, III, AIA,
Vice President-Construction Administration
Biography



Mr. Huey’s responsibilities as a Quality Control Manager include all phases of Justice design, with a focus on production and construction administration. His building systems knowledge and ability to execute a building project from initiation to occupancy supports his leadership role in the preparation of contract documents. He is keenly sensitive to client relationships. His special emphasis on projects involving development and space improvements have given him practical insight into the unique building codes and cost control challenges involved in the successful completion of projects. A representative outline of Bill’s experience of projects are as follows:

Education

University of Nebraska - Lincoln
Bachelor of Architecture

Doane College
Bachelor of Arts-History

Registration

Registered Professional Architect
NCARB

Expertise

Diverse Justice Building Type Project Experience
Emphasis on Renovation and New Construction
Design Development and Construction Documents
Bidding and Negotiation
Experienced with all project delivery methods:
 Design-Bid-Build
 Design-Build
 Construction Management at Risk
Construction Administration and Project Closeout

Relevant Experience

- Fontenelle Park Pavillion, Omaha, NE
- PE Iler Building, Omaha, NE
- Pony Creek Nature Center, Pacific Junction, IA
- The Prague, Omaha, NE
- The Fountains Ballroom, Glenwood, IA
- Marshalltown Police & Fire Headquarters, Marshalltown, IA
- Brown County Hospital, Ainsworth, NE
- McCook Police and Joint Use Municipal Facility, McCook, NE
- Red Willow County Jail and Law Enforcement Center, McCook, NE
- Cherry County Justice Center, Valentine, NE
- Montgomery County Law Enforcement Center, Red Oak, IA
- Mills County Law Enforcement Center, Glenwood, IA



PAUL COCOLAS

Architectural Designer

Biography

Mr. Cocolas has over 16 years of experience in the Architectural field, Working across all project phases from initial concept design and client presentation to construction documents. Paul's conceptualized exterior and interior solutions as well as coordination with other disciplines, programming spaces, developing digital 3D production models for core, shell, and interior fit-ups and verifying drawing compliance with international and local building codes and zoning regulations are some of his strong points.



Education

University of Nebraska-Lincoln
Bachelors in Architectural Design

University of Nebraska-Lincoln
Masters in Architectural Design

School Of Visual Arts
Milan, Italy

Registration

AIA Associate, Nebraska Chapter
NCARB member

Associations

Vice President of Student
UNL Architecture School
Advisory Board

Expertise

Programming and Master Planning

Design Development

Construction Documents and Detail Refinement

Preliminary Budgeting

Development of Project Specifications

Cost Estimating

Bidding and Negotiation

Experienced with all project delivery methods:

Design-Bid-Build, Design-Build, Construction Management Construction Administration and Project Closeout

Relevant Experience

ESU8 Neligh, NE

Santee Community Schools, Santee, NE

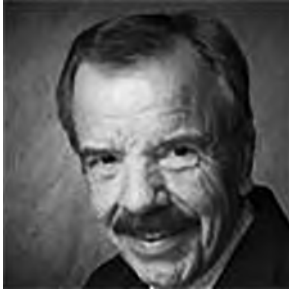
UNMC Cheese Building, Omaha, NE

Marshalltown Police & Fire Joint Headquarters, Marshalltown, IA

Applied Underwriters, Various Projects, Various Locations

Vietnam Memorial, Omaha, NE





DAVID E. BRAMOW, AIA, NCARB
Sr. Project Architect/Sr. Project Manager

Biography

Mr. Bramow has 45 years of experience through all phases of planning, design, construction documents and contract administration along with being responsible for overseeing workloads for completing a project on-time and within budget. He has coordinated and assisted with all aspects of construction phase services including contracts, addendums, RFI's and change orders. He has performed facility assessments on variety types of buildings to determine project scope and construction budget.

Dave has experience coordinating work of all disciplines from design through the construction document phase, performing contract negotiations, including project control, detailed cost estimating and code analysis for numerous projects. He also has experience in healthcare, hospitality, commercial, educational, industrial, governmental and historic restoration. A representative outline of Dave's expertise and school projects follows:

Expertise

- Project Planning/Programming
- Develop/Manage Contracts
- Project Management/Project Principal
- Business Development
- Quality Assurance/Quality Control
- Team Building/Recruiting/Mentoring
- Practice Management/Leadership

Relevant Experience

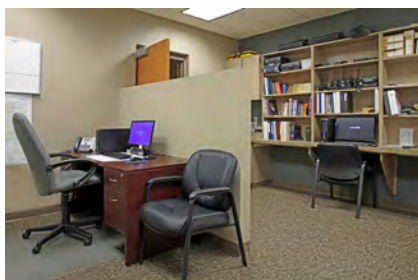
- Abiding Savior Lutheran Church – Addition, Omaha, NE
- Adel-Desoto Community School, Adel, IA
- Benson West Elementary School, Omaha, NE
- Central High School, Omaha, NE
- College Of Pharmacy at UNMC, Omaha, NE
- College Of Saint Mary, Omaha, NE
- Dana College, Blair, NE
- Jackson Alternative School, Omaha, NE
- Millard Public Schools, Millard, NE
- Morton Junior High School, Omaha, NE
- Omaha Public Schools, Omaha, NE
- Robbins Elementary School, Omaha, NE
- Sacred Heart Schools, Falls City, NE
- Sioux Valley Memorial Hospital Education Wing Cherokee, IA
- University Of Nebraska at Omaha, Omaha, NE
- University Of Nebraska, Lionel Harris Facility, Mitchell, NE

Education

- University of Nebraska - Omaha
- Southwestern Community College
- Creston Iowa
- American Institute of Management

Registration

- NCARB Certification
- Registered Professional Architect
- Registered in:
 - Nebraska, Iowa,
 - Colorado, Kansas,
 - North Carolina, Maryland,
 - Idaho, New Jersey and
 - Wyoming



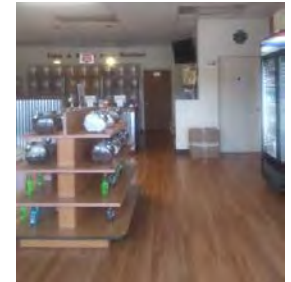
RETAIL

HUSKERLAND POPCORN STORE

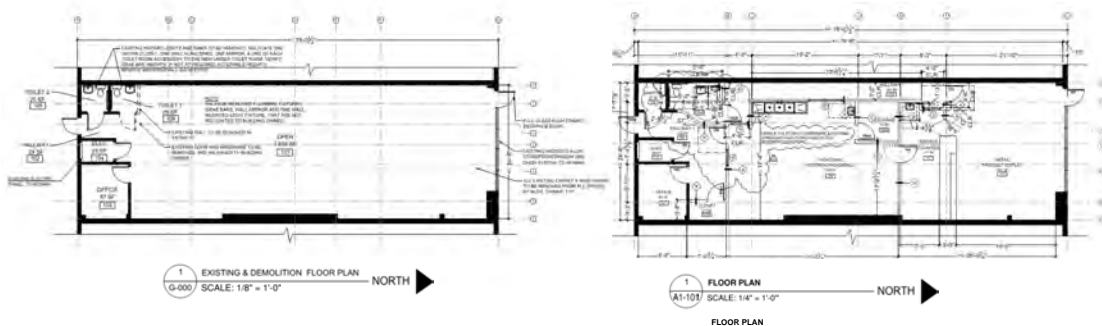
Renovated Tenant Improvement Retail Space

2205 N. 90th Street
Omaha, NE 68134

Contact: Brandon Louis, Owner
Office: (402) 505-3436



Construction Completed: 2019



PROJECT DESCRIPTION: Rare Bird Innovations, LLC was hired to perform a visual existing condition's inspection of the existing open single bay tenant improvement 2,000 sf space, field verify the existing building systems and dimensions, prepare existing drawings, provide space planning for the kitchen equipment and entire store, code analysis, design, bidding and preparation of the final contract documents (to be submitted to the City of Omaha for the construction permit). A program of space needs was prepared, several preliminary layouts were developed and reviewed with the client. Special focus was placed on the kitchen equipment layout, and the required mechanical and electrical upgrades, in addition the front service counter area, and customer area at the entrance to the store. Preliminary code reviews revealed that a male and female toilet room, with public access was required to be provided. The limited area of the existing space, did not allow for both toilet rooms. Rare Bird Innovations, LLC submitted the required documents and set up meetings with the City of Omaha Planning Dept. and Plumbing Board, to assist the Owner in requesting a variance to allow the owner to install a single unisex toilet room (that could be used for both public and staff use). This request was approved. However, additional challenges in coordinating with the City needed to be resolved regarding the specific kitchen hood requirement, and fire rating requirements. These items were addressed, and the upgrades completed by a local contractor, and misc. construction work also performed by the owner.

Rare Bird Innovations, LLC

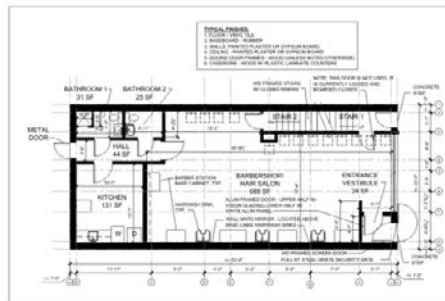
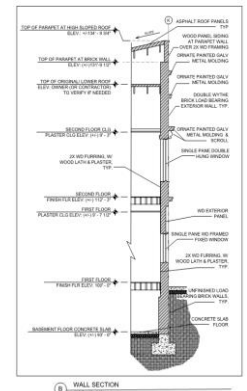
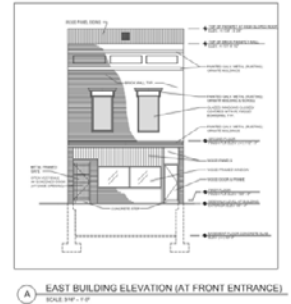
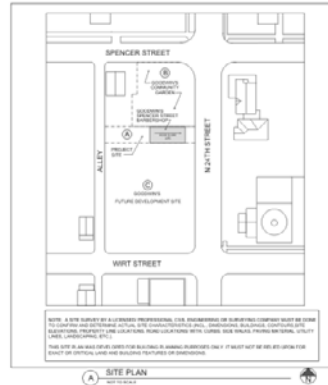
MIXED-USE

GOODWIN'S SPENCER STREET BARBERSHOP & UPPER LEVEL APARTMENTS

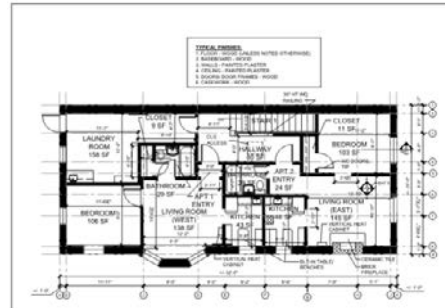
3116 N. 24th Street
Omaha, NE 68110

Contact: Dan and LaVonya Goodwin, Owners
(531) 721-6000/ (402) 575-8164

An Existing Conditions Analysis, Building Drawings, and a Report were completed in March of 2019.



A EXISTING FIRST LEVEL FLOOR PLAN
SCALE: 3/8" = 1'-0"



B EXISTING SECOND LEVEL FLOOR PLAN
SCALE: 3/8" = 1'-0"

PROJECT DESCRIPTION: Rare Bird Innovations, LLC was hired to perform a visual existing condition's inspection of the Owner's three (3) story 1960's built brick building, with an aluminum storefront entrance. The building also has brick load bearing perimeter wall construction. Rare Bird Innovations, LLC also photographed, and verified the dimensions of the existing building. This information was utilized to prepare the existing building drawings. Rare Bird Innovations, LLC also provided a detailed existing condition's report to the Owners. The Owners were seeking to modernize the main Barbershop area, and the exterior storefront facade at 24th street. In addition, they were considering the feasibility of modernizing Barbershop area, and bringing the upper level Apartments "up to code" (because the entire area was in severe disrepair, and had not been utilized by occupants in a significant number of years). Lawrence Butler, PE also provided a structural and MEP visual inspection, and a report with recommendations to the Owners. The Owners decided to not proceed with the buildings upgrades at that time.

Rare Bird Innovations, LLC

COMMERCIAL

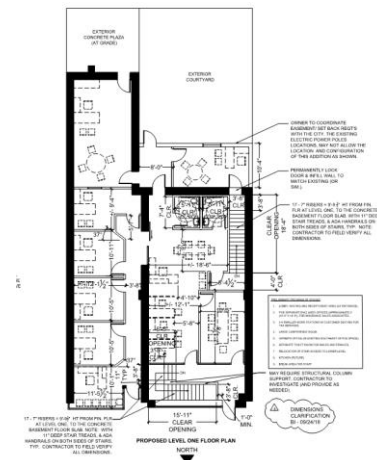
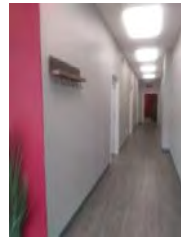
AKOUGH & ASSOCIATES LLC FARM BUREAU FINANCIAL SERVICES

RENOVATED OFFICE SPACE

3225 California Street
Omaha, NE 68131

Contact: Luper Akough, Owner
Office: (402) 951-9355
Email: luper.akough@fbfs.com

Constuction: 2018 - Ongoing



PROJECT DESCRIPTION: This Gifford Park Community two-bay early 1900's built, commercial two-story office/retail space, is approximately 2,900 sf on the main level. The perimeter walls are load bearing double wythe brick construction, with an aluminum storefront entrance. The space was previously used as a small community theater. The existing building was in severe disrepair with a large number of broken and corroded building finishes. There were also multiple temporary and small unusable spaces, with vintage metal ceiling tiles throughout. Rare Bird innovations, LLC, was hired to provide a visual inspection of the existing building, field verify existing building elements and dimensions. Structural related items of concern were identified, and a licensed structural engineer (Lawrence Butler, PE) was contracted by the Owner to perform a visual assessment and make recommendations. Existing condition drawings were prepared, a program of space needs, and design options were developed and reviewed with the Owner. Upon Owner selection of the final layout, a code review was conducted, and contract documents (including demolition) were prepared, to repurpose the entire main level into new office spaces.

*Rare Bird
Innovations, LLC*

Child Care Facility

BB's Child Care Center No. 2

Existing Building Repurposing & Renovation

4407 N 61st Street
Omaha, NE 68104

Owner Contact:

Tasha & William Sean McNeil

Phone: (402) 415-9217

Construction Documents Completed

& City Permit Issued:

September 2018

Project Status:

Owners Placed On-Hold

EAST PLAYGROUND
SURFACE UPGRADE AREA

BB's CHILD CARE NO. 2
PROJECT WORK AT
THIS BUILDING.

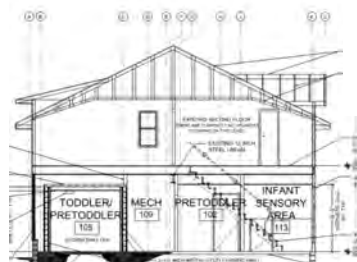
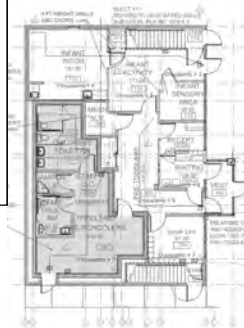
WEST PLAYGROUND
SURFACE UPGRADE AREA

BB's CHILD CARE NO. 1
NO PROJECT WORK AT
THIS BUILDING.



SITE AERIAL VIEW
◀ NORTH

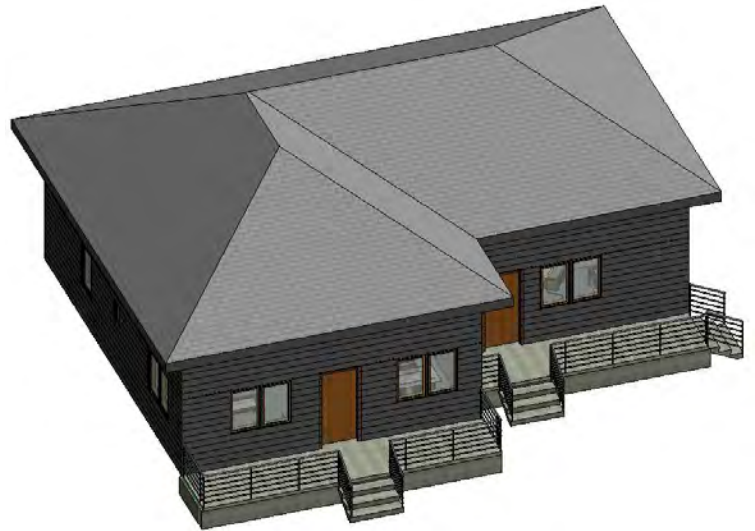
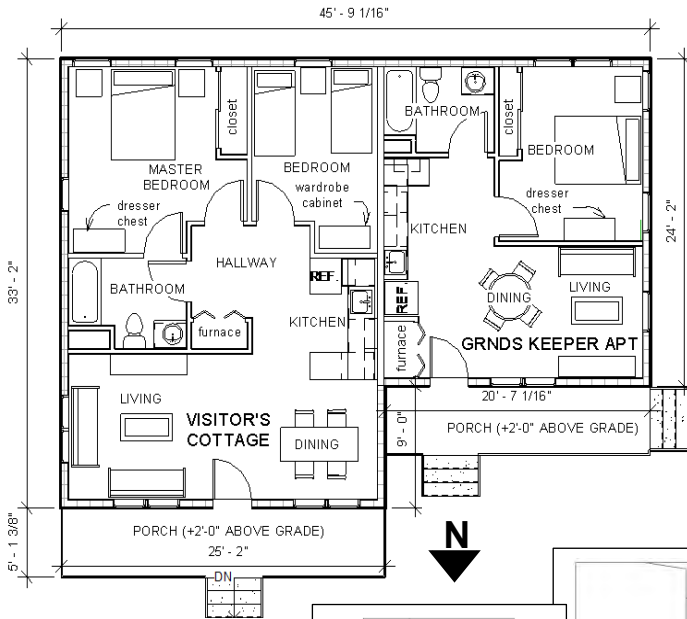
PROJECT DESCRIPTION: Rare Bird Innovations, LLC was hired as the design team project manager/POC/primary building designer, to coordinate City of Omaha requirements for permitting, and to prepare construction documents for the project. LT Butler Engineers provided the structural, mechanical, and electrical engineering design. The project required repurposing and renovating of an existing 2-Story Commercial Building into a New Child Day Care Facility (for infant age children to 2-½ years olds on the first level, and older children on the second level). A storm shelter that could hold a maximum of 49 people (adults and children) was also required to be included in the design. The first floor was previously an enclosed unfinished garage with a concrete slab floor, utilized for lawn care vehicles and equipment. The First Floor is 1,750 GSF and the Second Floor is 1,694 GSF.



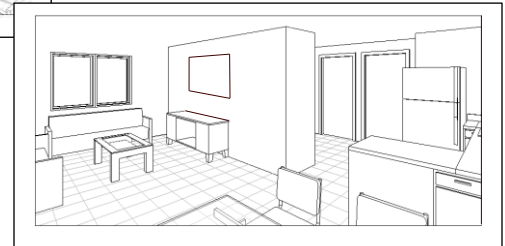
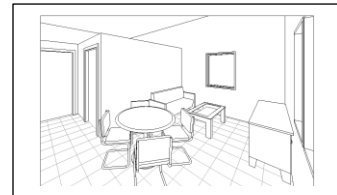
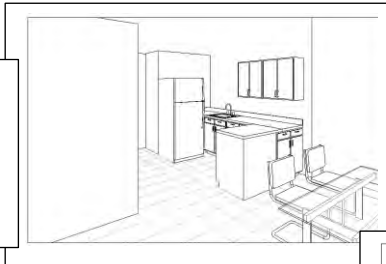
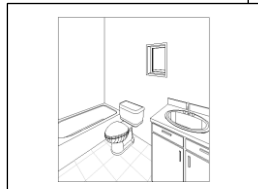
Rare Bird Innovations, LLC

MALCOLM X MEMORIAL FOUNDATION Omaha, Nebraska

Proposed Visitor's Cottage & Groundskeeper Apartment



PRELIM.
FLOOR PLAN - NTS



▲ SITE PLAN DRAWING
N

PROPOSED LOCATION OF MXMF
VISITOR'S COTTAGE & GROUNDSKEEPER APT

Design by Rare Bird Innovations, LLC – September 26, 2020
PRELIMINARY FOR FUNDRAISING – “NOT FOR CONSTRUCTION”

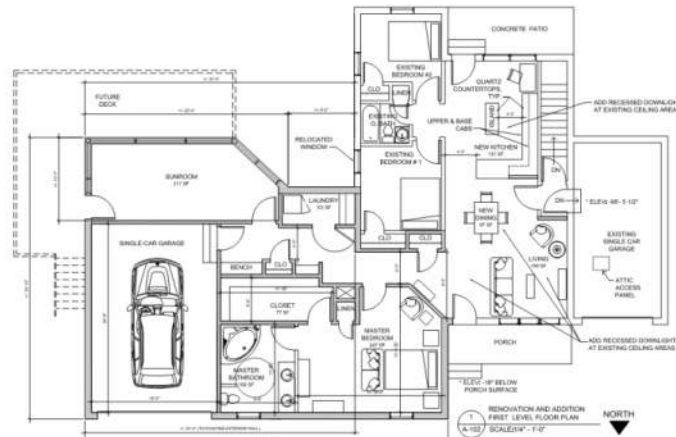
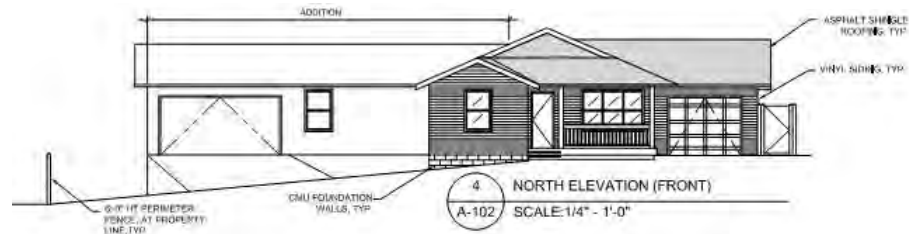
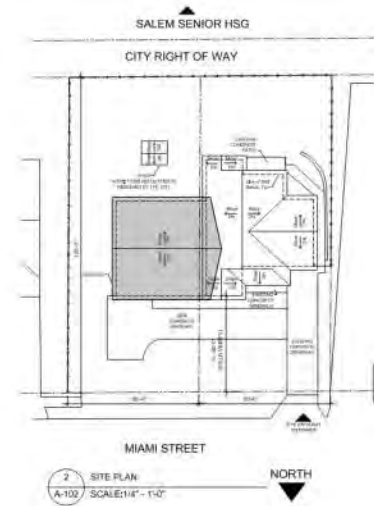
Single Family Homes

The Brown Residence Renovation & Addition

3457 & 3459 Miami Street
Omaha, NE 68111

Contact: Stephanie Brown, Owner
Phone: (402) 213-5836

Schematic Design Completed:
June 2021



PROJECT DESCRIPTION: Rare Bird Innovations, LLC was hired to provide Existing Condition's drawings of the residence, assess existing conditions and make recommendations for improvements, to design a new 1,158 SF Master Bedroom Addition, a new Kitchen, add an Upstairs Laundry Room, add a Sunroom, an additional Single-car Garage, renovate the Living Room, relocate the Dining Room, and provide a smooth transition between the existing areas and the Addition. Preliminary cost estimates for construction were also provided to the Owner for review. The project is currently on-hold. When the Owner is ready, the next steps will be to complete the Contract Documents (construction drawings and specifications), submit to the City of Omaha Planning Department for review and issuing the building construction permit, requesting bids for General Contractor selection, and construction.

Rare Bird Innovations, LLC

Single Family Homes

3D Revit Software Study Existing Home Drawings

7517 N 88th Avenue
Omaha, NE 68122

Contact: Barbara Ingram, Owner
Phone: (402) 618-2550

October 2020

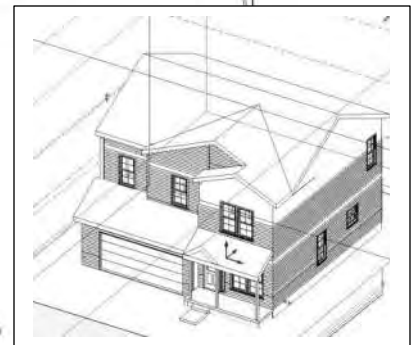
PROJECT DESCRIPTION: The Owner of Rare Bird Innovations, LLC, verified the dimensions of her 2010 1,966 SF built home (constructed by a Residential Home Developer) and modeled it in the Revit software program, utilizing the 3D modeling tools. This exercise provided a great opportunity for her to practice the upgrades to the current 3D Revit Modeling software. One of the advantages of utilizing Revit is that most of the elements placed in the model are already in 3D. Thus, perspective views (at the interior and exterior), roof configurations, textures and shading of materials and finishes, can be accomplished much more efficiently to study design options. The program also supports the development of 2D building design drawings, construction drawings, and building schedules.



Front Elevation



First Floor Plan



Single Family Homes

Omaha Economic Development Corporation (OEDC)

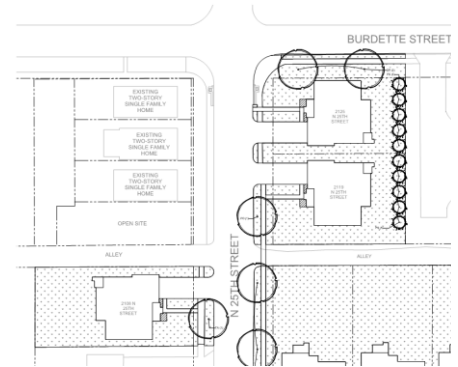
NEW 1-STORY SINGLE-FAMILY HOMES

2108, 2119 & 2125 N 25th Street
Omaha, NE 68111

Contact: Michael Maroney, President
Phone: (402) 346-2300

Construction Documents Completed:
April 2022

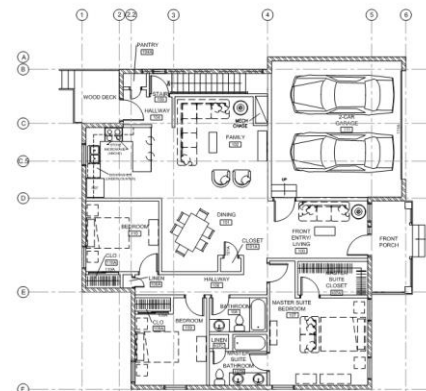
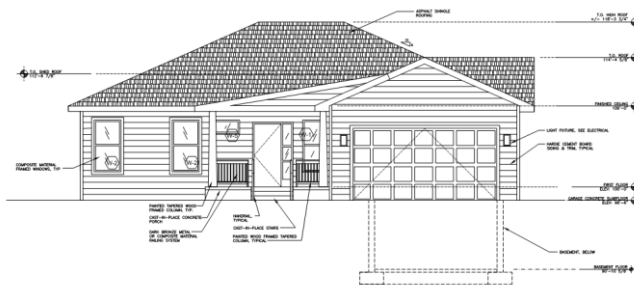
Tentative Construction:
Fall 2022 – Spring 2023



PRELIMINARY ELEVATION RENDERING



PROJECT DESCRIPTION: Rare Bird Innovations, LLC was hired to provide full building design, construction document preparation, and CA services as the Design Project Manager/POC, and primary designer. The project includes Six (6) New Single-Family Homes to be constructed on North Omaha properties (currently empty lots) that are owned by the OEDC. Additional project/design team partners include Thiele Geotech Inc., RW Engineering, LT Butler Engineers, Prochaska & Associates, and Confluence. Three (3) homes will be 2-Story (with a Basement), and three (3) homes will be 1-Story (also with a Basement). The total area of each of the 1-Story homes is 2,390SF. The homes are wood framed, and will have cement board horizontal siding, with asphalt shingle roofing. The first floor includes an interior Front Entry Area/Living space (off a covered Front Porch), Kitchen, Dining, Family Area, a Full Bathroom, a Master Bedroom Suite, Two Bedrooms, and a Full- Bathroom. a Stairwell to the Basement Floor, with an attached 2-Car Garage. The Basement is unfinished, and includes the Utility/Laundry Room, a large space that may be finished as a bedroom in the future with a window/ window-well for the required egress access from this space.



Single Family Homes

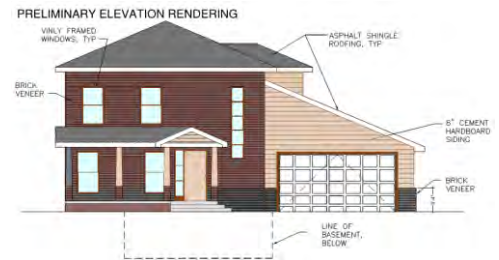
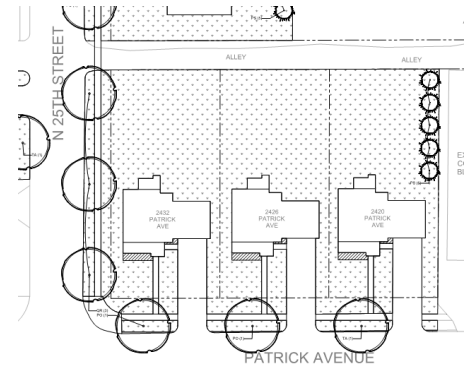
Omaha Economic Development Corporation (OEDC) NEW 2-STORY SINGLE-FAMILY HOMES

2432, 2426 & 2420 Patrick Avenue
Omaha, NE 68111

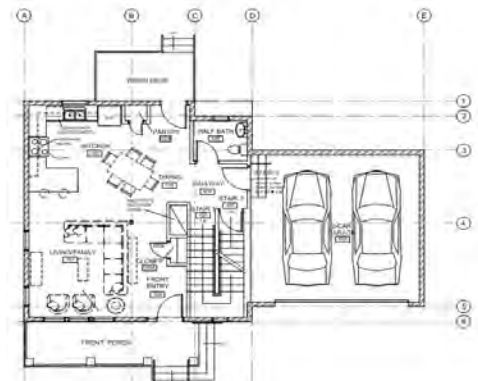
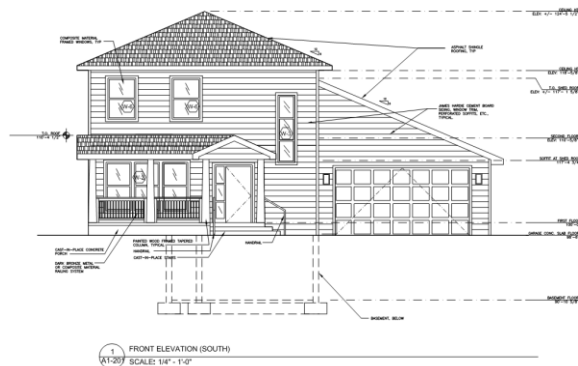
Contact: Michael Maroney, President
Phone: (402) 346-2300

Construction Documents Completed:
April 2022

Tentative Construction:
Fall 2022 – Spring 2023



PROJECT DESCRIPTION: Rare Bird Innovations, LLC was hired to provide full building design, construction document preparation, and CA services as the Design Project Manager/POC, and primary designer. The project includes Six (6) New Single-Family Homes to be constructed on North Omaha properties (currently empty lots) that are owned by the OEDC. Additional project/design team partners include Thiele Geotech Inc., RW Engineering, LT Butler Engineers, Prochaska & Associates, and Confluence. Three (3) homes will be 2-Story (with a Basement), and three (3) homes will be 1-Story (also with a Basement). The total area of each of the 2-Story homes is 2,503SF. The homes are wood framed, and will have cement board horizontal siding, with asphalt shingle roofing. The first floor includes an interior Front Entry Area (off a covered Front Porch), a Living/Family, Kitchen, Dining, a Half-Bath, a Stairwell to the Second Floor and Basement Floor, with an attached 2-Car Garage. The Second Floor has a Master Bedroom Suite, Two Bedrooms, and a Full- Bathroom. The Basement is Unfinished, and includes the Utility/Laundry Room, and a large space that may be finished as a bedroom in the future with a window/ window-well for the required egress access from this space.

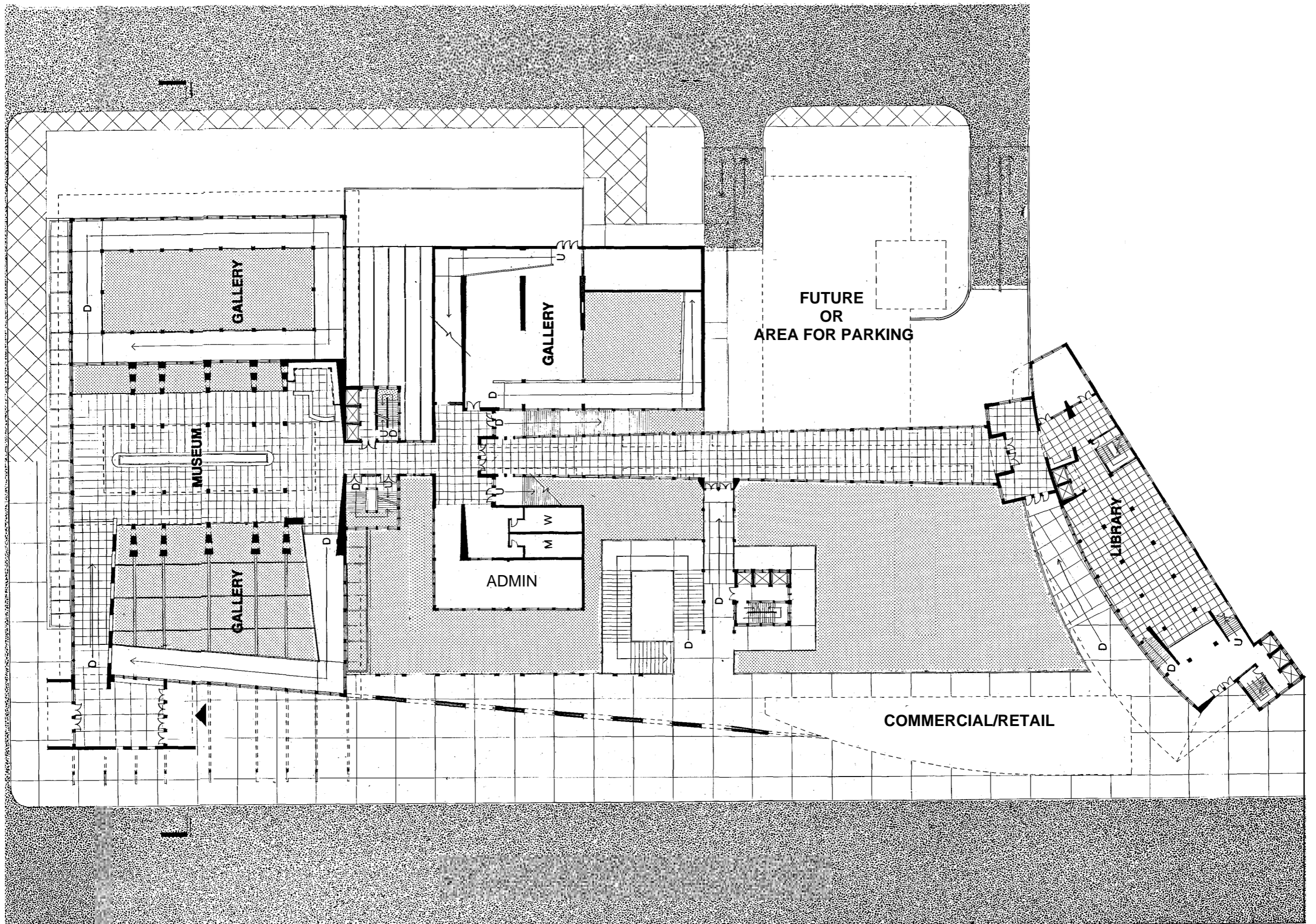




CONCEPTUAL MODEL

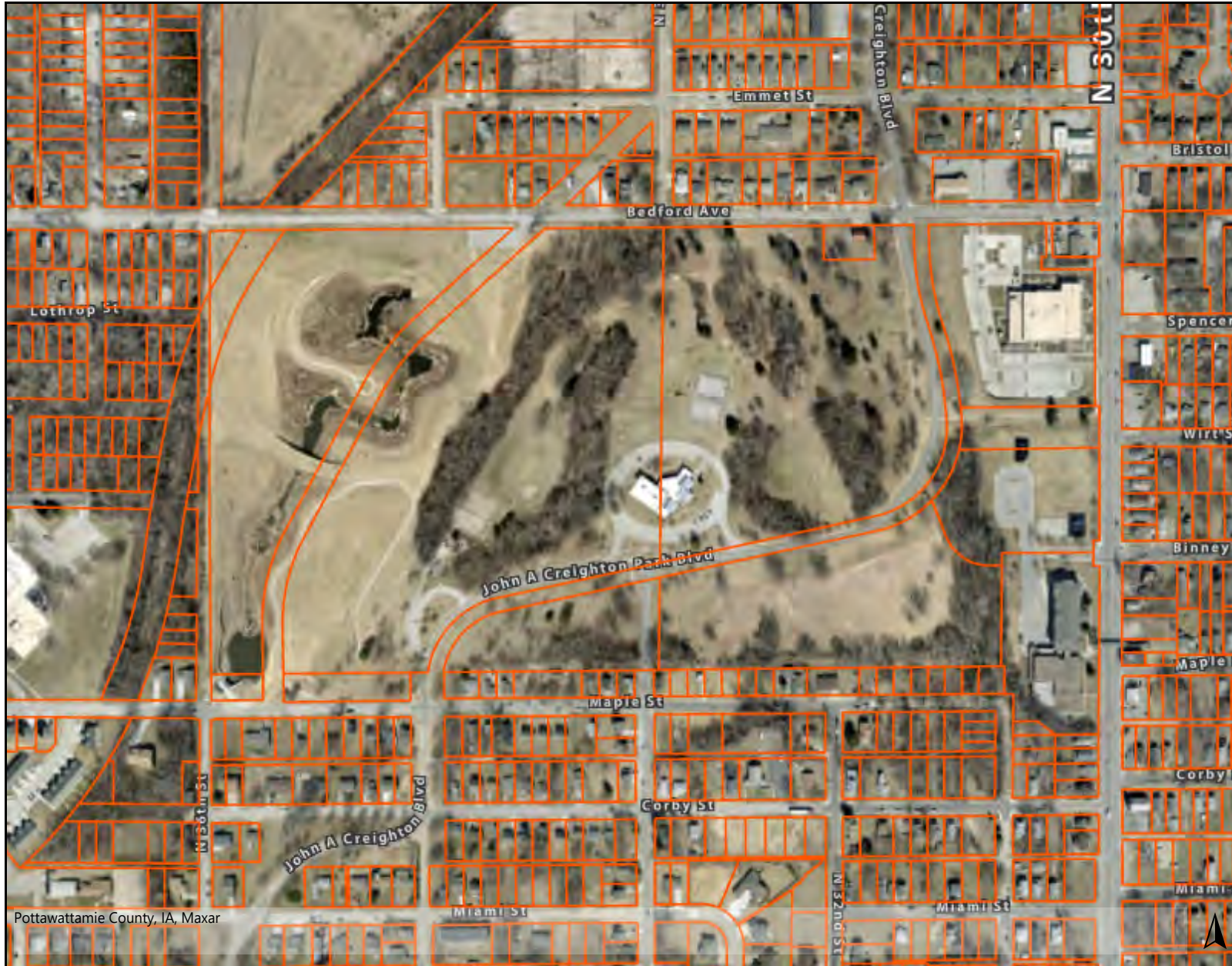
THE UNSUNG HEROES CULTURAL CENTER FOR THE ARTS (UHCCA)
(VIEW FROM CURVED ROOF AT MUSEUM)

RARE BIRD INNOVATIONS, LLC
(10/08/22)



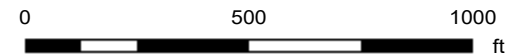
UNsung HEROES CULTURAL CENTER FOR THE ARTS (UHCCA)
 (CONCEPTUAL MAIN LEVEL FLOOR PLAN)

RARE BIRD INNOVATIONS, LLC 10/08/22



Legend

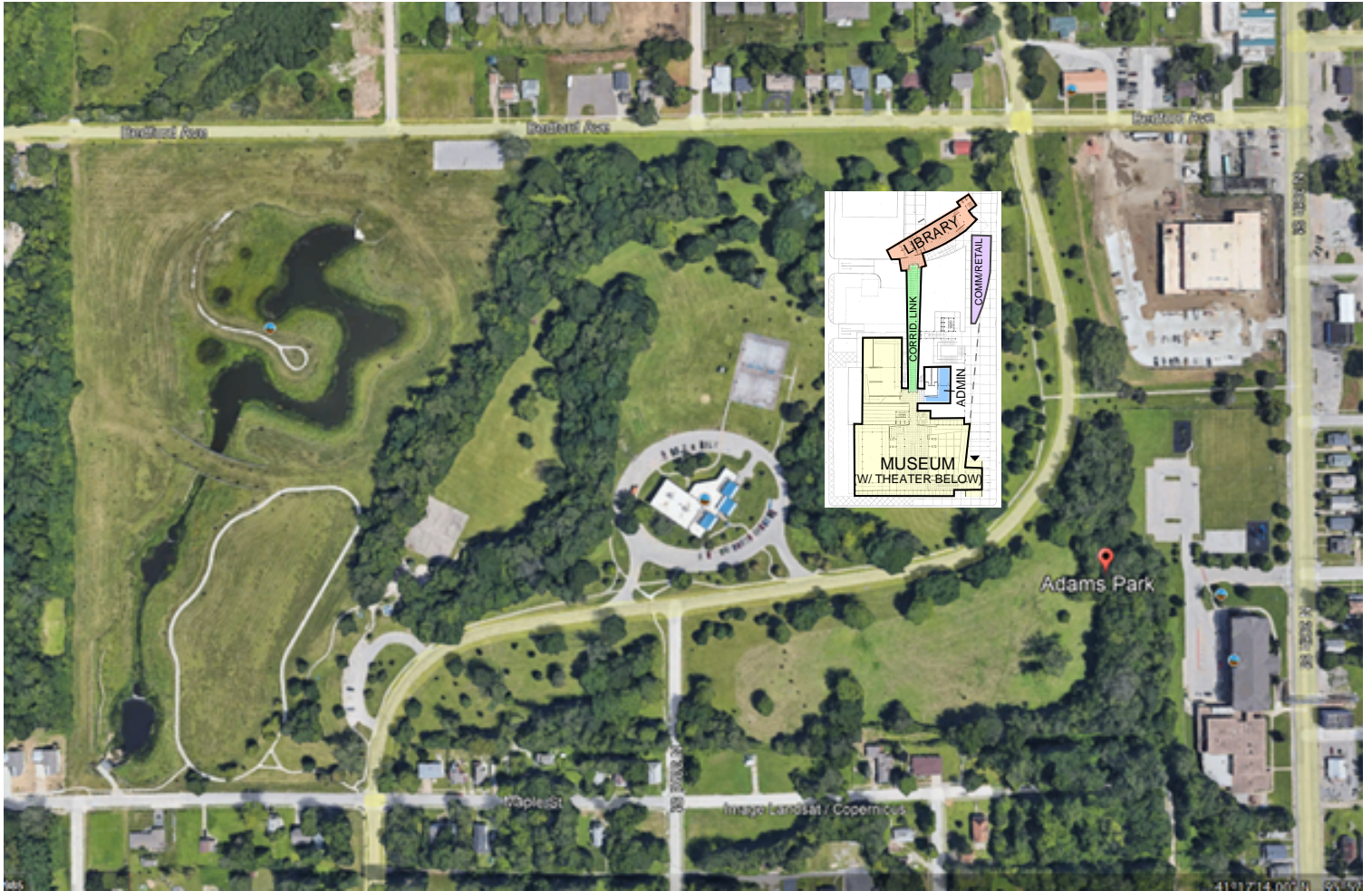
- Parcels
- Property Lines



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

Printed from dogis.org:
10/07/2022 11:02:49

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.



SITE FIT STUDY

10/08/22

**ADAMS PARK:
PROPOSED SITE FOR THE UNSUNG HEROES
CULTURAL CENTER FOR THE ARTS**

RARE BIRD INNOVATIONS, LLC

Paula B. Wells, PhD, PE

President



The Wells Resource LLC

Profile

Paula has over 40 years of experience as a Senior Project Manager and Senior Project Engineer for structural and civil engineering project. Her work includes structural design of commercial and industrial buildings, design of storm and sanitary sewer systems, lift stations, storm water management, design of civil engineering structures including culverts, retaining walls, storage tanks, municipal & industrial wastewater treatment, and organizational work process design and optimization.

Education

BS, Civil Engineering, University of Nebraska-Lincoln | MS, Structural Engineering, University of Nebraska-Lincoln | PhD, Industrial Engineering and Management Systems, University of Nebraska-Lincoln

Registrations

PE - Nebraska, Missouri, Illinois, Colorado, and South Dakota

Professional Memberships

National Society of Professional Engineers | American Society of Civil Engineers | American Concrete Institute Nebraska Chapter | Structural Engineers of Nebraska

Awards

Women of Enterprise Awards, Avon Products, Inc. – 1992 | The Rotary Club of Omaha, Free Enterprise Award – 1992 | Distinguished Service Award - National Society of Professional Engineers | Outstanding Alumnus Award - University of Nebraska-Lincoln

Contact

PaulaBWells@aol.com
402-556-4504

Relevant Experience

Cuming St. Conversion of Vintage Commercial Building into Apartments, Omaha, NE

Structural engineering subconsultant to DeOld Anderson Architect working with a pre-selected general contractor. Structural design and analysis of foundation and three-level interior steel and wood structural frame building.

Childcare Storm Shelter, 40th & Nicholas, Omaha NE

Structural subconsultant to Mark Sanford Group, structural design of basement level storm shelter contiguous with but independent of 100-year-old church brick basement walls.

Sandler Training Center 10711 O Street Omaha, NE

Structural engineering subconsultant to DeOld Anderson Architect working with a pre-selected general contractor. Wood framed and steel single-story commercial building.

OPS Pawnee Elementary School, Omaha, NE

Subconsultant to Alvine & Associates, structural design of storm shelter addition, to be used in the future as classrooms.

OPS Highland Elementary School, Omaha, NE

Structural subconsultant to Alvine & Associates, structural design of new storm shelter exit stairway and associated structural modifications.

The Cloisters, Sarpy County, NE

Project Manager, subconsultant to Leo A Daly, wetlands delineation and migratory bird survey for 400-acre religious retreat project in Sarpy County. Project included the design of 3 dams, wastewater treatment, water supply, and NPDES PCSMP permitting.

OPS Group 1 Elementary Schools, Omaha, NE

Project Manager, subconsultant to Alvine Engineering, structural and civil engineering including storm shelters, site work and NPDES PCSMP permitting.

74th and Nina Sanitary Lift Station, Omaha, NE

Project Manager and Senior Design Engineer for the study of an existing sanitary lift station at 74th & Nina experiencing system overload due to a high percentage of multi-family and commercial users contributing to the system. Study included development of three alternative solutions, including life cycle costing.

Gustavo Mena, PE

Sr. Structural Engineer

Profile

Gustavo is a Senior Structural Engineer with over 6 years of public, commercial, and industrial building design, as well as miscellaneous structural design including retaining walls, bridge wing walls, and concrete tanks.

Education

Bachelor of Science, Civil Engineering,
University of Nebraska-Lincoln

Registrations

PE – Nebraska, Iowa

Certifications

Certified Inspector of Sediment and
Erosion Control

Professional Memberships

American Society of Civil Engineers

Contact

Gustavo_Mena@aol.com
402-556-4504

Relevant Experience

Winnebago Tribe of Nebraska Human Service Day Care Winnebago, NE

Structural engineer for daycare combined with workforce development facility designed to reflect cultural values of various clans of the Winnebago tribe. Use of glulam beams and columns, domed wood entry, and structural steel framing in functional areas, close coordination with architects to assure cultural integrity

OPS Highland Elementary, Omaha NE

Structural design engineer for the school addition north of the existing building. The school addition included a storm shelter designed with 8-inch CMU walls and trench footings. The storm shelter roof included a concrete slab over a metal deck supported with steel joist. The rest of the addition was designed with steel beams, columns, steel joist, and a metal deck.

Silver Creek Pinnacle Landing Tower, Omaha, NE

Structural design engineer for the new 2-story training facility for the Nebraska National Guard. The building was designed with CMU walls. The floor system included a concrete slab over a metal deck supported with steel joist. The roof system included a concrete slab over a metal deck supported by steel beams and girders. The roof system was designed to allow for a Chinook helicopter to land on the roof concrete slab.

Gatehouse Rows – Hoppe Development, Omaha, NE

Structural design engineer for new 2 and 3 story apartment buildings. The apartment buildings were designed as all wood construction. The design included wall footings, floor diaphragms, shear walls, load bearing stud walls, balcony, and structural connections.

Columbian School Shelter Addition, Omaha NE

Structural design engineer for a 6400-sf storm shelter addition to an existing elementary school. Design included concrete footings and steel framing with composite metal deck roof, all designed to meet the latest FEMA requirements for school storm shelters.

Seni Adekunle, EI

Civil Engineer



The Wells Resource LLC

Relevant Experience

Profile

Seni is a Engineering Intern with over 1 years of civil design inclusive of site grading, site utility design, and site stormwater management design. Seni is experienced with the regards of compliance and permit acquisition from the city, state, and federal permitting agencies including: the USACE; the City of Omaha Public Works Department; the Nebraska Department of Energy and Environment.

Education

Bachelor of Science, Civil Engineering,
University of Nebraska-Lincoln

December 2019

Certifications

Certified Inspector of Sediment and
Erosion Control

Engineering Intern

Professional Memberships

American Society of Civil Engineers

Contact

Seni.adekunle@aol.com
402-556-4504

Native Omaha Club, North Omaha, NE

Responsible for all site design for conversion of an historic 3-story building in North Omaha to a multi-use facility with apartments incubator suites, and restaurant, Site design included parking, drainage, landscaping, street buffer areas, drive through food pickup, trash pickup access, fire access, and exterior amenities.

Salvation Army Veterans Housing, Omaha, NE

Assisted with the civil design engineering for the study of site drainage and waterproofing issues which prevented the use of ground floor apartments. Assisted with the designed civil site improvements for site grading. Assisted with the recommendations for the repair and restoration, developed construction documents, and provided construction management for the project.

Nebraska Medicine Millard Clinic PCSMP, Omaha, NE

Assisted with civil design engineer as a consultant to Leo A Daly. Worked on Post Construction Storm Management Plan with the new Millard Clinic building and site design. Provided all coordination with NDEE & City of Omaha for permitting. Also provided the County with all easement & ROW exhibits and legal descriptions.

Barn on Monument Rd, Council Bluff, IA

Civil design engineer as a subconsultant to DAA. Designed civil site improvements including site grading, parking, fire servicing round about, and septic tank site plan. Provided the necessary construction documents for construction.

South Saint Joseph Industrial Development St. Joseph, MO

Assisted with recommendations for the repair and restoration of wet wells and flapper gates and developed construction documents. Provided all coordination with the Economic development Administration EDA.

Gretna School District Wetlands Study Richland Vii, NE

Documented observation of two sites. Developed a report of all non-wetland and wetland characteristics along streams. Provided all coordination with the United States Army Corps of Engineers USACE.

OPS 42nd & U Middle School Public Right of Way, Omaha, NE

Developed stormwater management documentation and drainage study documentation for public right of way. Provided all coordination with NDEE & City of Omaha for permitting.

**Unsung Heroes Cultural Center for the Arts (USCCA)
Proposed Project Timeline/Schedule
October 8, 2022**

PRELIMINARY PROJECT TIMELINE/SCHEDULE

Item No.	Description	Anticipated Date(s)
1.	Barbara Ingram to reach out to the City of Omaha Planning Office regarding if the proposed portion of Adams Park is a feasible site option (or not.) for this project. If yes, to also find out the cost and process to purchase the land needed for the project from the City. In addition, to confirm if any special related approvals or variances are required to build the project on this site	October 10 th - 21 st , 2022
Pending Award of the Grant		
2.	<p>Barbara Ingram will begin the process for setting up the UHCCA as a 501c3 Non-Profit Organization, and submit the documents (a.s.a.p.).</p> <p>Ms. Ingram has researched what is required for the application (incl., Develop nonprofit articles of incorporation., apply for 501c3 tax-exempt status, obtain federal tax ID, and register with the State of Nebraska).</p>	<p>January 9 – 27, 2023.</p> <p>Ms. Ingram’s research shows that obtaining confirmation after submitting the required 501c3 documents, could take from 3 to 12 months for the IRS to process.</p>
3.	<p>Ms. Ingram will also begin reaching out to community groups and professional Stakeholders to invite them to serve (as a volunteer) on the UHCCA Site Selection Committee (to be comprised of community and professional representatives from the “Unsung Heroes” culture groups that will be represented in the new facility. This includes African Americans, Hispanic Americans, Native [Indigenous] Americans, and Woman.</p> <p>If the Adam’s Park Site is an Option, the Committee will discuss it along with looking into other available site options (in North and South Omaha) and land costs associated with them.</p>	January 9 - 31, 2023.
4.	Once the selected Site is confirmed. Will try to complete Land Purchase by this date.	by January 30, 2023
5.	After the Site has been purchased, the Survey Company (RW Engineering) will be requested to conduct a Site Survey, and prepare the related documentation and drawings to be utilized by the Design Team.	

6.	A Geotechnical Consultant company (i.e., Thiele, Olsson, etc.) to be selected and hired, to perform geotechnical soil borings, tests and to prepare a report of their findings and recommendations for the selected site.	
7.	A Community Stakeholder’s Design Review and Programming Refinement Workshop(s), will need to take place to confirm the needs of the USCCA. This will include the community, professionals, and the A/E design team.	Jan. 16th – 20th, 2023
8.	Revise Building Schematic Design with functional spaces and needs that were discussed and decided on during the Stakeholder Workshops.	January 23 – Feb 3, 2023
9.	Design Team to complete: Schematic Design (SD) Documents To also perform a preliminary Cost Estimate, to confirm that the project is within the Construction Budget. If not, the design will be revised to bring it into budget.	Feb. 17, 2023
10.	Review of SD Documents with Stakeholders, and the results of the Cost Estimate.	Feb 20 -24, 2023
11.	Schedule meeting with the City of Omaha Planning Department to review the project	Feb. 27 - Mar 3,2023
12.	Select a smaller group of Stakeholder Representatives (including Board Members), of approximately ten (10-15) people to continue with the project as Decision Makers through the DD and CD process. To respond to questions that the design team may have.	
13.	Design Team to complete: Design Development (DD) Documents	April 7, 2023
14.	Interior Designer to also begin selecting material finish selection options, for review with the Stakeholders.	
15.	Review of DD Documents with Stakeholders	
16.	Design Team to reach out to GC’s in the City to determine their interest in bidding this project. To also inform the GC’s that there is a goal of 30%-40% utilization of Minority-Owned and Women-Owned Small Business Subcontractors, or business that provide building construction related services/products. These business must be located in North or South Omaha.	
17.	Design Team to complete: Contract Documents (CD’s) - Construction Drawings and Specifications	August 11, 2023

18.	Submittal of Construction Drawings to the City of Omaha Planning Department for review and issuance of the Building Permit for construction.	August 14 th -18 th 2023 Approximately 2-3 Months to review
19A.	Construction Bidding: CD's to be made available to General Contractors.	August 25 – September 26, 2023
19B.	Bid Opening	September 26, 2023 (Tuesday)
	Opening in Schedule to Adjust for unforeseen Items. However, based on this preliminary Schedule may be able to begin construction earlier.	
20.	Construction Period – Awarded GC will need to confirm.	18 - 24 Months July 2024 – July 31, 2026
21.	Advertise for Small Business Commercial Retail Units to be leased.	
22.	Hire Library Director(s) (This person will need to determine the additional staff needed, and make recommendations to the UHCCA Board).	
23.	Hire Museum Director(s) – Develop Program & Events Schedule (This person will need to determine the additional staff needed, and make recommendations to the UHCCA Board).	
24.	Select/Order Fixtures, Furnishings & Equipment (FFE)	
25.	Library: Selection/Purchase of Books, DVD's, etc.	
27.	Museum: Selection/Purchase of Art and Historical Artifacts to be housed in facility (permanent and borrowed).	

**OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN
2022 GRANT PROJECT PROPOSAL**

**THE UNSUNG HEROES CULTURAL CENTER FOR THE ARTS (UHCCA)
DESIGN & CONSTRUCTION OF NEW BUILDING FACILITIES & SITE DEVELOPMENT**



PROJECT
ORGANIZATION
CHART



Barbara J. Ingram
Rare Bird Innovations, LLC - Owner/CEO, M. Arch, LEED AP
City of Omaha Tier II ESB & Woman-Owned Business (WOB)

Project Role:
A/E Design Team Prime Consultant, Project Primary Point of
Contact (POC), Project Manager & Lead Designer



Note: Please refer to the attached Resumes for the Design Team Members shown here and additional Design Team Staff Members.

**Unsung Heroes Cultural Center for the Arts (USCCA)
Proforma & Project Budget
October 8, 2022**

I. Proposed Project Construction Budget

(Note: The Actual Construction Costs will need to be provided by the awarded General Contractor for the project via competitive bidding. The proposed Project Delivery Process Method is Design-Bid-Build (DBB).

Please refer to the following Proposed Project Construction Budget prepared by Curtis Field, AIA (Principal of Prochaska & Associates), based on estimated building areas provided by Barbara Ingram (Rare Bird Innovations, LLC) that were taken from the attached USCCA Conceptual Design Drawings (designed by Barbara Ingram):

From: Curt F [mailto:cfield@prochaska.us]
Sent: Friday, October 07, 2022 1:53 PM
To: Barbara Ingram <bingram@prochaska.us>; barbara <barbaraarch48@cox.net>
Subject: Barbara's Project Budget Estimate

Barbara:

I would try to assist you this way. From *R.S Means*, we have the following, using figures for “Omaha” and January, 2022 pricing:

1. Library (two story):	@ 21,028sf x \$190/sf	= \$ 3,995,320
2. Theater:	@ 14,000sf x \$175/sf	= \$ 2,450,000
3. Museum (three story):	@ 36,694sf x \$300/sf	= \$11,008,200
4. Museum (two story):	@ 23,184sf x \$300/sf	= \$ 6,955,200
5. Corridor Link (two story):	@ 14,028sf x \$190/sf	= <u>\$ 2,665,320</u>
Subtotal:		= \$27,074,040
6. Site Improvement Costs (assume 20%):		= <u>\$ 5,414,808</u>
Subtotal:		= \$32,488,848
7. Civil Engineering (assume 0.5% Constr. Cost):		= \$ 1,624,442
8. Soft Costs (assume \$25% Constr. Cost):		= <u>\$ 8,122,212</u>
Subtotal:		= \$42,235,502
9. Inflation adjustment (2022 @ 14.1%):		= <u>\$ 5,955,206</u>
Subtotal:		= \$48,190,708
Inflation adjustment (all of 2023 @ 4%):		= <u>\$ 1,927,628</u>
10. Subtotal:		= \$50,118,336
11. Contingency @ 10%:		= \$ 5,011,834
Total Project Cost Budget:		= \$55,130,170

- *R.S. Means* does not have a category for “Museums”, so I found a median price *nationally* online of \$350/sf (as of June of 2022)
- Does not include property acquisition cost
- Does include A/E fees @ 7% (\$2,274,219)

Curt

Curtis A. Field, AIA 

Principal

P R O C H A S K A & A S S O C I A T E S

planning | architecture | engineering | interiors | facility management

11317 chicago circle | omaha, nebraska 68154.2633

p 402.334.0755 ext 301 | f 402.334.0868 | www.prochaska.us



-
- II. Land Acquisition Costs to be determined (TBD). Pending confirmation of the final site selection by a special Committee to be formed. However, if the Adams Park Site is able to be utilized this is our current preference. Discussions need to be discussed with the City of Omaha regarding this Option. The Adams Park site is Zoned R5. The Museum and Library portions appear to be a acceptable "conditional" use of the site if accepted. = \$TBD**
- III. Furnishings, Fixtures and Equipment (FFE) Recommended Allowance = \$3,000,000**
- IV. Recommended funds to support purchasing initial cultural artwork and artifacts for the Museum. = \$2,000,000**
- V. Recommended funds to support purchasing of initial books (hardcopies and digital) for the Library. = \$2,000,000**
- VI. Estimated partial salary request for Barbara Ingram to manage the establishment of the UHCCA as a 501c3 Non-Profit Organization (i.e., (reaching out to and inviting various community members and professionals to be on the Board for the UHCCA (i.e., representatives from each of the cultural groups that will be represented in the facility), and the application/ approval process). Also to establish a UHCCA Site Selection/Confirmation Committee (a.s.a.p.), with representative from the same cultural groups (to replace the income that she would normally earn as owner of Rare Bird Innovations, LLC) providing building design related services) from January 2023 to approximately July 2023. = \$ 70,000**
- VII. Recommend interviewing and hiring a Museum Director in advance, with an annual salary (2 years at \$80,000/year). = \$ 160,000**
- VIII. Recommend interviewing and hiring a Library Director in advance, with an annual salary (2 years at 115,000/year) = \$ 230,000**

Note: The salary recommendations above were obtained from the current data at www.salary.com for Nebraska.

Total Preliminary Requested Amount (Minus Land Acquisition/Purchase and related items costs)

=\$ 62,590,170

Grant Application

Row 290

Organization Name (if applicable)	La Casa Del Pueblo
Physical Address	1703 Ontario Street Omaha, NE 68108
Mailing Address	
Website	in development
Social Media Accounts	in development
Name	Ben Salazar
Title	Principal Officer
Email Address	nuestromundonewspaper@cox.net
Phone	+1 (402) 731-6210
Team	Yes
	Ben Salazar, Project Coordinator. Chief negotiator for recruitment of shareholders. Principal Officer at La Casa Del Pueblo. Blanca Mejia, Project Reviewer. Evaluates and reports on selected elements of project for suitability in re-entry and homelessness recovery.
Organizational Chart	N/A at this point
Other Completed Projects and/or Accomplishments	This is a new partnership of a very new initiative.
Proposal Title	La Casa Del Pueblo's South Omaha Bakery Re-Entry Project
Total Budget (\$)	\$642,150.00
LB1024 Grant Funding Request (\$)	\$469,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	La Casa Del Pueblo's South Omaha Bakery Re-Entry Project represents the leading edge of entrepreneurship designed to change lives. It will establish honored South Omaha business Johnny's Cafe as its hub, since Johnny's is renting out the space to house this initiative. Candidates for training to become a professional baker will come from Generation Diamond, Nebraska Urban Indian Health Coalition, and Metro Community

College. We are currently seeking a master baker from the pool of candidates available at Metro's Culinary Department. After a six-month training program, we endeavor to rotate out the trainees to established restaurants and bakeries in the area. Further, we plan on repairing and utilizing Generation Diamond's lunch truck to serve as an outlet for our baked goods, and eventually utilize Johnny's to help us prepare sandwiches (on our bread, of course!) for sale from the truck. The truck and all the responsibility that goes with it -- licensing, permits, locations permissions, etc. -- becomes another training grounds for the future of our trainees. The truck will function as our remote mini-store, and every trainee will rotate into both the bakery side and the truck side of training. The program will be housed in the bakery and break room of Johnny's Cafe at 27th and L, just a few blocks from Generation Diamond.

Timeline	The timeline is 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	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 bakery we propose offers real time education that impacts workforce development (probably 20 candidates per year) in culinary baking, which is a valued and sustainable artisan skill in Latino communities. Further, it will offer the expansion of food availability to people within its reach. This clearly enhances the quality of life in the community that can visibly demonstrate an ethos of "plenty for all," which is part of the value system we hope to promote. Finally, we seek to make it easier for more persons in our community to become successful food vendors. We will identify and make known both hindrances and helps in that area.
Visioning Workshop Findings Alignment	This proposal places our training proposed bakery in the middle of (using the workshop findings language) "a thriving small business community." We hope to become a valued partner in that community by training up the next been nurtured and encouraged through our community, and strengthen the local economy through our part in developing a strengthened workforce of excellence through a minimum of 20 Culinary Baking re-entry graduates.

Priorities Alignment LB1024 addresses the need to correct unfavorable perceptions of our community. The owners of Johnny's Cafe are granting us an opportunity to advance a cadre of young adults into positions of respect through their support of the pathway to living-wage jobs. The image of young adults parked forever on a sidewalk stoop wasting time can change quickly of the broader Omaha community sees success in action in our Latino neighborhoods. It may be one of the best ways to overcome those negative perceptions, in fact.

Economic Impact Our current plans seek to graduate some 20 students annually (half every six months). The number could increase dramatically, however, as the bakery training matures.

18-20 annually.

Unknown at present

Trained entry-level bakers usually start in the \$20 - \$22 per hour range.

We are already pursuing partnerships with other like-minded organizations, as well as finding business partners within and bordering our QCT.

Community Benefit The community benefits as the bakery is established and grows, Citizens will benefit from the provision of staple baked goods at a very competitive price. Young adults might consider baking as a trade to learn and earn a living wage from it, which brings more economic stability to the community. Further, the area around Johnny's Cafe will enjoy some sprucing up.

Keeping Johnny's Cafe a vital part of South Omaha is a clear benefit of this approach. It not only honors the history of a family that loves our community and supports it regularly, but also breathes new life into the community to benefit many such long-standing family businesses. It promises a sense of community continuity in a culture steeped in tradition and innovation.

Best Practices/Innovation The idea of a culinary training institute itself is not new to Omaha. But the idea and practice of utilizing the need to build the community workforce through a program that can become self-funding is one that deserves attention. This project is not only hitting the ground with more than one distribution channel (the store, the truck, and more channels to come), it also demonstrates innovation by teaching customer priority through the offering of distinct product that they can learn to love. A Latino bakery and coffee truck on my commute to work? Over a lunch break? It deserves a try, at the very least.?

Outcome Measurement We will utilize a retention-measuring tool that will give us clear ideas of what parts of the training are strongest. We also will conduct a blind survey of graduates' starting wages on the job. We will also use a good number of customer satisfaction survey to evaluate and improve products.

Outcomes will be measured by teaching staff and the leadership team members, perhaps with the help of consultants on occasion.

	Yes. We seek catalytic arrangements to encourage co-investment and secondary investment to keep our product lines fresh.
Partnerships	Yes
	Metro Community College -- leadership in classroom technique and securing the master baker. Also offers student candidates. Generation Diamond -- review of program approach and execution. Also a source of trainees. Nebraska Urban Indian health Coalition -- Source for trainees.
	MOUs are under discussion with other organizations. We are early in the process
Displacement	No
Displacement explanation	
Physical Location	The proposal project is located in the basement bakery room of Johnny's Cafe at 4702 S 27th Street, Omaha, NE 68107. The room is useable, and will be rented with an additional break/storage room. We will restore the two rooms to optimize them for our use if the agreement comes to fruition.
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
	We are still in process of determining costs
General Contractor	No
Request Rationale	Uploaded at end
Grant Funds Usage	LB1024 Request Rationale La Casa Del Pueblo Rental (Bakery

& Break Room) (1 yr w/ option) \$24,000 – This is the current rental agreement in process of being negotiated by Johnny’s Café owners and La Casa Del Pueblo. Source: Conversations with principals, attached email. Renovation & Repair \$80,000 – This takes into account both cosmetic and structural repairs to rented rooms and the outside entrance to them. Source: La Casa Principal Officer, contractors. Kitchen Vent System \$7,500 – This covers any need to repair ventilation to meet code. Source: Online kitchen vent manufacturers. Student Manuals/Supplies (50 sets @ \$65) \$3,250 – This pays for custom configuration and print of student training manuals, along with a supplies backpack. Source: Print buyer for Generation Diamond. Utilities (12 mo. @ \$650) \$7,800 – Based on good faith estimate of several contractors familiar with costs for bakery-related utility charges. Master Baker Salary 1 yr \$72,000 – Salary for lead baker trainer. Essential for program to launch. Based on other professional-artisan instructors in Omaha. Student Stipends 1 yr (18 x \$700/wk x 26 wk; figure represents requested LB1024 share of \$327,600 total stipends) \$274,450. Students need to be paid enough to live as they train, or they’ll never pay attention to the training that could help them launch. Sources: Many papers on the importance of job significance in reducing recidivism. Total LB1024 Uses \$469,000

Proposal Financial Sustainability

Yes

Any guidelines presented by funder for accounting and banking will be followed. Best accounting and fiscal practices will be implemented. LB1024 funds will have their own account to avoid any co-mingling of funds. These funds will be reconciled each workday. Team members and senior leadership will join our accountant in reviewing LB1024 account at least once a week. Irregularities of any form will be reported to the Executive Director and Senior Accountant immediately for resolution.

Funding Sources

We are just beginning to explore these possibilities

N/A

No

Scalability

The program and salary parts of the budget might be scalable.

Scalability here would be an issue of cutting the number of students in response to a financial crisis, or cutting some training elements to stay within budget.

Financial Commitment

La Casa Del Pueblo's financial commitment to this project is \$173,150, about 26.8% of the total costs outlined herein. We propose to meet that commitment with aggressive fundraising with the public, relevant government grants, private foundations, major donors, and sales of baked goods from this project as they become available,

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process



Acknowledgme

**LB1024 Funding
Sources
Acknowledgment**



Public Information



File Uploads

Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

Impact Pro Forma

	Projected status at end of pre-award period	Projected status a few months into the award period
Bakery Re- Entry Program Status	Completed agreements for rental of bakery, break room, and permits	Operational with 9 students in the first cohort
Renovation and Repair	Cleaning and preparing for renovation; plans in place	Repair of rooms, fixtures, equipment, utilities as needed
Client Encounters	1,500 monthly	3,000 monthly with staff and space increases
Unduplicated Persons Served	None	18-30 per year
Job Candidates	None	18-30 per year
Faculty	Volunteer, or none	One master baker, one assistant baker
Project Budget	As funds can be raised	\$642,150
First Cohort Completes Structured Training	Unknown	26 weeks (6 months) after bakery room is ready

Assumptions

1. *Funds will be awarded to La Casa Del Pueblo's South Omaha Bakery Re-entry Project from LB1024/ARPA to allow realization of the above.*
2. *The secured training facility will house the Project, whose baked goods will be available for purchase online and from its bakery truck. Sales will help pay for the Bakery Re-Entry Project. The goal is to become a self-sustaining entity within three (3) years with contributions from organizational fundraising and product sales.*

LB1024 GRANT FUND USE

La Casa Del Pueblo

USES

Rental (Bakery & Break Room) (1 yr w/ option)	\$ 24,000
Renovation & Repair	80,000
Kitchen Vent System	7,500
Student Manuals/Supplies (50 sets @ \$65)	3,250
Utilities (12 mo. @ \$650)	7,800
Training Baker Salary -- 1 yr	72,000
Student Stipends 1 yr (18 x \$700/wk x 26 wk)	274,450
Total LB1024 Uses	\$469,000

LB1024 Request Rationale

La Casa Del Pueblo

Rental (Bakery & Break Room) (1 yr w/ option) \$24,000 – This is the current rental agreement in process of being negotiated by Johnny’s Café owners and La Casa Del Pueblo. Source: Conversations with principals, attached email.

Renovation & Repair \$80,000 – This takes into account both cosmetic and structural repairs to rented rooms and the outside entrance to them. Source: La Casa Principal Officer, contractors.

Kitchen Vent System \$ 7,500 – This covers any need to repair ventilation to meet code. Source: Online kitchen vent manufacturers.

Student Manuals/Supplies (50 sets @ \$65) \$3,250 – This pays for custom configuration and print of student training manuals, along with a supplies backpack. Source: Print buyer for Generation Diamond.

Utilities (12 mo. @ \$650) \$7,800 – Based on good faith estimate of several contractors familiar with costs for bakery-related utility charges.

Master Baker Salary 1 yr \$72,000 -- Salary for lead baker trainer. Essential for program to launch. Based on other professional-artisan instructors in Omaha.

Student Stipends 1 yr (18 x \$700/wk x 26 wk; figure represents requested LB1024 share of \$327,600 total stipends) \$274,450. Students need to be paid enough to live as they train, or they’ll never pay attention to the training that could help them launch. Sources: Many papers on the importance of job significance in reducing recidivism.

Total LB1024 Uses **\$469,000**

LB1024 Timeline Sequence w/Approximate Dates: La Casa Del Pueblo

Proposal submission: 10/9/22

Rental agreement for bakery & break room with Johnny's Cafe by 10/14/22

Inquire and arrange meeting with City of Omaha Planning 11/1/22

Continue with predevelopment activities as advised 11/2/22 and forward

Grant awards announced December 2022 – January 2023

If granted, complete predevelopment, purchase, hires, and permits no later than June 30, 2023

Apply funding to new staff hires, rebuild, and program

Start renovation January 2, 2024

Complete renovation April 2024?

Move into facility May 2024

Full program begins July 2024?

We honestly believe and anticipate that we can be fully operational some months before July 2025.

FW: Johnny's Cafe

From: Ben (nuestromundonewspaper@cox.net)

To: stevewamberg@yahoo.com; generationdiamondcorp@gmail.com

Date: Friday, October 7, 2022 at 04:52 PM CDT

I think her rent is way too low. I'm suggesting \$4,000 a month and the use of the storage area for a break room, coffee, snacks, etc. for the trainees.

If you agree, let's rock!

Ben

Sent from [Mail](#) for Windows

From: [Ben](#)

Sent: Friday, October 7, 2022 4:48 PM

To: [Johnnys Cafe](#)

Subject: RE: Johnny's Cafe

Thanks Kari; Can I make a suggestion? We agree that we need to carry our own liability insurance of our trainees and the guys on the lunch truck. We agree to everything else.

However, I think you're too low on the rent.

Would you be ok with upping the rent to at least \$4,000 per month? We will train and work during Johnny's schedule. We will take on all repair work caused by our trainees and other incidental repairs that are related to all of our workers.

Can we also include the storage space that has been used for old tables, chairs, etc.? We would like to use that area for a break room, coffee, sweets, etc. for our trainees.

If this is ok with you, can you amend this agreement as I've indicated?

Thanks, we expect to submit this to the state this weekend.

Can you send me back your amendments to this offer by Saturday at the latest?

Ben

Sent from [Mail](#) for Windows

From: [Johnnys Cafe](#)

Sent: Friday, October 7, 2022 3:25 PM

To: 'Ben'

Subject: Johnny's Cafe

Ben,

This is the tentative agreement my sister and I came up with. Please let me know if you have any questions or concerns.

Rental Agreement

- This rental agreement is limited to Johnny's bakery area and any other agreed upon spaces.
- Rental includes existing equipment.
- Requires renter to coordinate with Health Department and carry insurance.
- Any damage to equipment – repairs are at the cost of renters; Repairs must be made by agreed upon service company.
- This agreement is for 6 months. The agreement than can be re-evaluated.
- Rental rate includes hours of current operation.
- Monthly rate for less than 85 hours is \$600.00. Monthly rate for more than 85 hours is \$1000.00.

Thank you,

Kari Harding

402.731.4774



image003.jpg

4.7kB

Sources and Uses of LB1024 Funding

LA CASA DEL PUEBLO

La Casa Del Pueblo's South Omaha Bakery Re-Entry Project

Start Up Expenses and Location (Basement of Johnny's Café, 4702 S 27th St, Omaha, NE 68107)

SOURCES

Grant Award, LB1024	\$ 469,000	73.2
Fundraising (Foundations, Major Donors, Businesses)	173,150	26.8
Total Sources	\$ 642,150	100.0

USES

Rental (Bakery & Break Room) (1 yr w/ option)	\$ 24,000	03.7
Renovation & Repair	80,000	12.5
Appliance Updates	50,000	07.8
Kitchen Vent System	7,500	01.2
Student Manuals/Supplies (50 sets @ \$65)	3,250	00.5
Utilities (12 mo. @ \$650)	7,800	01.2
Training Baker Salary -- 1 yr	72,000	11.2
Trainer Assistant Salary – 1 yr	50,000	07.8
Student Stipends 1 yr (18 x \$700/wk x 26 wk)	327,600	51.0
Furnishings	2,500	00.3
Baking Supplies (3 mo)	4,500	00.7
Truck Repair & Paint	12,000	01.9
Total Uses	\$642,150	99.8 (variance from 100.0 due to rounding)

Grant Application

Row 291

Organization Name (if applicable) MOORISH ENTERPRISES LLC

Physical Address 1299 FARNAM ST STE 300

Mailing Address 13110 BIRCH DR STE 148-227

Website

Social Media Accounts

Name Darris Johnson

Title MANAGING MEMBER

Email Address DARRIS@XCLUSIVEENTERTAINMENT.NET

Phone +1 (305) 906-0539

Team No

Organizational Chart N/A

Other Completed Projects and/or Accomplishments

Proposal Title THE MOORISH REVITALIZATION PLAN

Total Budget (\$) \$2,000,000.00

LB1024 Grant Funding Request (\$) \$2,000,000.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary I PROPOSE FUNDING TO REVITALIZE NORTH OMAHA THROUGH CONSTRUCTION AND JOB CREATION THAT WILL SUSTAIN ITSELF AND CREATE A MUCH IMPROVED TAX BASE AND QUALITY OF LIFE

Timeline 3-6 MONTHS FOR ACQUISITION AND UP TO 12 MONTHS FOR COMPLETION

Percentage completed by July 2025 100%

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

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, mi uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, service education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment BY PROVIDING MULTIMODAL TRANSPORTATION FOR THE CONSTRUCTION OF SINGLE FAMILY HOMES, APARTMENT COMPLEXES, AND COMMERCIAL BUSINESS REAL ESTATE

Visioning Workshop Findings Alignment BY PROVIDING THE LOGIS ..
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..... NORTH OMAHA
DESPERATELY NEED TO BE REVITALIZED AND THIS PROPOSAL WILL AIDE AND ASSIST BY PROVIDING JOBS, NEW CONSTRUCTION, AN INCREASED TAX BASE, ETC... RESULTING IN A MUCH IMPROVED QUALITY OF LIFE

Priorities Alignment BY PROVIDING IMPROVEMENTS AND JOB CREATION IN NORTH OMAHA

Economic Impact 3-40
3-40
20-30
RANGING FROM 12-20/HR
ELECTRICIANS, PLUMBERS, GENERAL CONTRACTORS, DRYWALLERS, HVAC, ETC

Community Benefit ECONOMIC DIVERSIFICATION AND LOCAL NEIGHBORHOOD IMPROVEMENTS BY WAY OF NEW CONSTRUCTION OF SINGLE FAMILY HOUSING AND NEWLY DEVELOPED OR REMODELED COMMERCIAL REAL ESTATE IN NORTH OMAHA
BY PROVIDING NEWLY CREATED JOBS AND NEW CONSTRUCTION OF SINGLE FAMILY HOUSING AND COMMERCIAL REAL ESTATE

Best Practices/Innovation BY FOLLOWING ALREADY PROVEN PRACTICES AND INCORPORATING NEW CONCEPTS TO NORTH OMAHA

Outcome Measurement BY CREATING NEW HIGH WAGE JOB OPPOROTUNITIES AND LONG TERM EMPLOYMENT
BY RATES OF EMPLOYMENT AND BY THE ENTITY AND YOUR BOARD

NO

Partnerships No

Displacement No

Displacement explanation

Physical Location N/A

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

N/A

General Contractor No

Request Rationale APPRAISALS, ACQUISITIONS, AND NEW CONSTRUCTION OF SINGLE FAMILY HOM AND COMMERCIAL REAL ESTATE IN NORTH OMAHA

Grant Funds Usage APPRAISALS, ACQUISITIONS, AND NEW CONSTRUCTION OF SINGLE FAMILY HOM AND COMMERCIAL REAL ESTATE IN NORTH OMAHA

Proposal Financial Sustainability Yes

FISCAL OPERATIONS WILL BE HANDLED BY MY CPA

Funding Sources MOORISH ENTERPRISES LLC

MOORISH ENTERPRISES LLC [TO BE DETERMINED]

NO

Scalability YES

PROPERTY ACQUISITION, REMODEL, ETC....

Financial Commitment HAVING LIVED IN NORTH OMAHA OVER 40YRS THE COMMITMENT IS VERY STRONG TO REVITALIZE AND CREATE JOBS

ARPA Compliance Acknowledgment

ARPA Reporting and

**Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads

Grant Application

Row 292

Organization Name (if applicable)	Empowering Kids Academy
Physical Address	Seeking an address in the area of track 73.12 of North Omaha to build my second childcare center location
Mailing Address	Same as above. Seeking a location for a childcare center in track 73.12
Website	www.empoweringkidsacademy.com
Social Media Accounts	Facebook- Empowering Kids Academy
Name	Aspen Kouri
Title	Owner and Director
Email Address	aspen@empoweringkidsacademy.com
Phone	+1 (402) 909-3030
Team	Yes
	Aspen Kouri- owner and director. Shay Kouri- owner and director. Detail roles and education are listed in the business plan attached
Organizational Chart	See attachment of business plan
Other Completed Projects and/or Accomplishments	I have built my business from an income childcare into a successful childcare center. We opened about four months ago and are wanting to build our next location to help areas in our community who are in need. We believe that all families and populations into ur community deserve a right to high quality childcare.
Proposal Title	Bringing High Quality Childcare To Our Community
Total Budget (\$)	\$2,600,000.00
LB1024 Grant Funding Request (\$)	\$2,600,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The Company is prepared to introduce the following service to the market: Early Childhood Education and Childcare: Empowering Kids Academy is a licensed childcare center and preschool program that provides high quality childcare for

children ages 6 weeks to 13 years of age. We offer traditional schedules, part-time schedules, drop-in care, before and after school care and summer programs for school age children. Our program provides a unique environment and philosophy. We are a small, family oriented program. The owners of Empowering Kids Academy are also the directors allowing us to be heavily involved daily and in the building at all times. Unlike most childcare centers we have started Empowering Kids Academy from the ground up as a small in-home childcare program. Our owners/directors have a vast amount of knowledge and expertise in the field of early childhood education. Children at EKA are more than just a number, we value relationships, connections and family. As owners we make this a priority and a way of conducting business. We are fully invested in the families we provide care to. Parents, children and families will be impressed with our open layout and design. Not only do children have classrooms that meet their developmental needs but there are plenty of opportunities for play and exploration in our indoor playground, theater room and art/science center! Empowering Kids Academy invites several community partners for basketball, soccer, yoga, dance, cooking, foreign languages and much more so our kiddos are always engaged while acquiring new and exciting skills. We have successfully accomplished this with our location in West Omaha and now want to bring all EKA has to offer to North Omaha and give the families and children in this area the early childhood education they need and deserve. We are hoping to find the perfect location within 6-12 months and then begin the building process which may take 12-36 months based on the build out process.

Timeline This proposal has a flexible timeline. Our goal would be to find the location and or land within 6-12 months and begin the building process

Percentage completed by July 2025 100%

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

Community Needs Other Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) 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 Early childhood education. family engagement, education and jobs

Proposal Description and Sustainable Community- creates and enhances early childhood education services and recreation for children and families

Needs Alignment	Quality of Life- Creates and enhances natural spaces by implementing an outdoor nature center that is shared with the early childhood education program and the public. Policy- the early childhood education center can also provide policy to develop or improve education, finances, health. training and zoning The proposal also enhances Transformational, Fundamental Change and Long-Lasting Economic Growth
Visioning Workshop Findings Alignment	Sustainable Community- creates and enhances early childhood education services and recreation for children and families Quality of Life- Creates and enhances natural spaces by implementing an outdoor nature center that is shared with the early childhood education program and the public. Policy- the early childhood education center can also provide policy to develop or improve education, finances, health. training and zoning The proposal also enhances Transformational, Fundamental Change and Long-Lasting Economic Growth
Priorities Alignment	Early childhood education services align with many of the strategic priorities some of which include education, quality of life and an increase in jobs for the community. Early childhood education sets the path for the next generation of our community.
Economic Impact	This would create both temporary and permanent job placements with moderate wages for teachers and staff. Temporary jobs would include those involved in the buildout process of the childcare center and long term jobs would employee teachers
	Minimum of 30-40 permanent jobs
	12-20
	The average teacher pay would be about \$15-18 per hour
	we could collaborate with business in our community for ongoing partnerships and use contractors for on going maintenance and future locations
Community Benefit	An early childhood education center can provide high quality education to this community. There is currently a lack of high quality childcare centers that provide early childhood education. Many families are left with no childcare and therefore can not find jobs. Our center will provide education for our future leaders and get parents into the working field. High education and job placement for parents improves the quality of the community and neighborhood. The location of the center can also improve neighborhoods by providing an outdoor space for the community
	A high quality early childhood education center adds future sustainability to the community by giving back to the future leaders.
Best Practices/Innovation	Empowering Kids Acadmey's mission and philosophies to childcare and early childhood education are very unique and innovative. We have already brought our program to west omaha and have received phenomenal feedback. EKA is a very innovative approach to childcare and we would love to bring it to north Omaha.

Outcome Measurement	We will measure improved education and creating job opportunities.
	The will be measured by the owner and management team along with the department of education
	no
Partnerships	Yes
	We are open to any and all partnerships
	NA
Displacement	No
Displacement explanation	
Physical Location	Seeking location with track 72.12
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	NA
Property Zoning	Yes
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	Yes
General Contractor	No
Request Rationale	2.6 Million Dollars- Innovative childcare center building that will be specially designed to create a one of a kind early childhood education center with an outdoor nature center. This will service children and families from ages 6 weeks to 13 years of age who are in need of high quality early childhood education. This includes the materials, education and training to accomplish such goals. This includes the entire build out from the land to the final product of a childcare center that will be ready to fully

operate up to 175 children and a building of aprox 14,000 sqft with an outdoor nature center

Grant Funds Usage 2.6 Million Dollars- Innovative childcare center building that will be specially designed to create a one of a kind early childhood education center with an outdoor nature center. This will service children and families from ages 6 weeks to 13 years of age who are in need of high quality early childhood education. This includes the materials, education and training to accomplish such goals. This includes the entire build out from the land to the final product of a childcare center that will be ready to fully operate up to 175 children and a building of aprox 14,000 sqft with an outdoor nature center

Proposal Financial Sustainability Yes

NA

Funding Sources None

NA

NA

Scalability It can be completed in smaller components possibly

Financial Commitment Empowering Kids Academy is fully commitment to the end goal of the proposal

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Data table of uses (breakdown of how the requested funds will be used for your proposal) Proposal Budget/Sources and Uses

Empowering Kids Academy BUSINESS PLAN

Prepared by:

Aspen Kouri, Shay Kouri

7331 N 166th Ave
Bennington, Nebraska 68007
4029093030
aspen@empoweringkidsacademy.com

I. EXECUTIVE SUMMARY

Empowering Kids Academy (referred to from hereon in as the "Company") was established as a Limited Liability Company at 7331 N 166th Ave, Bennington, Nebraska 68007 with the expectation of rapid expansion in the early childhood education and childcare industry. The Company solicits financial backing in order to be able to introduce its new service (described below).

Business Description

The Company was formed on 9/05/2017 as Limited Liability Company under Nebraska state laws and headed by Aspen Kouri, Shay Kouri.

Aspen has a Bachelors Degree in Psychology with an emphasis in Applied Behavior Analysis. She currently is enrolled at NorthCentral University where she is set to graduate in 2023 with a Masters Degree in Early Childhood Education with a specialization in social-emotional development and project management. This degree will add significant value as both a Director and Owner of a Quality Childcare Center.

Aspen has always been passionate about children. She naturally becomes the caretaker for everyone around her. At eight years old she became a big sister to her brother, Cameron who was diagnosed with Autism. This was a very pivotal moment in her life. She learned early on how to demonstrate patience, leadership and willingness to help those around her. This required her to assist in the care of her sibling and develop a love for advocating, supporting and encouraging kids who need it most. All children deserve this support and to learn in a thriving environment. This is especially important during the first five years of life. During this time we are setting the stage for future social, emotional and physical development.

While in college, Aspen worked at one of the highest ranking Childcare Centers in her area. She started as an assistant and became a lead teacher very quickly by demonstrating leadership and passion for kids. Upon graduation she took a position in a school district where she worked as a behavior management specialist. This position allowed her to see the impact social-emotional development has on children. With that knowledge, she set out to open her own childcare program where she was given the ability to be actively involved in children's life starting at birth. She now has ran a very reputable and successful in-home childcare program and is ready to accomplish the next goal for her business and community.

Empowering Kids Academy was founded in September of 2017. What started as a vision soon became a reality. When Aspen first opened her doors in 2017 she immediately was introduced to the needs in her community. After just two weeks of advertising her program and conducting tours her program was at capacity for a Family In-Home Childcare I and thriving! Upon having full enrollment, EKA started to form a waitlist. Aspen has maintained a full waitlist and full capacity of her program since she began in 2017.

In 2018, she slightly expanded her program and offered summer school-age childcare where she then again quickly filled all positions and has maintained full capacity with a waitlist.

Aspen and her husband, Shay, decided to build their first home in order to expand the space where her childcare could operate. This then again, allowed Aspen to grow her program. In July of 2021 Aspen and her family moved into their newly built home where EKA operated with over 2,000 sq ft of space for her childcare. The program also grew to the next tier and became a Family In-Home Childcare II where she was then able to take on additional children and a staff member. Aspen was able to pull from her waitlist and fill her four new openings in less than a week's time frame. She has remained at full capacity with her new expansion and a full waitlist.

Empowering Kids Academy is now located in Bennington, Nebraska. Bennington is rated one of the best cities to live in Nebraska and is growing at a rapid rate. From 2016 to 2020, the Bennington School District alone had approximately 1,700 new homes constructed and occupied. This equates to a five-year average of 340 new homes per year. Overall, there has been a 48% increase of families and children in our community needing quality childcare and another 29% increase projected over the next five years.

Empowering Kids Academy continues to grow a waitlist and can feel the impact our community is suffering from the lack of quality childcare programs available in our community. Aspen is very active throughout her city and has established a high quality reputation throughout her program. Families are asking for her support to develop more quality childcare options in our community.

In January of 2022, Aspen began planning for her next expansion. She is set on providing parents in her community peace and assurance that more options will become available in the near future. Her community is behind her and ready to support Empowering Kids Academy's expansion to a childcare center and are ready to advocate the needs of more quality childcare

programs in our area.

The Company currently employs 8 full-time employees and 8 part-time employees.

Management Team

The Company has assembled an experienced management team:

Chief Financial Officer - Shay Kouri, *5 plus years of experience working in banking, financials, sale and recruiting.*

Business Mission

Our mission at Empowering Kids Academy is to provide high-quality childcare in a play-based, child-centered philosophy. Our high education and curriculum standards are met through exploration and play. We provide an environment for children to develop a sense of the world around them through inquiry, exploration, interaction and problem solving.

With this model we are able to foster independence, curiosity and confidence in children. Children have an innate understanding and passion for play and it is our job to use those opportunities to teach in an environment that naturally and holistically meets them where they are at. At Empowering Kids Academy our childcare program is both unique and valuable.

New Service

The Company is prepared to introduce the following service to the market:

Early Childhood Education and Childcare: Empowering Kids Academy is a licensed childcare center and preschool program that provides high quality childcare for children ages 6 weeks to 13 years of age. We offer traditional schedules, part-time schedules, drop-in care, before and after school care and summer programs for school age children.

Our program provides a unique environment and philosophy. We are a small, family oriented program. The owners of Empowering Kids Academy are also the directors allowing us to be heavily involved daily and in the building at all times. Unlike most childcare centers we have started Empowering Kids Academy from the ground up as a small in-home childcare program. Our owners/directors have a vast amount of knowledge and expertise in the field of early childhood education. Children at EKA are more than just a number, we value relationships, connections and family. As owners we make this a priority and a way of conducting business. We are fully invested in the families we provide care to. Parents, children and families will be impressed with our open layout and design. Not only do children have classrooms that meet their developmental needs but there are plenty of opportunities for play and exploration in our indoor playground, theater room and art/science center! Empowering Kids Academy invites several community partners for basketball, soccer, yoga, dance, cooking, foreign languages and much more so our kiddos are always engaged while acquiring new and exciting skills.

Funding Request

The Company requests a total loan of \$300,000.00 over the course of 7 years, to be used for the following purposes:

We are seeking funding so we can expand our current small, in-home business into a commercial property which will allow us to better serve our community.

1. We will need funding to solidify a lease agreement that will require \$21,662 for a deposit equal to rent at \$9,131 then first months rent and NNN fees to get a total of \$21,662 due at signing. We then have negotiated three months rent for free, however we still will be liable for the NNN fees at \$3,400/month during that three month period.
2. We will need to furnish our classrooms, playgrounds, theater room and art/science room. These estimated cost are about \$100,000
3. The building we are subject to lease will need minor cosmetic improvements estimating \$20,000
4. We would like to transport children and would need a childcare van or bus the estimation of 30,000
5. Licensing Fees and Inspections estimate to about \$2,000
6. We will need about 6-10 staff members to start offering services. Some of our costs will help pay staff until we become profitable
7. Community engagement, marketing, advertisement costs
8. Misc program materials

Purpose	Loan Amount
Marketing	\$5,000.00
Staffing	\$25,000.00

Long-term debt payment is a key feature of the Company's financial plan. We expect to break even within a 2 years time period following the introduction of our service. Financial predictions suggest a minimum 9% return on investment by the conclusion of the financing period.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the early childhood education and childcare industry presently makes 40 dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions: the idea that parents want more than just a daycare. They are looking for high quality programs that encompass safety, nutrition, education and social-emotional development. Parents want their children to be stimulated and engaged learners and this takes a program that has the knowledge, skills and dedication to implement. Although there are many factors that contribute to parents choice of a childcare program, personal values, income, location and the quality of childcare will be of high importance. Many families don't just want their children in a basic daycare that meets minimum requirements. Parents want their kids to have opportunities for high level learning, problem solving, sensory regulation, emotional development, practical life skills and gross motor movement several times a day. They want a program that encompasses the whole child. Majority of our population will be seeking and can afford private childcare tuition. Approximately under 10% of families needing childcare will seek subsidy care.

Business Goals and Objectives

Short Term:

Three months- we anticipate becoming profitable in three months based on the anticipated enrollment needs and current waitlist

6 months- we would like to be at 80% capacity

12 months- operating at full capacity

Long Term:

Once we are at our full capacity and have become highly profitable we would like to expand the storm shelter which in return will increase the approved capacity where we hope to increase enrollment to 118 children this will increase our possible NET profit from \$253,899 to \$628,142 we would hope to accomplish this by the end of year three.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

Our target market is the City of Bennington, Nebraska and the surrounding 3 mile radius. We market parents and families with children ages 6 weeks to 13 years of age. Bennington continues to grow and experience rapid growth. From 2016 to 2020, the Bennington School District, where our childcare center will be located had approximately 1,700 new homes constructed and occupied. This equates to a five-year average of 340 new homes per year. This has increased by almost 200 more new homes being built in comparison to the last five-years with under 145 homes built.

Government and construction planners estimate our area to have approximately 1,175 lots available for residential development just in the next year. This does not include the additional 1,250 lots platted but not yet fully developed. We project construction of 300 homes per year over the next five years as the community continues to develop.

With an increase in residential properties comes the need for additional childcare centers. There has been a 48% increase in childcare center enrollment in the past five years with an expected 28% in additional growth projections.

This is a major concern in our community for parents with young children, especially birth to age five. Currently, we only have two childcare centers in our community each that hold a capacity of 100-200 children. Both of these centers have waitlists and can not take more children.

The estimated number of potential clients within the Company's geographic scope is 10,000.

Pricing Strategy

The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

We will stay competitive with the childcare centers in our area. Prices will be as follows;

Infant Tuition Rate-

\$100 annual fee

\$285 per week

Toddler Rate-

\$100 annual fee

Full-Time: \$255 per week

3 Days: \$216 per week

2 Days: \$158 per week

Pre-school Rate:

\$100 annual fee

Full-Time: \$245 per week

3 Days: \$192 per week

2 Days: 140 per week

School Age:

Morning Only: \$70 per week

Afternoon Only: \$ 90

Before and After: \$130

Summer School Age:

\$100 Fieldtrip fee

Full-Time: \$205 per week

3 Days: \$165 per week

2 Days: \$140 p

Promotional Strategy

The Company will promote sales using the following methods:

We will market through online advertisement, flyers and networking with the local school district. We already have a solid

client base so we anticipate our current families following us and using referrals by word of mouth. Aspen has branded the Kidscave where she will extend late hours and weekends to families outside of her current program to gain more knowledge of her program and share future development goals. Aspen has developed strong working relationships and networking through social media platforms where she is able to promote the expansion to a childcare center and get in touch with thousands of mothers in her community. We also will do video tours, yard signs and community events.

SWOT Analysis

Strengths

Empowering Kids Academy already has become a successful business that continues to receive positive feedback in the community with a stellar reputation. Aspen has developed a solid program that is proven to meet the needs of children and excel in all areas of development. Empowering Kids Academy offers a valuable and unique program unlike any other in the area which will naturally attract families. Our program is geographically in a rapidly developing residential community with the need for more childcare programs leading to business success.

Weaknesses

Due to in-home licensing standards, the business is currently maxed out on the profits that can be brought in. EKA is a successful yet small business therefore gaining mass amounts of capital is a challenge. Due to the current pandemic staffing shortages are a concern for many businesses. We plan to tackle that by targeting college and high school students and offering them a wage that is highly competitive. We will attend high-school and college career fairs and ensure that we value our employees and pay them a wage that motivates them to work.

Opportunities

The general market trends and increase in demand for quality childcare programs will help ensure our business is successful. We can take advantage of the property and use our space, especially the indoor gym for hosting parties, special events and recreational sports for young children. We can increase revenue with drop-in care options when we have open slots to ensure the program is always operating at full capacity.

Threats

We will ensure that our program leads with the highest quality and standards to maintain our enrollment and fine reputation even when competitors enter the market. In times of hardship we will seek community involvement and take advantage of the many grants available to programs that follow step up to quality guidelines.

Competition

In the early childhood education and childcare industry, customers make choices based upon the idea that parents want more than just a daycare. They are looking for high quality programs that encompass safety, nutrition, education and social-emotional development. Parents want their children to be stimulated and engaged learners and this takes a program that has the knowledge, skills and dedication to implement. Although there are many factors that contribute to parents' choice of a childcare program, personal values, income, location and the quality of childcare will be of high importance. Many families don't just want their children in a basic daycare that meets minimum requirements. Parents want their kids to have opportunities for high level learning, problem solving, sensory regulation, emotional development, practical life skills and gross motor movement several times a day. They want a program that encompasses the whole child. Majority of our population will be seeking and can afford private childcare tuition. Approximately under 10% of families needing childcare will seek subsidy care.

The level of competition is very low. However, the two competitors in our area are at capacity.

The primary competitors for the business are the following: Our competitors are Premier Academy, Mission Imagination and Peak-a-boo childcare. Our large, franchise competitors would be KinderCare and Hamilton Heights.

However, we believe that the Company has the following competitive advantages:

We will have the advantage due to our location, knowledge, background, education and overall program philosophy and design. We also will be the only childcare center in the metro area with a 2,000 sqft "kiscave" for children which includes our indoor playground gym that also will act as a multi-purpose room. We have an art/science/sensory room where we will have center-wide cooking, science, sensory activities with special visitors that partake in art, music, dance and gross motor sports and a theater room!

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

IV. FINANCIAL PLAN

Attached we have provided the following financial information:
Empowering Kids Academy Projections

Grant Application

Row 293

Organization Name (if applicable)	Jesuit Academy
Physical Address	2311 N 22nd Street
Mailing Address	
Website	jesuitacademy.org
Social Media Accounts	@jesuitacademy
Name	Kristy Kunkel
Title	VP of Advancement
Email Address	kkunkel@jesuitacademy.org
Phone	+1 (402) 779-5718
Team	Yes
	Mike Masek - President of Jesuit Academy, Kristy Kunkel - VP of Advancement & Board of Directors (attached at end)
Organizational Chart	uploaded at end
Other Completed Projects and/or Accomplishments	We restored the North Omaha YMCA and transformed it into where Jesuit Academy is today 26 years ago, keeping the integrity of the history and expanding it to change the trajectory of young men in North Omaha through education. Once we did that, we have acquired the land around us in order to get to this point. 3 years ago we went through a million dollar renovation of our 6 internal classrooms.
Proposal Title	Double the Impact at Jesuit Academy
Total Budget (\$)	26.39
LB1024 Grant Funding Request (\$)	9.3
Proposal Type	Capital project
Brief Proposal Summary	Jesuit Academy is all boys 4th - 8th grade school located in North Omaha at 2311 N. 22nd Street. We serve students we are at or below the poverty line and live in the North Omaha zipcodes. We are looking to transform and double the impact of the students we serve by building and renovating to not have 75 students but 150 students. We currently graduate 15

students a year and promise each student/family that we will change the trajectory of their lives by continuing to follow the student from 4th grade through when they get their first job. This new initiative could help the long term growth of North Omaha by having now 30 students getting a better education with more resources to come back and give back to the community they received their education from. We have a 98% high school graduation rate that in Omaha for an African American young man is unheard of that great of success. We are looking to create lasting impact and transform the young men of North Omaha through education. Through this a new expansion of building, more teaching positions available and more students we serve we could complete this by July of 2024 and double the impact and trajectory of the students we serve in North Omaha.

Timeline	uploaded at end of 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	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	Transforming young men through education to create meaningful possibilities in life and beyond.
Visioning Workshop Findings Alignment	Education was a key gap in policy, with educators being a big discussion item. We would be employing more educators through this proposal and really showing the importance of a good education in North Omaha.
Priorities Alignment	We would be transforming what education looks like in North Omaha while creating fundamental change in the learning the students in these zipcodes are given and creating a safe space for our students to learn, this creates long lasting economic growth due to 30 more students each year having the education to become leaders in our community with a support system only given at Jesuit Academy.
Economic Impact	8 permanent jobs: 6 Teachers - \$55,000 each teacher 1 Paraprofessional - \$35,000 1 grounds keeper - \$40,000 34

temporary jobs: 34 construction/sub contractor workers - average \$50,000 each

8

34 temp/construction

Average \$55,000 - \$65,000 for permanent

each year we will continue to graduate 30 students and that will feed into the businesses around us with more and more graduates

Community Benefit This will improve the local neighborhood, by having a school that gives students a great education and not only education but has a commitment to follow the students through high school, college & post secondary. Then helping them get jobs to break the cycle of poverty that each of our young students live in each day.

The transformative education that Jesuit Academy brings allows for students to receive education and because of education graduate from high school, college and become hard working citizens in the community.

Best Practices/Innovation We are the only all boys school in North Omaha, focused on helping students that are at or below the poverty level, that does not require tuition, that commits to follow the young men from 4th grade through a job placement.

Outcome Measurement improved education through testing, continued high school graduation rate tracking, creating more job opportunities

measured through testing of STARS, CLASS and graduation rates, by Jesuit Academy

no

Partnerships Yes

100 Black Men, Boys & Girls Club, Heart Ministry, Hope Center, Northstar

Boys & Girls Club, 100 Black Men, Northstar

Displacement Yes

Displacement explanation We are in the process of purchasing one house that would displace someone, but part of the agreement would be buying her a house in North Omaha

Physical Location 2311 N 22ND Street, 2403 N 22nd Street, 2407 N 22ND Street, 2415 N 22nd Street, 2121 N Lake Street, 2313 N 22nd Street, 2318 N 22nd Street It is JESUIT ACADEMY - 2311 N 22nd Street and the lots to the right up until Lake street and the lots across the street from 2311 N 22nd Street

Qualified Census Within one or more QCTs

Tract

Additional Location Documents see attached

Property Zoning No

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

Yes

General Contractor Yes

No

n/a

Request Rationale We have a committed board in raising half of the proposed project, need the support to continue to transform the students of North Omaha.

Grant Funds Usage It will be used to renovate the building to allow for Jesuit Academy to double the impact and move from 15 students per grade to 30 students per grade.

Proposal Financial Sustainability Yes

this will be through private donors in the community

Funding Sources n/a

n/a - starting to approach donors November 1st

no

Scalability yes, one portion of this is renovation of our current space and the other portion is new build and expansion

Financial Commitment 100% committed to making this succeed

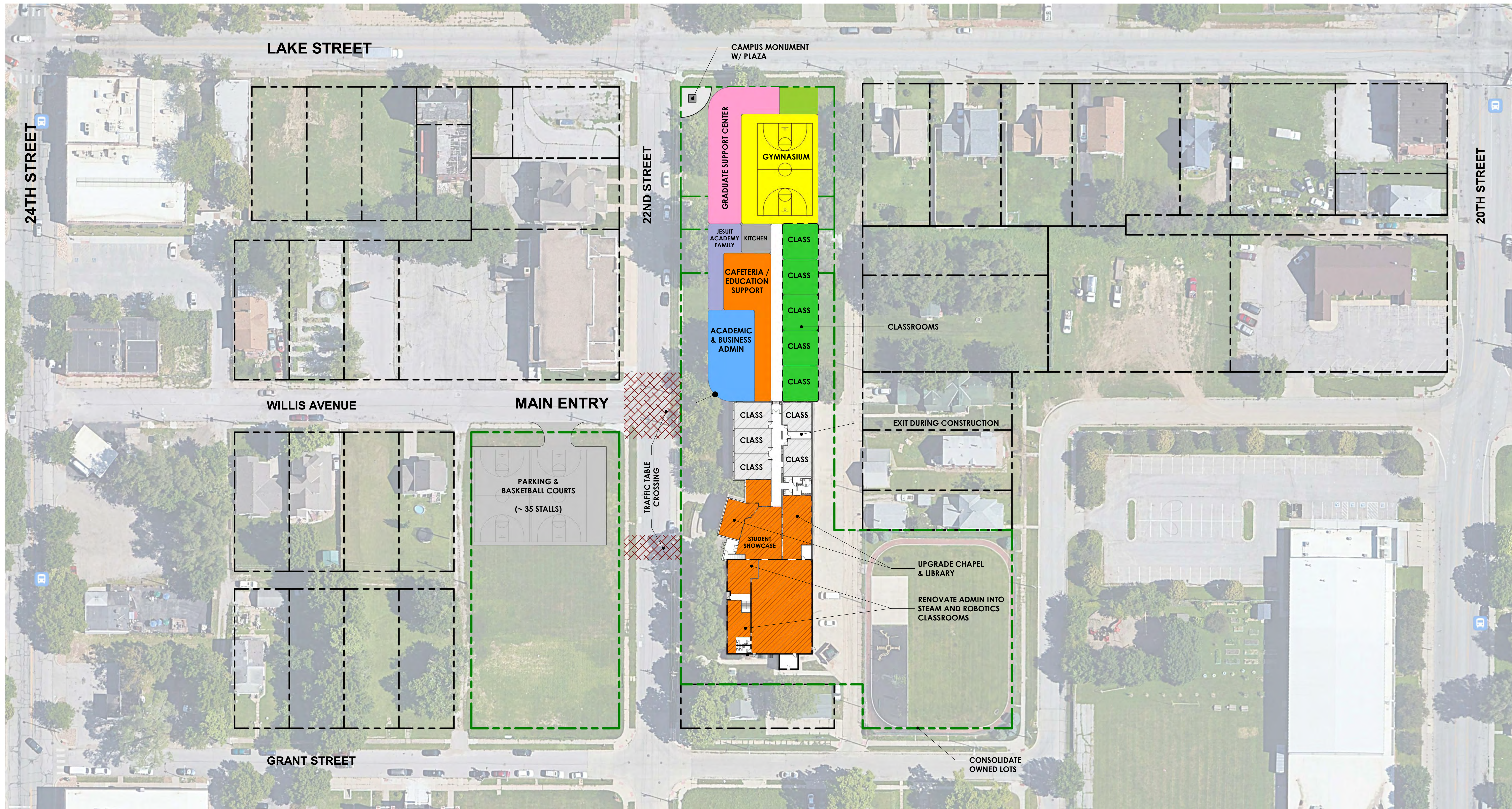
ARPA Compliance Acknowledgment

**ARPA Reporting and
Monitoring Process
Acknowledgme**

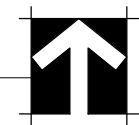
**LB1024 Funding
Sources
Acknowledgment**

Public Information

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



1 PROPOSED PLAN
D1B



0' 20' 40' 60' 80'

OVERALL BUILDING AREA	
EXISTING	24,000 GSF
ADDITION	28,000 GSF
TOTAL	52,000 GSF

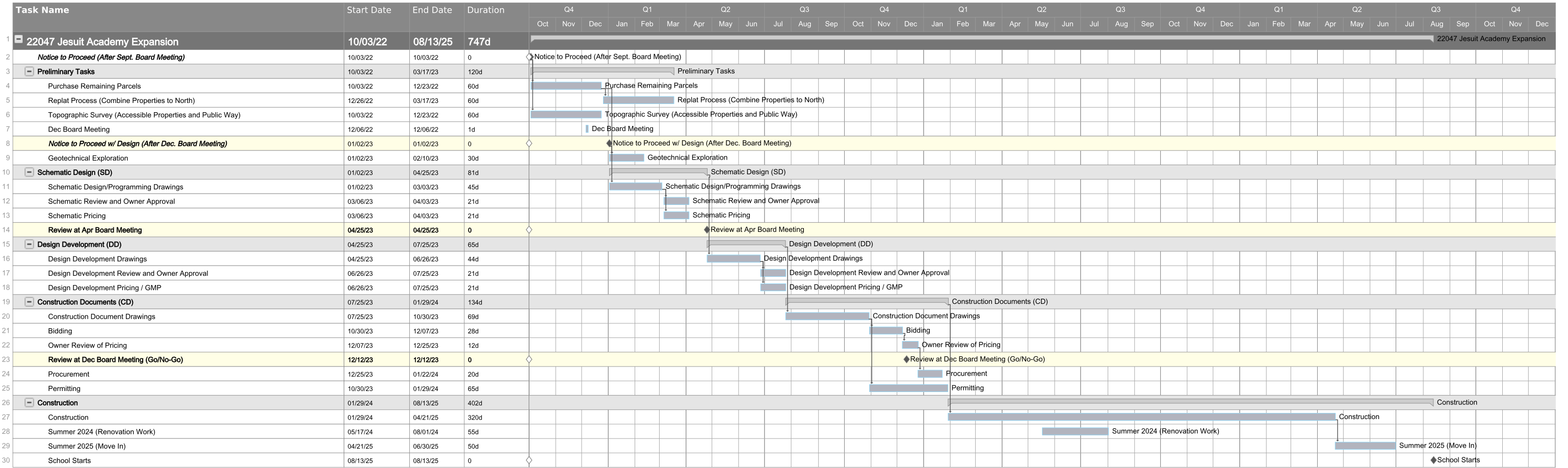
OVERALL PROJECT AREA	
RENOVATION	11,000 GSF
ADDITION	28,000 GSF
TOTAL	39,000 GSF

Holland Basham
Architects

PROPOSED EXPANSION
JESUIT ACADEMY MASTERPLAN

09/22/2022

22047 Jesuit Academy Expansion
Design Schedule 2022-09-15



September 21, 2022

Mr. Mike Masek
Jesuit Academy
2311 N 22nd Street
Omaha NE 68110

RE: Masterplan Budget

Mike:

Please see below.

Construction Costs		
New	28,000 sf x 460	\$12,880,000
Renovation	12,000 sf x 285	3,420,000
Parking	35 stalls x 5100	178,500
		<hr/>
		\$16,478,500
	10% Design/Construction Contingency	1,647,850
		<hr/>
		\$18,126,350
	12% Escalation to 2024/2025	2,175,162
		<hr/>
		\$20,301,512
	30% Soft Costs	6,090,454
	(Design, AV, Furniture, Etc.)	<hr/>
TOTAL		\$26,391,966

If you have any questions on the above, please contact me.

Sincerely,

Robert J Carlisle
Founder and Chairman

Enc

Jesuit Academy
2021-2022 Board of Directors

First Name	Last Name	Company	Cell #	Email
Sterling	Brown	Creighton Prep	314-704-9361	sbrown@creightonprep.org
Jim	Buser	Pansing Hogan Ernst & Bachman, LLP	402-578-9233	jbuser@pheblaw.com
Carmelita	Christian	Holistic Counseling, LLC	402-507-8710	holisticcounselingllc@gmail.com
Barb	Hechtner	Partner Group Representative	402-502-1535	mbhechtner@gmail.com
Cindy	Heider	Community Volunteer	402-651-4903	cmheider@heiderfdn.com
Jermaine	Jones	Boys and Girls Club of the Midlands	402-578-8813	jjones@bgcomaha.org
John	Kuehl	D.A. Davidson	402-639-3777	jkuehl@dadco.com
Gerald	Kuhn	City of Omaha	313-695-1416	gerald.kuhn@cityofomaha.org
Mike	Masek	Jesuit Academy	402-510-2969	mmasek@jesuitacademy.org
Jerry	McKay	McKay Landscape Lighting, Inc.	402-660-1599	jerry@mckaylighting.com
Pam	Mortenson	WoodmenLife	402-321-2161	mortpm6@gmail.com
Ron	Nebbia	Lutz	402-598-7666	rnebbia@lutz.us
Tom	Neitzke	Arrupe College*	402-290-8628	tneitzke@gmail.com
Phil	Ruden	Boys Town	402-880-9575	phil.ruden@prodigyllc.com
Kevin	Schneider, SJ	Creighton Prep	402-980-5605	kschneider@creightonprep.org
Dana	Washington	Boys Town (always cc her asst. Peggy on emails)	531-210-8282	dana.washington@boystown.org. peggy.babcock@boystown.org
Nathan	Wendt, SJ	Xavier University	612-990-0869	nwendt@jesuits.org
Doug	Wilwerding	Optimas Group	402-981-4250	doug@optimasgroup.com

* Fr. Tom Neitzke. 6324 N. Kenmore Ave. Chicago, IL 60660-1602

Grant Application

Row 294

**Organization Name
(if applicable)**

Physical Address

Mailing Address

Website

**Social Media
Accounts**

Name Just an idea

Title

Email Address justandidea@gmail.com

Phone +1 (555) 555-5555

Team No

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments**

Proposal Title Pickle Entertainment

Total Budget (\$) \$15,000,000.00

**LB1024 Grant
Funding Request (\$)** \$14,999,998.00

Proposal Type Combination of capital project and service/program

**Brief Proposal
Summary** <https://www.qsrmagazine.com/exclusives/robert-thompson-has-answer-americas-pickleb>

Timeline PUt it with the youth sports facility. It would be amazing

**Percentage
completed by July
2025** 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha presence and perception within the region, significantly improving the lives of area reside 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 th creation of generational wealth and widespread economic vitality in North and South Om 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" explanation

**Proposal
Description and
Needs Alignment**

**Visioning Workshop
Findings Alignment**

Priorities Alignment <https://mouthbysouthwest.com/2021/09/20/coming-soon-pickleball-themed-electric-pickle>

Economic Impact

Community Benefit

**Best
Practices/Innovation**

**Outcome
Measurement**

Partnerships

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

Grant Funds Usage

**Proposal Financial
Sustainability**

Funding Sources

Scalability

**Financial
Commitment** 100,000%

**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads

Grant Application

Row 295

Organization Name (if applicable)	Purely Serene
Physical Address	5072 S 135th Street, 68137
Mailing Address	1517 Military Ave, 68111
Website	pureleyserene444@gmail.com
Social Media Accounts	Purely Serene
Name	Ebony Burse
Title	Owner
Email Address	purelyserene444@gmail.com
Phone	+1 (402) 206-2021
Team	Yes
	Ebony Burse: CEO Michelle Hines: Co-CEO Aaron Burse: CFO Tyrek Robinson: Director Sales
Organizational Chart	Ebony Burse and Michelle Hines are partners in the ownership of Purely Serene. Aaron Burse is CFO, manager of financial actions for Purely Serene. Tyrek Robinson Director of Sales, manages marketing and sales for Purely Serene.
Other Completed Projects and/or Accomplishments	Over 300 Reiki clients with results 40+ 5star reviews on Google 50+ 5star reviews on FB business page 4 free community mental wellness workshops with target groups: one for men, one for women, one for children and one for mothers. 3 mental wellness events: Alchemy Workshop, Beginners Meditation Workshop, & New Years Wellness Workshop 20 Reiki Students (created jobs): 6 are Masters Reiki Teachers 8 Reiki certification classes 10 hon and business clearings 20 Vendor Events: Minority Markets, Farmers Markets, Holiday Markets, etc.
Proposal Title	Purely Serene's Wellness Center Innovative Health and Well Being for the Underserved Communities of North & South Omaha
Total Budget (\$)	\$2,500,000.00
LB1024 Grant Funding Request (\$)	\$2,500,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Purely Serene (the business) is a multidisciplinary wellness center that offers complementary and alternative mental (psychological) health (balance/soundness) services to the disadvantaged communities of North and South Omaha. Purely Serene is seeking to construct a building from the ground up in a more accessible location with affordable services, in an all inclusive environment that will help uplift the community. By creating a Haven in our communities, they're striving to expand their services, create jobs and spread mental health awareness. Purely Serene's goal is to upgrade our location with more space, more access to our community, and a phenomenal atmosphere. We plan to start leasing in the North or South district, depending on funds availability and leasing property availability.

Timeline The first month of receiving this fund, Purely Serene will start a leasing agreement at the given location 7509 Pacific st, 68114 if still available. The second month we will begin creating a blueprint for the floor plan to upgrade and create rooms. The third month, the blueprint is created, the build out should take a total of 4 weeks to complete. In the fourth month we will begin furnishing and creating the Purely Serene atmosphere that will be a relaxing, uplifting, and a safe environment for our community. The fifth month will consist marketing our Grand Opening and bringing in new students, clients, collaborations, and sponsors. The sixth month Purely Serene will be using marketing strategies to expand our business and clientele in every aspect. The seventh month Purely Serene will be holding their annual retreat for 5 special students. From the eighth month to the twelfth month, Purely Serene will be budgeting expenses while expanding the business. This will include free events for our community, educational classes to gain more students and employees, services to help with mental health, relaxation, trauma, addictions, habits, and behaviors.

Percentage completed by July 2025 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) 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 Purely Serene is a multidisciplinary wellness center that offers complementary and alternative mental (psychological) health (balance/soundness) services to the disadvantaged communities of North and South Omaha. Purely Serene uses alternative methods to help bring mental awareness, accountability, and behavior changes in order to upgrade the quality of life, break habits, and learn new ways to uplift and inspire. Through Purely Serene's classes, services, and events they are spreading mental health awareness and teaching healthy mental habits/behaviors and fundamentals for the community.

Visioning Workshop Findings Alignment Purely Serene's mission is to provide complementary and alternative mental health awareness, services, and jobs to the disadvantaged communities of North and South Omaha. By doctoring and taking care of our communities' mental well-being, they are inadvertently aiming to change behaviors that power the high crime rate, low employment retention and all around unhappiness and dissatisfaction with life. Without the proper mind and healthy habits, we cannot obtain or maintain economic growth and retention.

Priorities Alignment Purely Serene is aiming to provide 2 main priorities to demographic areas of North and South Omaha. Purely Serene will spread mental health awareness to targeted communities through events, workshops, and wellness sessions while simultaneously providing wellness programs to corporations located in or around the general census tracts. Purely Serene is also focused on providing jobs with a responsibility to target audiences with specific mental health concerns caused by social and economical challenges (including the existing disparities, worsened by the COVID19 pandemic).

Economic Impact Reiki Practitioners: Session hourly wage - \$30 Reiki Master Practitioners: Session hourly wage - \$40 Reiki Master Teacher: Session hourly wage - \$60 Reiki Master Teacher: Reiki 1&2 Class/Training - \$450 per student Reiki Master Teacher: Reiki Master Class/Training \$1025 per student

Purely Serene will create jobs by providing Reiki certification classes, enrolling 10 students per month, allowing opportunities for 120 certified Reiki practitioners per year. Purely Serene's certification classes are recognized by the International Center for Reiki Training (ICRT) and will automatically make their students an ICRT Affiliate should they choose to register themselves with the ICRT and start their own Reiki practice. Over a timespan of 3 years, Purely Serene is looking to create over 360 jobs.

	N/A
	\$30-\$60 per hour or \$58,500-\$117,000 per year, which is close to the median income in Omaha of \$62,213 (census.org), and can possibly be more depending on experience and continued education.
	Purely Serene will provide employment opportunities under two classifications; W2 employees for day to day operations and 1099 contractors who will follow a booth rental model, allowing their independent Reiki practitioners work space. This type of job sustainability strengthens future living standards that may be defined as "today's prosperi
Community Benefit	It is Purely Serene's goal to inspire fundamental and transformational change, through wellness methods that will enhance quality of life and happiness for individuals in the community, that will sequentially uplift community health as a whole and promote long-las economic growth. These wellness methods consist of events, workshops, wellness sessio and programs offered to the targeted community as well as providing jobs that foster life empowerment to individuals suffering with mental challenges.
	Purely Serene's mission will contribute to community sustainability by addressing social v being and economic security elements. By providing mental health services, tools, educational classes, workshops, and events, Purely Serene will be providing the commur with a safe place that will foster community spirit, a sense of belonging, and a sense of se worth for all members of the community. Purely Serene will provide economic security through meaningful employment opportunities, job training and education, and by maxim local ownership of businesses through independent reiki practice. This will equip underprivileged North and South Omaha individuals with the resources needed to achiev prosperity and quality of life. Economic security and social well-being
Best Practices/Innovation	Purely Serene's Reiki Certification classes and workshops bring an alternative and complementary approach to mental health and is often paired with mental therapy and counseling services.
Outcome Measurement	Purely Serene intends to offer their mental wellness services to local corporations by offe employee wellness packages. Purely Serene plans on generating a grant program that w cover the cost of Reiki Certification classes and a mental wellness academy for all ages.
	Outcomes will be measured by the acknowledgement and results of healthier living habits coping skills and self-care. Which in turn will create a happier, more secure(financially, mentally and physically) and substantial life, paving the way to generational wealth.
	Possibly allows us to network and collaborate with similar community leaders and activist whose goals also aim to rally the North and South Omaha communities to increase econo growth and retention through mental wellness.
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	7509 Pacific St, 68114 Peaches Plaza SF 3000
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Check property and meet leasing agent Start a leasing agreement with property Utilities contract signed Make a blueprint for space upgrade including walls, floor, paint, lighting, e floor plan Interior upgraded to fit the Purely Serene brand and estetic for an uplifting atmosphere Marketing new location Grand Opening to bring community awareness of services we provide Located by Cilantros Restaurant, Custom Electronics, Inc, El Basha's

Restaurant, Lavish Hair Studio & Spa in the Peaches Plaza, providing an inviting location with open parking, on business street for our community. N/A. Location layout link: <https://images1.loopnet.com/d2/5LSWC27c7aHttf51fap0UheClvcMvhboxCRQ0WiNDs/P>

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

Yes

General Contractor No

Request Rationale \$3000 a month rent \$36,000 annual rent

Grant Funds Usage Relocation to North Omaha Materials for workshops and classes (i.e. books, manuals, be chairs, etc) Additional wellness education classes (Yoga, Tai-chi, Hypnosis(hypno-therapy, Qi-gong, etc.) Non-profit community events Free certification classes for recipients that can't afford the class

Proposal Financial Sustainability Yes

N/A

Funding Sources No other funds.

No other funds.

N/A

Scalability N/A

N/A

Financial Commitment Purely Serene will adhere by the following policy if granted funding from LEGISLATIVE B 1024. The current minimum monthly stipends established by Purely Serene's LB1024 Program is as followed. Grant request of \$2.5 million. If awarded 100% of grant request, a monthly stipend of \$69,444.44 will be release from Purely Serene's LB1024 grant funding the 1st of each month to cover the cost of monthly expenses

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding

Sources
Acknowledgment

Public Information

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

Purely Serene's Organizational Chart



CEO
Ebony Burse



Co-CEO
Michelle Hines

CFO
Aaron Burse

Director of Sales
Tyrek Robinson

PEACHES PLAZA

75th & Pacific, Omaha, NE 68114

FOR LEASE

AVAILABLE
2,400 SF



FEATURES

- Total Center: 26,000 SF
- Total Available: 4,208 SF
- Traffic Counts: 30,768 VPD @ 74th & Pacific; 78,150 VPD @ 72nd & Pacific
- Excellent midtown location on the growing Pacific Street corridor
- Join El Basha, Custom Electronics, T05 Bollywood Grill and other local and regional tenants
- Population of 96,000+ and est. median household income of \$71,000+ within a 3-mile radius
- Suite 7517 B is a fully built-out salon, including 5 private suites, a wash room, and ample storage

Suite	Space	Rent	Monthly	Type	Available
7509	2,400 SF	\$16.00	\$3,200.00	NNN	Immediately
7517 B	1,808 SF	\$17.00	\$2,561.33	NNN	Immediately

SITE DATA

Gas/Electrical:	Tenant	Rent Escalator:	TBD	Zoning:	CC
Sewer/Water:	Tenant	Lease Term:	5-10 Years	Year Built:	1986
Janitorial/Maint:	Tenant	Lease Form:	Negotiable	Ceiling Height:	14 Ft (varies)
Finisher Allowance:	Negotiable	Total NNN:	\$5.96	Parking:	5/1,000 SF

Agent: Brian Houlihan
Phone: (402) 763-2929
Email: [bhoulhan@lernerco.com](mailto:bhoulihan@lernerco.com)

The Lerner Company
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TENANT REPRESENTATION • INVESTMENT SALES
— A MEMBER OF —
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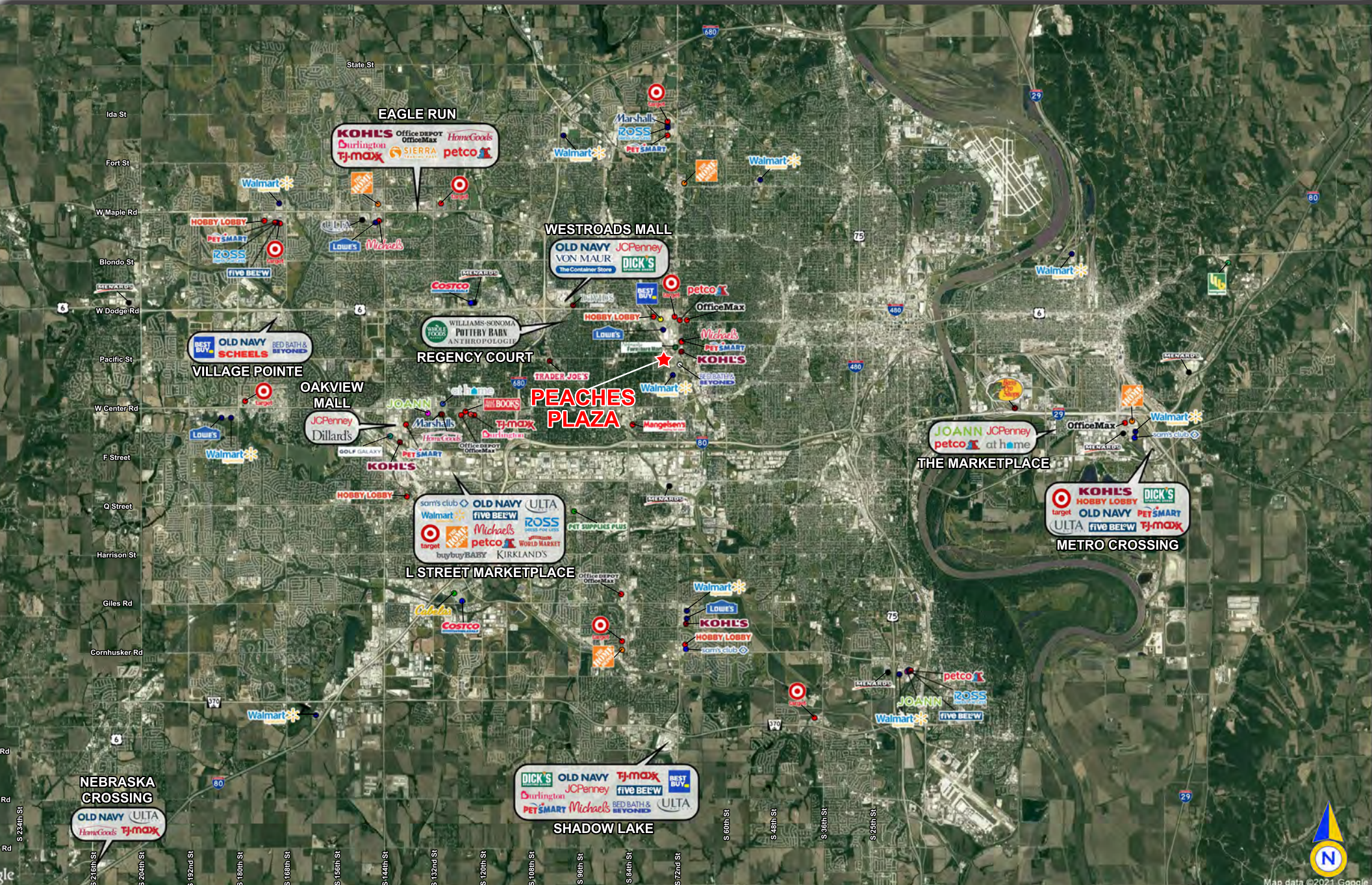
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75th & Pacific, Omaha, NE 68114

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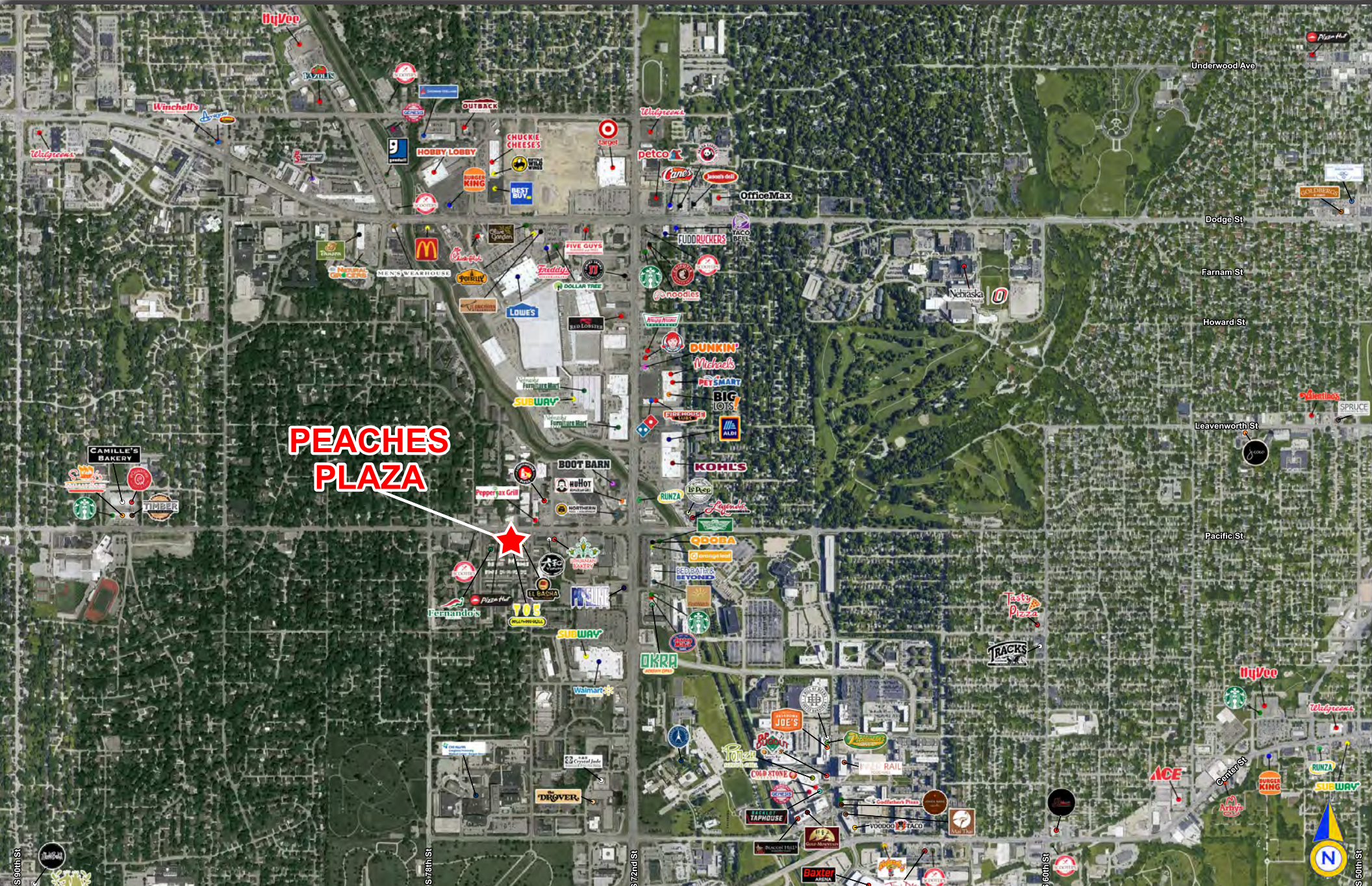
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**PEACHES
PLAZA**

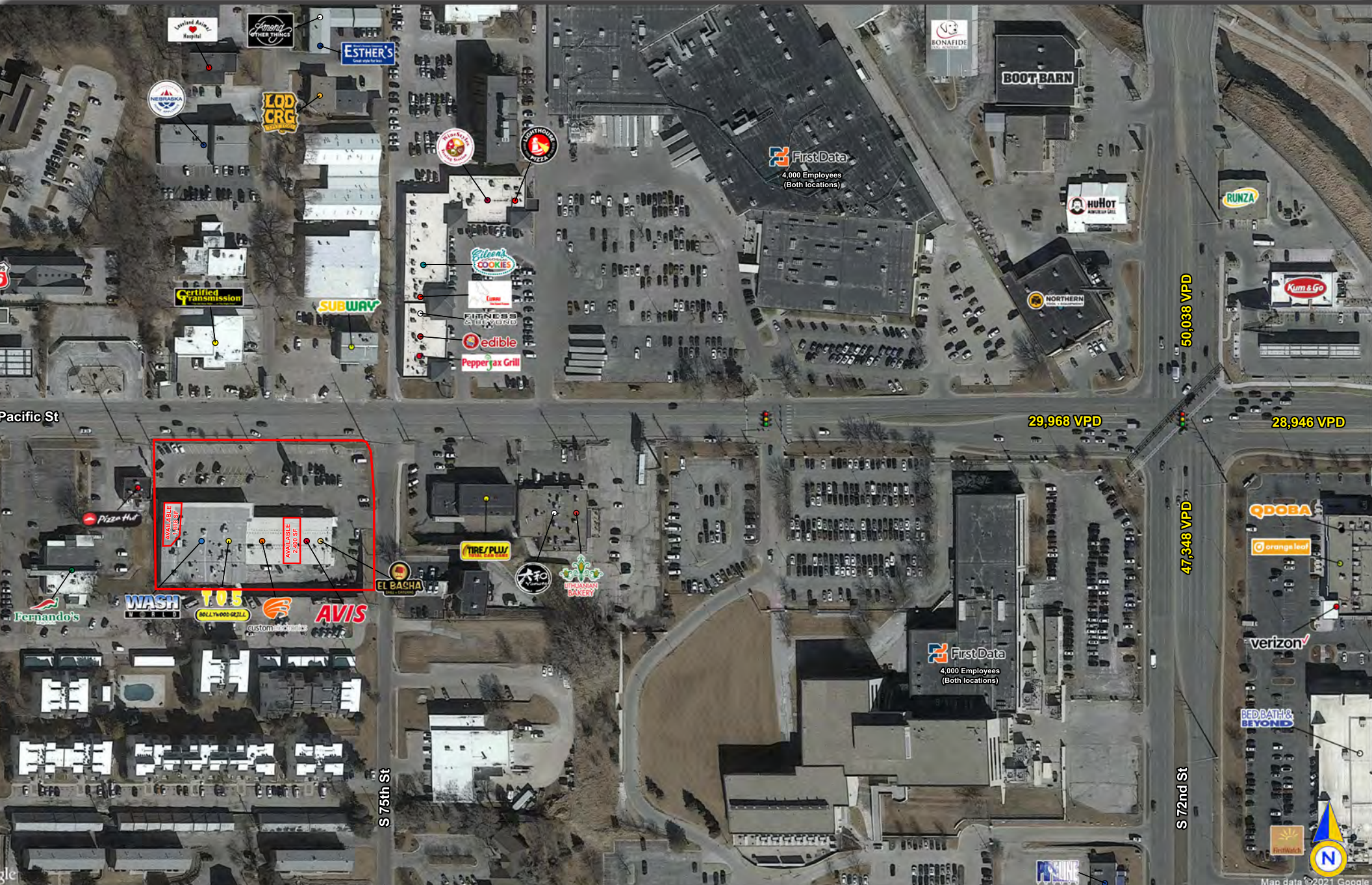
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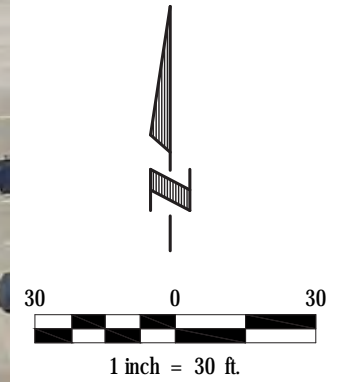
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PEACHES PLAZA

75th & Pacific, Omaha, NE 68114



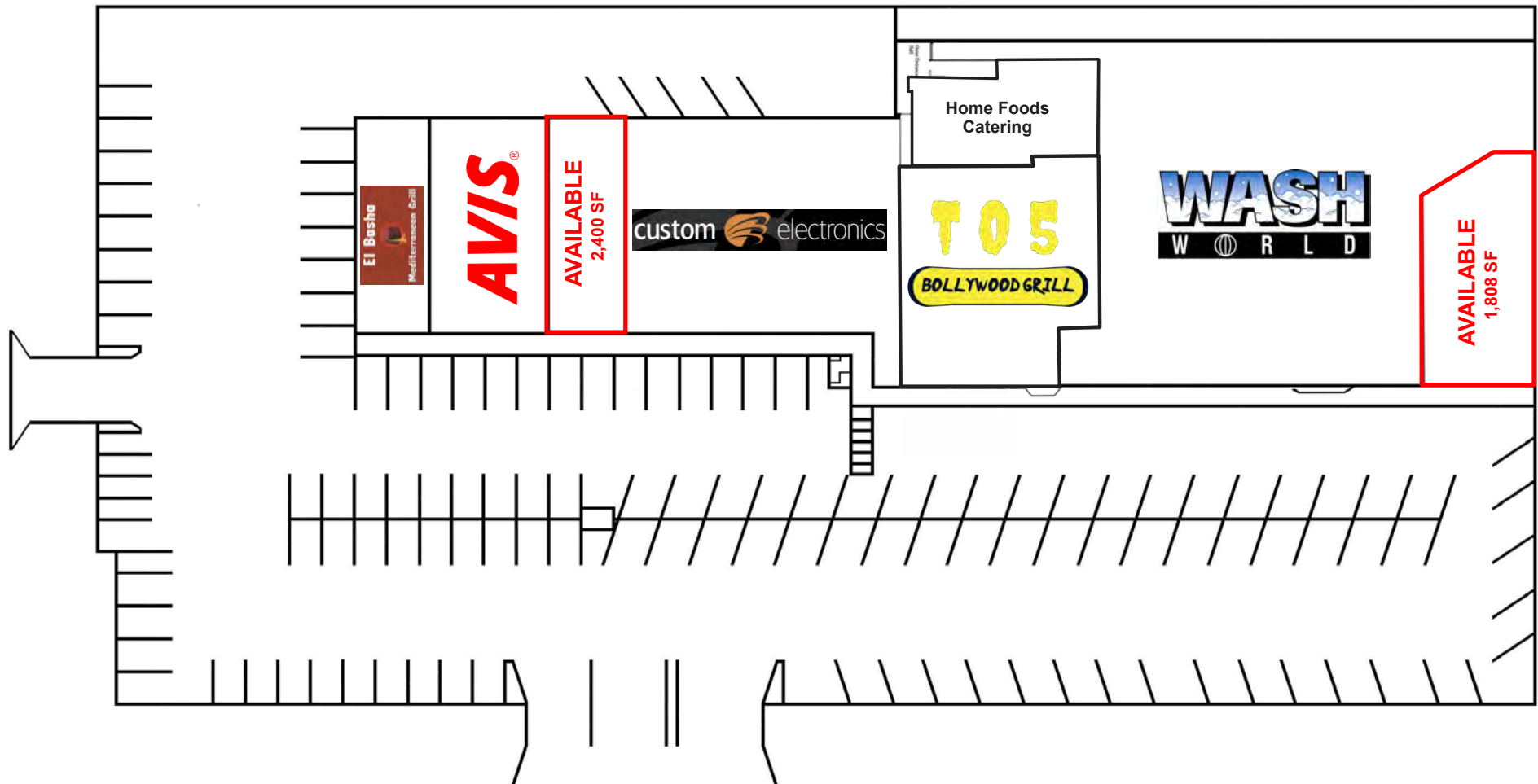
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PACIFIC STREET



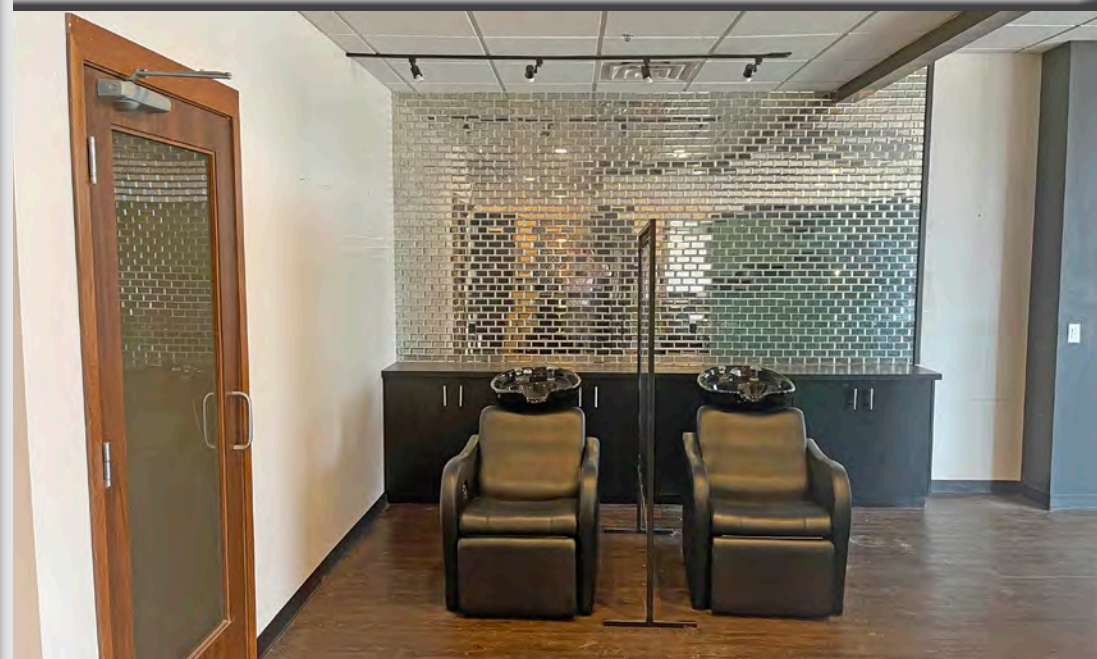
PEACHES PLAZA

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TENANT REPRESENTATION • INVESTMENT SALES

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PEACHES PLAZA

75th & Pacific, Omaha, NE 68114

Lat/Lon: 41.2488/-96.0294

S 75th St & Pacific St	1 mi radius	3 mi radius	5 mi radius
Omaha, NE			
Population			
2021 Estimated Population	8,666	96,690	317,172
2026 Projected Population	8,794	97,840	322,494
2010 Census Population	8,303	92,503	297,782
2000 Census Population	8,411	93,640	299,479
Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.3%
Historical Annual Growth 2000 to 2021	0.1%	0.2%	0.3%
2021 Median Age	34.8	38.0	35.5
Households			
2021 Estimated Households	3,910	43,828	134,300
2026 Projected Households	3,995	44,772	138,024
2010 Census Households	3,640	41,089	123,165
2000 Census Households	3,544	41,691	125,228
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.6%
Historical Annual Growth 2000 to 2021	0.5%	0.2%	0.3%
Race and Ethnicity			
2021 Estimated White	74.0%	79.4%	68.9%
2021 Estimated Black or African American	7.9%	7.9%	13.5%
2021 Estimated Asian or Pacific Islander	13.3%	5.8%	4.9%
2021 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.9%
2021 Estimated Other Races	4.3%	6.3%	11.8%
2021 Estimated Hispanic	5.4%	8.4%	16.0%
Income			
2021 Estimated Average Household Income	\$97,449	\$92,022	\$74,983
2021 Estimated Median Household Income	\$75,362	\$71,670	\$61,571
2021 Estimated Per Capita Income	\$44,565	\$41,913	\$32,021
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.5%	5.2%
2021 Estimated Some High School (Grade Level 9 to 11)	2.2%	4.0%	5.7%
2021 Estimated High School Graduate	16.8%	19.9%	24.3%
2021 Estimated Some College	16.1%	20.4%	21.5%
2021 Estimated Associates Degree Only	4.7%	7.6%	8.1%
2021 Estimated Bachelors Degree Only	30.0%	27.4%	22.6%
2021 Estimated Graduate Degree	28.6%	18.2%	12.5%
Business			
2021 Estimated Total Businesses	938	5,665	12,733
2021 Estimated Total Employees	20,097	85,556	199,837
2021 Estimated Employee Population per Business	21.4	15.1	15.7
2021 Estimated Residential Population per Business	9.2	17.1	24.9

Services	January	February	March	April	May	June	July	August	September	October	November	December	Year
Reiki Session (\$150) - 5 session a week	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000
Reiki 1&2 class (\$450) - 3 Students a month	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$16,200
Reiki Master Class (\$1025) - 3 Students a month	\$3,075	\$3,075	\$3,075	\$3,075	\$3,075	\$3,075	\$3,075	\$3,075	\$3,075	\$3,075	\$3,075	\$3,075	\$36,900
Sound Healing Session (\$50) - 2 sessions a month	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Events (\$20) - 15 participants a quarter			\$300			\$300			\$300			\$300	\$1,200
Office/House/Land Clearings (\$250) - 2 sessions a month	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Total:	\$9,525	\$9,525	\$9,825	\$9,525	\$9,525	\$9,825	\$9,525	\$9,525	\$9,825	\$9,525	\$9,525	\$9,825	\$115,500

Services	January	February	March	April	May	June	July	August
Reiki Session (\$100) - 50 sessions a month	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
15% Session Commission - 4 a day (from \$100 %15 = \$15)						\$1,440	\$1,440	\$1,440
Reiki 1&2 class (\$450) - 5 students a month	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
Reiki Master Class (\$1025) - 5 students a month	\$5,125	\$5,125	\$5,125	\$5,125	\$5,125	\$5,125	\$5,125	\$5,125
Sound Healing Session (\$50) - 4 a month	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Events (\$20) - 30 participants a quarter			\$600			\$600		
Corporate Mental Wellness Packages - (50 employees for \$60) 1 per year	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
PS Mental Wellness Subscriptions - 5 (\$100 per subscription)	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Annual Mental Wellness Retreat - 5 - All expenses paid						\$17,500		
Office/House/Land Clearings (\$500) - 4 month	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Total:	\$18,075	\$18,075	\$18,675	\$18,075	\$18,075	\$37,615	\$19,515	\$19,515

September	October	November	December	Year
\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
\$1,440	\$1,440	\$1,440	\$1,440	\$10,080
\$2,250	\$2,250	\$2,250	\$2,250	\$27,000
\$5,125	\$5,125	\$5,125	\$5,125	\$61,500
\$200	\$200	\$200	\$200	\$2,400
\$600			\$600	\$2,400
\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
\$500	\$500	\$500	\$500	\$6,000
				\$17,500
\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
\$20,115	\$19,515	\$19,515	\$20,115	\$246,880

Services	January	February	March	April	May	June	July	August	September	October	November	December	Year
Reiki Session (\$120) - 60 sessions a month	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$86,400
15% Session Comission - 4 a day (from \$100 %15 = \$15)	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$17,280
Reiki 1&2 class (\$450) - 10 students a month	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000
Reiki Master Class (\$1025) - 10 students a month	\$10,250	\$10,250	\$10,250	\$10,250	\$10,250	\$10,250	\$10,250	\$10,250	\$10,250	\$10,250	\$10,250	\$10,250	\$123,000
Sound Healing Session (\$100) - 4 a month	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
Events (\$25) - 30 participants a quarter			\$750			\$750			\$750			\$750	\$3,000
Corporate Mental Wellness Packages - (50 employees for \$60) 2 per year	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
PS Mental Wellness Subscrptions - 10 (\$100 per subscription)	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Annual Mental Wellness Retreat - 10 - All expenses paid						\$35,000							\$35,000
Office/House/Land Clearings (\$800) - 4 month	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$38,400
Total:	\$33,990	\$33,990	\$34,740	\$33,990	\$33,990	\$69,740	\$33,990	\$33,990	\$34,740	\$33,990	\$33,990	\$34,740	\$445,880

Services	January	February	March	April	May
Reiki Session (\$120) - 80 sessions a month	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
15% Session Comission - 4 a day (from \$100 %15 = \$15)	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440
Reiki 1&2 class (\$450) - 15 students a month	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750
Reiki Master Class (\$1025) - 15 students a month	\$15,375	\$15,375	\$15,375	\$15,375	\$15,375
Sound Healing Session (\$100) - 4 a month	\$400	\$400	\$400	\$400	\$400
Events (\$25) - 30 participants a quarter			\$750		
Corporate Mental Wellness Packages - (50 employees for \$60 packages) 3 per year	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
PS Mental Wellness Subscrptions - 15 (\$100 per subscription)	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Annual Mental Wellness Retreat - 15 - All inclusive (\$3500 per person)					
Office/House/Land Clearings (\$1000) - 4 month	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Total:	\$48,065	\$48,065	\$48,815	\$48,065	\$48,065

June	July	August	September	October	November	December
\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440
\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750
\$15,375	\$15,375	\$15,375	\$15,375	\$15,375	\$15,375	\$15,375
\$400	\$400	\$400	\$400	\$400	\$400	\$400
\$750			\$750			\$750
\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
\$52,500						
\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
\$101,315	\$48,065	\$48,065	\$48,815	\$48,065	\$48,065	\$48,815

Year
\$115,200
\$17,280
\$81,000
\$184,500
\$4,800
\$3,000
\$108,000
\$18,000
\$52,500
\$48,000
\$632,280

	January	February	March	April	May	June
Lease	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Utilities	\$800	\$800	\$800	\$800	\$800	\$800
Insurance	\$300	\$300	\$300	\$300	\$300	\$300
Website	\$18	\$18	\$18	\$18	\$18	\$18
CRM	\$40	\$40	\$40	\$40	\$40	\$40
Accounting Tools & Accountant	\$270	\$270	\$270	\$270	\$270	\$270
Payroll	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333
Marketing	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Reiki 1&2 monthly grant	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
Class Material	\$1,200			\$1,200		
Annual Mental Wellness Retreat - Master coverage						\$7,000
Misc.	\$200	\$200	\$200	\$200	\$200	\$200
Total:	\$27,411	\$26,211	\$26,211	\$27,411	\$26,211	\$33,211

July	August	September	October	November	December	Year
\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
\$18	\$18	\$18	\$18	\$18	\$18	\$216
\$40	\$40	\$40	\$40	\$40	\$40	\$480
\$270	\$270	\$270	\$270	\$270	\$270	\$3,240
\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	\$160,000
\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$27,000
\$1,200			\$1,200			\$4,800
						\$7,000
\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
\$27,411	\$26,211	\$26,211	\$27,411	\$26,211	\$26,211	\$326,336

	Cost:
Yoga cert.	\$12,000
Tai-chi certification	\$5,000
Qi-Gong Cert	\$7,000
Hypnosis Certification	\$3,000
Relocation	\$7,000
Office room buildout	\$15,000
Furnishment	\$20,000
Total	\$69,000

Grant Application

Row 296

Organization Name (if applicable) Whispering Roots, Inc.

Physical Address 4104 S. 90th Street Omaha, NE 68127

Mailing Address

Website www.whisperingroots.org

Social Media Accounts Instagram- <https://www.instagram.com/whisperingrootsinc/?hl=en>; Twitter- <https://mobile.twitter.com/whisperingroots>; Facebook- <https://www.facebook.com/whisperingroots/>; YouTube- <https://www.youtube.com/c/WhisperingRootsTV/featured>

Name Gregory Fripp

Title Founder and CEO

Email Address gfripp@whisperingroots.org

Phone +1 (402) 321-7228

Team Yes

There are two individuals in leadership positions at Whispering Roots that have a significant role in the development of this initiative, the Chief Executive Officer, Greg Fripp, and the Director of Culinary and Nutrition programming, Anna Curry. They are supported by staff members serving in roles such as Logistics Management, Food Production, Food Distribution and Culinary and Nutrition Education. Whispering Roots' Chief Executive Officer, Greg Fripp, founded the agency in 2010. He has 26 years of educational and hands-on experience in food logistics, aquaculture, hydroponics, project management and business management. He proudly served his country in the U.S. Navy as both a highly rated Military Logistics Officer and Enlisted Member. After completing his military service, Mr. Fripp had a very successful career in the corporate world, ultimately achieving the position of Head of Talent Acquisition (Recruiting) for TD Ameritrade. Mr. Fripp has completed studies in supply chain logistics, M.I.S., aquaculture, culinary, controlled environment agriculture, and community engagement at institutions such as Cornell University, University of Arizona, Chicago State University, and the United States Navy. In addition, he's designed, built, and operated 4 culinary facilities, oversaw the construction of a tribal educational/production greenhouse and oversaw the construction of an aquaculture facility in the Central Plateau in Haiti. Mr. Fripp has taken the skills he gained in his military and corporate experiences to pursue his passion for growing food and helping people who need it most. He is responsible for overseeing operational, financial, and programmatic initiatives for the organization and

has several years of experience in managing government grants and contracts. Ms. Curry earned both her undergraduate and master's degrees in Nutrition from the University of Nebraska – Lincoln and completed her Dietetic internship with Keith & Associates based in Tulsa, OK. She has worked in many areas of food and nutrition including restaurants, hospital food service, retail, and more. Most recently, she coordinated the Visiting Nurse Association's Cooking Matters program, teaching families how to cook healthy foods on a budget. In her six years with the program, she coordinated volunteers, taught classes, led store tours, maintained community partnerships, etc. Ms. Curry is a member of the Nebraska Academy of Nutrition and Dietetics and participates in several community collaboratives such as Food Day Omaha and the Community Nutrition Partnership Council. Ms. Curry is responsible for the organization's culinary initiatives and developing healthy meals on a budget. She advises many of the organization's program activities and partnerships with other organizations. The organization is governed by a board of directors, which contains five individuals.

Organizational Chart

Whispering Roots is governed by a board of directors. The organization's leadership consists of the Chief Executive Officer, Greg Fripp, and a Director of Culinary and Nutrition initiatives, Anna Curry. Other employees include an Executive Chef, Nutrition and Delivery associates, an Operations Manager, and Operations Associate. Whispering Roots contracts with 12 different part-time contractors, who are in roles such as Educators, Logistics Coordinators, Garden Technicians, Chefs, Project Managers, and Native program coordinators. The agency also contracts with an Accountant and fundraising agency.

Other Completed Projects and/or Accomplishments

The mission of Whispering Roots is to use innovative next-generation agricultural practices to provide nutritious food, focused supply chain logistics, hands-on learning, and career pathways that cultivate healthy communities. Founded in 2010, the agency targets communities facing difficulty from an unlivable income, poor education, and marginalization including immigrants, indigenous peoples, house-less individuals, veterans, and the elderly. Major programs include STEM education, agricultural education, emergency food distribution, farm stands, nutrition education, and culinary education, indigenous agriculture and health, and a food pharmacy. Emergency Food Distribution: This program coordinates the delivery of food to communities lacking access to traditional emergency food outlets. Whispering Roots has streamlined distribution to include 30+ drop-off sites. Food Pharmacy: Low-income participants with Type 2 Diabetes receive clinical and outpatient Diabetes health management. Supplementing clinical care provided by Charles Drew medical personnel, Whispering Roots offers "outpatient" health support by preparing, coordinating, and distributing food boxes to patients and offering them nutrition and culinary education support. Farm Stands: Whispering Roots staff coordinate and run farm stands held in the parking lots of WIC clinics and senior sites on a monthly basis. Whispering Roots also partners with local farmers to supply produce. Whispering Roots not only coordinates the provision of nutritious food but also assists participants in using their food vouchers properly and maximizing their value. STEM, Nutrition, & Culinary Education: Whispering Roots exposes students to gardening, robotic farming, agricultural drones, 3D printing, encouraging careers in STEM. Chefs work with students to incorporate their crops into

nutritional meals. Indigenous Agriculture & Health: Whispering Roots educates residents of Macy and Walthill on best practice horticulture techniques emphasizing STEM and next-generation agriculture in a controlled environment. Whispering Roots has been awarded numerous honors throughout its history. The organization is a 2021 Nonprofit of the Year winner and 2022 Martin Luther King Jr. Day Drum Major for Action Community Service Award Winner. This year, the Chief Executive Officer of Whispering Roots won “Food Champion of the Year” for his work in addressing food and nutrition related issues in the Omaha metro area. Since the onset of the pandemic, Whispering Roots has significantly expanded operations to meet the community’s growing need for affordable healthy food. Between 2019 and 2021, Whispering Roots saw a 7,100% increase in the number of pounds of food distributed and a 4,900% increase in the number of people served. By the end of 2022, Whispering Roots anticipates providing services to 225,000 individuals by distributing over 2,000,000 pounds of food.

Proposal Title	South Omaha Healthy Food, Education and Logistics Hub
Total Budget (\$)	\$2,769,146.00
LB1024 Grant Funding Request (\$)	\$1,587,116.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Whispering Roots is respectfully requesting funding in the amount of \$1,587,116 to support the creation of its new South Omaha Healthy Food, Education, and Logistics Hub, located in Qualified Census Tract 29. For the past two years, Whispering Roots has been addressing increasing food insecurity among vulnerable populations resulting from the pandemic and its aftermath. Due to the increasing demand for services and the harsh impact inflation is having on the most vulnerable members of our society, Whispering Roots has identified the need to secure more space to increase its capacity to provide healthy food and produce, emergency food aggregation, distribution, production, logistics, nutrition education and training services. In September of 2022, the organization signed a lease for a warehouse in South Omaha that will significantly expand the agency’s capacity to provide services. Grant funds will be used to refurbish and upgrades the new space, redeveloping and modifying it to contain the tools and equipment needed to carry out emergency food programming. Funding is also requested to support the development of new education and training program opportunities resulting from the increased facility space, as well as maintenance and expansion of current programs and services. Whispering Roots will move into the new space in November of 2022 and renovate the warehouse through December of 2024. Renovations will begin after contractors have been selected and designs for the space have been completed, with an estimated start date of January of 2023. Some programming will begin in the building by the end of 2022. New program opportunities will be offered as they are developed and become available.
Timeline	The lease for the warehouse was signed in September of 2022. Whispering Roots plans to transition its operations to the new location in November of 2022. Upgrades, renovations, and

modifications to the facility will begin in January of 2023 and continue until December of 2024. Programming will begin in the new facility by November or December of 2022. Food aggregation and distribution services will begin immediately. New programs will be offered as they are created and become available. All grant funds will be obligated by December 31, 2024 and spent by December 31, 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) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs

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

Meeting people where they are; disseminating information to the community

Proposal Description and Needs Alignment

The proposed project addresses the critical need for healthy food initiatives in Omaha, Nebraska. In Omaha, 12.4 percent of the population is classified as "food insecure," an increase from previous years. Although economies are slowly recovering from the pandemic, COVID-19 has continued to drive food insecurity and create significant disruptions in food supply chains. This has resulted in increasing food prices across the globe and pushed food pantries to capacity. Food security experts have stated that while the economy may return to normal quicker, rates of food insecurity are expected to continue to rise, lasting two or more years following the pandemic. According to a community health needs assessment of the Omaha metropolitan area conducted in 2021, 19.7 percent of community residents "often" or "sometimes" worry about running out of food. A total of 16.1 percent of area adults find it "very" or "somewhat" difficult to access affordable fresh fruits and vegetables. Poor dietary health often leads to chronic disease and poor health outcomes. In the Omaha metro area, 71.9 percent of adults are overweight; this number has been steadily increasing since 2011. In 2021, heart disease and cancer accounted for more than 40 percent of deaths in the Omaha metropolitan area. Further, 12.4 percent of Omaha residents report being diagnosed with diabetes. The mortality rate of diabetes in Omaha is higher than average United States mortality rates, with 26 deaths per 100,000 individuals attributed to diabetes. This has been an increasing trend over the past decade. Among Black or African American individuals who reside in Omaha, these rates are dramatically high, at almost three times as many deaths. With access to nutritious food restricted, food insecurity and malnutrition increase, and health problems grow in number in areas with limited availability of fresh food. Those who are from marginalized populations often face these challenges at a disproportionate rate. Whispering Roots targets underserved populations through its

programming, striving to make healthy, nutritious food accessible to all people. The new Healthy Food, Education, and Logistics Hub will address several of South Omaha's needs, as indicated in the Visioning Workshop Summary, that must occur in order for transformational change and economic success to happen in the area. Specifically, Whispering Root's proposal seeks to provide for the needs of Omaha residents in the areas of sustainable community, quality of life, and policy. Food and health have been identified by the community as high-priority areas of need that are central to a sustainable community. By increasing access and availability to healthy food, the quality of life among those served will improve, and positive health outcomes will increase. Additionally, Omaha residents have voiced concern over the lack of education and training opportunities in the community. Responding to this need will result in advanced opportunities for youth, a more skilled workforce, and economic stimulation. In order to fully address the needs of South Omaha residents, Whispering Roots must increase its capacity to provide services. Through its newly-acquired Healthy Food, Education, and Logistics Hub, the agency will be able to increase its capacity to provide emergency food significantly. The new facility will grow capacity for cold food storage, refrigerated delivery, food aggregation, and food distribution capacity. It will also provide Whispering Roots with space to source additional food suppliers to increase culturally appropriate food options. The new hub will enable the agency to access smaller basic needs organizations, maintain current levels of supplies, increase its capacity for food logistics coordination, production, and distribution, and increase cold storage for fresh produce freezer storage for frozen items and other healthy foods and increase community training and education opportunities.

Visioning Workshop Findings Alignment

This grant proposal aligns with multiple findings in the Visioning Workshop Summary and addresses gaps and needs voiced by the community. The COVID-19 pandemic has only magnified the challenges faced by low-income, marginalized residents of South Omaha, driving rates of food insecurity higher and higher. The South Omaha SWOT Summary identifies access to quality food and produce and the prevalence of food deserts as weaknesses in the community. A lack of education around nutrition and making healthy food choices were also identified as threats. The Visioning Workshop Summary also describes workforce development and employment needs, including higher-paying STEM jobs, incomes that match increasing prices, and training centers. South Omahans have indicated that a strength of the community is its strong desire to improve the life of families. Whispering Roots's new Healthy Food, Education, and Logistics Hub and core programming support the wants of the South Omaha community by increasing the quality of lives through meaningful access to healthy food access, nutrition education, and food production and logistics training. The requested funding will expand Whispering Root's efforts to meet the needs of the South Omaha community by providing the agency with the amount of space and resources needed to increase its capacity and support the community's needs. Whispering Roots distributes hundreds of thousands of pounds of food and serves approximately 40,000 individuals each year, and this proposal will allow the agency to secure the space it needs to increase its capacity for commercial food aggregation and distribution, nutrition and STEM education programming, and food production and logistics training.

Priorities Alignment LB1024 prioritizes the use of grant funds for economic recovery

in communities that are in a Qualified Census Tract and have been disproportionately impacted by the COVID-19 pandemic. South Omaha has been identified as one of the communities most affected. The bill also emphasizes activities such as job training for those who reside in a Qualified Census Tract. Additionally, LB1024 discussed challenges of food insecurity in the community, particularly among low-income and minority populations. The new Healthy Food, Nutrition, and Logistics Hub will address all of these needs through emergency food production and distribution, nutrition education, and food production and logistics training. The hub is also located within Qualified Census Tract 29 and will serve community members who reside in South Omaha.

Economic Impact

The new facility will provide the opportunity for both new and temporary jobs, as well as internships that have potential to lead to professional jobs. Whispering Roots believes that 21 jobs in total will be created through this project. Six will be permanent positions at Whispering Roots, including an executive chef, produce prescription program manager, garden manager/educator, educator, warehouse driver/technician, and warehouse technician. There will be 15 temporary construction jobs. Creating new jobs is a cornerstone of economic growth; the new job opportunities created through this project will boost the local economy, stimulate sustainable economic growth, and provide more financial stability among families in the South Omaha area. Many of the individuals who live in the surrounding area of the new facility do not receive a livable wage and are living in poverty.

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The base wage levels of the permanent positions created through this grant will range from \$37,440 and \$85,000. Wage levels vary by experience and requirements/responsibilities of the position. All positions will receive a benefit package.

The proposed jobs include 15 construction positions. Construction will begin in January of 2023, providing immediate job opportunities for businesses or contractors that are located in a Qualified Census Tract. Whispering Roots will hire for the permanent positions as the warehouse space is developed and new programs are launched.

Community Benefit

This proposal aligns with the focus and intention of the LB1024 package and the desires of the public as outlined in the Visioning Workshop Summary. The individuals who reside in Qualified Census Tract 29 in South Omaha are often a part of a marginalized, disadvantaged population. As voiced by South Omaha residents, healthy foods are often unavailable or inaccessible for low-income individuals. Research indicates that food pantries and basic needs service organizations are struggling to meet this unprecedented demand. Without access to nutritious food, food insecurity and malnutrition increase, and health problems grow in number in areas with no large supermarkets or other businesses providing fresh food. Although it is difficult to make causal links between malnutrition in food deserts and health issues, the American Journal of Preventive Medicine states that the highest rates of obesity are in areas with no large supermarkets, while the lowest rates are

among people living near supermarkets. Limited access to healthy food, whether the reason is proximity or financial often results in a number of issues including depression and anxiety, behavioral issues, poor school performance in children, and health issues that can become chronic, including obesity, cancer, heart issues, and diabetes. Whispering Roots' new Healthy Food, Education, and Logistics Hub will provide a community-focused and inclusive approach to distributing fresh produce, emergency food, education and training to those in need in South Omaha. The agency will increase healthy food consumption and nutritional quality of food consumed by community members through the distribution of nutritious, culturally-appropriate meals and the delivery of healthy food and nutrition classes. The new hub will allow the agency to increase its capacity to provide commercial food aggregation and logistics, including food storage, production, delivery, redistribution, and training services.

This grant project will encourage local and regional economic resilience. The new hub will create exposure to logistics, warehousing and transportation jobs, and community members will become aware of available living wage jobs and exposed to job pipeline opportunities. This will contribute to decreases in poverty, increases in financial stability for community members, and lower unemployment rates. Whispering Roots will also support the natural environment through the development of community gardens. The organization will grow fresh food in preparation for redistribution to community organizations and members living in the gaps who are without food storage infrastructure or the ability to hold perishable food items. This will address food insecurity by providing fresh food to the community and decrease hunger.

Best Practices/Innovation

There are numerous studies and sources that support the need for Whispering Root's work in distributing emergency food to the community. Feeding America provides specific statistics on food insecurity in Omaha which support the need for emergency food services. Feeding America also supports the need for increased food access and describes how many people have faced significant financial strains as a result of the pandemic. In addition, the U.S. Department of Agriculture: Food and Nutrition Service indicates that emergency food providers are vital in the fight against food and nutrition insecurity during the pandemic. The entity also acknowledges the disruptions in current the United States supply chains and the critical need to strengthen supply chains and make investments in those working to strengthen the food system. As part of its mission, Whispering Roots is working to address supply chain issues and improve the food distribution system. The vertical integration of food aggregation to distribution and education will provide a fundamental change within the community. Finally, an article published by the University of Georgia in 2021 discusses the role that emergency food organizations play in providing immediate food assistance to food-insecure households and the importance of providing emergency food assistance to individuals who reside in low-income areas. The new South Omaha Healthy Food, Education, and Logistics Hub will fill a much-needed gap in commercial emergency food aggregation and distribution. The facility will invest in local foods system infrastructure and aid in the expansion of fresh, healthy foods to low-income, low-access populations. In addition, long-term plans include the introduction of next generation produce growing systems that will provide additional training opportunities for the local community.

Outcome Measurement

This grant project will strengthen the food system infrastructure within Omaha, Nebraska. Whispering Roots anticipates that those who are served through the Healthy Food, Nutrition Education and Logistics Hub will experience improvements in the quality of their life, overall health, and connection to the community. This grant project will result in positive outcomes which directly address needs voiced by community members in the Visioning Workshop Summary. Some of these include decreases in food insecurity, increases in access to quality, nutritious food, increases in knowledge around healthy eating and nutrition, increases in knowledge of innovative food production techniques, decreases in food deserts, reductions in food disparities, and increases in access to fresh fruits and vegetables. Positive economic outcomes resulting from the project that address community needs will include increases in the number of permanent and temporary jobs, increased workforce development opportunities, increased access to job training, and the creation of quality jobs that have livable wages. The new hub will also help create other opportunities, such as internships that provide potential for full-time jobs, training in science, technology, engineering, and math for young people, and career paths to higher paying jobs. Additionally, the project will work to decrease the health and nutrition barriers faced by people of color in the community, resulting in decreases in food and health inequities. Whispering Roots' programming provides help that is rooted in cultural awareness and provides for people who are living in the gaps of society.

Whispering Roots currently collects several metrics, including the number of program participants, prepared meals delivered, provided educational hours, videos created, video views, and community partners established. Other data collected will include pounds of food grown, pounds delivered, and survey feedback, testimonials, and content delivery strategies. Throughout the program, data will be used to evaluate and make changes to the program. A third-party evaluator will be used to further establish appropriate and measurable outcomes, as well as additional data collection tools. It is the goal of Whispering Roots to continually evolve to meet the changing needs and desires of the community while serving as the facilitator of health and nutrition initiatives.

Yes. Whispering Roots is currently collaborating with multiple organizations within the health industry that are interested in addressing chronic illness through increasing the amount of healthy food available to underserved communities. Organizations such as CHI Health, Methodist and Children's Hospitals are partners with Whispering Roots on Produce Prescription Program initiatives that will be housed in the new hub being created in South Omaha. In addition, Whispering Roots operates multiple summer farm stands in underserved communities that are funded by health organizations and philanthropic entities. This work will be expanded once the new hub is fully operational. Lastly, organizations such as Farm Credit Service of America have funded and expressed an interest in additional Community Culinary and Nutrition programming offered by Whispering Roots. From an economic development perspective, Whispering Roots has met with the United States EDA regarding the purchase of Logistics/Driving simulators for the hub that can be used to provide job training and exposure to local residents thereby leading to employment pathways in the Logistics field.

Partnerships

Yes

Whispering Roots provides food and logistics support for over 32 organizations in Omaha while also providing culinary and nutrition education support for organizations such as Latino Center of the Midlands, Generation Diamond, Completely Kids and the like. The organization completes the extremely difficult task of providing its partners with the opportunity to choose food items most appropriate for the clients they serve while providing culturally appropriate food through a delivery program. Whispering Roots' work includes aggregating excess food for storage and redistribution into the community at the point of consumption. This includes collaborating with food organizations not serviced by large-scale food assistance organizations that deliver by truckload. By offering deliveries via car, van, or truck, the agency can service outlets that do not have the capacity to store an entire semi-truckload of food. The organization also conducts Emergency Food Home Deliveries through a contract with Douglas County Health Department. Whispering Roots was responsible for all Douglas County Health Department COVID Positive and COVID Quarantined Emergency Food Home Deliveries during the challenging times of the pandemic. Other key partners in the project will be those who help carry out Whispering Roots' programming, such as the American Heart Association with which Whispering Roots partners to reduce instances of heart disease through healthy food initiatives. The organization also has partnerships with Charles Drew Health Center, where it carries out Diabetes programming, community gardens and Community Farm Stands for low-income patients, and several organizations who are a part of its new Produce Prescription Program. These include CHI Health, Nebraska Methodist, Nebraska Extension, and Children's Hospital. All of these partners will participate in activities that will take place in or be organized from the new healthy food, nutrition education and logistics hub. Whispering Roots is currently in discussions with the Salvation Army Kroc Center regarding offering Nutrition Education programming to its clients and looks forward to creating new partnerships with organizations in the South Omaha area who may benefit from its programs and services.

Whispering Roots has Memorandums of Understanding with the organizations who participate in its food pharmacy, produce prescription program, and other nutrition programming, as well as formal agreements with the entities for which it provides logistics support.

Displacement

No

Displacement explanation**Physical Location**

Located at approximately 27th and Q Street, the physical location of the facility is 2624 Edward Babe Gomez Avenue, Omaha, NE 68207, within South Omaha Qualified Census Tract 29. The warehouse is adjacent to the Omaha Housing and Canopy South Initiative. Canopy South is a nonprofit working to revitalize South Omaha neighborhoods, providing an opportunity to enhance the services that can be provided to community members living in the immediate area that is slated for redevelopment. The physical location of the warehouse aligns with strengths of the South Omaha community listed in

the Visioning Workshop Summary, specifically the 30th and Q Streets corridor.

Qualified Census Tract	Within one or more QCTs
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Additional Location Documents	Included as an attachment.
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Property Zoning	Yes
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Is the project connected to utilities?	
	Yes
	No

Design, Estimating, and Bidding	No
	No
	Costs for construction were estimated based on current market rates for each line item.

General Contractor	No
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Request Rationale	The requested funding amount of \$1,587,116 is comprised of warehouse modification and upgrade costs, as well as funds for developing and expanding programming. Budget items are based on current market rate estimates. Rental costs are supported in the attached lease document.
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Grant Funds Usage	Around 41 percent (\$745,116) of the requested dollars will support warehouse rent, insurance, and operating expenses; \$375,000 will be used for food storage refrigeration and freezer purchases, rent, and installation, as well as warehouse storage and shelving for food and equipment. Expenses totaling \$72,000 will fund the rental of a refrigerated semi-trailer cooler and freezer. Funding in the amount of \$155,000 will support the purchase of a refrigerated delivery truck, forklift, and pallet life/stacker. Diesel fuel expenses are estimated to cost \$120,000. A total of \$85,000 will provide new training equipment for nutrition education and food production logistics training programs. Whispering Roots is also requesting funding for security and monitoring equipment for the hub in the amount of \$35,000.
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Proposal Financial Sustainability	Yes
	Whispering Roots maintains a series of internal controls, which are used to manage award dollars. The agency ensures that government funds are used for the designated purpose,

adequate documentation is maintained for grant charges, and grant objectives are accomplished. Some of the controls utilized by Whispering Roots include segregation of duties, documentation of expenditures, written policies and procedures, approval and authorization policies, routine reconciliations, risk assessments, an inventory control system, and proper record keeping. The agency minimizes the time between the transfer of funds from the granting agency and disbursement for project activities. Financial reports are submitted according to the terms of the grant agreement. Whispering Roots contracts with an outside accounting firm, Avalon Accounting, to manage its finances. Monthly financial reports are prepared and shared with leadership and the board of directors.

Funding Sources

Funding is committed from the Sherwood Foundation in the amount of \$312,000, and \$205,000 from the United States Economic Development Administration is being pursued for the simulators. Funding is pending from the Kansas City Federal Reserve Investment Connection Grant in the amount of \$100,000, the United States Department of Agriculture in the amount of \$500,000, and the State of Nebraska's Food Security and Innovation Program grant in the amount of \$231,105. Whispering Roots anticipates exploring funding from other private and government funders, which include, but are not limited to, Sunderland Foundation, Ash Grove Charitable Foundation, Claire M. Hubbard Foundation, Hawks Foundation, Kimmel Charitable Foundation, and Moglia Foundation.

Kansas City Federal Reserve Investment Connection Grant, South Omaha Healthy Food, Education, and Logistics Hub, December 2022 State of Nebraska Food Security and Innovation Program Grant, South Omaha Healthy Food, Education, and Logistics Hub (personnel, supplies, equipment), November 2022

All funding received for this project is critical to its development and success. Upon moving into the facility, Whispering Roots is prepared to immediately continue providing its food aggregation and distribution services, utilizing the semi-trailer freezers and refrigerators until permanent reefers and freezers can be installed. Funding will allow Whispering Roots to consolidate its programming, which is currently administered in different locations throughout the City of Omaha, and expand it once building upgrades are completed. Without reduced funding, the upgrades and modifications to the new space will be delayed, resulting in delays in the development and execution of new and expanded programming. Whispering Roots will maximize its resources through relationships with community partners; however, all financial support is vital in moving the project forward and towards completion.

Scalability

Yes

The immediate need for Whispering Roots is to modify the warehouse so that the agency can expand its current services and increase the number of people who are receiving emergency food. Once the facility is upgraded for the purposes of emergency food distribution, Whispering Roots will be able to place additional focus on creating dedicated space for its new programs. The budget differentiates the costs for modification of space and programming efforts.

**Financial
Commitment**

Whispering Roots is committed to the financial success of this project and actively seeking additional funding sources to support costs and expenses for upgrades to the facility and new program offerings. The organization is dedicated to maximizing its resources and sustaining the project through a variety of factors, including increases in donor and funder support, diversification of funding sources, and reliance on community partnerships. Every year, Whispering Roots expands its programming because of interest from the community and funders as Whispering Roots exceeds its goals and outcomes. The organization seeks donors and funders who are closely aligned with its mission and will add to its capacity to create impact for the services population. In addition, Whispering Roots actively pursues program revenue-generating activities to help decrease reliance on grants and the like. The agency will continue to employ the above strategies, diversifying funding, leaning on community partners, and increasing donor and funder support, as well as revenue generation.

**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

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

BUSINESS PROPERTY LEASE

THIS LEASE is entered into this 19 day of September, between Edward L Stanek Trustee of the Edward L Stanek Trust of 2009 and the Pamela A Stanek Trust of 2009, Landlord, and Whispering Roots, Inc., a Nebraska non-profit corporation, Tenant.

1. **PREMISES.** Subject to the terms and conditions of this Lease, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord certain land and the structure situated thereon containing approximately 25,891 square feet of rentable floor area ("Building") located at: 2624 Edward Babe Gomez Avenue, Omaha, NE 68107, as shown on the attached **Exhibit "A"**, and legally described as: South Omaha Industrial Park, Lot 15, Block 0, City of Omaha, Douglas County Nebraska.(herein, the "Premises")

2. **TERM.** This Lease shall be for a term of five (5) years and one (1) month, beginning on November 1, 2022, and ending on November 30, 2027, unless terminated earlier as provided in this Lease.

If for any reason the Premises is delivered to Tenant on any date before or after the term commencement date, rental for the period between the date of possession and the term commencement date shall be adjusted on a pro rata basis. Such earlier or later taking of possession shall not change the termination date of this Lease. This Lease shall not be void or voidable in the event of a late delivery by Landlord, nor shall Landlord be liable to Tenant for any resulting loss or damage.

3. **USE OF PREMISES.** The Premises are leased to Tenant, and are to be used by Tenant, for the purposes of warehouse, distribution, food aggregation, food distribution, food storage, and training and for no other purpose. Tenant agrees to comply with all applicable governmental laws, ordinances, and regulations in connection with its use of the Premises, including without limitation all environmental laws, to keep the Premises in a clean and sanitary condition, and to use all reasonable precaution to prevent waste, damage, or injury to the Premises.

4. RENT.

(a) **Base Rent.** The total Base Rent under this Lease is Eight Hundred Twenty-Five Thousand One Hundred Forty-Six and 17/100 Dollars (\$825,146.17). Tenant agrees to pay rent to Landlord at c/o Investors Realty, Inc. 12500 I Street, Ste 160, Omaha, NE 68137 or at any other place Landlord may designate in writing, in lawful money of the United States, in monthly installments in advance, on the first day of each month, as follows:

From	To	psf	Annual	Month
November 1, 2022	November 30, 2022	\$0.00	Tenant to pay utilities and Operating Expenses (section 4b)	
December 1, 2022	November 30, 2023	\$6.00	\$155,346.00	\$12,945.50
December 1, 2023	November 30, 2024	\$6.18	\$160,006.38	\$13,333.87
December 1, 2024	November 30, 2025	\$6.37	\$164,925.67	\$13,746.81
December 1, 2025	November 30, 2026	\$6.56	\$169,844.96	\$14,153.75
December 1, 2026	November 30, 2027	\$6.76	\$175,023.16	\$14,585.26

(b) **Operating Expenses.** In addition to the Base Rent, Tenant shall pay directly to service provider, or to Landlord, as additional rent, the Operating Expenses (hereinafter defined) that Landlord shall

incur, pay, or become obligated to pay in any calendar year in connection with the ownership, operation, maintenance, repair, replacement (other than replacements which are capital in nature), and security of the Premises and all related improvements and appurtenances thereto. For the purposes of this Lease, the term "Operating Expenses" shall mean all costs, expenses and disbursements of maintaining and operating the Premises, including but not limited to all taxes that would first become delinquent in the event of non-payment during the term of this Lease, assessments levied upon the Premises, fixtures, and personal property used by Tenant at the Premises, all insurance costs, all costs of labor, material and supplies for maintenance, repair, replacement, and operation of the Premises, including but not limited to line painting & seal the parking lot (when needed), lighting, snow/ice removal, landscaping, cleaning, utilities, janitorial services, depreciation of machinery and equipment used in such maintenance, repair and replacement, and management costs, including superintendents, and including the cost, amortized over its useful life, of the purchase and installation of any device including the maintenance and repair of such device, to improve the operating efficiency of any system in the Premises or reduce the cost of insurance and thereby reduce Operating Expenses. "Operating Expenses" shall not include: the cost of capital improvements; expenses for repairs, replacements, and general maintenance which is caused by fire, windstorm, casualty or any other insurable occurrence; principal and interest payments; depreciation of the Premises or improvements or its contents or components; accounting and legal fees relating to the ownership, construction, leasing or sale of the Premises; all expenses directly resulting from the negligence or willful misconduct of the Landlord, its agents, servants or other employees; all bad debt loss, or rent loss; expenses incurred in leasing or obtaining new tenants or retaining existing tenants, including leasing commissions, legal expenses, or advertising. Tenant will be responsible for lawn care and snow removal and will contract with vendors directly for these services.

Operating Expenses shall be determined on an annual basis for each calendar year ending on December 31 and shall be prorated for the number of months Tenant occupied the Premises if Tenant did not occupy the Premises the full year. Tenant shall pay one thousand three hundred forty-five and no/100 Dollars (\$1,345.00) per month, for insurance and management fees, on the first of each month in advance with rent for estimated Operating Expenses. Landlord may change this amount at any time upon written notice to Tenant. At the end of each year, an analysis of the total year's Operating Expenses shall be presented to Tenant and Tenant shall pay the amount, if any, the Operating Expenses for the year exceeded the amount of the estimated Operating Expenses paid by Tenant. Said amount shall be paid by Tenant to Landlord within thirty (30) days after Tenant's receipt of the statement. In the event this Lease terminates at any time other than the last day of the year, the excess Operating Expenses shall be determined as of the date of termination. If Tenant's payments of estimated Operating Expenses exceed the amount due Landlord for that calendar year, Landlord shall, at its option, provided Tenant is not then in default under this Lease, apply the excess as a credit against Tenant's other obligations under this Lease or promptly refund such excess to Tenant if the term of this Lease has already expired, in either case without interest to Tenant.

(c) **Real Estate Taxes.** Notwithstanding anything to the contrary stated in the forgoing, Tenant shall pay annual Property taxes levied on the Premises and due and payable during the Term of this lease to Landlord in two (2) equal installments due March 1st and July 1st of each calendar year. Within thirty (30) days of Tenants receipt of Landlord's notice, consisting of a copy of the Property Tax bill due. Tenant shall pay to Landlord the invoiced amount. Checks will be written to Edward L Stanek Trust of 2009 and the Pamela A Stanek Trust of 2009, c/o Investors Realty, Inc.

(d) **Payment of Rent.** Tenant agrees to pay the Base Rent as and when due, together with Tenant's share of the Operating Expenses and all other amounts required to be paid by Tenant under this

Lease. In the event of nonpayment of any amounts due under this Lease, whether or not designated as rent, Landlord shall have all the rights and remedies provided in this Lease or by law for failure to pay rent.

(e) **Late Charge.** If the Tenant fails to pay the Base Rent together with the Tenant's share of the Operating Expenses and all other amounts required to be paid by Tenant under this Lease, on or before the fifth (5th) day after such payments are due, Tenant agrees to pay Landlord a late charge of ten (10%) percent of all amounts required to be paid.

(f) **Security Deposit.** As partial consideration for the execution of this Lease, the Tenant has delivered to Landlord for Landlord's use and possession the sum of Thirteen Thousand Seven Hundred Forty-Three and 81/100 Dollars (\$13,743.81) as a Security Deposit. The Security Deposit will be returned to Tenant at the expiration of this Lease if Tenant has fully complied with all covenants and conditions of this Lease.

5. **SERVICES.** Except as otherwise provided herein, Landlord shall furnish no services. Tenant shall pay, directly to the service provider, when due, all water, gas, electricity, sewer use fees, incurred at or chargeable to the Premises. Tenant is responsible for maintaining the Premises and shall pay all expenses associated with maintenance including but not limited to snow removal, grounds maintenance, mowing, landscaping, janitorial expenses, and management fees.

6. **ASSIGNMENT OR SUBLEASE.** Tenant shall not assign this Lease or sublet the whole or any part of the Premises, transfer this Lease by operation of law or otherwise, or permit any other person except agents and employees of Tenant to occupy the Premises, or any part thereof, without the prior written consent of Landlord. Landlord may consider any factor it deems relevant in determining whether to withhold consent including, but not limited to, the following: (a) financial responsibility of the new tenant, (b) identity and business character of the new tenant, (c) nature and legality of the proposed use of the Premises. Landlord shall have the right to assign its interest under this Lease or the rent hereunder. In the event Tenant requests Landlord's approval, Landlord may assess Tenant an administrative fee of Two Hundred Fifty and 00/100 Dollars (\$250.00) to prepare or review the necessary documentation.

7. **TENANT'S IMPROVEMENTS.** Tenant shall have the right to place partitions and fixtures and make improvements or other alterations in the interior of the Premises at its own expense. Prior to commencing any such work, Tenant shall first obtain the written consent of Landlord for the proposed work. Landlord may, as a condition to its consent, require that the work be done by Landlord's own employees and/or under Landlord's supervision, but at the expense of Tenant, and that Tenant give sufficient security that the Premises will be completed free and clear of liens and in a manner satisfactory to Landlord. Upon termination of this Lease, at Landlord's option, Tenant will repair and restore the Premises to its former condition including removal of any communication or data cabling installed by Tenant, at Tenant's expense, or any such improvements, additions, or alterations installed or made by Tenant, except Tenant's trade fixtures, shall become part of the Premises and the property of the Landlord. Tenant may remove its trade fixtures at the termination of this Lease provided Tenant is not then in default and provided further that Tenant repairs any damage caused by such removal.

Any work completed by Tenant as a part of Tenant's Improvements or ongoing maintenance which involves the roof, HVAC or other building systems shall comply with any requirement of any existing warranty to use materials or methods to ensure that the warranty is not invalidated or terminated.

Tenant shall have no authority to cause or permit a construction lien or other lien to arise or be perfected with respect to the Premises, or any part thereof; and Tenant shall so advise any contractor performing any work or providing any materials for Tenant in or with respect to the Premises. If any construction lien or other lien is

filed against the Premises, or any part thereof, for any reason whatsoever by reason of Tenant's acts or omissions or because of a claim against Tenant, then Tenant shall cause such lien to be cancelled and discharged of record by bond or otherwise within ten (10) days after written request by Landlord

8. **REPAIRS.** Landlord agrees to maintain in good condition, and repair as necessary the foundations, exterior walls and the roof of the Premises. In the event that Landlord fails to make any necessary repairs within thirty (30) days after receipt of Tenant's notice to Landlord of such failure, Tenant may make such repairs and invoice Landlord for the cost thereof. Landlord shall pay Tenant's invoice within fifteen (15) days.

Tenant agrees that it will make, at its own cost and expense, all maintenance, repairs and replacements to the Premises not required to be made by Landlord, including, but not limited to, all interior and exterior doors, door frames, windows, plate glass, and the heating, air conditioning, plumbing and electrical systems servicing the Premises, provided that the costs of any replacements of the HVAC system, plumbing and electrical systems that are capital improvements shall be amortized over the useful life of such replaced item and Tenant shall pay the prorated amount based on the remaining term of the Lease. Tenant agrees to do all redecorating, remodeling, alterations, and painting required by it during the term of the Lease at its own cost and expense, and to pay for any repairs to the Premises made necessary by any negligence or carelessness of Tenant or any of its agents or employees or persons permitted on the Premises by Tenant, and to maintain the Premises in a safe, clean, neat, and sanitary condition. Tenant shall be entitled to no compensation for inconvenience, injury, or loss of business arising from the making of any repairs by Landlord, or Tenant.

Landlord shall deliver the heating and air conditioning system (HVAC) in good working condition prior to Lease Commencement. Tenant shall enter into an HVAC maintenance contract with Getzschman Heating and Air Conditioning an HVAC maintenance provider to provide semiannual maintenance of the HVAC unit(s). Tenant is responsible for maintain all records of regular service and shall provide them to Landlord upon request

9. **CONDITION OF PREMISES.** Except as provided herein, Tenant agrees that no promises, representations, statements, or warranties have been made on behalf of Landlord to Tenant respecting the condition of the Premises, or the manner of operating the Premises, or the making of any repairs to the Premises. By taking possession of the Premises, Tenant acknowledges that the Premises were in good and satisfactory condition when possession was taken. Tenant shall, at the termination of this Lease, by lapse of time or otherwise, remove all of Tenant's property and surrender the Premises to Landlord in as good condition as when Tenant took possession, normal wear excepted.

10. **PERSONAL PROPERTY AT RISK OF TENANT.** All personal property in the Premises shall be at the risk of Tenant only. Landlord shall not be liable for any damage to any property of Tenant or its agents or employees in the Premises caused by any reason whatsoever, including, without limitation, fire, theft, steam, electricity, sewage, gas or odors, or from water, rain, or snow which may leak into, issue or flow into the Premises from any part of the Premises, or from any other place, or for any damage done to Tenant's property in moving same to or from the Premises. Tenant shall give Landlord, or its agents, prompt written notice of any damage to or defects in water pipes, gas or warming or cooling apparatus in the Premises.

11. **LANDLORD'S RESERVED RIGHTS.** Without notice to Tenant, without liability to Tenant for damage or injury to property, person, or business, and without effecting an eviction of Tenant or a disturbance of Tenant's use or possession or giving rise to any claim for set off or abatement of rent, Landlord shall have the right to:

- (a) Change the name or street address of the Premises.
- (b) Install and maintain signs on the Premises.

(c) Have access to all mail chutes according to the rules of the United States Post Office Department.

(d) At reasonable times, to decorate, and to make, at its own expense, repairs, alterations, additions, and improvements, structural or otherwise, in or to the Premises, or part thereof, and any adjacent real estate, land, street, or alley, and during such operations to take into and through the Premises or any part thereof all materials required, and to temporarily close or suspend operation of entrances, doors, corridors, elevators, or other facilities to do so.

(e) Possess passkeys to the Premises.

(f) Show the Premises to prospective tenants at reasonable times.

(g) Take any and all reasonable measures, including inspections or the making of repairs, alterations, and additions and improvements to the Premises, which Landlord deems necessary or desirable for the safety, protection, operation, or preservation of the Premises.

(h) Approve all sources furnishing signs, painting, and/or lettering to the Premises, and approve all signs on the Premises prior to installation thereof.

(i) Establish rules and regulations for the safety, care, order, operation, appearance, and cleanliness of the Premises and to make modifications thereto.

12. **INSURANCE.** Tenant shall not use or occupy the Premises or any part thereof in any manner which could invalidate any policies of insurance now or hereafter placed on the Premises or increase the risks covered by insurance on the Premises or necessitate additional insurance premiums or policies of insurance, even if such use may be in furtherance of Tenant's business purposes. In the event any policies of insurance are invalidated by acts or omissions of Tenant, Landlord shall have the right to terminate this Lease or, at Landlord's option, to charge Tenant for extra insurance premiums required on the Premises on account of the increased risk caused by Tenant's use and occupancy of the Premises. Each party hereby waives all claims for recovery from the other for any loss or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such policies; provided that this waiver shall apply only when permitted by the applicable policy of insurance.

13. **INDEMNITY.** Subject to the waiver of subrogation provision, Tenant shall indemnify, hold harmless, and defend Landlord from and against, and Landlord shall not be liable to Tenant on account of, any and all costs, expenses, liabilities, losses, damages, suits, actions, fines, penalties, demands, or claims of any kind, including reasonable attorney's fees, asserted by or on behalf of any person, entity, or governmental authority arising out of or in any way connected with either (a) a failure by Tenant to perform any of the agreements, terms, or conditions of this Lease required to be performed by Tenant; (b) a failure by Tenant to comply with any laws, statutes, ordinances, regulations, or orders of any governmental authority; or (c) any accident, death, or personal injury, or damage to, or loss or theft of property which shall occur on or about the Premises, except as the same may be the result of the negligence of Landlord, its employees, or agents.

Subject to the waiver of subrogation provision, Landlord shall indemnify, hold harmless, and defend Tenant from and against, and Tenant shall not be liable to Landlord on account of, any and all costs, expenses, liabilities, losses, damages, suits, actions, fines, penalties, demands, or claims of any kind, including reasonable attorney's fees, asserted by or on behalf of any person, entity, or governmental authority arising out of or in any way connected with either (a) a failure by Landlord to perform any of the agreements, terms, or conditions of this Lease required to be performed by Landlord; (b) a failure by Landlord to comply with any laws, statutes, ordinances, regulations, or orders of any governmental authority; (c) any accident, death, or personal injury, or damage to, or loss or theft of property which shall occur on or about the Premises as the result of the negligence of Landlord, its employees, or agents; or (d) Landlord's management, operation or use of the Premises. The obligations under this section shall, notwithstanding any contrary provisions hereof, survive any termination or expiration of this Lease.

14. **LIABILITY INSURANCE.** Tenant agrees to procure and maintain continuously during the entire term of this Lease, a policy or policies of commercial general liability insurance from a company or companies acceptable to Landlord, at Tenant's own cost and expense, insuring Landlord and Tenant from all claims, demands or actions; such policy or policies shall in addition to insuring Tenant protect and name the Landlord and Landlord's managing agent as additional Insured and shall provide coverage in a combined single limit per occurrence of at least \$2,000,000.00 for claims, demands or actions for bodily injury, death or property damage made by or on behalf of any person or persons, firm or corporation arising from, related to, or connected with the conduct and operation of Tenant's business in the Premises, or arising out of and connected with the use and occupancy of the Premises by the Tenant. All such insurance shall be deemed to be primary and non-contributory in regard to the leased Premises and shall provide that Landlord shall be given a minimum of ten (10) days' notice by the insurance company prior to cancellation, termination or change of such insurance. Tenant shall provide Landlord with copies of the policies, an endorsement adding Landlord and managing agent as additional insured, and certificates evidencing that such insurance is in full force and effect and stating the term and provisions thereof. If Tenant fails to comply with such requirements for insurance, Landlord may, but shall not be obligated to, obtain such insurance and keep the same in effect, and Tenant agrees to pay Landlord, upon demand, the premium cost thereof.

15. **DAMAGE BY FIRE OR OTHER CASUALTY.** If, during the term of this Lease, the Premises shall be so damaged by fire or any other cause except Tenant's negligent or intentional act so as to render the Premises untenable, the rent shall be abated while the Premises remain untenable; and in the event of such damage, Landlord shall elect whether to repair the Premises or to cancel this Lease, and shall notify Tenant in writing of its election within sixty (60) days after such damage. In the event Landlord elects to repair the Premises, the work or repair shall begin promptly and shall be carried on without unnecessary delay. In the event Landlord elects not to repair the Premises, the Lease shall be deemed canceled as of the date of the damage. Such damage shall not extend the Lease term.

16. **CONDEMNATION.** If the whole or any part of the Premises shall be taken by public authority under the power of eminent domain, then the term of this Lease shall cease on that portion of the Premises so taken, from the date of possession, and the rent shall be paid to that date, with a proportionate refund by Landlord to Tenant of such rent as may have been paid by Tenant in advance. If the portion of the Premises taken is such that it prevents the practical use of the Premises for Tenant's purposes, then Tenant shall have the right either (a) to terminate this Lease by giving written notice of such termination to Landlord not later than thirty (30) days after the taking, or (b) to continue in possession of the remainder of the Premises, except that the rent shall be reduced in proportion to the area of the Premises taken. In the event of any taking or condemnation of the Premises, in whole or in part, the entire resulting award of damages shall be the exclusive property of Landlord, including all damages awarded as compensation for diminution in value to the leasehold, without any deduction for the value of any unexpired term of this Lease, or for any other estate or interest in the Premises now or hereafter vested in Tenant.

17. **DEFAULT OR BREACH.** Each of the following events shall constitute a default or a breach of this Lease by Tenant:

- (a) If Tenant fails to pay Landlord any rent or other payments when due hereunder;
- (b) If Tenant vacates or abandons the Premises;

(c) If Tenant files a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act, or voluntarily takes advantage of any such act by answer or otherwise, or makes an assignment for the benefit of creditors;

(d) If involuntary proceedings under any bankruptcy or insolvency act shall be instituted against Tenant, or if a receiver or trustee shall be appointed of all or substantially all of the property of Tenant, and such proceedings shall not be dismissed, or the receivership or trusteeship vacated within thirty (30) days after the institution or appointment; or

(e) If Tenant fails to perform or comply with any other term or condition of this Lease, or any of the rules and regulations established by Landlord, and if such nonperformance shall continue for a period of ten (10) days after notice thereof by Landlord to Tenant, time being of the essence.

18. **EFFECT OF DEFAULT.** In the event of any default or breach hereunder, in addition to any other right or remedy available to Landlord, either at law or in equity, Landlord may exert any one or more of the following rights:

(a) Landlord may re-enter the Premises immediately and remove the property and personnel of Tenant, and shall have the right, but not the obligation, to store such property in a public warehouse or at a place selected by Landlord, at the risk and expense of Tenant.

(b) Landlord may retake the Premises and may terminate this Lease by giving written notice of termination to Tenant. Without such notice, Landlord's retaking will not terminate the Lease. On termination, Landlord may recover from Tenant all damages proximately resulting from the breach, including the cost of recovering the Premises and the difference between the rent due for the balance of the Lease term as though the Lease had not been terminated and the fair market rental value of the Premises for the balance of the Lease term as though the Lease had not been terminated which sum shall be immediately due Landlord from Tenant.

(c) Landlord may relet the Premises or any part thereof for any term without terminating this Lease, at such rent and on such terms as it may, choose. Landlord may make alterations and repairs to the Premises. In addition to Tenant's liability to Landlord for breach of this Lease, Tenant shall be liable for all expenses of the reletting, for any alterations and repairs made (excluding new tenant improvements), and for the rent due for the balance of the Lease term, which sum shall be immediately due Landlord from Tenant. The amount due Landlord will be reduced by the net rent received by Landlord during the remaining term of this Lease from reletting the Premises or any part thereof. If during the remaining term of this Lease Landlord receives more than the amount due Landlord under this sub-paragraph, the Landlord shall pay such excess to Tenant, but only to the extent Tenant has actually made payment pursuant to this sub-paragraph.

19. **SURRENDER - HOLDING OVER.** Tenant shall, upon termination of this Lease, whether by lapse of time or otherwise, peaceably and promptly surrender the Premises to Landlord. If Tenant remains in possession after the termination of this Lease, without a written lease duly executed by the parties, Tenant shall be deemed a trespasser. If Tenant pays, and Landlord accepts, rent for a period after termination of this Lease, Tenant shall be deemed to be occupying the Premises only as a tenant from month to month, subject to all the terms, conditions, and agreements of this Lease, except that the rent shall be two times the monthly rent specified in the lease immediately before termination.

20. **SUBORDINATION AND ATTORNMENT.** Landlord reserves the right to place liens and encumbrances on the Premises superior in lien and effect to this Lease. This Lease, and all rights of Tenant hereunder, shall, at the option of Landlord, be subject and subordinate to any liens and encumbrances now or hereafter imposed by Landlord upon the Premises or any part thereof, and Tenant agrees to execute, acknowledge, and deliver to Landlord, upon request, any and all instruments that may be necessary or proper to subordinate this Lease and all rights herein to any such lien or encumbrance as may be required by Landlord.

In the event any proceedings are brought for the foreclosure of any mortgage on the Premises, Tenant will attorn to the purchaser at the foreclosure sale and recognize such purchaser as the Landlord under this Lease. The purchaser, by virtue of such foreclosure, shall be deemed to have assumed, as substitute Landlord, the terms and conditions of this Lease until the resale or other disposition of its interest. Such assumption, however, shall not be deemed in acknowledgment by the purchaser of the validity of any then existing claims of Tenant against the prior Landlord.

Tenant agrees to execute and deliver such further assurances and other documents, including a new lease upon the same terms and conditions contained herein, confirming the foregoing, as such purchaser may reasonably request. Tenant waives any right of election to terminate this Lease because of any such foreclosure proceedings.

21. **NOTICES.** Any notice or demands given hereunder shall be in writing and deemed duly given, when delivered at the address specified in this Section 21, if delivered: (i) personally by hand or by a nationally recognized overnight courier service; (ii) by United States certified or registered first class mail on the date appearing on the return receipt therefor; or (iii) by electronic mail when such electronic mail is transmitted to the electronic mail address specified in this Section

To Landlord: Edward L Stanek Trust of 2009 and the Pamela A Stanek Trust of 2009
Attn: Lease Administrator
c/o Investors Realty, Inc.
12500 I Street, Suite 160
Omaha, NE 68137
LeaseAdministrator@investorsomaha.com

To Tenant: Whispering Roots, Inc.
Attn: Greg Fripp
2624 Edward Babe Gomez Avenue
Omaha, NE 68107
Email: ggreg@whisperingroots.com

22. **COMPLIANCE WITH ADA.** Tenant shall be responsible for all costs of complying with the Americans with Disabilities Act (ADA) and all similar laws and regulations within the Premises, including the removal of barriers which do not necessitate the removal or modification of load-bearing walls, where such compliance is required due to Tenant's employee(s) disability or resulting from improvements made or requested by Tenant for which a permit is required.

23. **SUBSTITUTION OF OTHER PREMISES.** Intentionally deleted.

24. **COVENANT OF QUIET ENJOYMENT.** Landlord covenants and agrees that at all times when Tenant is not in default under the terms of this Lease, Tenant's quiet and peaceful enjoyment of the Premises shall not be disturbed or interfered with by Landlord or by any person claiming by, through or under Landlord.

25. **NUISANCES AND OFFENSIVE ACTIVITY.** Tenant shall not create a nuisance within the Premises, or use any portion of the Premises for any activity or purpose which is considered by the Landlord, in Landlord's reasonable discretion, to be objectionable due to sound, odor, visual effect or physical impact and which in the opinion of the Landlord will disturb r occupants of neighboring properties, or which is deemed by the Landlord to constitute a nuisance. Included among the activities prohibited because of their detrimental effect upon the general appearance, and use of the Premises are, without limitation, the following:

- (a) Any excessive vibration, noise, sound or disturbance that is objectionable due to intermittence, beat, frequency, shrillness, loudness or pulsating effect.
- (b) Any lighting which is flashing or intermittent that unreasonably disturbs the occupants of neighboring properties.
- (c) Any air pollution, including, without limitation, any dust, dirt, mold, microbials or other environmental pollutants in excessive quantities.
- (d) Any emission of excessive, noxious or offensive odors.

No nuisance shall be permitted to exist or operate within the Premises and no activity shall be conducted within the Premises which is offensive or detrimental to any portion of the Premises or occupants neighboring properties. A violation of this Section 25 shall constitute a default under the terms and conditions of this Lease.

26. **MISCELLANEOUS.**

(a) **Binding on Assigns.** All terms, conditions, and agreements of this Lease shall be binding upon, apply, and inure to the benefit of the parties hereto and their respective heirs, representatives, successors, and permitted assigns.

(b) **Amendment in Writing.** This Lease contains the entire agreement between the parties and may be amended only by subsequent written agreement.

(c) **Waiver - None.** The failure of Landlord to insist upon strict performance of any of the terms, conditions and agreements of this Lease shall not be deemed a waiver of any of its rights or remedies hereunder and shall not be deemed a waiver of any subsequent breach or default of any of such terms, conditions, and agreements. The doing of anything by Landlord which Landlord is not obligated to do hereunder shall not impose any future obligation on Landlord nor otherwise amend any provisions of this Lease.

(d) **No Surrender.** No surrender of the Premises by Tenant shall be affected by Landlord's acceptance of the keys to the Premises or of the rent due hereunder, or by any other means whatsoever, without Landlord's written acknowledgment that such acceptance constitutes a surrender.

(e) **Captions.** The captions of the various paragraphs in this Lease are for convenience only and do not define, limit, describe, or construe the contents of such paragraphs.

(f) **Applicable Law.** This Lease shall be governed by and construed in accordance with the laws of the State of Nebraska.

(g) **Partial Invalidity.** If any provision of this Lease is invalid or unenforceable to any extent, then that provision and the remainder of this Lease shall continue in effect and be enforceable to the fullest extent permitted by law.

(h) **Counterparts.** This Lease may be executed by counterparts, including but not limited to, facsimile and electronic mail transmittal, and each shall be deemed to constitute an original for all purposes.

27. **BROKERS.** The brokers involved in this transaction are:

Agent for Landlord: Lee Ehlers and Kevin Stratman with Investors Realty, Inc.

Agent for Tenant: N/A.

Landlord and Tenant acknowledge that Investors Realty, Inc. is being paid a fee by Landlord and this fee will be shared by the Brokers based on their separate agreement.

28. **DISCLAIMER.** Tenant acknowledges that Landlord's agent, as part of its responsibility herein, may from time to time, and at the discretion of Landlord, draft leases, lease amendments, extensions and other documents and correspondence relating to the Property. Tenant further acknowledges that Landlord's agent is not providing, and will not provide, any legal advice. In the event that Tenant does not fully understand the terms of any agreement, Tenant should seek separate legal advice related to such matters.

29. **OTHER PROVISIONS.**

(a) **Prepaid Base Rent and Security Deposit.** Landlord acknowledges the receipt of Tenant check # 12066 in amount of \$34,465.43 the sum of \$12,945.50 constituting prepaid Base Rent for December 2022, Operating Expenses for November and December of 2022 in the amount of \$2,690.00, Property Taxes for November and December of 2022 in the amount of \$5,086.12 and a Security Deposit of \$13,743.81.

(b) **Signage.** Prior to installing any sign on the exterior of the Premises, Tenant must submit to the Landlord for the Landlord's review and written approval (which will not be unreasonably withheld) a rendering for a licensed sign contractor which clearly indicates the size, color, type, location and manner of installation of said signage.

(c) **Telecommunication System Installation/Removal.** The Tenant (and the Tenant's telecommunications service providers(s)) shall have no right to install and/or operate telecommunications systems in any area of the Premises, without the prior written consent of the Landlord. The Landlord's consent can be withheld in the Landlord's sole and absolute discretion. Upon the termination or expiration of this Lease, unless the Landlord has provided written consent to the contrary, the Tenant shall immediately remove all the Tenant's telecommunications systems, and repair any damage caused by the removal (to the Landlord's reasonable satisfaction).

- (d) **Notice to Investigation and Claims.** If, during the lease term, or any extensions thereof, Tenant becomes aware of (a) any actual or threatened release of any hazardous material on, under, or about the Premises or (b) any inquiry, investigation, proceedings, or claim by any government agency, or other person regarding the presence of hazardous material on, under, or about the Premises, Tenant shall give Landlord written notice of the release or investigation within five (5) days after learning of it and shall simultaneously furnish to Landlord copies of any claims, notices of violation, reports, or other writings received by Tenant that concern the release or investigation. Landlord may then, at its sole option, inspect, assess, remediate and abate the hazardous material in the Premises as it sees to it in its sole discretion. All costs, charges and expenses for same shall be borne by Tenant.
- (e) **Tenant Maintenance Requirement Concerning Mold.** Tenant agrees to maintain the Premises in a manner that prevents the occurrence of an infestation of mold, mildew, microbial growths and any associated mycotoxins in the Premises. Tenant must properly maintain the Premises to reduce the likelihood of any mold growth or proliferation. The Tenant must keep the Premises clean and immediately fix and abate any leaks or moisture with fosters mold growth, caused by any equipment, plumbing fixtures or other items under its control.

The Tenant must report within forty-eight (48) hours the following to Landlord:

- (i) Any non-working fan, heater, air conditioner or ventilation system;
 - (ii) Plumbing leaks, drips, sweating pipes, wet spots;
 - (iii) Overflows from bathroom, kitchen, or other facilities, including but not limited to tubs, showers, shower enclosures, toilets, sinks, kitchen appliances or other receptacles of water, especially in cases where the overflow may have permeated walls, floors, ceilings or fixtures;
 - (iv) Water intrusion of any kind;
 - (v) Any mold or black or brown spots or moistures on surfaces inside the Premises;
 - (vi) Broken plumbing systems or standing water near structures;
 - (vii) Any discovery of adverse health conditions or symptoms related to mold growth at the Premises;
 - (viii) Any discovery of allergies, predisposition to or heightened risk of adverse health reactions or hypersensitivity, to mold growth at the Premises; and
 - (ix) Any odors consistent with mold growth.
- (f) **Right of First Offer:** If, during the term of the Lease, the Landlord desires to sell the Premises the Landlord shall first offer to the Tenant prior to placing the Premises on the market for sale. If Tenant desires to enter into a Purchase Agreement, the parties shall negotiate exclusively for a period of (10) Ten days. If the parties are not able to agree to terms during said time period, this provision is null and void. This provision is not applicable in the event that the Tenant is in default of this Lease.
- (g) **Options:** If this lease shall be in force and effect on the date for the expiration of the term hereof, Lessee shall have the option to renew this lease for an additional term of three (3) years by giving written notice at least One Hundred Eighty (180) days prior to the expiration of the current term. The lease terms shall be on the same terms and conditions as contained in this lease except the rent shall be increased at a rate of three percent (3%) over the then previous lease year, with annual three percent (3%) increases thereafter.
- (h) **Landlord's Work.** Landlord shall complete the following work prior to Tenant taking possession:
- (i) Space to be provided in "Broom Clean" condition

- (ii) Service and make any recommended repairs to all HVAC units serving the Premises
- (iii) Replace any missing, burnt, or damaged light bulbs
- (iv) Replace any stained ceiling tiles
- (v) Clean any carpeted floor covering
- (vi) Service all dock and drive-in doors to ensure proper seal
- (vii) Replace concrete in front of docks and drive-in door as depicted on Exhibit B.

- (i) **Lamar Sign Lease:** Landlord has entered into a long-term sign lease with Lamar Advertising Company for a billboard sign located on the Premises. Landlord shall be entitled to full benefit of such lease. Tenant shall allow Lamar access to the billboard site and shall not interfere with Lamar's operation of said billboard, provided that such access may not unreasonably interfere with the conduct of Tenant's business as permitted by this Lease.

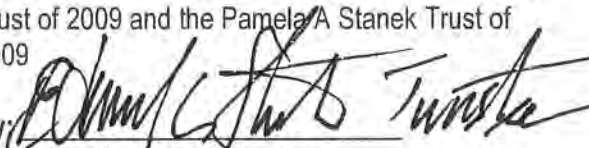
Any additional provisions of this Lease shall be in writing and attached as an addendum hereto.

Until this Lease is executed on behalf of all parties hereto, it shall be construed as an offer to lease by Tenant to Landlord.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written.

LANDLORD

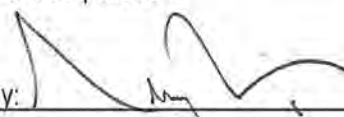
Edward L Stanek Trustee of the Edward L. Stanek Trust of 2009 and the Pamela A Stanek Trust of 2009

By: 
Edward L Stanek, Trustee

18405 Pierce Cir
Omaha, NE 68130

TENANT

Whispering Roots, Inc., a Nebraska non-profit corporation

By: 

Print Name: Gregory Fripp

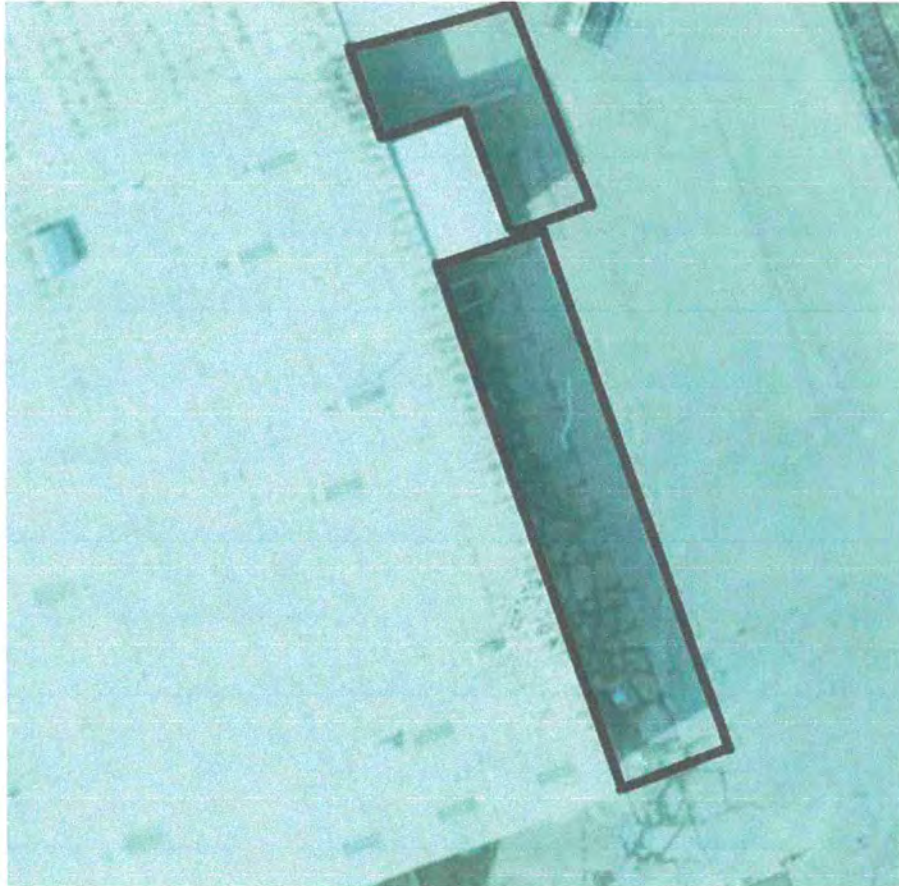
Title: CEO

EXHIBIT A
Premises



EXHIBIT B
Landlord's Work

Concrete to be replaced in front of docks and drive in doors, approximately located in the area outlined in red.



2624 EDWARD BABE GOMEZ AVENUE

25,891 SF | \$6.00 SF/YR (NNN) - 1.92 ACRE FENCED LOT

2624 EDWARD BABE GOMEZ AVE, OMAHA, NE 68107



WWW.INVESTORSOMAHA.COM [in](#) | [f](#) | [t](#)



LEE EHLERS, CCIM

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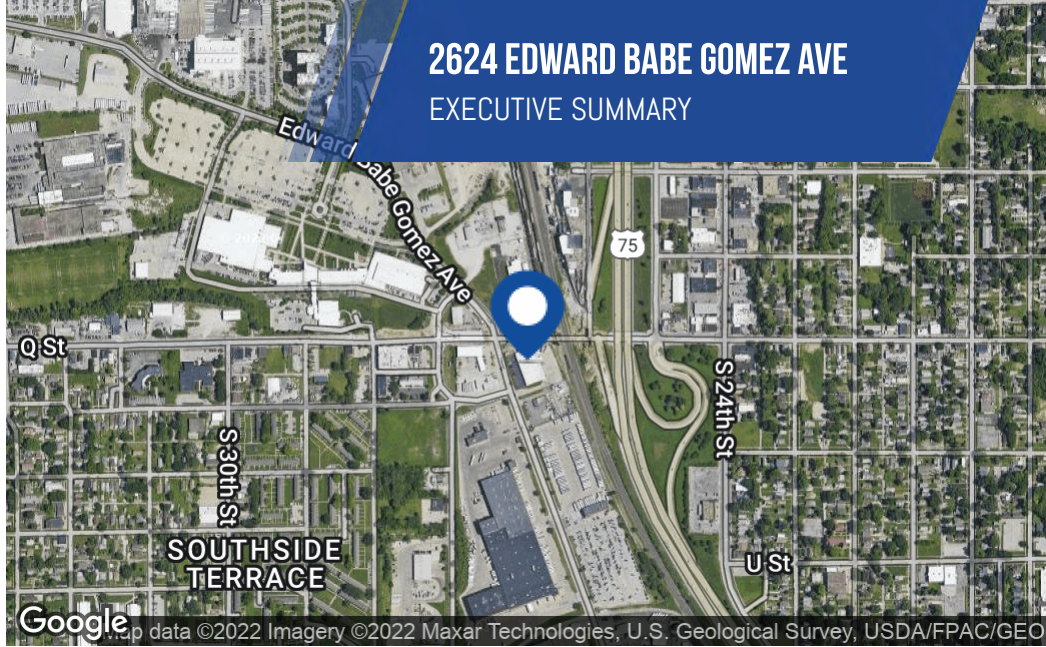


KEVIN STRATMAN, CCIM, SIOR

402.778.7520

kstratman@investorsomaha.com





2624 EDWARD BABE GOMEZ AVE

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$6.00 SF/YR NNN
Est. Op. Exp.	\$1.87 SF/YR Tenant pays snow and trash removal
Available SF:	25,891 SF
Property Type:	Industrial
Year Built:	1976
Zoning:	HI-Heavy Industrial (City of Omaha)

PROPERTY OVERVIEW

Rare heavy-industrial-zoned leasing opportunity. 7 dock-high & 3 drive-in doors.

LOCATION OVERVIEW

Southeast of 27th & Q Street right off of Highway 75.

PROPERTY HIGHLIGHTS

- 1.92 AC fenced Lot
- Approximately 1,584 SF finished office space
- 3-phase, 400 amp power

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

KEVIN STRATMAN, CCIM, SIOR

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2624 EDWARD BABE GOMEZ AVENUE

2624 EDWARD BABE GOMEZ AVE, OMAHA, NE 68107

BUILDING INFORMATION

Building Size	25,891 SF
Min Divisible	25,891 SF
Office SF	1,584 SF
Max. Clearance Height	18 ft
Min. Clearance Height	16 ft
Column Spacing	21 x 36
Number Of Floors	1
Year Built	1976
Exterior Description	Masonry and Steel
Roof	Metal
HVAC	AC Office-Only; Radiant Heat in Warehouse
Loading Description	7 (8x10) Dock Doors; 1 (12x10) Dock Door; 1 (16x12) Drive door; 1 (14x12) Drive door.

PARKING & TRANSPORTATION

Parking Description	Fenced yard
Number Of Spaces	20
Parking Type	Surface

SITE INFORMATION

Cross-Streets	27th & Q Street
County	Douglas
Zoning	HI-Heavy Industrial (City of Omaha)
Lot Size	1.92 Acres
Location Description	Southeast of 27th & Q Street right off of Highway 75.

UTILITIES & AMENITIES

Power Description	3-Phase, 400 Amp
Sprinkler	Yes

OFFERING SUMMARY

LEASE RATE	\$6.00 SF/YR NNN
Est. Op. Exp.	\$1.87 SF/YR
Available SF	25,891 SF
Property Type	Industrial

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,593	88,232	211,499
Total Households	4,297	31,180	82,138
Average HH Income	\$40,487	\$47,886	\$51,272

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
2624 Edward Babe Gomez Ave	25,891 SF	\$6.00 SF/yr (NNN)	\$1.87	\$16,980.18	Tenant pays snow removal and trash removal

LEE EHLERS, CCIM

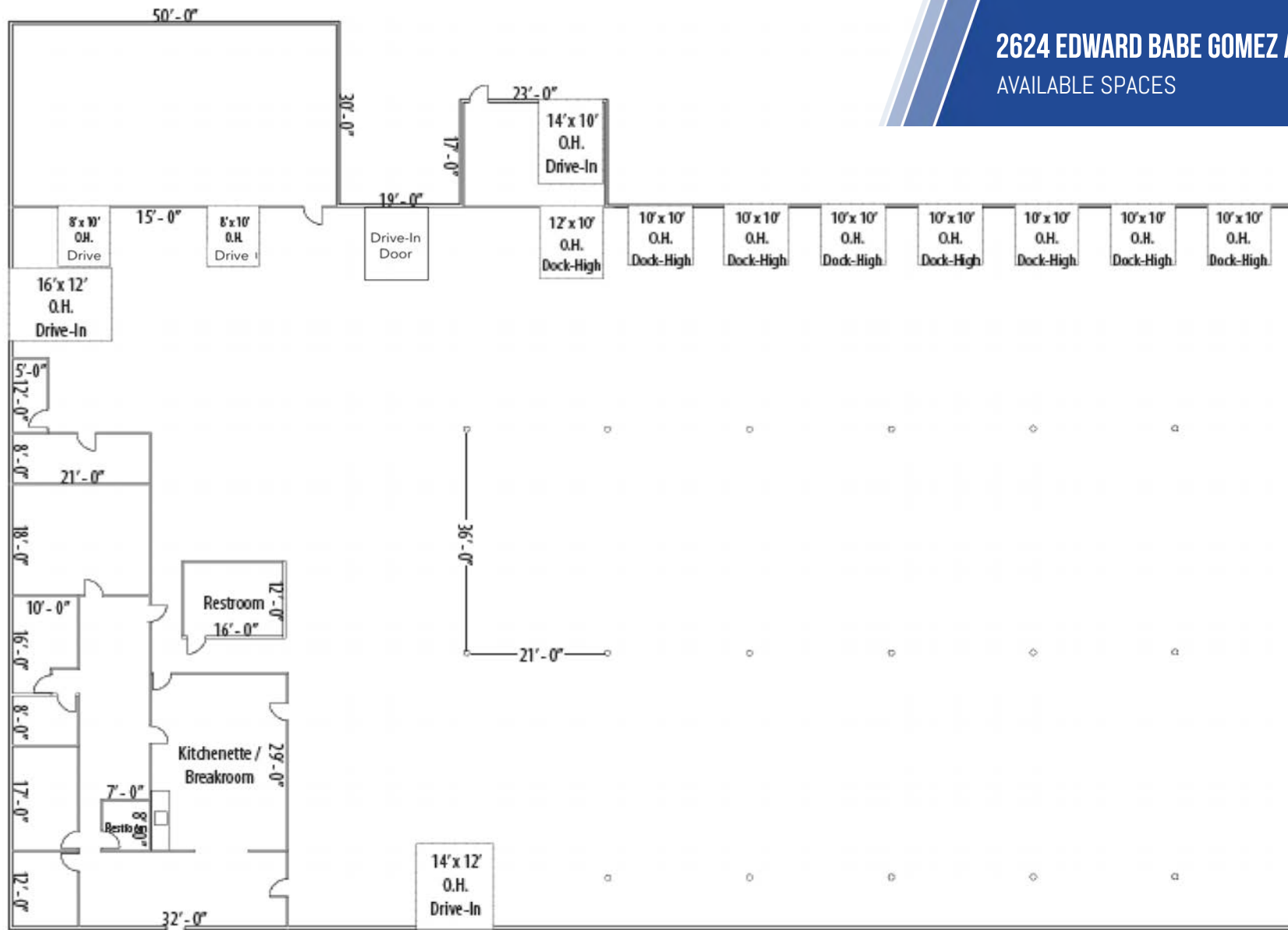
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2624 EDWARD BABE GOMEZ AVE
SITE PLAN



LEE EHLERS, CCIM

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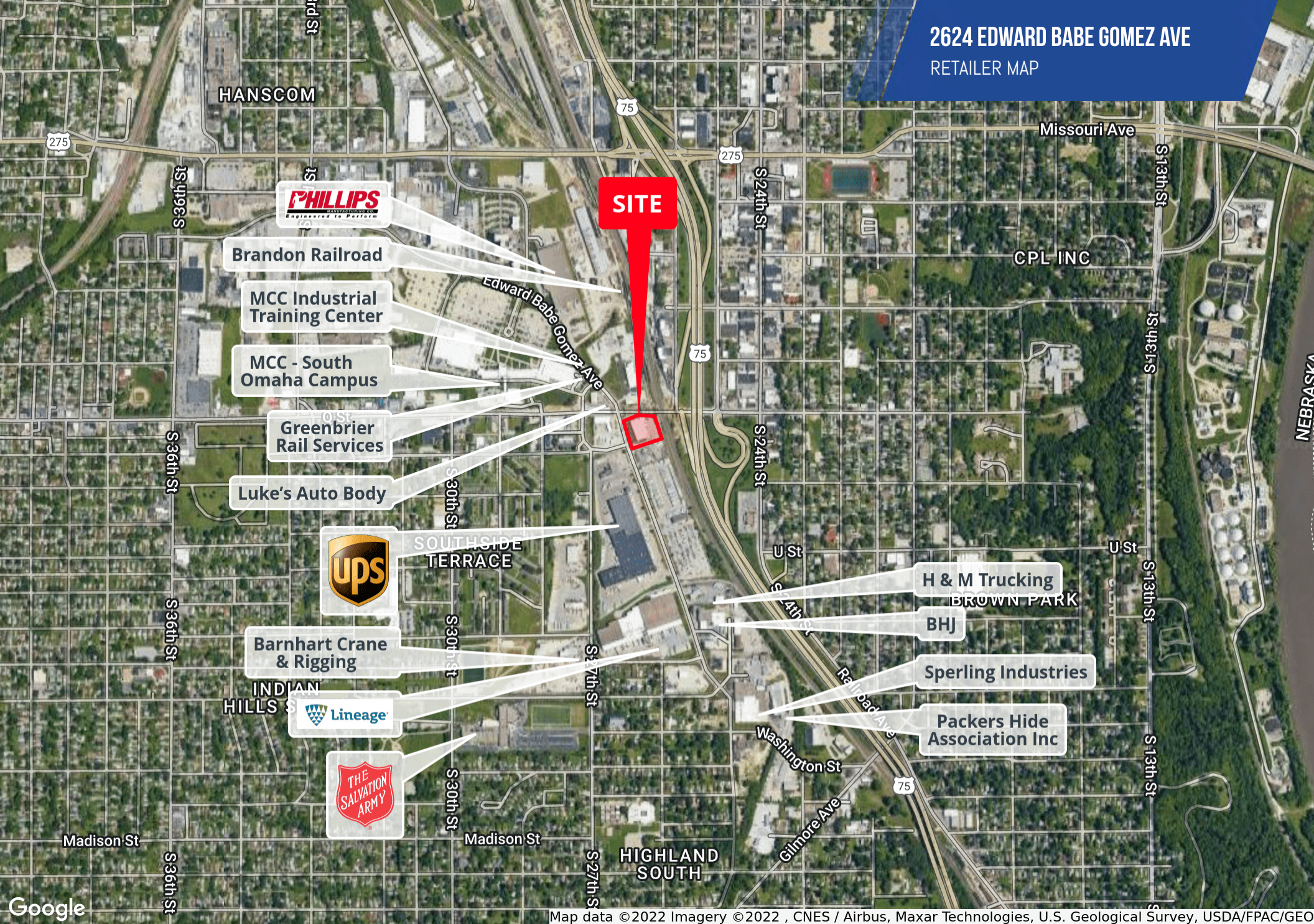
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2624 EDWARD BABE GOMEZ AVE
RETAILER MAP



Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

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TOYOTA NPR 1.0



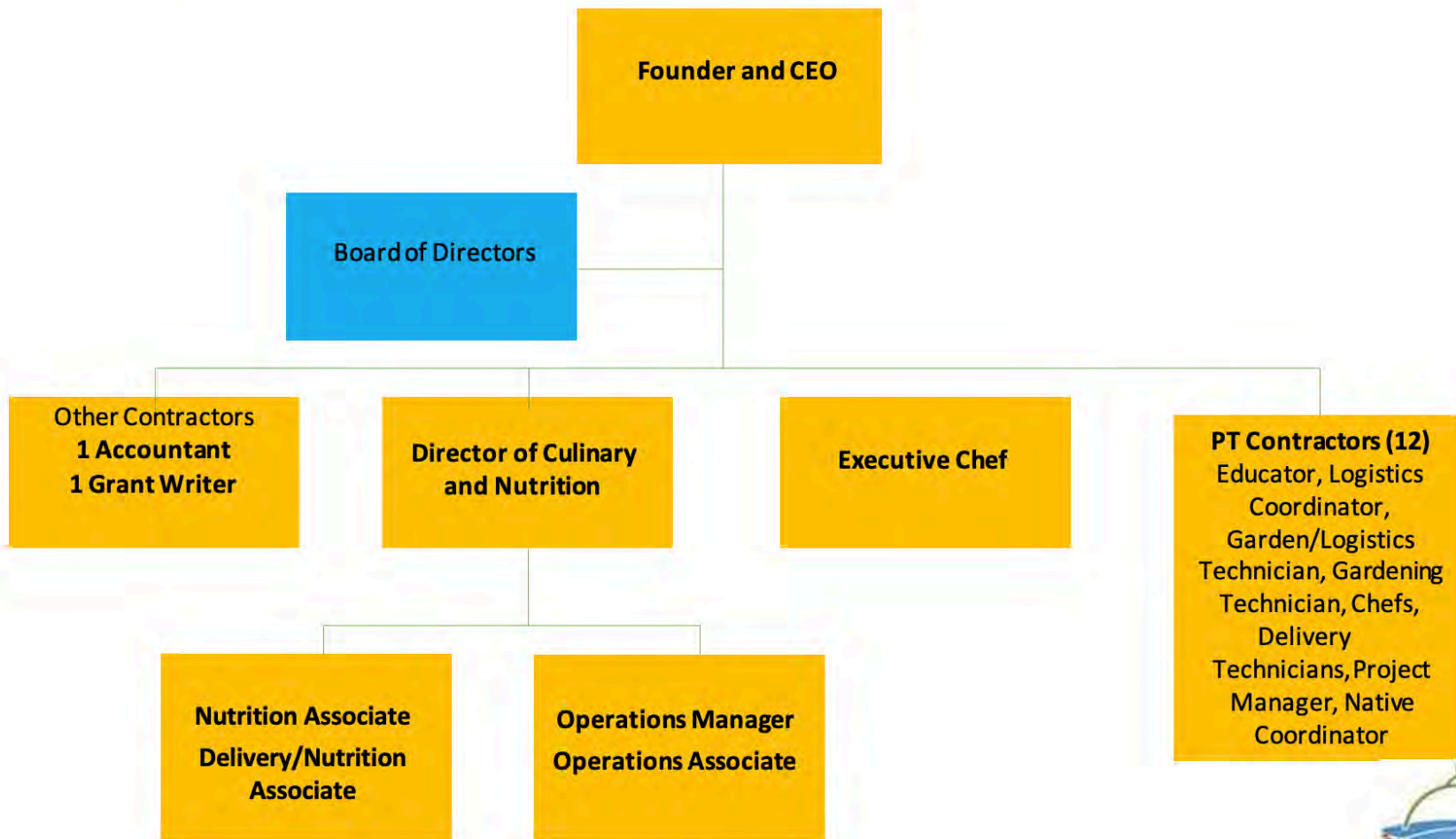
South Omaha Healthy Food, Education, and Logistics Hub

Item	Expense	LB1024 Request
Warehouse Rent and Operating Expenses	\$ 825,146.00	\$ 660,116.00
Internal Food Storage Refrigeration/Freezer Purchase, Rent and Installation	\$ 250,000.00	\$ 250,000.00
Warehouse Food and Equipment Storage and Shelving	\$ 125,000.00	\$ 125,000.00
Refrigerated Semi Trailer Cooler and Freezer Rental	\$ 72,000.00	\$ 72,000.00
Diesel Fuel Expenses	\$ 120,000.00	\$ 120,000.00
Food Hub Monitoring and Security Equipment Installation	\$ 35,000.00	\$ 35,000.00
Forklift	\$ 40,000.00	\$ 40,000.00
Pallet Lift/Stacker	\$ 15,000.00	\$ 15,000.00
Refrigerated 26' Delivery Truck	\$ 100,000.00	\$ 100,000.00
Logistics Truck Training Simulator	\$ 120,000.00	\$ -
Shifting and Backing Driving Simulator	\$ 85,000.00	\$ -
Modular Training Classroom Installation	\$ 55,000.00	\$ 55,000.00
Training Classrooms TV's and Furniture	\$ 30,000.00	\$ 30,000.00
Insurance	\$ 85,000.00	\$ 85,000.00
Produce Program (Grant Pending)	\$ 500,000.00	\$ -
Feeding Program	\$ 165,030.00	\$ -
Total	\$ 2,622,176.00	\$ 1,587,116.00

Schedule

Activity	Timeline
Lease the new warehouse space.	September of 2022
Transition operations to the new warehouse.	November of 2022
Begin offering programming (including food aggregation and distribution) in the new facility.	November or December of 2022
Begin upgrades and modifications to the facility.	January of 2023
Provide healthy food and nutrition education program services.	On-going throughout the grant period
Offer newly-developed nutrition education and logistics training programming.	As created; available on an on-going basis throughout the remainder of the grant period
Finish all upgrades and modifications to the facility.	December of 2024

Organizational Chart



Grant Application

Row 297

Organization Name (if applicable)	Mount Moriah Baptist Church
Physical Address	2602 North 24th Street Omaha, NE 68110
Mailing Address	
Website	www.mtmoriahomaha.net
Social Media Accounts	Facebook
Name	Dr. Ralph Lassiter
Title	Corporate President
Email Address	pastorlassiter@gmail.com
Phone	+1 (402) 350-4800
Team	Yes
	See Attached
Organizational Chart	See Attached
Other Completed Projects and/or Accomplishments	<ul style="list-style-type: none">• In 2001, Mt Moriah developed a 21-unit low income senior housing apartment, Concord Square, located at 22nd and Paul Streets in North Omaha. This is a HUD202 funded project.• In 2022, Mt. Moriah developed and opened the Moriah Heritage Center, a 500 sf multi-purpose space that seats up to 100 for community meetings, music performances and community meetings.• We are in the process of developing a 40-unit mixed-income apartment project in North Omaha. Complete building plans have been created, full review by Omaha Planning has been completed as well as construction and operational budgets.
Proposal Title	Moriah Centre
Total Budget (\$)	\$3,982,875.00
LB1024 Grant Funding Request (\$)	\$3,500,000.00
Proposal Type	Capital project
Brief Proposal Summary	The Moriah Centre is a commercial development that will leverage many of the opportunities identified in the SWOT Analysis including its location in North Omaha's commercial

district: addressing the lack of commercial & office space, utilizing a vacant parcel for community benefit and leveraging entrepreneurial efforts to stimulate economic activity. This 13,250-sf project is sited on property owned by Mt Moriah Church at 2601 N. 24th Street and a vacant lot previously owned by the City of Omaha. It will offer 4 commercial bays fronting 24th Street, 6 spaces that can be used as business incubator space or training rooms, and a multi-use space that will seat 200 auditorium style, 140 banquet style and accommodate youth activities on its half-court basketball court. A minimum of 10 jobs will be created not including those created by new businesses. In addition, as an intergenerational space, youth and more senior adults will have opportunities to interact and learn from each other. This project is not a new idea as conceptual design has been completed by our architect, and a pre-planning meeting has been conducted with Omaha Planning Department

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	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	As stated in our proposal summary, The Moriah Centre is a commercial development located in North Omaha's commercial district and will leverage many of the opportunities and mitigate weaknesses identified in the SWOT Analysis including (1) address the lack of commercial & office space; (2) utilize a vacant parcel for community benefit; and (3) leverage entrepreneurial efforts to stimulate economic activity.
Visioning Workshop Findings Alignment	As stated previously, this proposed development aligns directly with community needs identified during the Visioning Workshop. It will address the lack of commercial and office space; impact the overall attractiveness and vibrancy of North 24th Street and in turn attract other investments within the North Omaha community resulting in sustainable economic growth.
Priorities Alignment	This development directly supports the key objectives of being transformational, stimulates fundamental change in North

Omaha and will impact the degree of long-lasting economic growth.

Economic Impact

A minimum of 10 jobs will be created not including those created by entrepreneurs who will occupy incubator spaces.

During construction, wages will be in compliance with Davis-Bacon requirements.

Community Benefit This project offers a range of community benefits: • Eliminates a parcel of vacant land • Provides a minimum of 10 full-time jobs. • Offers 24th street frontage for 4 new businesses including a small restaurant/coffee shop and therefore enhances the physical appearance of the Historic North 24th Street District. • Attract further investment in the community by adding to the stock of businesses that draw customers to North Omaha, which will benefit other businesses. • Offer a space with a capacity of 200 individuals for conferences, larger community gatherings, training and seminars and intergenerational activities.

According to the Institute for Sustainable Communities, “A sustainable community takes into account, and addresses, multiple human needs . . .” and “manages its human, natural, and financial capital to meet current needs while ensuring that adequate resources are available for future generations.” This development addresses the need to create new businesses, create jobs, add to the available services within North Omaha and provides a facility that meets the needs of youth for after school and summer activities as an alternative to engagement in illicit activities; provides a space for large community meetings and conferences and arts performances.

Best Practices/Innovation A substantial amount of research describes a widening “generation gap” between young people and older adults. Researchers suggest that many young people shy away from older adults because they have misconceptions about the aging process. Older adults, on the other hand, often don’t feel appreciated by young people and primarily seek out the company of those their own age. Though this pattern of age segregation has become routine in our culture, research has linked it to a decline in life satisfaction among older persons. It has also been shown to increase negative stereotypes younger people have toward the aged. This facility will offer intergenerational programming that will provide opportunities for cooperation and interaction between generations. Organized gatherings will allow older adults and youth to come together to share time, experiences and activities that will close the generation gap and benefit both young and old. There are very few programs of this nature in North Omaha.

Outcome Measurement Naturally as developers we will track the typical metrics of Cap Rate, Net Operating Income, Internal Rate of Return, Loan-to-Value Ratio and Cash-on-Cash Return. In addition, we will measure tenant retention, tenant experience or satisfaction and new business development as indicated by incubator businesses moving into more permanent locations. Regarding

the intergenerational nature of this project, we will conduct opinion surveys of all program participants.

Financial indicators will be measured by the project accountant; non-financial indicators will be measured by the project administrator.

Partnerships Yes

See attached project team file

Displacement No

Displacement explanation

Physical Location 2601 North 24th Street & 2238 Ohio Street

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

General Contractor No

Request Rationale

Grant Funds Usage LB1024 grant funds will be used to construct the Moriah Centre.

Proposal Financial Sustainability Yes

Retail, commercial and business incubator space will be managed by a commercial real estate management firm. Initial

discussions have been conducted with Seldin Realty that currently manages our apartment complex – Concord Square. Intergenerational activities and use of the multi-use space will be managed by full-time facility/program manager and volunteers from Mt Moriah Church.

Funding Sources	Other funding sources anticipated for this proposal: • Tax Increment Financing • Spark Capital loan • Philanthropic funding
<hr/>	
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Scalability	Project is not scalable
<hr/>	
Financial Commitment	\$100,000.00
<hr/>	
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
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ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
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LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
<hr/>	
Public Information	<input checked="" type="checkbox"/>
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File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

Development Team

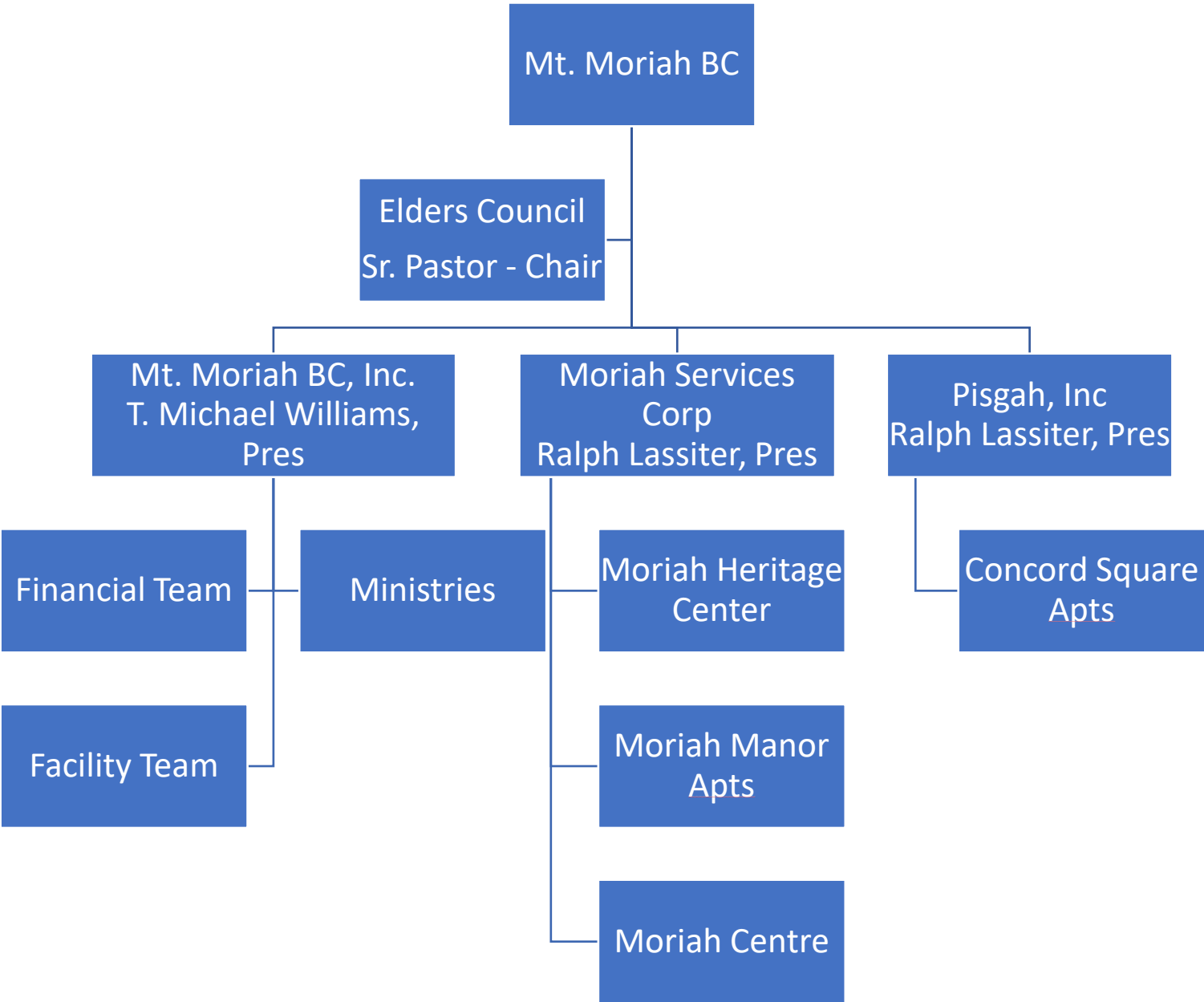
Initial Development Team

- Ralph Lassiter – Project Lead
 - Retired VP – HDR, Inc.
 - Adjunct Professor – UNO/School of Business
 - President – Touchstone Strategic Consultants (Planning)
 - Graduate – Spark Developers Academy
- Frank Lassiter, AIA – Conceptual Architect
 - Lead architect

Potential Development Partners – Advisers

- NBDC
- Spark DI
- OEDC
- Seldin

THE MOUNT MORIAH BAPTIST CHURCH, INC. - ORGANIZATIONAL CHART



Executive Summary

Moriah Centre

2601 North 24th Street
 Omaha, NE 68114

Income, Expenses & Cash Flow

Potential Rental Income	\$ 1,589,760
Other Income	12,000
Total Vacancy and Credits	(31,795)
Operating Expenses	\$ (206,918)
Net Operating Income (NOI)	<u>\$ 1,363,047</u>
Debt Service:	\$ (884,608)
Cash Flow Before Taxes	\$ 478,439
Income Taxes: Benefit (Expense) @ 16%	(184,201)
Cash Flow After Taxes	\$ 294,238

Property Overview

Purchase/Asking Price	\$ 3,900,000	Property Type	LEASE SPACE
Improvements		No. of Units	8
Other		Price Per Unit	\$ 497,859
Closing Costs		Total Sq Ft	13,248
Finance Points	82,875	Price Per Sq Ft	\$ 301
Total Acquisition Cost	<u>\$ 3,982,875</u>	Income per Unit	\$ 200,220
 		Expenses per Unit	\$ (25,865)
Mortgage (s)	\$ 3,397,875		
Down Payment / Investment	\$ 585,000		

Assumptions

Rental Growth Rate:	2.00%
Expense Growth Rate:	3.00%
Appreciation Rate	2.00%
Marginal Tax Rate:	16.00%
Capital Gain Tax Rate:	6.00%

Loan Information

		<u>% of Asking</u>	<u>% of Cost</u>
Down Payment:	\$ 585,000	15.00%	15.00%
Initial Loan Balance:	\$ 3,315,000	85.00%	85.00%
	<u>Loan Amount</u>	<u>Interest Rate</u>	<u>Term</u>
	\$ 3,315,000	2.00%	4
			<u>Payment</u>
			\$0

Financial Measurements

Year 1 Year 3 Year 7

Notes / Discussion

Debt Coverage Ratio (DCR)	1.54	1.60	
Loan-to-Value Ratio (LVR)	56.1%	18.2%	
Capitalization Rate Based on Cost	34.95%	36.29%	39.45%
Capitalization Rate Based on Resale Price	29.70%	29.49%	29.62%
Gross Rent Multiplier	2.45	2.90	2.88
Net Present Value (NPV) - B/ Taxes	13.50%	1,491,689	3,157,917
Net Present Value (NPV) - A/Taxes	10.00%	1,356,208	2,964,314
Cash on Cash Return - Before Taxes	81.78%	90.75%	263.00%
Cash on Cash Return - After Taxes	50.30%	57.27%	224.82%
Internal Rate of Return - Before Taxes		141.78%	99.54%
Internal Rate of Return - After Taxes		118.29%	76.97%
Modified Internal Rate of Return - Before Taxes		108.45%	53.75%
Modified Internal Rate of Return - After Taxes		99.59%	50.53%

TABLE OF CONTENTS:

Disclaimer: All information presented is believed to be accurate.

The information, calculations and data presented in this report are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.

Cash Flow Analysis

Moriah Centre

2601 North 24th Street
Omaha, NE 68114

DR.RALPH B. LASSITER
402-350-4800

DR.RALPH B. LASSITER
402-350-4800

DR.RALPH B. LASSITER
402-350-4800

DR.RALPH B. LASSITER
402-350-4800

Rental Activity Analysis	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
Potential Rental Income	\$ 1,589,760	\$ 1,621,555	\$ 1,653,986	\$ 1,691,201	\$ 1,725,025	\$ 1,759,526	\$ 1,803,514	\$ 1,839,584	\$ 1,876,376	\$ 1,927,976	\$ 1,966,535	\$ 2,005,866	\$ 2,066,042	\$ 2,107,363	\$ 2,149,510	\$ 2,219,369	\$ 2,263,757	\$ 2,342,988	\$ 2,389,848	\$ 2,485,442
Other Income	12,000	12,240	12,485	12,734	12,989	13,249	13,514	13,784	14,060	14,341	14,628	14,920	15,219	15,523	15,834	16,150	16,473	16,803	17,139	17,482
Less: Vacancy & Credit Losses	(31,795)	(32,431)	(33,080)	(33,824)	(34,501)	(35,191)	(36,070)	(36,792)	(37,528)	(38,560)	(39,331)	(40,117)	(41,321)	(42,147)	(42,990)	(44,387)	(45,275)	(46,860)	(47,797)	(49,709)
Effective Gross Income	\$ 1,569,965	\$ 1,601,364	\$ 1,633,391	\$ 1,670,111	\$ 1,703,514	\$ 1,737,584	\$ 1,780,957	\$ 1,816,576	\$ 1,852,908	\$ 1,903,758	\$ 1,941,833	\$ 1,980,669	\$ 2,039,940	\$ 2,080,739	\$ 2,122,354	\$ 2,191,132	\$ 2,234,955	\$ 2,312,931	\$ 2,359,190	\$ 2,453,215
Less: Operating Expenses	(206,918)	(212,347)	(217,923)	(223,852)	(229,739)	(235,786)	(242,429)	(248,818)	(255,381)	(262,813)	(269,752)	(276,881)	(285,188)	(292,731)	(300,480)	(309,758)	(317,963)	(328,057)	(336,750)	(348,024)
Net Operating Income (NOI)	\$ 1,363,047	\$ 1,389,017	\$ 1,415,469	\$ 1,446,259	\$ 1,473,774	\$ 1,501,798	\$ 1,538,529	\$ 1,567,759	\$ 1,597,527	\$ 1,640,945	\$ 1,672,080	\$ 1,703,788	\$ 1,754,752	\$ 1,788,008	\$ 1,821,873	\$ 1,881,374	\$ 1,916,992	\$ 1,984,875	\$ 2,022,440	\$ 2,105,191
Less: Annual Debt Service	(884,608)	(884,608)	(884,608)	(884,608)																
Less: Funded Reserves and/or Improvements		(25,000)																		
CASH FLOW Before Taxes	\$ 478,439	\$ 479,409	\$ 530,861	\$ 561,651	\$ 1,473,774	\$ 1,501,798	\$ 1,538,529	\$ 1,567,759	\$ 1,597,527	\$ 1,640,945	\$ 1,672,080	\$ 1,703,788	\$ 1,754,752	\$ 1,788,008	\$ 1,821,873	\$ 1,881,374	\$ 1,916,992	\$ 1,984,875	\$ 2,022,440	\$ 2,105,191
Income Taxes: Benefit (Expense) @ 16%	(184,201)	(188,867)	(195,804)	(203,496)	(212,948)	(217,451)	(223,328)	(228,005)	(232,768)	(239,715)	(244,696)	(249,770)	(257,924)	(263,245)	(268,663)	(278,184)	(283,882)	(294,744)	(300,754)	(313,994)
CASH FLOW After Taxes	\$ 294,238	\$ 290,543	\$ 335,057	\$ 358,156	\$ 1,260,826	\$ 1,284,346	\$ 1,315,200	\$ 1,339,754	\$ 1,364,759	\$ 1,401,230	\$ 1,427,384	\$ 1,454,018	\$ 1,496,828	\$ 1,524,763	\$ 1,553,210	\$ 1,603,191	\$ 1,633,109	\$ 1,690,131	\$ 1,721,686	\$ 1,791,197

Property Resale Analysis	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
Projected Sales Price	\$ 4,590,000	\$ 4,706,800	\$ 4,800,436	\$ 4,895,945	\$ 4,993,364	\$ 5,092,731	\$ 5,194,086	\$ 5,297,467	\$ 5,402,917	\$ 5,510,475	\$ 5,620,184	\$ 5,732,088	\$ 5,846,230	\$ 5,962,654	\$ 6,081,408	\$ 6,202,536	\$ 6,326,086	\$ 6,452,108	\$ 6,580,650	\$ 6,711,763
Less: Selling Expenses	(137,700)	(141,204)	(144,013)	(146,878)	(149,801)	(152,782)	(155,823)	(158,924)	(162,087)	(165,314)	(168,606)	(171,963)	(175,387)	(178,880)	(182,442)	(186,076)	(189,783)	(193,563)	(197,420)	(201,353)
Adjusted Projected Sales Price	\$ 4,452,300	\$ 4,565,596	\$ 4,656,423	\$ 4,749,066	\$ 4,843,563	\$ 4,939,949	\$ 5,038,263	\$ 5,138,543	\$ 5,240,829	\$ 5,345,161	\$ 5,451,579	\$ 5,560,125	\$ 5,670,843	\$ 5,783,775	\$ 5,898,965	\$ 6,016,460	\$ 6,136,304	\$ 6,258,545	\$ 6,383,231	\$ 6,510,410
Less: Mortgage(s) Balance Payoff	(2,573,697)	(1,732,883)	(875,099)																	
SALE PROCEEDS Before Taxes	\$ 1,878,603	\$ 2,832,713	\$ 3,781,324	\$ 4,749,066	\$ 4,843,563	\$ 4,939,949	\$ 5,038,263	\$ 5,138,543	\$ 5,240,829	\$ 5,345,161	\$ 5,451,579	\$ 5,560,125	\$ 5,670,843	\$ 5,783,775	\$ 5,898,965	\$ 6,016,460	\$ 6,136,304	\$ 6,258,545	\$ 6,383,231	\$ 6,510,410
Income Taxes: ReSale: Benefit (Expense) @ 6%	(37,511)	(52,614)	(67,870)	(83,235)	(97,469)	(111,816)	(126,278)	(140,859)	(155,559)	(170,383)	(185,332)	(200,408)	(215,615)	(230,954)	(246,429)	(262,043)	(277,797)	(293,695)	(309,740)	(325,934)
SALE PROCEEDS After Taxes	\$ 1,841,092	\$ 2,780,099	\$ 3,713,454	\$ 4,665,831	\$ 4,746,094	\$ 4,828,133	\$ 4,911,985	\$ 4,997,685	\$ 5,085,270	\$ 5,174,778	\$ 5,266,247	\$ 5,359,717	\$ 5,455,228	\$ 5,552,821	\$ 5,652,536	\$ 5,754,417	\$ 5,858,507	\$ 5,964,850	\$ 6,073,491	\$ 6,184,476

Cash Position	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
Cash Generated in Current Year	\$ 294,238	\$ 290,543	\$ 335,057	\$ 358,156	\$ 1,260,826	\$ 1,284,346	\$ 1,315,200	\$ 1,339,754	\$ 1,364,759	\$ 1,401,230	\$ 1,427,384	\$ 1,454,018	\$ 1,496,828	\$ 1,524,763	\$ 1,553,210	\$ 1,603,191	\$ 1,633,109	\$ 1,690,131	\$ 1,721,686	\$ 1,791,197
Cash Generated in Previous Years	n/a	294,238	584,781	919,838	1,277,993	2,538,820	3,823,166	5,138,667	6,478,120	7,842,879	9,244,109	10,671,493	12,125,511	13,622,340	15,147,103	16,700,313	18,303,504	19,936,613	21,626,744	23,348,430
Cash Generated from Property Sale	1,841,092	2,780,099	3,713,454	4,665,831	4,746,094	4,828,133	4,911,985	4,997,685	5,085,270	5,174,778	5,266,247	5,359,717	5,455,228	5,552,821	5,652,536	5,754,417	5,858,507	5,964,850	6,073,491	6,184,476
Original Initial Investment	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)	(585,000)
Total Potential CASH Generated	\$ 1,550,329	\$ 2,779,880	\$ 4,048,292	\$ 5,358,824	\$ 6,699,914	\$ 8,066,300	\$ 9,465,351	\$ 10,890,805	\$ 12,343,149	\$ 13,833,887	\$ 15,352,740	\$ 16,900,229	\$ 18,492,568	\$ 20,114,923	\$ 21,767,849	\$ 23,472,921	\$ 25,210,120	\$ 27,006,594	\$ 28,836,921	\$ 30,739,102

Financial Measurements	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	
Debt Coverage Ratio (DCR)	1.54	1.57	1.60	1.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Loan-to-Value Ratio (LVR)	56.1%	36.8%	18.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Capitalization Rate Based on Cost	34.95%	35.62%	36.29%	37.08%	37.79%	38.51%	39.45%	40.20%	40.96%	42.08%	42.87%	43.69%	44.99%	45.85%	46.71%	48.24%	49.15%	50.89%	51.86%	53.98%	
Capitalization Rate Based on Resale Price	29.70%	29.51%	29.49%	29.54%	29.51%	29.49%	29.62%	29.59%	29.57%	29.78%	29.75%	29.72%	30.02%	29.99%	29.96%	30.33%	30.30%	30.76%	30.73%	31.37%	
Gross Rent Monthly Multiplier (GRM)	29.44	34.83	34.83	34.74	34.74	34.73	34.56	34.56	34.55	34.30	34.29	34.29	33.96	33.95	33.95	33.54	33.53	33.05	33.04	32.41	
Gross Rent Yearly Multiplier (GRM)	2.45	2.90	2.90	2.89	2.89	2.89	2.88	2.88	2.88	2.86	2.86	2.86	2.83	2.83	2.83	2.79	2.79	2.75	2.75	2.70	
Value of Property Using this GRM	12.00	19,077,120	19,458,662	19,847,836	20,294,412	20,700,300	21,114,306	21,642,164	22,075,007	22,516,507	23,135,711	23,598,425	24,070,394	24,792,506	25,288,356	25,794,123	26,632,432	27,165,081	28,115,858	29,825,303	
Break-Even Ratio	68.15%	68.67%	66.16%	65.05%	13.22%	13.30%	13.34%	13.43%	13.51%	13.53%	13.62%	13.70%	13.70%	13.79%	13.88%	13.86%	13.94%	13.90%	13.99%	13.90%	
Operating Expense Ratio	13.18%	13.26%	13.34%	13.40%	13.49%	13.57%	13.61%	13.70%	13.78%	13.80%	13.89%	13.98%	13.98%	14.07%	14.16%	14.14%	14.23%	14.18%	14.27%	14.19%	
Net Present Value (NPV) - Before Taxes	13.50%	1,491,689	2,407,606	3,157,917	3,771,897	4,264,129	4,705,837	5,105,578	5,464,280	5,786,152	6,078,661	6,341,132	6,576,643	6,791,560	6,984,401	7,157,428	7,315,974	7,458,230	7,589,102	7,706,528	7,815,422
Net Present Value (NPV) - After Taxes	10.00%	1,356,208	2,220,209	2,964,314	3,605,791	4,148,790	4,652,175	5,122,350	5,558,187	5,962,172	6,340,857	6,691,833	7,017,112	7,323,104	7,606,667	7,869,434	8,117,492	8,347,340	8,565,081	8,766,824	8,959,292
Cash-on-Cash Return with Equity	265.01%	66.78%	45.62%	35.29%	28.74%	28.79%	28.98%	29.02%	29.06%	29.31%	29.35%	29.39%	29.71%	29.74%	29.77%	30.16%	30.19%	30.66%	30.69%	31.32%	
Cash-on-Cash Return - Before Taxes	81.78%	81.95%	90.75%	96.01%	251.93%	256.72%	263.00%	267.99%	273.08%	280.50%	285.83%	291.25%	299.96%	305.64%	311.43%	321.60%	327.69%	339.29%	345.72%	359.86%	
Cash-on-Cash Return - After Taxes	50.30%	49.67%	57.27%	61.22%	215.53%	219.55%	224.82%	229.02%	233.29%	239.53%	244.00%	248.55%	255.87%	260.64%	265.51%	274.05%	279.16%	288.91%	294.31%	306.19%	
Internal Rate-of-Return (IRR) - Before Taxes	302.91%	182.32%	141.78%	121.22%	108.96%	102.79%	99.54%	97.81%	96.88%	96.39%	96.13%	95.99%	95.92%	95.88%	95.86%	95.85%	95.85%	95.84%	95.84%	95.84%	
Internal Rate-of-Return (IRR) - After Taxes	265.01%	155.63%	118.29%	98.90%	86.87%	80.54%	76.97%	74.87%	73.62%	72.87%	72.42%	72.15%	71.99%	71.89%	71.83%	71.80%	71.78%	71.77%	71.76%	71.76%	
Modified Internal Rate-of-Return (MIRR) - Before Taxes	302.91%	154.87%	108.45%	85.04%	70.66%	60.87%	53.75%	48.30%	43.98%	40.48%	37.56%	35.10%	32.99%	31.16%	29.55%	28.13%	26.86%	25.73%	24.70%	23.78%	



Moriah Centre

A Mixed-Use Development
Retail – Office – Conference Space
New Construction

Developed By
The Mount Moriah Church

PROJECT SITE

2601 N. 24TH STREET & 2238 OHIO STREET



Project Timeline

15 Month Construction Period

1ST Q 2023:

- Financing Complete
- Building Plans Complete

2nd Q 2023:

- GC Selected
- Construction Initiated
- Pre-Leasing Initiated

4th Q 2024

- Construction Completed
- Occupancy

Moriah Intergenerational Center Development Budget

Sources	
Loans	382,875
Equity	100,000
Public/Private Funds	3,500,000
Total Sources	\$3,982,875

Uses (Project Cost Summary)	
Land	\$100,000
Site Work	150,625
Construction	3,032,876
Arch & Engineering	196,044
Legal & Accounting	34,500
Construction Loan Fees	21,894
Construction Interest	20,920
Construction Contingency	78,547
Permanent Loan Fees	47,111
Start-Up Expenses & Marketing	36,000
Project Reserves	66,625
Developer's Fees	197,733
Total Project Cost	\$3,982,875

Grant Application

Row 298

Organization Name (if applicable)	The Legacy Empowerment (TLE)
Physical Address	3032 North 90th Street Suite 3032
Mailing Address	N/A
Website	https://thelegacyfashionshow.com
Social Media Accounts	https://thelegacyfashionshow.com
Name	Mourdjana Batcha
Title	Board President (CEO)
Email Address	info@thelegacyfashionshow.com
Phone	+1 (140) 270-6026
Team	Yes
	The team of TLE includes members of the African and African American Community
Organizational Chart	See attachment.
Other Completed Projects and/or Accomplishments	TLE was formally created our non-profit organization, The Legacy Empowerment, in February 2022 to continue assisting our community's future fashion professionals. Our mission is to assist them realize their vision, exhibit their work, highlight their skills, and perfect their skill set. And to assist our community's most vulnerable members, such as the handicapped and cancer survivors. My group hosts the annual Legacy Fashion Show to allow me to continue doing our goal.
Proposal Title	TLE Fashion Institute
Total Budget (\$)	\$300,000.00
LB1024 Grant Funding Request (\$)	\$150,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	In February 2022, TLE legally established our non-profit organization, The Legacy Empowerment (TLE), aims to continue aiding our community's future fashion professionals. Our objective is to support them in realizing their vision, exhibiting their work, highlighting their abilities, and honing their

craft. In addition, we want to help our community's most vulnerable individuals, such as the disabled and cancer survivors. The organization produces the annual Legacy Fashion Show to enable me to continue working toward our objective. TLE's constant efforts result in them continuing to create equality in society. This proposed project would allow TLE to continue to grow sustainably by acquiring and renovating a specific space and building for the construction of a fashion institute based on the values and ideas of minority BIPOC youth and their mission to tell their own stories and ideas about the history of African fabric. TLE will continue fundraising efforts to start its first programs and services following the launch celebration on 10/14/22, building on the foundation of TLE and what it has achieved for Omaha. In conjunction with LB0124, this suggested proposal would enable TLE to drive efforts to construct a huge sustainable organizational structure that would assist future entrepreneurs and business leaders grow and expand their notions of what it means to create a sustainable fashion profession. The project would be located in South and North Omaha, with a projected completion date of 2026.

Timeline	The timeline for the project is to acquire space, renovate, and then build on existing structures.
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 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	Fashion education
Proposal Description and Needs Alignment	TLE aspires to establish a sustainable community via the variety of its employees, interns, and volunteers. This will occur through capacity building The organization founded by a black Muslim female entrepreneur, clothing designer, and seamstress. The board president and founder expressly asked a diverse board of leadership that focuses on community "impact changemakers" who would promote thriving communities of color and raise awareness for groups who have yet to be heard. African Americans make up around 8% of Nebraska's population, according to the Omaha Community Foundation. As this group grows in size, visibility, equality, and dialogue will become more important. Fashion that emphasizes ethnic identity, gender identity, and intergenerational dialogue will allow the organization to tackle new subjects. TLE's

initiatives include educating the community, volunteering, and fostering a welcome atmosphere for everybody. TLE wants to depict the fashion industry from the viewpoint of underrepresented communities. TLE's goal is to increase capacity, community connectedness, and equal access to cultural knowledge for people of color.

Visioning Workshop Findings Alignment Yes, since it will track the performance and trajectory of people in the North and South Omaha neighborhoods, increasing their knowledge and aptitude for achievement in the sectors of business, finance, and fashion education.

Priorities Alignment Yes, TLE aligns with LB1024's strategic priorities. This is because TLE will add more value to itself and the work it is doing and plans to do in Omaha as it transitions from a first-year organization to a reputable member of the Omaha nonprofit community by incorporating the ideas of racial equality and social justice into its mission statement, bylaws, and organizational structure. TLE will shift its fundraising approach from one that symbolizes its organizational theory to one that serves as a real-world representation of an organization that can increase racial equality access and community ties for people of color in addition to throwing its inaugural launch party in October. This will be accomplished by bringing in local models to walk the runway during the fashion show, showcasing the eye-catching colors, fabrics, and textiles that are critical to TLE's success. These models will showcase African fashion and hues, as well as education and community participation. DEI fashion concepts align with the inspirations that drive the TLE team and Mourdjana's goal of developing and inspiring an inclusive workplace. Parts of African design, particularly African fashion, based on the country's past promote and advocate social equality.

Economic Impact TLE will have a large influx of job creation notably in the industry of design and seamstress work via apprenticeships that will be available for students to take during their time with TLE and the staff. Additionally, jobs that will be created during renovation and construction phases of the projects with TLE.

20-50 The project is still in the early phases of development.

20-50 The project is still in the early phases of development.

The project is still in the early phases of development.

TLE will find students, mentors, and models all from QCT areas and track their development as the organization progresses through its fundraising cycles.

Community Benefit The community benefit is all about advancing and educating persons via fashion and viewing it as a viable profession. The organization was thrilled to be given the opportunity to help people who are just starting out in the fashion business realize their vision, showcase their work, disclose their abilities, and achieve mastery over the skill set required to bring their love for fashion to life. The Legacy Fashion Show's subject of "Diversity in Beauty" served as the basis for the TLE, and the event served as a platform for everyone to host in May 2022. The organization takes great pride in celebrating inclusivity and diversity in the roles of a CEO, Creative Director, and Fashion Designer, Mourdjana Batcha, who is an influential Black female

Muslim entrepreneur, especially when it comes to our models, many of whom we have mentored, allowing me to witness their personal development and blossoming sense of self-confidence. Being a female fashion industry leader who is both African and Muslim exhibits creativity and innovation. The Legacy Design Show became an important part of their experience, highlighting the value of mentorship and coaching in the fashion industry.

The concept is based on a solid sustainable model. The textiles and teaching materials are entirely made from recycled resources. Furthermore, it will help those who previously did not perceive fashion as a viable job to recognize the value in its growth. The textiles are constructed and natural environment, and the quality of life is improved via empowerment, which may be taught through education.

Best Practices/Innovation

TLE is innovative since no nonprofit operates like it in Omaha under the model to give back to society and teach via fashion with a large amount of BIOPC youth.

Outcome Measurement

Outcomes would include improved education, creating higher wage jobs for individuals who are in an industry such as fashion that do not earn a large income.

Outcomes will be measured both qualitatively and quantitatively through TLE and its strategic planning committee.

Yes, TLE acts as a Catalyst since other organizations will see its efforts and models after it.

Partnerships

Yes

Omaha Fashion Week, NOISE, Midlands African Chamber, The League for African Advancements,

None

Displacement

No

Displacement explanation

Physical Location

This has yet to be determined, but will be in qualified QCT areas.

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

N/A

Property Zoning

Yes

Is the project connected to utilities?

No

No

**Design, Estimating,
and Bidding** No

No

Based on costs for the programs.

General Contractor No

Request Rationale

Grant Funds Usage The proposed budget prioritizes recruiting and contracting with local talent, with a particular emphasis on diverse minority-owned small business in Omaha. TLE is determined to guide nonprofits. This will help start the sourcing and development for a physical location for a fashion institute.

**Proposal Financial
Sustainability** Yes

Yes, TLE would need funding to create and sustain operations.

Funding Sources TLE has completed grant requests with Omaha Community Foundation, Weitz Family Foundation, and local funder request in its first year of inception. The goal is to continue to raise funds for their efforts as the organization grows and develops.

Funding request there in development include \$20,000 requested from Wetiz Family Foundation with a decision date of 12/11/22 for programs and services

No

Scalability Yes, the project can be completed on a smaller scale with a local areas hosting "pop" up classes before a building or permeant location is found.

The budget is for the larger scale fashion show and program held yearly.

**Financial
Commitment** The organization is entirely devoted to the initiatives it provides and, with the request of a permanent home, will become more firmly established in the Omaha region while encouraging interaction with the fashion community.

**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads Organizational Chart Proposal Budget/Sources and Uses



Budget and Justification

THIS IS AN ILLUSTRATION OF A SAMPLE DETAILED BUDGET AND NARRATIVE. WITH GUIDANCE FOR COMPLETING AS DESIGNATED BY OMAHA COMMUNITY FOUNDATION

A. Personnel: Provide employee(s) (including names for each identified position) of the applicant/recipient organization, including in-kind costs for those positions whose work is tied to the grant project. Since this is The Legacy Empowerment (TLE) first year and first grant this is all pending implementation of the strategic plan. Right now, the goal is capacity building and scaling.

Current Budget for Operations

Position	Name	Annual Salary/Rate	Level of Effort	Cost
(1) Intern	To be selected	\$10,000	100%	\$10,000
(2) Grant Coordinator	Learnza, LLC	In-kind cost	100%	\$5,000
(3) Fundraising Director	To be selected	In-kind cost	20%	\$5,000

Social Media Intern	To be selected	\$10,000	100%	\$15,000
X	X	X	TOTAL ESTIMATE	\$30,000

Budget 2022-2023 for “The Legacy Fashion Show”

Item(s)	Rate	Cost
General office supplies	\$50/mo. x 12 mo.	\$600
Postage	\$37/mo. x 8 mo.	\$296
Laptop Computer	\$900	\$900
Printer	\$300	\$300
Projector	\$900	\$900
Copies	8000 copies x .10/copy	\$800
Venue	\$150 x hr.	\$2,500
Photoshoot	X	\$2,000
Event Photos	X	\$1,500
DJ	X	\$1,700
Video	X	\$2,500
Lighting Show	X	\$7,000
Staging for Show	\$500 x hr.	\$1,700
Event Decorations	X	\$3,500
Website	X	\$2,000
Graphic Designer	X	\$500
Clothes Organizer	X	\$300

Makeup	X	\$300
Hairstyle	X	\$300
Event Promotion	X	\$1,000
T-Shirts	X	\$1,500
Flyers and Prints	X	\$1,000
Art + Fabric	X	\$1000
Models Shoes	X	\$500
Models Food (Snacks)	X	\$700
Main Event (Food)	X	\$1,500
Main Event (Drinks)	X	\$1,500
Volunteer Meeting	X	\$600
Ink and Prints	X	\$300
Model and Transportation	X	\$2,500
Back Stage Manager	\$900	\$900
Interior Designer	\$900	\$900
Show Producer	\$900	\$900
Total	X	\$44,369



The Legacy Empowerment

“African heritage empowerment and education through fashion.”





Meet Our Board



Mourdjana Batcha
Board President, Founder and
Fashion Designer

Sherrita Henderson
Executive Assistant

Mrs. Jacinta Mwita
Treasurer

Mrs. Latonya Hill
Secretary

Dr. Betty Kola
Strategic Planning/Partnership Chair

Mr. Cedric Hill
Board Member

Pastor Maxwell Ambris
Advisory Member

Ms. Balkissa Mahamane
Advisory Member

About Us

The Legacy Empowerment's (TLE) purpose is to help make a vision a reality and to assist in closing the knowledge gap in the fashion and cultural norms that exist between African and African American communities. TLE strive to establish a setting in which young fashion industry professionals, who represent the next generation of industry leaders, can learn about fabrics and patterns to preserve the tradition and generational wealth of knowledge that is often lost in the U.S. Online education with fashion and culture. The difference between fast fashion and the authentic African fabrics intrigue people.

What is The Legacy Empowerment?

Our Legacy

Clothes represent our history, fashion, and heritage. Our Mission at The Legacy Empowerment: “Education through fashion and cultural awareness of African ancestry”



“I feel very strongly that clothes that fit well make a person feel better. It's the value in the merchandise”

*-Jill Sander
(Fashion Designer)*

To Donate, please visit
<https://thelegacyfashionshow.com>



1. Humanity

Sustainable Fashion for all
members of Omaha

2. Self-Esteem

Education, Modeling, Teaching
without bias to feel empowered

3. Independence

Learn skills to grow a career in
fashion, art, and culture

4. Unity

Bring together arts, science,
culture and community.

5. Volunteerism

Work together as a community.

6. Simplicity

Story telling through the fabric



Mission Statement

“Education through fashion and knowledge and cultural awareness of African ancestry” Achieving Excellence Through Partnership: Fashion + Omaha + Education Integrity, Community, and Service in Omaha, Nebraska A different kind of fashion show. A fashion show is more than just a “catwalk” in its most basic form. This is more than just a major event that takes place at a certain time for the purpose of providing entertainment in the Omaha metropolitan area. Therefore, in order to generate funds, awareness, and strategies for marketing and communication, this will be the place to learn how to create fashion events in a way that is both smart and powerful.



2022-2023 Targets

- **Raise the monetary objectives established in the aspirational budget for 2022 and 2023. Due to the fact that this is the first year, the company must have sound strategic planning and a clear focus on its objectives in order to begin becoming viable and get closer to reaching sustainability.**
- **Ensure that there are sufficient funds for the training of the executive director, the hiring of staff, and support operations in order to retain the community's participation while initiating the process of achieving sustainability.**



Body Positivity

TLE believes everyone deserves to have a positive view of their bodies, no matter what society and pop culture say is the best shape, size, and look.

Inclusive Community

TLE has a DEI policy that includes all members of the community to model and audition. There are no limitations or barriers.

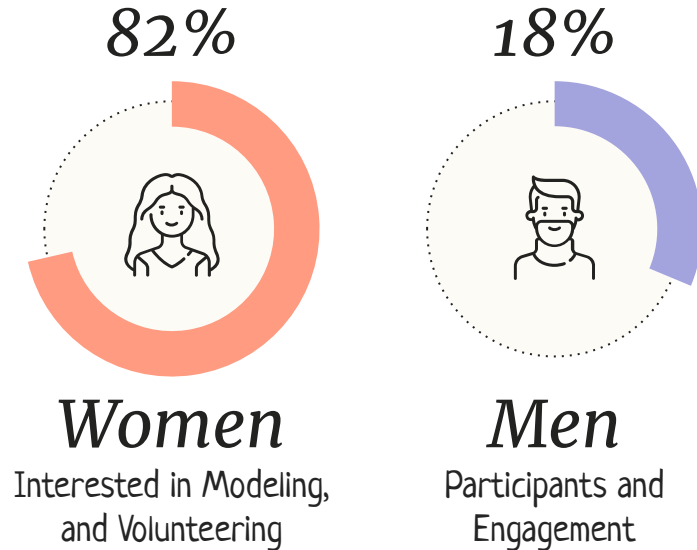
Positive Opportunities

TLE will create positive opportunities as a result of their involvement in the community by providing mentorship, apprenticeship, internship for our youth.

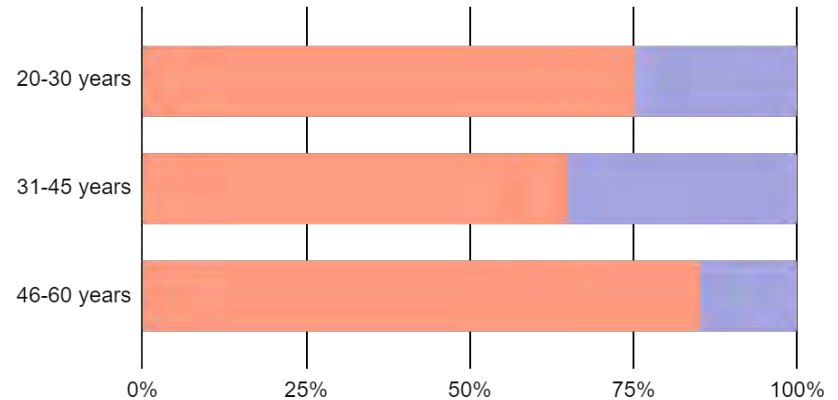
Community Impact

Past Event Statistics

Gender

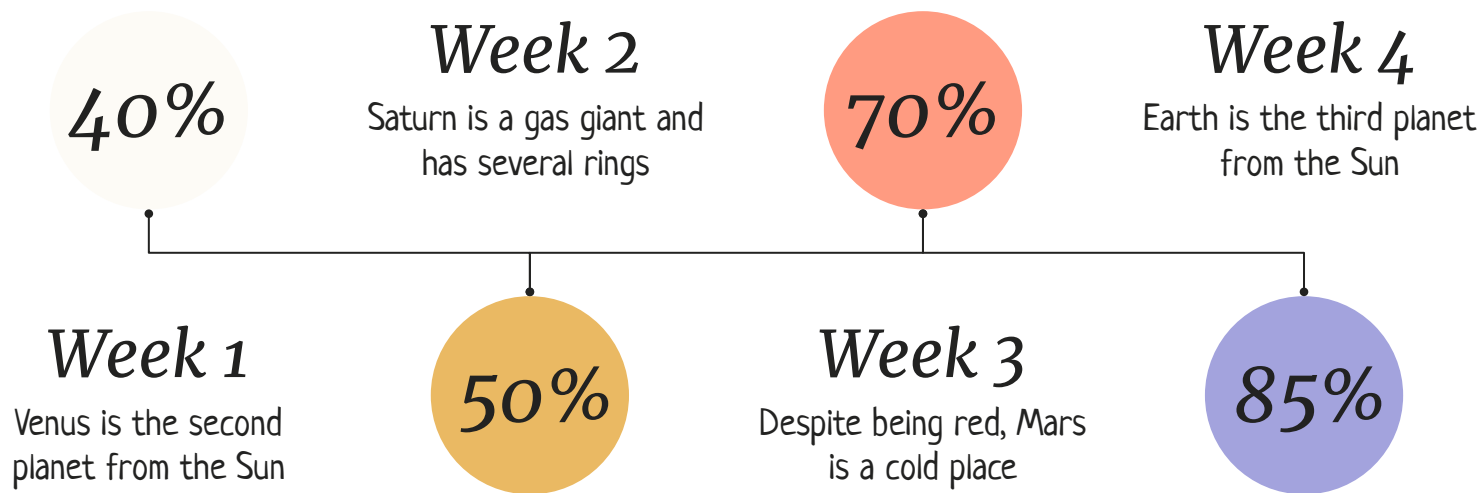


Age



Age range of Participants and Attendees from the 2022 show.

TLE Timeline

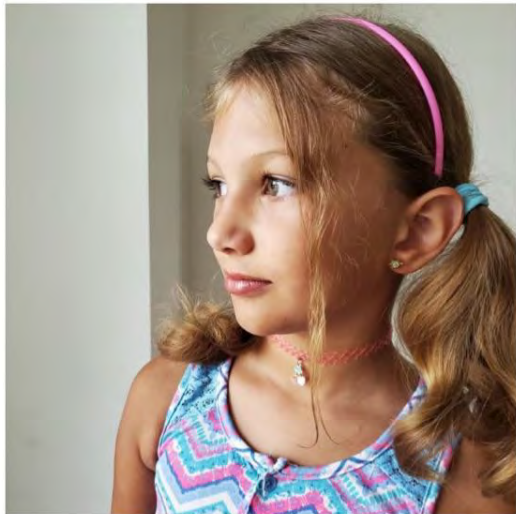




Deb Koesters has been a fiber artist for over 40 years with the first 30 of them, using only human hair as her medium of choice (hair stylist) in 2010 Deb began her journey as a wet felt fiber artist when attending a wet felting 3-dimensional class on the East Coast.

DebKoesters
Fiber Artist

“Repurposing has always been a passion for me. I constantly go to thrift stores looking for silk garments that will work for my felting creations.”



Josie Garrison
Creative Artist

“An idea comes to me and I create it.”



My name is Calandra Cooper. I live and work in Omaha, NE. I'm the owner of Inigo Arts Studio and director of Fiber Arts Omaha. I also enjoy studying and writing about fashion, designers and textiles.

Calandra Cooper
Self-Taught Artist

“I appreciate the expressive power of fashion design and its relationship to personal creativity.”

It all starts with the desire to bring a vision to life. Your contributions and donations will help us achieve our goals of empowerment and education. Our target population are refugees, immigrants, minorities and young people. Our area of focus is African heritage and contributions to textiles and fashion. The funding will go towards workshops for runway readiness, mentorship and support for entrepreneurs to start their own business in the industry, and creating a space for creativity, community and collaboration. TLE will empower them to tell their story through African fabrics and textiles.

The possibilities are limitless with your help... Donate now!

Outreach and Community Support

Perspective Organization to collaborate with includes Dreamweaver Foundation, Duet, Women Empowering Women, BeAmbi, Learnza, Midlands African Chamber, Metropolitan Community College, University of Nebraska at Omaha, Omaha Fashion Week, UNMC, Global Leadership Africa Summit, and Elevator Co-Warehousing.

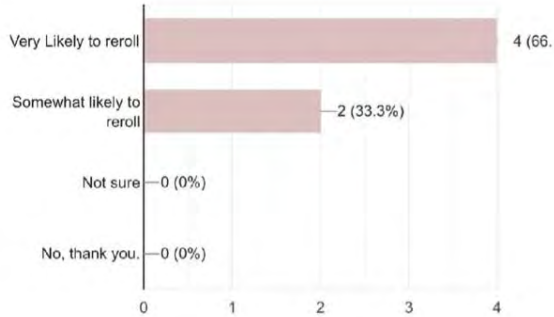


Community Partners

TLE's inspired to launch its youth fashion program 2023. How likely are you to enroll your child in TLE's fashion educational 2023 program?



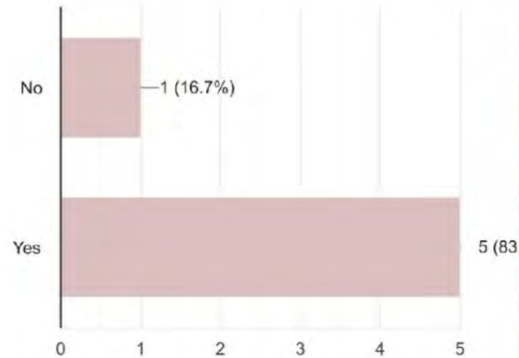
6 responses



If selected for TLE scholarship recipient, will you accept?



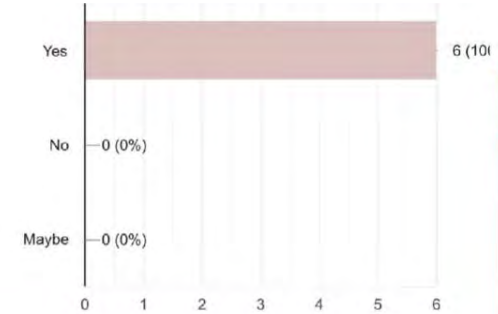
6 responses



Do you find TLE to be impactful in the Omaha community? or in the youth lives?



6 responses





Grant Application

Row 299

Organization Name (if applicable)	Omaha Community Broadcasting COVID-19 Radio Initiative
Physical Address	2314 N 24th St. FL 2 Omaha, Ne. 68110
Mailing Address	Same
Website	www.957fmtheboss.com
Social Media Accounts	https://www.facebook.com/957thebossomaha/
Name	William King
Title	CEO
Email Address	william@957fmtheboss.com
Phone	+1 (402) 714-6482
Team	Yes
	William King: General Manger, Darnel Cox: Program Director, Tre King: Asst. Program Director
Organizational Chart	Check Upload
Other Completed Projects and/or Accomplishments	<p>Omaha Community Broadcasting (OCB) has been selected as a 2022 Heartland Challenge RFP grantee by the Ewing Marion Kauffman Foundation. OCB in collaboration with the Mountain Plains Minority Supplier Development Council (MPMSDC), will deliver Mountain Plains' Minority Business Enterprise (MBE) University in Omaha, Nebraska. The (3) year grant will begin September 1, 2022, and will provide \$360,000 dollars for training, and development for Nebraska minority entrepreneurs. As an aspirational goal, the grant funding is expected to help enroll at least forty-five (45) entrepreneurs in the MPMSDC's MBE University program, including at least 80% of whom will identify as BIPOC (Black, Indigenous, and People of Color). As a result of successfully completing the MBE University Program and the required criteria for certification, eligible participants will receive a certificate from the University of Nebraska and the Mountain Plains Minority Supplier Development Council.</p>
Proposal Title	Omaha Community Broadcasting COVID-19 Radio Initiative
Total Budget (\$)	\$2,792,300.00
LB1024 Grant Funding Request (\$)	\$2,792,300.00

Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Since, the 2020 pandemic (OCB) radio station networks have continued to broadcast COVID-19 PSA's, interviews, underwriting advertising campaigns, and have responded to the COVID-19 public health emergency and its negative impacts awareness deliverables on a daily basis that reaches 800K people in the Omaha metro areas. "The Office of Homeland Security Cybersecurity Infrastructure Security Agency, FCC & FEMA government agencies have declared that radio stations are a part of the National Security "Essential Critical Infrastructure" business, and a key source for the National Emergency Alert System." Our proposal is for the upgrades of 95.7 The Boss & 1690am The One radio station broadcasting software systems, hardware equipment, transmitter sites, broadcast services, and increasing our staff from 2 to 13, to continue to meet our broadcasting obligations to QCT citizens and federal government.
Timeline	All our priorities will be completed within 45-60 days of funding.
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	Omaha Community Broadcasting (OCB) created a "Community Access Radio" programming format to inform, cultivate, educate, and broadcasts local shows that are comprised of individuals, health organizations, non-profits, businesses, ministries, culture, and languages. We created localism by featuring community-based artists and talk shows that addressed critical topics that bridge our diverse perspectives and ideas. On 95.7 The Boss local radio, its formatted to advocate sustainable communities, multimodal transportation, infrastructure, quality of life and/or interview policy makers daily.
Visioning Workshop	We're a community based nonprofit radio station who's mission

Findings Alignment is to address all community needs every second of the day. This is what we have done since our existence of internet station 1690am The One (2009) and terrestrial station 95.7 The Boss (2014) respectfully. Our goal is to provide accurate information so the community can make the best-informed decisions for their mental and physical health. We will continue to bring in politicians, health, and business professionals who oversee policies, that bring a clear assessment to the local community. Moreover, every Friday we broadcast Douglas County health department information for our current COVID-19 assessment levels and other local health concerns. Our radio station's goal is to MODIFY and PRIORITIZE NORTH & SOUTH OMAHA strengths, weaknesses, opportunities, and threats by developing awareness campaigns, solution-based decisions problem making, and conducting community interviews that's focused on issues that does address all Workshop Findings.

Priorities Alignment 1. Be located in a Qualified Census Tract: We're located at 2314 1/2 N 24th St. 68110 2. Provide services to program participants living in a Qualified Census Tract: Our radio station FM 95.7 broadcasts in all Qualified Census Tracts in Omaha, Nebraska. 3. Demonstrate the pandemic has had a significant health or economic impact on its program participants: Our broadcast partner representative with Douglas County Health Dept. have indicated that minority communities have significant health and economic issues due to COVID-19.

Economic Impact New permanent radio station employees

10 New Jobs

3 Temporary Construction Jobs

30K-75K per year.

Impacted communities or households are those hindered in their ability to respond to the challenges of COVID-19 due to a lack of communication infrastructure thus impacting the ability to work from home, participate in online learning and/or access healthcare via Telehealth. Our radio station will provide immediate jobs and ongoing opportunity for businesses, educators, healthcare, contractors, and/or other workforce members.

Community Benefit We're more than music. We're apart of the 'National Early Warning Emergency Alert System' which requires our radio station broadcast Message Alert to helps keep Omaha residents safe from severe weather, terror attacks, major transportation issues, environment accidents, health pandemics and acts of war. Our radio network reaches all North, South and West Omaha. Qualified Census Tracts populations are the targeted demographics however, our radio station reaches the total population of 800,000 Omaha people daily.

Through our broadcast networks we interview community leaders, health experts, politicians, urban farmers, clergy, artists, and businesses that focuses on building economic opportunities that improves our natural resources and the quality of life locally.

Best Practices/Innovation	Omaha Community Broadcasting's 95.7 FM The Boss and 1690am The One's new "Community Access Radio", format now drives the local economic growth in the Poorest communities by providing a community outreach communication network for the 'Voice of the Voiceless'. OCB educational platform offers affordable economic underwriting advertisements and community interview opportunities to promote local products/services.
Outcome Measurement	Our radio listenership levels are the best way to indicate that our system is being used for school, health, transportation, remote work, and small business usages.
	Those outcomes will be measured by our Nielsen ratings, customer satisfaction evaluations, and social media subscribers will be measured by our sales team.
	Yes, the more paid advertisers we have as clients, the more residual monthly income we will receive every month per household.
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	OCB office is located at 2314 1/2 N 24th St. Omaha, Ne. in QCT #11, however, our radio network will serve all QCT's areas.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Check Uploads
Property Zoning	No
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	n/a

General Contractor No

Request Rationale 1. To respond to the COVID-19 public health emergency or its negative impacts. 2. Upgrades of 95.7 The Boss & 1690am The One radio station broadcasting software systems, hardware equipment, transmitter sites, broadcast services and moving tower site. 3. Increasing permanent staff from 3 people to 13 people. 4. Purchasing a building for the radio station.

Grant Funds Usage To respond to the COVID-19 public health emergency or its negative impacts; Since, March 2020 we created a Health show, created PSAs, interviewed, and broadcasted Covid-19 pandemic related information daily. The funding will be used for the same purposes however, we will be able to expand our coverage to the most vulnerable: 1. COVID-19 coverage that prioritizes the health care workers and change-makers on the front lines of the pandemic. 2. COVID-19 broadcasting through our radio mechanisms regarding local pandemic issues in Omaha. 3. COVID-19 emergency access to City, County & State health officials, politicians, hospitals, educators & employers. 4. COVID-19 ad development & broadcasting of awareness campaigns, focused on minority testing and vaccines. 5. COVID-19 National Security "Essential Critical Infrastructure" and National Emergency Alert System. 6. COVID-19 Douglas County Health Show focus on community mental and physical health. However, our main function is the safety of the Omaha people in all QCT's. Also, MKC is a part of the COVID-19 "Essential Critical Infrastructure" National Security Emergency Alert System and Wireless Emergency Alert (WEA) system delivers critical warnings and information out to the public on broadcast radio and their wireless devices. Participation by wireless providers is voluntary, but those that offer the service must adhere to the technical and operational requirements established by the FCC. Authorized public safety officials send the alerts through FEMA's Integrated Public Alert and Warning System (IPAWS) to wireless providers, which then push the alerts from cell towers to mobile devices in the affected area.

Proposal Financial Sustainability Yes

Our Board of Directors monitors all funding and will have oversight of these potential funds. We have policies and procedure administrators that have check and balances at all levels of our nonprofit. These funds will be administered by our Board of Directors with the guidance of our law and accounting firms. Currently, we plan on using two different banking institutions and banking accounts to administer these grant dollars to guarantee the separation of grant funding dollars.

Funding Sources NONE

NONE

NONE

Scalability YES, we can add fewer equipment upgrades and staff members.

**Financial
Commitment**

Although, our revenues dropped to zero in March 2020, our radio stations have consistently broadcasted FREE COVID-19 public service awareness campaigns, created a health segments, interviewed businesses and political leaders daily on our 2 radio stations that reaches over 800,000 plus population in our metro area. We plan to commit that same dedication financially through my personal and board of directors personal/business fundraising opportunities.

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**



**LB1024 Funding
Sources
Acknowledgment**

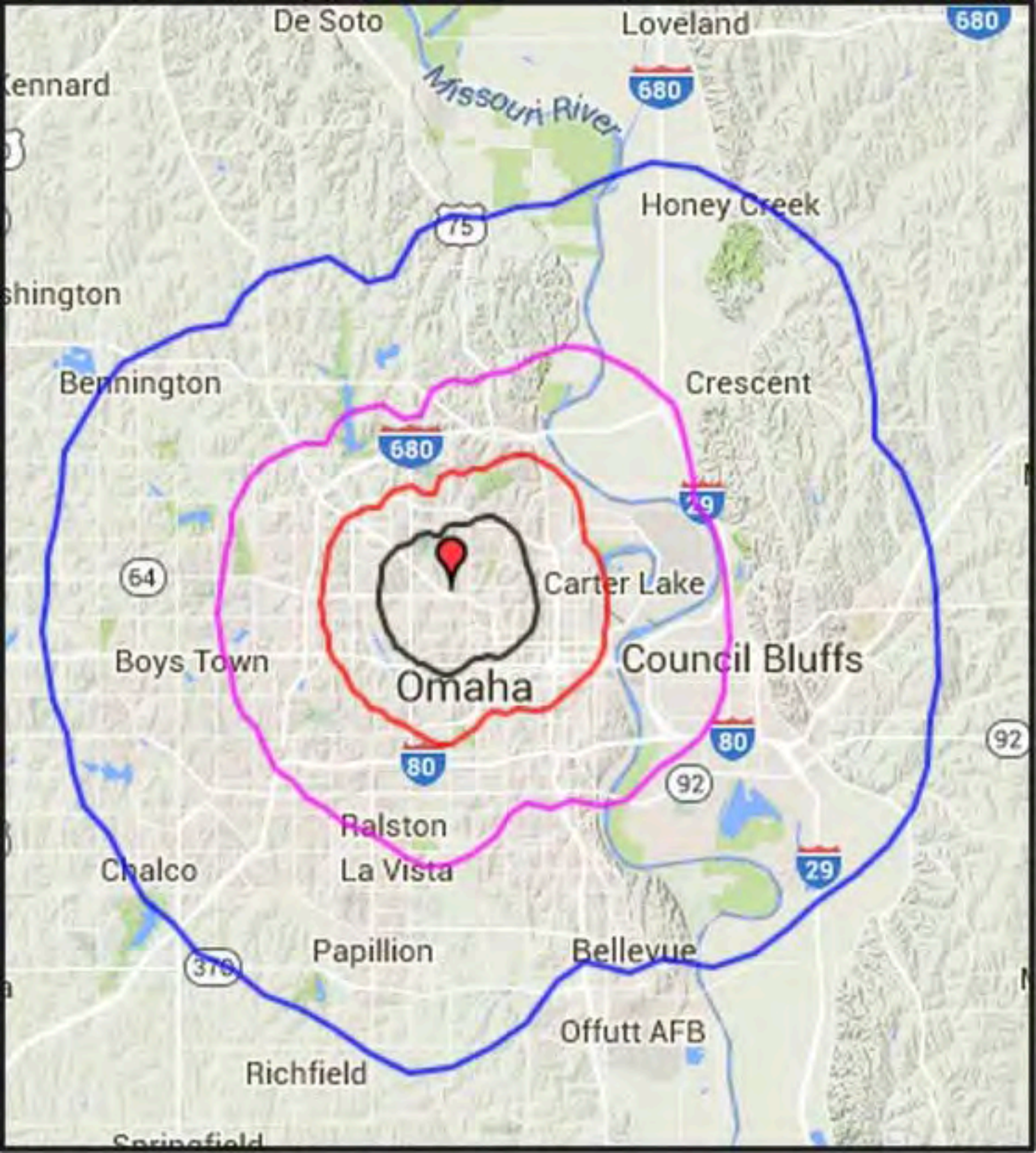


Public Information



File Uploads

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



Radio Stations & Internet Service Providers are Essential to Covid-19 Alerts



Emergency Alert System

Home / Public Safety / Policy and Licensing Division /

The Emergency Alert System (EAS)

Policy and Licensing Division

- 911 Services
- Emergency Alert System
- Wireless Emergency Alerts
- Communications Assistance for Law Enforcement Act
- RPC Directories
- Public Safety Spectrum

The Emergency Alert System (EAS) is a national public warning system commonly used by state and local authorities to deliver important emergency information, such as weather and AMBER alerts, to affected communities. EAS participants – radio and television broadcasters, cable systems, satellite radio and television providers, and wireline video providers – deliver local alerts on a voluntary basis, but they are required to provide the capability for the President to address the public during a national emergency.

The Federal Emergency Management Agency (FEMA), the FCC, and the National Oceanic and Atmospheric Administration's National Weather Service (NWS) work collaboratively to maintain the EAS and [Wireless Emergency Alerts](#), which are the two main components of the national public warning system and enable authorities at all levels of government to send urgent emergency information to the public.

FEMA is responsible for any national-level activation, tests, and exercises of the EAS.

The FCC's role includes establishing technical standards for EAS participants, procedures for EAS participants to follow in the event the system is activated, and testing protocols for EAS participants.

Alerts are created by authorized federal, state, and local authorities. The FCC does not create or transmit EAS alerts.

The majority of EAS alerts originate from the National Weather Service in response to severe weather events, but an increasing number of state, local, territorial, and tribal authorities also send alerts. In addition, the NOAA Weather Radio All Hazards network, the only federally-sponsored radio transmission of warning information to the public, is part of the EAS.

The Emergency Alert System (EAS) is a national public warning system that requires radio and TV broadcasters, cable TV, wireless cable systems, satellite and wireline operators to provide the President with capability to address the American people within 10 minutes during a national emergency.

Broadcast, cable, and satellite operators are the stewards of this important public service in close partnership with state, local, tribal, and territorial authorities.

FEMA, in partnership with the Federal Communications Commission and National Oceanic and Atmospheric Administration, is responsible for implementing, maintaining and operating the EAS at the federal level.

Emergency Alert System Details

- Messages can interrupt radio and television to broadcast emergency alert information.
- Messages cover a large geographic footprint. Emergency message audio/text may be repeated twice, but EAS activation interrupts programming only once, then regular programming continues.
- Messages can support full message text for screen crawl/display, audio attachments in mp3 format, and additional languages.
- It is important for authorities who send EAS messages to have a relationship with their broadcasters to understand what will be aired via radio, TV and cable based on their policies. Policies vary from station to station.

Powered by Omaha Community Broadcasting



5th Annual **Blues, Soul & BBQ Festival**

A Celebration of Fatherhood

Featuring

Lenny Williams
Angela Winbush
Enjoli & Timeless

Sunday, June 19, 2022

Doors Open 5:30pm
Showtime at 6:30pm
Early Bird: \$30 | GA: \$45 | VIP:\$70

Tickets Available at Dailey's
Rib Shack Smokehouse,
LeFlore's Fashions & Advance Tax



Liberty First Credit Union Arena
(former Ralston Arena)
7300 Q St.

402-714-6482

Eventbrite



Board of Directors

President

WILLIAM KING
1416 N 38 ST
OMAHA, NE 68131

Director

TRE WILLIAM KING
OMAHA, NE 68104

Director

MILES BUSBY
OMAHA, NE 68110

Director

BELINDA HOOKS
OMAHA, NE 68111

Director

LARRY BRADLEY
OMAHA, NE 68104

Director

REGINALD MCGAUGH
OMAHA, NE 68131



OCB Budget Proposal

OCB Budget	FUND 2 years		One Time Funding		One Time Funding
2 years Staffing Positions Funding	Staffing Salaries	Radio Equipments	Equipment Costs	Station budget	Station Costs
Workforce Development	\$55,000.00	Emergency Alert System	\$3000.00	Studio Rent	\$10,500.00
Small Business Development	\$55,000.00	Remote broadcast equipment	\$5000.00	Cox Cable	\$6000.00
Executive Assistant	\$40,000.00	Transmitter	\$3500.00	OPPD	\$2500.00
Controller	\$50,000.00	TOWER Move	\$10,000.00	MUD	\$5000.00
HR Director	\$50,000.00	Radio Antenna	\$1500.00	Car Insurance	\$1300.00
Sales Director	\$55,000.00	Studio furniture	\$7000.00	Business Insurance	\$2200.00
Office Manager	\$45,000.00	Audio video equipment	\$4500.00	Radio Tower Rent	\$2400.00
Program Director	\$50,000.00	Streaming licensing fee	\$1500.00	Streaming Fees	\$1200.00
General Manager	\$60,000.00	Broadcast licensing fees	\$1500.00	BUY Commercial Building	\$999,000.00
Marketing Director	\$45,000.00	Broadcasting equipment	\$4500.00	Father Day Festival	\$75,000.00
3 Support Staff	\$60,000.00	DJ equipment	\$2500.00	Native Omahans Days Festival	\$100,000.00
Engineer		2 Computers	\$2200.00	The Boss Business Show	\$50,000.00
Accounting/Bookkeeping Services	\$10,000.00	E-Commerce Website Development	\$7500.00	Summer Concert Series	\$70,000.00
Consultation Services	\$35,000.00	Miscellaneous Studio equipment	\$3000.00	Total Station budget	\$1325100.00
Legal Services	\$30,000.00	Total Equipment Cost	\$57200.00		
Miscellaneous Concert Staffing Contracting	\$65,000.00				
Total 2 years Staffing Positions Funding	\$1,410,000				

OCB Budget		
2 years Staffing Positions Funding	Total 2 years Staffing Positions Funding	\$1410000.00
Workforce Development	Total Equipment Cost	\$57,200.00
Small Business Development	Total Station Budget	\$1325100.00
Executive Assistant	TOTAL	\$2792300.00
Controller		
HR Director		
Sales Director		
Office Manager		
Program Director		
General Manager		
Marketing Director		
3 Support Staff		
Engineer		
Accounting/ Bookkeeping Services		
Consultation Services		
Legal Services		
Miscellaneous Concert Staffing Contracting		
Total 2 years Staffing Positions Funding		

BUILDING AND ROOFTOP LEASE AGREEMENT

This Building and Rooftop Lease Agreement (the "**Agreement**") made this day of _____, 20____, between the Housing Authority of the City of Omaha ("OHA"), with its principal offices located at 540 S. 27th Street, Omaha, NE 68105, hereinafter designated "**LESSOR**", and Omaha Community Broadcasting, with its principal offices located at 7400 Dodge Street, Box 64, Omaha, NE 68114 hereinafter designated "**LESSEE**". LESSOR and LESSEE are at times collectively referred to hereinafter as the "**Parties**" or individually as the "**Party**."

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. PREMISES. LESSOR hereby leases to LESSEE approximately fifteen (15) square feet of space (the "**Floor Space**") and approximately fifteen (15) square feet on the roof (the "**Rooftop Space**") of the building (the "**Building**") located at 5900 NW Radial Highway, Omaha, NE (hereinafter sometimes referred to as the "**Property**"), for the installation, operation and maintenance of radio equipment; together with such additional space on the roof of the Building sufficient for the installation, operation and maintenance of an antenna (the "**Antenna Space**"); together with such additional space within the Building and on the roof of the Building for the installation, operation and maintenance of wires, fiber, cables, conduits and pipes (the "**Cabling Space**") running between and among the Floor Space, Rooftop Space and Antenna Space and to all necessary electrical and telephone utility sources located within the Building or on the Property; together with the non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty four (24) hours a day, over the Property and in and through the Building to and from the Premises (as hereinafter defined) for the purpose of installation, operation and maintenance of LESSEE's communications facility. The Floor Space, Rooftop Space, Antenna Space and Cabling Space are hereinafter collectively referred to as the "**Premises**."

2. DELIVERY. LESSOR shall deliver the Premises to LESSEE on the Commencement Date, as hereinafter defined, in a condition ready for LESSEE's construction of its improvements.

3. TERM; RENTAL; ELECTRICAL.

a. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due at a total annual rental of one thousand eight hundred **Dollars** (\$1,800.00) to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date. The Agreement shall commence based upon the date LESSEE commences installation of the equipment on the Premises. In the event the date LESSEE commences installation of the equipment on the Premises falls between the 1st and 15th of the month,

the Agreement shall commence on the 1st of that month and if the date installation commences falls between the 16th and 31st of the month, then the Agreement shall commence on the 1st day of the following month (either the "**Commencement Date**"). LESSOR and LESSEE agree that they shall acknowledge in writing the Commencement Date. LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until thirty (30) days after a written acknowledgement confirming the Commencement Date. By way of illustration of the preceding sentence, if the Commencement Date is January 1 and the written acknowledgement confirming the Commencement Date is dated January 14, LESSEE shall send to the LESSOR the rental payments for January 1 and February 1 by February 13.

4. UTILITIES. LESSEE shall, at all times during the Term, provide payment for electrical service consumed by LESSEE at the premises. Given the difficulty and expense in installing a sub-meter or dividing out the LESSEE's portion of electrical consumption from LESSOR's utility bills, LESSEE agrees to pay LESSOR \$30 per month, escalating 10% per year.

5. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a radio station broadcast and uses incidental thereto. All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "**Governmental Approvals**") that may be required by any Federal, State or Local authorities as well as a satisfactory building structural analysis which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that any building structural analysis is unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the LESSEE shall have no further obligations for the payment of rent to LESSOR.

6. MAINTENANCE.

a. Upon request of the LESSOR, LESSEE agrees to relocate its equipment on a temporary basis to another location on the Property, hereinafter referred to as the "**Temporary Relocation,**" for the purpose of LESSOR performing maintenance, repair or similar work at the Property or in the Building.

7. INSURANCE.

a. LESSOR and LESSEE each agree that at its own cost and expense, each will maintain commercial general liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence.

8. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

9. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within thirty (30) days after any earlier termination of the Agreement, remove its equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws. If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

10. HOLDOVER. LESSEE has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 9 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 9 and this Paragraph 10, then the rent then in effect payable from and after the time of the

expiration or earlier removal period set forth in Paragraph 10 shall be equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

11. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement, and covenants during the Term that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property, or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above.

12. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties or in a written acknowledgment in. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

13. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the Laws of the State of Nebraska.

14. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Omaha Housing Authority
540 S. 27th Street
Omaha, NE 68105

LESSEE: Omaha Community Broadcasting
Attention: William King
7400 Dodge Street
Box #64
Omaha, NE 68114

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

15. CASUALTY. In the event of damage by fire or other casualty to the Building or Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which LESSEE's use of the Premises is impaired.

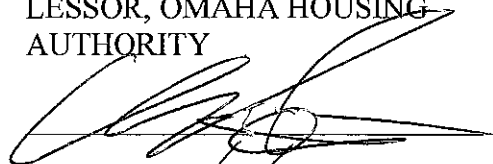
16. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Agreement shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Building, LESSEE, in LESSEE's sole discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Agreement as of the date the condemning authority takes such possession. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the equipment, conduits, fixtures, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement. If LESSEE does not terminate this Agreement in accordance with the foregoing, this Agreement shall remain in full force and effect as to the portion of the Premises remaining, except that the rent shall be reduced in the same proportion as the rentable floor area of the Premises taken bears to the total rentable floor area of the Premises.

17. SUBMISSION OF AGREEMENT. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of

such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

18. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property, the Building, Building systems, common areas of the Building, and all structural elements of the Premises in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "**Laws**"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with: (a) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises (other than general office use); and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Building in general, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

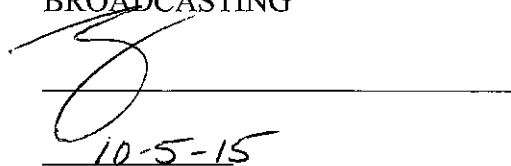
By: LESSOR, OMAHA HOUSING
AUTHORITY



Date

10/6/15

By: LESSEE, OMAHA COMMUNITY
BROADCASTING



10-5-15



BOSS AWARDS

2021

Black-Owned Business/Services



95.7 FM

THE BOSS

Grant Application

Row 300

Organization Name (if applicable)	Newdoom Enterprise LLC. DBA Newdoom Business Services
Physical Address	1299 Farnam St. Suite 300 Omaha, Ne 68102
Mailing Address	Attention: D. Wright-Reed 272 Kapiolanai St. Unit 304 Hilo, HI 96720
Website	https://www.newdoombusinessservices.com/
Social Media Accounts	@n3wdoom
Name	Devin Wright-Reed
Title	Director
Email Address	Devin@n3wdoom.com
Phone	+1 (531) 777-0193
Team	Yes
	Devin Wright-Reed Director, Jasmine Tate Board Member, Kim Anderson Board Member, Cat Rehberg Board Member, Erick Abernathy Board Member,
Organizational Chart	Newdoom Enterprise or DBA Newdoom Business Service is governed by 5 board members with oversight of business logistics, finances, and operations. Newdoom Business Services staff consists of 3 Admin positions and 3 managerial positions. Lead staff flow next on the chart followed by various operations and labor workers between the Distribution Center and the Recycling Center.
Other Completed Projects and/or Accomplishments	Newdoom Business Services is the DBA of Newdoom Enterprises LLC, the founding parent company of the nonprofit N3WDOOM Inc. This collection of entities is centered around the necessity of "flipping the status quo" which has historically led to race-based gaps of opportunity within the QTC population this grant application is intended to uplift, and the all too often incarceration of Black and Brown folks on a disproportionate level. Newdoom Business Services recognises the need for providing a path forward for previously incarcerated members of the community to contribute to society and create upward mobility for their families, rather than make choices that lead back to further incarceration. The nonprofit sector of the entity provides key training on financial literacy, emotional intelligence, interpersonal skill support and professional development opportunities through enriching coursework and a network of 20+ local businesses and other nonprofit mentors and partnerships. In support of the foundational groundwork the nonprofit builds with participants

through the four pillars of focus: Youth Services, Educations Union, Return to Citizenship and Workforce Development, the LLC realized the need for creating tangible employment opportunities for eager community members combating the stigma associated with incarceration. Newdoom Business Services has prepared a 2 tiered business model, establishing a Donations Center for receiving and sorting donated household items that will be fed into the N3WDOOM Inc nonprofit's second hand store, also facilitating the shipment of surplus items to international partners as well as a Recycle Center for the processing of recycled materials in the most green way possible. Newdoom Business Services wants to help the North and South Omaha community to clean itself up both literally and figuratively, with the former allowing for the collection of excess household waste and the latter through creating job opportunities that provide a meaningful alternate life to the one that led to incarceration in the first place. The plan starts with creating 32+ job positions ranging in skill from management to general labor with a scalable model allowing for an increase of 11-15 positions each year.

Proposal Title	Newdoom Business Services for Community Development
Total Budget (\$)	\$10,000,000.00
LB1024 Grant Funding Request (\$)	\$10,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Newdoom Business Services seeks to obtain a Distribution Warehouse to process donated items and a Recycling Center with green technologies for materials sourced from North & South Omaha to literally clean itself up by removing waste and creating jobs for low-income previously incarcerated community members disproportionately impacted by COVID-19.
Timeline	Newdoom Business Services (NBS) has identified two potential properties to purchase as the Distribution Center warehouse for processing donated goods collected from the North and South Omaha community as well as a Recycle center with space for industrial green technologies to manage recyclable materials that otherwise would sit in the Omaha landfill for generations to follow. Newdoom Business Services strives to cultivate a legacy of upward mobility for those upcoming generations, rather than the current reality consisting of cycles of incarceration for disadvantaged community members across the race-based gap. Within 6 months of the release of funds for this grant, properties matching the necessary criteria (see addenda) will be purchased to establish the Distribution Warehouse and Recycle Center. Local contractors will be hired to rehab the properties and convert them into productive spaces per zoning and regulation mandates regarding the unique scope of operation. An initial staff of 32 community members will be hired from within the associated nonprofit (N3WEDOOM Inc) program participants. NBS will then purchase a fleet of service vehicles and pursue the industrial equipment necessary for processing recycled materials in an eco-friendly green way by the end of 2024. In 2025, with the brick-and-mortar buildings secured and operational processes in place, Newdoom Business Services will be able to grow the team with an increase of job positions totaling 11-15 new staff members

every year following. By 2026 Newdoom Business Services will have reached a surplus of donated household items through the Distribution Warehouse, greater than the thrift store it supplies through the nonprofit can handle, leading to shipping pallets of second-hand goods to third-hand outlets in Africa through international business partnerships, generating sustainable revenue off items that have already cycled through the North and South Omaha community twice. The Recycle Center will establish alternate uses for recycled materials by 2026, creating streams of income by converting what was previously declared trash into modern building materials or base products for further innovation. Cardboard can become mulch for agriculture purposes over time, glass melted down for new purposes and 4 of the 7 types of recyclable plastic converted into reusable bricks that are stronger than concrete, as demonstrated through the green technology invented by Gjenge Makers in Kenya (<https://www.gjenge.co.ke/>). The potential income streams possible through generating modern building supplies out of recycled materials is immense, barring the necessary permitting process with environmental impact assessments spanning the two years prior. It is important to note that the mission this grant proposal supports will continue to grow and evolve well past the initial funds spent and grant completion date, as a long-term strategic management plan is underway. 100% of the grant funds will be spent by 2026 through procuring the brick-and-mortar buildings and investing the funds into the community via construction jobs to convert the properties for NBS specific uses and through the creation of employment opportunities for underserved community members such as those previously incarcerated, thus completing the scope of the grant proposal.

Percentage completed by July 2025

100%

Funding Goals

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) 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 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

Social Cohesiveness

Proposal Description and Needs Alignment

Newdoom Business Services is eager to establish an ethically operated Recycle Center and Distribution Warehouse in support of sustainable community development in South Omaha, seen as a civic duty and service, believing that "recycling is more than an environmental act, it's also an act of

social justice” as reported by the Napa Recycling Center (naparecycling.com/recycling-for-social-justice/). The literal benefit of helping some of the most underserved communities “clean up their lives” through establishing facilities that receive household excess and recyclable waste, not only saves the environment from over-taxing the landfills but also improves infrastructure and provides a way for communities across the race-based disparity gap of resources to envision higher standards of living for themselves, with goods, funds and skill-building educational opportunities cycling these resources directly back into the community. Newdoom Business Services seeks to support innovation by utilizing green technologies and methodologies for waste management, improving overall health for the community, starting in each home. NBS has strategies for overcoming barriers such as those pertaining to transportation needs and physical limitations of elderly and differently-abled community members. NBS will maintain and staff a fleet of service vehicles able to pick up items directly from households and deliver them to the Distribution Warehouse for processing towards second-hand retail store maintained at the N3WDOOM Inc Center of Empowerment (see separate grant for more details) and the Recycle Center under NBS stewardship. Furthermore, Newdoom Business Services will contribute to long-lasting, transformational change and enhance the quality of life throughout the community by providing gainful employment at spanning 3 facilities operated by NBS and the sister organization nonprofit N3WDOOM Inc where the community will receive a multi-tiered structure of support through youth services, educators union, Return to Citizenship program and Workforce Development mentorship to name a few.

Visioning Workshop Findings Alignment

The Visioning Workshop voiced key perspectives identified by the community itself regarding the deficit inherent within the race-based gap of economic growth that was highlighted throughout COVID-19. Newdoom Business Services proposal fulfills the overarching goals pinpointed by the Visioning Workshop by addressing the needs for transformational change, long-lasting economic growth, and fundamental change, working to significantly improve the lives of South and North Omaha communities, through job creation for some of the most vulnerable populations (previously incarcerated men and women) and waste management services ranging from household goods to recyclable materials. In alignment with the Visioning workshop findings, Newdoom Business Services will strive to address both North and South Omaha community needs, supporting efforts to clean out what is not serving individuals and make space for new opportunities rooted in personal development and entrepreneurial endeavors in partnership with our collaborative nonprofit N3WDOOM Inc. Both communities possess rich cultures and adding our services within these demographics allows us to improve significant areas of weaknesses both communities face regarding transportation and access to supportive civil based initiatives that literally “meet people where they are at”. Our Workforce development opportunities and partnerships not only improve overall social cohesiveness but build bridges across industries and communities. Having constructive and environmentally conscious outlets for surplus home goods and recyclable materials that simultaneously cycle money and resources back into the community while creating employment opportunities at industry-competitive rates will lead to healthier and happier homes and prosperous future generations.

Priorities Alignment One of the profound impacts the COVID-19 pandemic era had on the communities of North and South Omaha was a stark increase in crime (70% increase of speeding tickets, 50% increase in homicide, 13% increase in rape, 7% increase in theft with “violent crimes skyrocketing” per the Omaha World-Herald article dated 4/11/21), leading to an increase of incarceration. Desperate times of scarcity and fear can lead people to hazardous behaviors and bad decisions. Newdoom Business Services understands that given the right support network (such as that provided by the nonprofit N3WDOOM Inc through education and soft-skill training) and opportunities for gainful employment, these individuals can return to society in a constructive and meaningful way, making healthier choices for themselves, their families and the community at large. Newdoom Business Services seeks to cultivate a path forward as such. Newdoom Business Services believes a key component to improving the economy (in addition to the community’s mental and social health spectrum) is through closing the race-based gap of economic power by providing gainful employment opportunities with integrity and fair wages ahead of the minimum standard. Newdoom Business Services will hire community members who are committed to overcoming the challenges they have experienced in life and those exasperated by COVID-19, through participating in rehabilitation and skill-building workshops such as those currently available online through the N3WDOOM Inc nonprofit. With COVID-19 in the rearview and the potential awarding of a separate grant application submitted by the nonprofit to establish a community center, the QTC population identified via LB1024’s strategic priorities will hopefully be able to receive additional educational, professional development and emotional-social support in person to be ready for career opportunities provided through the NBS Distribution Warehouse and Recycle Center. Newdoom Business Services seeks to address the unprecedented impacts COVID-19 has had on communities of Color in Omaha, by providing professional skill development opportunities at the Distribution center, generating innovative building materials via the Recycle Center, and overcoming stifling unemployment challenges for previously incarcerated community members.

Economic Impact The economic impact of Newdoom Business Services can be measured by jobs served, and donations collected. The outline for the distribution center employees sits at a projected 18 staff members with an ever-growing collection crew. The first-year projections for outfitting collections will be 10 employees. 15 positions will be necessary for the recycling center totaling upwards of 35 employees in Newdoom Business Services in year one projections. These 30-plus employees will be a mix of full-time and part-time employees on the budget for an annual basis. With Davis-Bacon regulations and wages in consideration, space will be budgeted with the employee's quality of life in mind. With the most recent “Nebraska Initiative 433” we aim for N3wdoom Inc. to be a desired place of employment and strive to stay ahead of the curve, aiming to start our part-time employees off at the 2026 projection of \$15 dollars per hour. Full-time employees and administration roles will be competitive compared to the market average.

Newdoom Business Services will initially aim to create 18+ labor positions at our Donations Distribution Warehouse and 15 positions at the Recycle Center with an additional 14 positions spanning admin, management, grant compliance, and research and development. Over time the team will grow to include an

additional 10 positions needed for the collection of donations and recyclables each year as the business grows and expands, more employees will be added for day-to-day operations especially pertaining to donation collections with a focus on creating as many jobs for as many people as possible. All positions can be filled in alliance with the nonprofit N3WDOOM Inc which supports community members who are investing in themselves through program participation.

The proposed properties for purchase will both need to be outfitted to best suit the unique needs of a Distribution Warehouse and Recycle Center. Local skilled labor sourced from community business partners and/or members of the N3WDOOM Center of Empowerment (see separate grant proposal) will be used to outfit the distribution facility to receive the second-hand donated items and recycled waste. The Recycle Center will have to be updated to house industrial strength processing equipment and machinery implemented with modern green-based technology approaches to waste management. We have projected services for HVAC, cleaning, painting, landscaping, electrical, general contracting, and other essential services. This projected budget is under \$1,000,000. Once grant funds are available, properties matching the business's needs will be pursued and an exact plan for construction needs and labor costs will be determined based on the unique particulars of the industrial spaces available for purchase at that time.

Our proposed minimum wage for our employees stays ahead of Initiative 433, with the base pay for general laborers (service vehicle drivers, collection and recycle center staff) starting out at \$15/hr in 2023 upon purchase of the facilities. We support the general idea that more money for workers means more money for local small businesses. Please see the budget attached to the in as Addenda for wage rate and job title/quantity breakdown.

Newdoom Business Services was founded with the primary intent of job creation within the South and North Omaha community and support of the nonprofit parent organization, N3WDOOM Inc mission to provide professional development training for our underserved Black and Brown communities, with special attention to youth and previously incarcerated and disenfranchised members of society. The North and South Omaha communities experienced a stark increase in crime rates and incarceration during the uncertainty and stress of the COVID-19 pandemic. These individuals within the QCT require support to cultivate a life that doesn't lead back to jail. Together this collection of community-focused entities will provide an immediate and ongoing opportunity for personal and business development throughout Omaha.

Community Benefit

Newdoom Business Services was founded with the sole purpose of community betterment with a focus on job creation, minimizing consumerism of "new" goods, and maximizing financial prowess within a historically disadvantaged community (due to the race-based gap of equitable access to resources and opportunities), and harnessing the immense potential of the entrepreneurial spirit inherent in the Black and Brown community. From a proof of concept standpoint not only do we plan to diversify group economics by recycling wealth within the community, but we also plan to greatly improve the quality of life for many from a non-traditional educational role while doing so.

Collectively, Newdoom Business Services and the N3WDOOM Inc. nonprofit, will provide the community and businesses alike with key elements necessary to thrive. We have a proven track record for attracting like-minded entrepreneurs that collectively seek to improve the quality of life within Omaha. Through our stewardship of the Recycle Center and Distribution warehouse (in partnership with the N3WDOOM Inc Center of Empowerment providing professional development training,) the community will benefit in innumerable ways, connecting individuals from similar backgrounds with professional advancement opportunities. When it comes to success, representation matters and Newdoom Business Services strives to be at the forefront of innovation, paving the way for up-and-coming entrepreneurs to develop a strong work ethic through a supportive professional, community-based work environment. Our hope is for future generations to have a foundational awareness of the systems that shape their lives and how their own entrepreneurial spirit and self-determination can change the world around them for the better.

N3WDOOM innovation comes in the form of a built-in reward system for program participants to have access to the household items they need through receiving program-based non-fungible tokens (called DoomDollars) rather than burdening their often strained or limited financial resources. During the successful completion of the educational coursework and for each business created through the mentorship think tank, members will receive 10k in DD's (Doom Dollars) to spend on goods and services within the network and our resale store. The community members then feel the importance of investing in themselves as a way to manifest the quality of life they need. One of the limiting factors for the community to lessen their household waste is the lack of transportation. We envision a second-hand store equipped with service vehicles to pick donations up at the household doorstep. Upfront costs will be heavy initially due to the allocation of service vehicles. Half of those vehicles will be deducted when the duplication process begins. This Self-Sustaining Model has a Quadruple Bottom Line. We will beat out "The Goodwill's" model by the collection of goods alone. The marketing component will attract the masses with the FUBU Model. With support for BLM movements at an all-time high, and the support and pride for investing, and recycling in our model, the N3WDOOM Model will be exponential. Contextual facts that support the secondhand model of consumerism: Goodwill Industries employs roughly 300,000 individuals. The United States is the world's leader in incarceration. There are 2 million people in the nation's prisons and jails—a 500% increase over the last 40 years. Employment opportunities following incarceration are often insufficient in scope when it comes to helping folks contribute to the community in a meaningful way and prevent repeat offenses. Yet another layer of innovation will be in the export of excess material second-hand goods being shipped internationally to business and nonprofit partners in developing countries, such as Kenya Africa. These "3rd hand distribution" will be done at local markets initially and future N3WDOOM empowerment satellite locations. Regarding staffing, we seek to provide intentional internships leading to employment opportunities for recently incarcerated individuals. We take pride in our model that gives people another chance, but with comprehensive and balanced guidance, pertaining to emotional self-awareness married with professional development. Whether through retail positions at the N3WDOOM Inc second-hand stores, sorting and stocking donations or operating

service vehicles for donation pickups, there are plenty of opportunities for professional development in alliance with the nonprofits parent company Newdoom Business Services LLC which seeks to establish warehouse facilities for the collection and processing of donated goods, recyclables and eventually waste.

Best Practices/Innovation

Innovation comes naturally to Newdoom Business Services which was born out of a network of community mentorships such as that of The Simple Foundation and has since developed the nonprofit chapter of the organization (N3WDOOM Inc) into a think-tank, having facilitated the successful start-up of 20+ companies since the COVID-19 pandemic hit the Omaha in 2020. Newdoom Business Services has innovative green strategies primed to reshape how we process recyclable waste into viable and beneficial products for new purposes. Through studying industry leaders in the green-technology pertaining to processing materials that would otherwise end up in the Omaha dump, NBS looks forward to bringing a more environmentally sustainable approach to waste management from the success stories abroad to making it the reality in our own hometown. Similarly, the Distribution Warehouse will be stocked with its own fleet of service vehicles intended to overcome barriers to access to transportation within the low-income communities that need to alleviate themselves of household waste and excess. NBS seeks to support the community at large with access to healthier and more intentional lifestyle choices, creating solutions to course-correct obstacles that have maintained the status quo of low-income levels and damaged their sense of self-worth. Regarding staffing, we take pride in our model of giving people another chance through the Return to Citizenship program offered through our sister nonprofit, N3WDOOM Inc, and the soon-to-be in-person community center (see separate grant proposal). Newdoom Business Services will intentionally employ recently incarcerated individuals with a temporary job initially at a minimum, with plenty of positions generated through the Distribution Warehouse and Recycle Center.

Outcome Measurement

Key metrics pertaining to the scope of successful community impact within the Newdoom Business Services model can be measured through the number of jobs created, annual pay rate increases, and quantities of pallets of secondhand goods shipped to international third-hand retailers. Additionally, the ongoing development of innovative streams of income related to the processing of recyclable materials into sellable base fragments or new value-added end products will be a strong indicator of fulfilling the Newdoom Business Service mission of spurring entrepreneurial development within the South and North Omaha communities.

Success metrics will be measured and recorded throughout the lifespan of the grant by our on-staff Grant compliance manager. They will be responsible for documenting all monies spent, budget adherence or alterations, partnership terms and negotiations, employee pay increases and position expansions as well as the development of innovative streams of income pertaining to recyclable base products or value-added end products.

Co-investment partnerships are inherent in the Newdoom Business Services model of success. Not only do we feel our proposal will attract other investments, but we also welcome

any and all investments through our major gifts director. We anticipate co-investments once the recycle center is operational, with a target date of 2025. We aim to have an extensive manager relationship network and a robust due diligence process which will be important ingredients for the success of co-investment efforts. Our goal is to leverage a percentage of our network to project assets as a collective.

Partnerships

Yes

Yes. One of the key partnerships for the success of Newdoom Business Services is with the collaborative nonprofit sister organization N3WDOOM Inc which seeks to establish a community center providing workforce development training among others (see separate grant for details). The community members who graduate through the self-improvement workshops, such as the previously incarcerated populations, are primed and ready for reliable employment opportunities such as those Newdoom Business Services seeks to provide. NBS reaps the benefit of a shared partnership between N3WDOOM Inc and its fiscal partner with The Simple Foundation in addition to being a proud member of the nonprofit of the Midlands and many North Omaha Community Partnerships. As Newdoom Business Services establishes its Recycle Center it will lean on the ingenuity of future partners like that of Gjenge Makers in Kenya, that figured out a way of converting 4 types of the 7 recyclable plastics into building bricks that are stronger, lighter and 15% cheaper to produce than concrete blocks. NBS looks forward to bringing the forefront of green waste management practices to Omaha communities with many more partnerships to follow.

n/a

Displacement

No

Displacement explanation

Physical Location

Newdoom Business Services has identified several potential properties for purchase as a Distribution Warehouse for processing donations and a Recycling Center, both in South Omaha. : 1: 1920 Dorcas St, Omaha, NE 68108 (Sorting & Distribution Center Warehouse) 68,845 sqft, 7 overhead doors, Fenced outside storage, Close to downtown and interstate access, Multiple entry points 2: 1200 S 17th St, Omaha, NE 68108 (Recycling Center) Two buildings totaling 22,839 sqft, Heavy Industrial Zoning, and 3-phase power ideal for operating industrial equipment and machinery for processing recyclable materials. The property currently undergoing renovations. In communication with the listing agent and waiting to see the results of the grant process before moving forward. *In the event the designated properties are no longer available for purchase, Newdoom Business Services will pursue alternative locations until the centers for operation are established and the funds all designated.

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

The Distribution Warehouse and the Recycling Center for Newdoom Business Services fall into QCT Area 20 of the South

Omaha Census Tract. It is a heavily residential area on the main traffic street on the # 13 public transit line. It is zoned R4 and has a park within walking distance between 5-10 min. There are no major community resources regarding a Library or any other major points of interest. It is not in a flood zone and has little specific danger regarding natural features. Air Quality is 50-60 percentile. The Environmental Health Index scores the property under 40-60 while the obesity health factor puts residents in the 37.2 - 44.1 percentile. According to the data, these properties also have relatively low health factors. According to the survey, 76 to 90 percent of residents in the area have access to the internet. Amongst the 2 grant applications being applied for with the N3WDOOM Inc Center of Empowerment (see separate grant proposal) and the Newdoom Business Services operations proposal, our entities are seeking 3 properties within the same census tract, with obvious and unlimited benefits. The close proximity of these 3 operations will culminate in a synergy between community members on a path to professional development and business partners with opportunities for employment.

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

Online Estimate Calculator

General Contractor No

Request Rationale

Our request includes all the major start-up costs of Newdoom Business Services. These costs include the funds for Distribution Warehouse, and Recycling Center, and the staffing expenses for over 40 employees. Without these funds, the process to execute our mission and vision would be very gradual and the impact of our programs would have significantly less reach. We all firmly believe in the potential and the model this nonprofit is built on, with the ever-changing and evolving challenges our community members are facing gradual approaches could hinder our effectiveness and accelerated growth of programs due to the time and current events. For a quality program to flow it is important to project foresight, With the allocation of funding operations can start as soon as possible, this includes the hiring, and training. Newdoom Business Services address several concerns outlined in the LB1024 Request for Proposal pertaining to providing a strategy with a “multi-tiered performance management framework to understand if and how we are

making progress to advance economic mobility for residents and close race-based gaps.” Advancing economic mobility is inherent to the Newdoom Business Services approach as it will source its employee base through the partnership with its sister organization providing professional development opportunities through the N3WDOOM Center of Empowerment for one. The Distribution Warehouse will be a safe space designated for receiving second-hand goods from within the community, where items will be sorted, cleaned, and delivered to the thrift store operated from within the community center partnership. Additionally, the warehouse will be a designated point for receiving and sorting recyclable materials that will then be delivered to the Recycle Center, housing the industrial strength equipment necessary for breaking the materials down into raw forms to be remade into other beneficial uses. The grant funds available through LB1024 will be implemented to procure 2 brick and mortar buildings to be operated by Newdoom Business Services with, one needed to house donated items and recyclables received at the Distributions warehouse and the other to process the recyclable materials using industrial strength green technologies. Beyond the physical structures, the funds will be used to provide wages for staff until the Recycle Center has passed any Special Use Permits needed and the creation of potential base materials derived from recyclable materials is operational by 2026. Additionally, grant funds received for Newdoom Business Services will be spent investing in a Minority Owned Business (EC 2.9a) founded by the Director Devin Write-Reed who grew up in the streets of Omaha and knows the community’s needs and disparity gap firsthand, which has since been further exacerbated by COVID-19 with the disproportionate closure and delay of PPE funds for Black and Brown owned businesses. Furthermore, the core values as expressed through the mission and vision of Newdoom Business Services and its sister nonprofit N3WDOOM Inc focus on Career & Skill Building through Green Industry Pathways (EC 2.7b), sourcing the workforce from within the nonprofits community center of educational skill building programming, and expanding the community's thinking about waste management and recyclables. There have been groundbreaking advancements in converting plastics into building bricks that are stronger, lighter, and 15% cheaper to make than the concrete blocks they could replace. These innovations are thriving in Kenya under the stewardship of Gjenge Makers (<https://www.gjenge.co.ke/>) a future international business partner of the N3WDOOM network.

Grant Funds Usage The Legislative 1024 bill fits into our program outline so well it would be hard not to think the two would be synonymous. Our programs centered on entrepreneurship, economics, and even the adjustments made during COVID-19 pandemic have made it necessary to address the workforce. The innovation required to excel within the parameters of the designated census tract makes it significantly more challenging to get access to more resources. This once-in-a-lifetime opportunity comes at a much-needed moment in time when access to resources has been withheld or gate-kept from the Black and Brown community of Omaha for so long. First and foremost the funds will be implemented to procure brick-and-mortar buildings for Newdoom Business Services Distribution Warehouse and Recycling Center in addition to providing salaries for 30+ until membership, sponsorship and donated items roll in adequate enough to provide long-term sustainability by 2026.

Proposal Financial Yes

Sustainability

Yes! By 2026 the Recycle Center will have secured all necessary permits for operation and pursued any relevant environmental impact studies for the end products produced from the raw materials originating in recyclables.

Funding Sources

Ideally, the business models proposed herein for the Distribution Warehouse and Recycle Center will support their own operating expenses by 2026. The goal of Newdoom Business Services (NBS) has never been profit or personal gain, but rather to become a key component in the success of the community as a whole through job creation and generating revenue streams in order to support the sister nonprofit N3WDOOM Inc. Proof of concept will speak for itself within 1.5 years of procuring the properties necessary for operating the Recycle Center and Distribution Warehouse, for there is no shortage of disposable containers being consumed and discarded in Omaha. Furthermore, as the recent Black Consumer Spending Statistics account for \$1 trillion dollars spent annually, there will be an abundance of items being discarded to make way for new purchases despite the race-based economic divide of wealth in the region. The second hand-thrift store operated by the N3WDOOM Inc Center of Empowerment (see separate grant proposal) which will be the primary outlet for the goods received at the NBS Distribution Warehouse will produce revenue from the community yet to enroll in the Empowerment Center's training programs where they will receive DDs for further community enhancement.

Yet to be determined.

Yes, at this time the grant funds are needed to procure the brick-and-mortar facilities for operation. In the event insufficient funds are awarded to for the intent of this business, the board will convene for creative problem-solving and source funding through strategic partnership and other pursuits. The brains behind Newdoom Business Services and its sister nonprofit N3WDOOM Inc are tenacious and determined to see imminent success and upward mobility for the community it hairs from.

Scalability

In terms of scalability, the Recycle Center can grow to accommodate the QCT supply of recyclable materials and the cultivated demand for the base product of those materials to be converted into building materials, packaging materials, composting materials, etc. The Distribution warehouse will naturally scale itself based on the number of donations received from the community. Both facilities have an internalized scaling of job opportunities based on projected growth and the success and necessity of these key social services.

Please see Pro Forma

Financial Commitment

N3WDOOM Inc and Newdoom Business Services (NBS) have an unwavering financial commitment to each other. This may not be measured in a specific dollar amount per say, but is inherent in the capacity to carry the other entity's service expense if needed. The whole intention of designing the two entities as being separate but codependent provides for a strong strategic partnership that allows each to function individually with the support of the other. Both business models feed into each other from an operation, financial and manpower

standpoint, cycling resources cohesively. Each entity is responsible for the division of its own expenses, yet provides a backup fail-safe support that bonafide the other, ensuring neither fall short. This is particularly evident for the nonprofit, N3WDOOM Inc which is program-driven (aka quality courses that increase membership) and not profit-driven, with its greatest asset being successful program participants ready to provide strategic value through reliable workforce as staff for the NBS Recycles Center and Distribution Warehouse. Concurrently, the intention behind founding Newdoom Business Services was to provide financial backing for the N3WDOOM nonprofit and upward mobility for the community it serves. We intend on providing the same structural support to the 20+ businesses within our N3WDOOM LLC Professional Network for exponential economic growth across diverse sectors of economic growth.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) 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

Property Information



BUILDING FOR SALE

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



MAP



Property Summary

● Active / For Sale • Active: 7/6/2021

List Price

\$1,200,000

Price Per Sq Ft

\$17

Active Date 7/6/2021 Listing ID 632428

Basic Facts

Building Size 68,845 sqft	Subtype Industrial	Days in RPR 455 days
Type Industrial	Price by sq ft \$17	Last List Price \$1,200,000 on 7/6/2021

LISTING AGENT

Agent Danielle Lowry
 Phone 402-690-2488
 E-Mail danielle@accesscommercial.com

Website [www.crexi.com/properties/632428?](http://www.crexi.com/properties/632428?utm_source=RPR_web&utm_medium=api_partner&utm_campaign=NAR_tech)
[utm_source=RPR_web&utm_medium=api_partner&utm_campaign=NAR_tech](http://www.crexi.com/properties/632428?utm_source=RPR_web&utm_medium=api_partner&utm_campaign=NAR_tech)

Office Name
 Access Commercial LLC

Property Facts

	Public Facts	Listing Facts	Your Changes
Property Type	–	Industrial	
Property Subtype	–	Industrial	
Number of Buildings	–	–	
Number of Units	–	–	
Number of Stories	–	–	
Building Area (sq ft)	–	68,845	
Lot Size	–	– sq ft	
Year Built	–	1900	

SILVERLINE TITLE AND ESCROW



Previous

Next

HISTORICAL RECORDS FOR THIS PROPERTY

CURRENT RECORD

Notes

Tenants

Tenant/ Contact	Suite/ Unit	Move-in Date	Business Type	Business Start Date	Edit
Sorry, there is no tenant data available.					

[Add a Tenant](#)

SOURCE: SMR COMMERCIAL RESEARCH

Price Change History

Change Date	Description	New List Price	% Change
9/29/2022	Active	\$1,200,000	–
9/21/2022	Active	\$1,200,000	–
9/14/2022	Active	\$1,200,000	–
8/9/2022	Price Change	\$1,200,000	-20%
3/11/2022	Active	\$1,500,000	–
3/10/2022	Active	\$1,500,000	–
3/6/2022	Active	\$1,500,000	–
2/25/2022	Active	\$1,500,000	–
2/23/2022	Active	\$1,500,000	–
2/19/2022	Active	\$1,500,000	–
1/13/2022	Active	\$1,500,000	–
1/12/2022	Active	\$1,500,000	–
12/10/2021	Active	\$1,500,000	–
8/26/2021	Active	\$1,500,000	–

SOURCE: LISTING

Location Details

Flood Zone
X (unshaded)

CIE/MLS NAME
CREXi

LISTING ID
632428

DATE
7/6/2021

● Active / For Sale

LISTING DETAILS

Listing ID
632428

Listing Source
CREXi

Original List Date
7/6/2021

Current List Price
\$1,200,000

SOURCE: LISTING

MISCELLANEOUS DETAILS

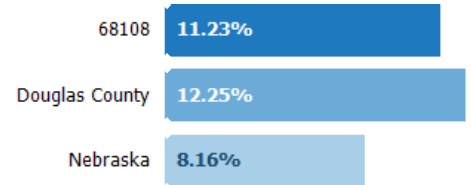
Subtype
Warehouse

SOURCE: LISTING

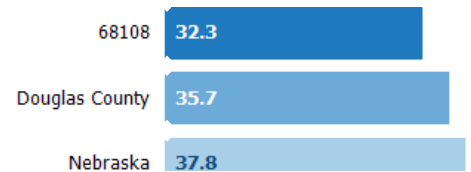
HOW THIS TRADE AREA COMPARES

Omaha, NE 68108

Population Change



Median Age

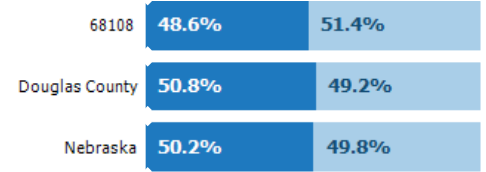


Notes

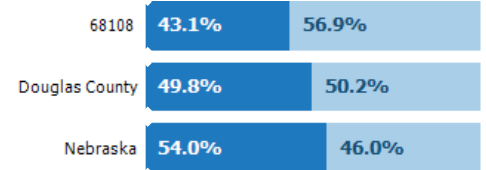
Disclaimer

All information is not guaranteed and should be independently verified. Any home valuation information has not been prepared, evaluated, or reviewed by a licensed professional appraiser, and should not be relied upon as an appraisal report of the market value of the subject property prepared by a licensed professional appraiser. Listing information is subject to exclusion by the listing broker, and may not include all of the listing available from a participating MLS.

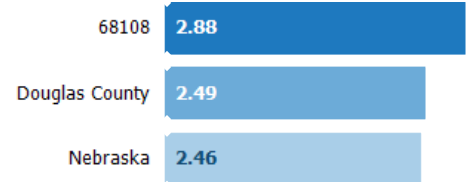
Female / Male Ratio



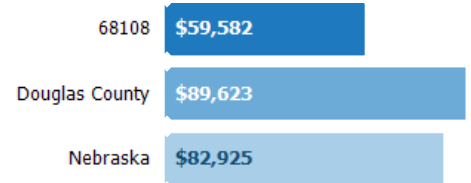
Married / Unmarried Adults Ratio



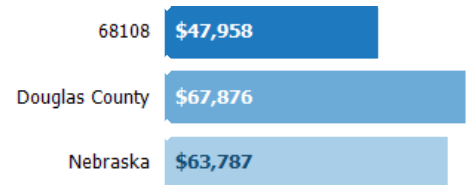
Average Household Size



Average Household Income



Average Disposable Income





BUILDING FOR SALE

ADDRESS: 1921 Dorcas Street, Omaha, NE



1920 Dorcas St, Omaha, NE 68108

\$1,200,000

1920 Dorcas St.

Industrial | 68,845 SF



Danielle Lowry
NE 20120037, IA S62007000
402.690.2488

Listing Added: 07/06/2021

Listing Updated: 10/04/2022



Details

Asking Price	\$1,200,000	Property Type	Industrial
Subtype	Warehouse	Square Footage	68,845
Price/Sq Ft	\$17.43	Year Built	1900
Ceiling Height	12		

Marketing Description

- Close to downtown and interstate access
- Multiple entry points

- Fenced outside storage

- 7 overhead doors

- All brick building

- Recently remodeled office space

- 5,100 SF basement

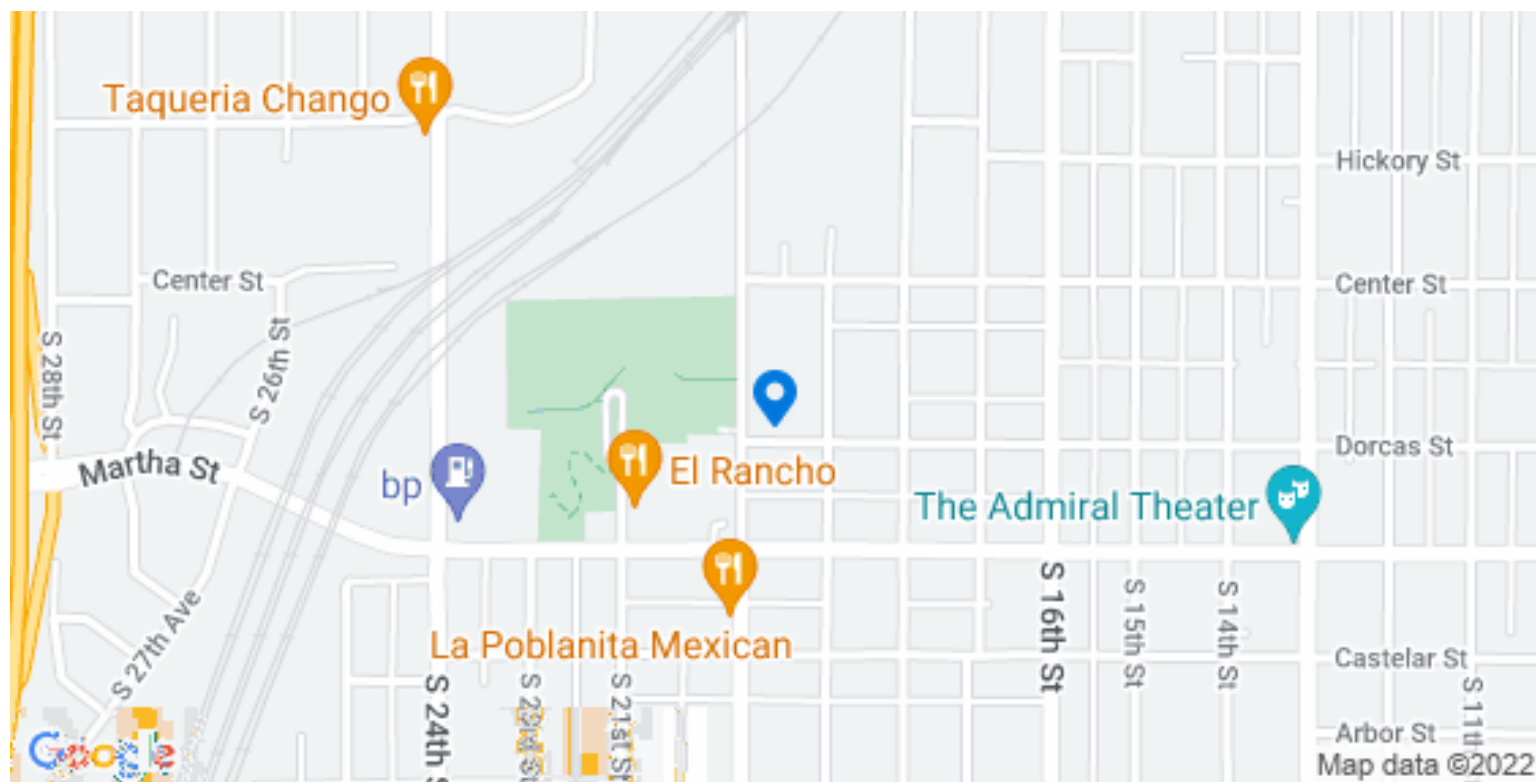
- 1,904 SF second floor apartment

- 12' Ceilings in warehouse area

- Year built: 1900

Investment Highlights

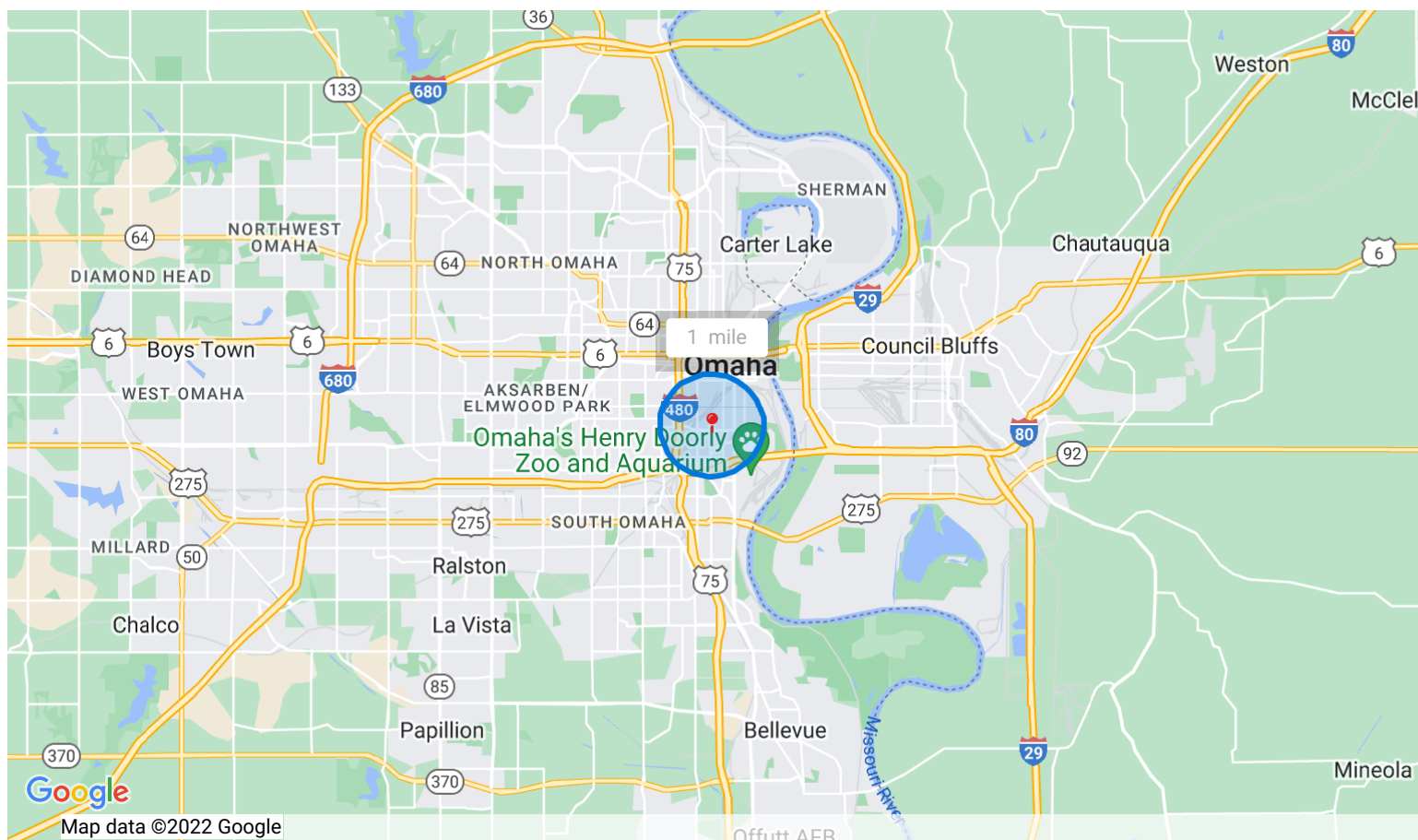
- • Close to downtown and interstate access
- • Multiple entry points
- • Fenced outside storage
- • 7 overhead doors
- • All brick building
- • Recently remodeled office space
- • 5,100 SF basement
- • 1,904 SF second floor apartment
- • 12' Ceilings in warehouse area
- • Year built: 1900



Property Photos (5 photos)



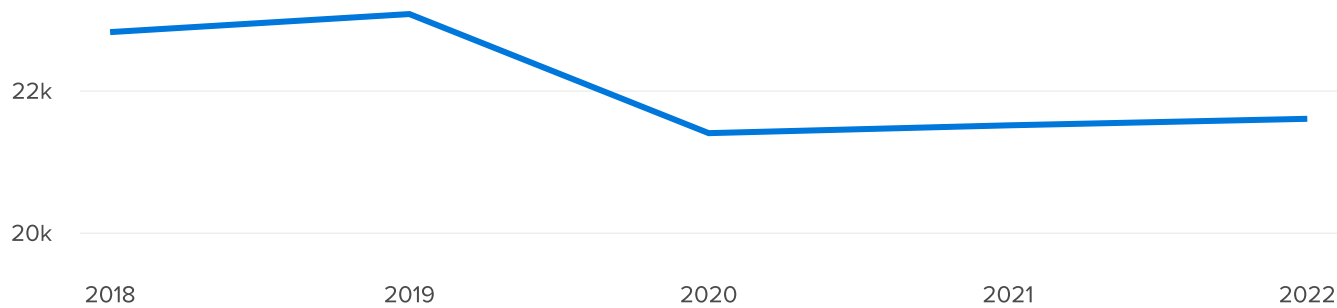
Demographic Insights



Population

21.6k

0% Compared to 21.5k in 2021
↓ -5% Compared to 22.8k in 2018



Household Income

\$49.4k

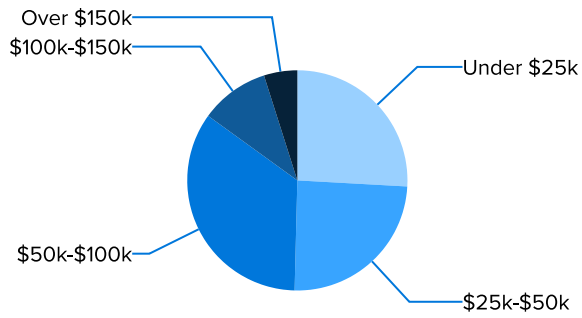
Median Income

\$57.5k

2026 Estimate

↑ 3%

Growth Rate



Age Demographics

32

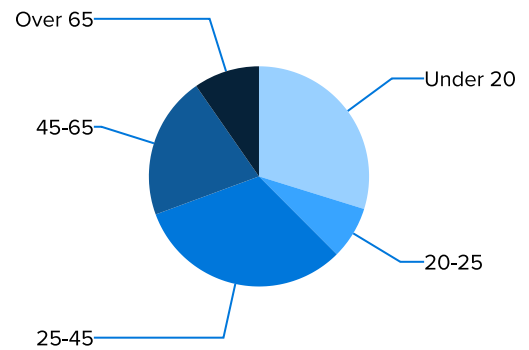
Median Age

33

2026 Estimate

↑ 1%

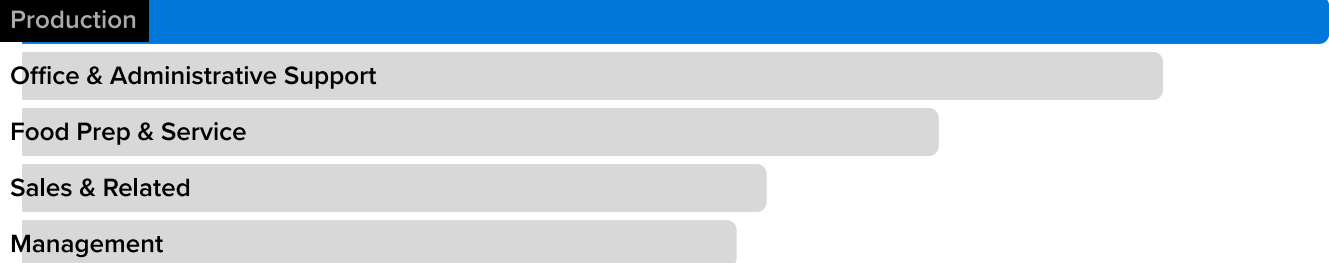
Growth Rate



Number of Employees

7,293

Top 5 Employment Categories



Housing Occupancy Ratio

7:1

7:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

2:1

2:1 predicted by 2026

Renters

Homeowner





Newdoom Enterprise LLC.

dba NEWDOOM BUSINESS SERVICES

Director: Devin Wright-Reed

devin@n3wdoom.com

Physical Address: 1299 Famam St Suite 300 Omaha, NE 68102

Mailing Address: 272 Kapiolani St Unit 304 Hilo, HI 96720

www.newdoombusinessservices.com

October 7th, 2022

Owner: Big V Rentals LLC

Address: 1920 Dorcas St, Omaha, Nebraska 68108

Property For Sale: 1920 Dorcas St, Omaha, Nebraska 68108

Dear Big V Rentals LLC,

Newdoom Business Services LLC is the parent organization of a non-profit (N3WDOOM Inc) with four pillars designed to empower the historically disadvantaged Black and Brown community of Omaha, with educational programs supporting youth, financial literacy, return to citizenship and workforce placement.

The LLC is submitting an application to receive some of the \$300+ million dollars of grant funds available through the state and federal Economic Recovery Act and American Rescue Plan Act (ARPA).

The grant application deadline is 10/9/22. Grant winners will be declared in Spring of 2023 with funds released July-December 2023. Upon acceptance of the grant application, the LLC intends to present a formal purchase contract to buy 1920 Dorcas St, Omaha, Nebraska 68108, finalizing the terms below.

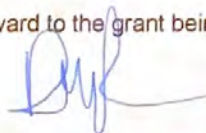
Newdoom Business Services LLC intends to provide an official cash offer of \$1,200,000.00, with \$10,000.00 earnest money deposit and a 60 day (or sooner) close.

Buyer understands this is a non-binding Letter of Intent, all details pertaining to the official offer would need to be negotiated and executed through a formal Purchase Agreement and that the property may be sold or under contract by the time grant funds are available. Buyer's Nebraska real estate agent, Danyelle Shaw (#20190818) with eXp and Asset Advisor, Catherine Rehbrg, will reach out to confirm the listing status of the property upon confirmation of grant approval.

Newdoom Business Services recognizes this property is ideal for the LLC's mission of establishing a Community Empowerment Center to conduct trainings and workshops, recreational activities and professional development through processing donated and recyclable items. The facility, maintenance and job opportunities created through NBS initiatives will be staffed by community members that have undergone the nonprofit's empowerment and education programs.

Looking forward to the grant being processed and hopefully working with you in the sale of Dorcas!

Sincerely,

 10/7/22



Catherine Rehberg <cat@thishawaiinest.com>

Letter of Intent ~ 1920 Dorcas St, Omaha, NE 68108 ~ Newdoom Business Services

Catherine Rehberg <cat@thishawaiinest.com>

Fri, Oct 7, 2022 at 6:06 AM

To: danielle@accesscommercial.com

Cc: danyelle.shaw@exprealty.com, devin@n3wdoom.com

Hello Danielle,

When the Director of Newdoom Enterprise LLC dba Newdoom Business Services first saw your listing at 1920 Dorcas St, Omaha, NE 68108, he knew that building could be transformed into a thriving community empowerment center, hosting an educational platform for community empowerment.

**Please find the Letter of Intent attached.
Please confirm receipt and that it is on its way to the seller.**

As we discussed on the phone and over text, Newdoom LLC is applying for a grant. If selected, the funds will become available between July-Dec 2023.

Best of luck with your real estate endeavors. Hope we have the opportunity to work together to support the South Omaha community .

Kind regards,

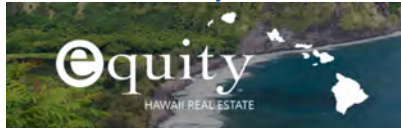
Catherine F. Rehberg

REALTOR | RS-83645

Equity Hawaii Real Estate LLC

c: 808.987.1139e: cat@thishawaiinest.com

follow @ this.hawaii.nest

[SEARCH & FIND your.hawaii.nest](#)**Club President 2022-23**www.rotarysouthhilo.org



Contact me to learn more about **Rotary & Service Projects** in HI!

 **Letter of Intent - Dorcas.pdf**
565K



Catherine Rehberg <cat@thishawaiinest.com>

Property Search Criteria - Newdoom Business Services - Distribution Center

2 messages

Catherine Rehberg <cat@thishawaiinest.com>

Fri, Oct 7, 2022 at 1:58 PM

To: danyelle.shaw@exprealty.com

Cc: devin@n3wdoom.com

Hello Danyelle,

Would you please set up a search criteria for properties in Central-South Omaha and Central-North Omaha with the following criteria for the future **Distribution Center for Newdoom Business Services**:

Large Commercial property**No minimum or maximum acreage****Warehouse****Storage area****Minimum 10,000 sqft****Maximum 60,000 sqft****Loading dock/garage doors****Parking for Service Vehicles****Location: Central-South Omaha and Central-North Omaha****Applicable zoning: mixed use, commercial, industrial, warehouse, flex****NOT applicable zoning: residential**

Once the search criteria is set up in your MLS system for a "drip campaign", please screenshot or PDF the search criteria so we may include it with the grant application addenda to demonstrate our due diligence.

Soon as grant funds are awarded this will be the criteria we use to vet potential properties the LLC will acquire for the community improvement initiatives underway.

So excited for the Newdoom Business Services vision to provide this key community service and job creation opportunities.

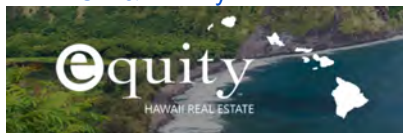
Reach out if you have any questions.

Kind Regards,

Catherine F. Rehberg

REALTOR | RS-83645

Equity Hawaii Real Estate LLC

c: 808.987.1139e: cat@thishawaiinest.comfollow @ [this.hawaii.nest](https://www.instagram.com/this.hawaii.nest)[SEARCH & FIND your.hawaii.nest](https://www.thishawaiinest.com)**Club President 2022-23**

www.rotarysouthhilo.org



Contact me to learn more about Rotary & Service Projects in HI!

Danyelle Shaw <dlshaw28@gmail.com>
To: Catherine Rehberg <cat@thishawaiinest.com>

Fri, Oct 7, 2022 at 2:07 PM

Gotcha!!

Thanks,
Danyelle
[Quoted text hidden]

Laptops	\$18,000
Technology Equipment	\$7,000
Technology Maintenance	\$5,000
Equip/Rental Repair	\$5,000
Maintenance	\$5,000
Processing Equipment	\$75,000
Subtotal-Facilities & Equipment	\$252,000
TOTAL EXPENSES	\$4,859,800

Laptops	\$18,000
Technology Equipment	\$7,000
Technology Maintenance	\$5,000
Equip/Rental Repair	\$5,000
Maintenance	\$5,000
Processing Equipment	\$75,000
Subtotal-Facilities & Equipment	\$252,000
TOTAL EXPENSES	\$3,162,052

Laptops	\$18,000
Technology Equipment	\$7,000
Technology Maintenance	\$5,000
Equip/Rental Repair	\$5,000
Maintenance	\$5,000
Processing Equipment	\$75,000
Subtotal-Facilities & Equipment	\$252,000
TOTAL EXPENSES	\$3,249,049

One Time Expense / Start-Up Funding		
1200 S 17th St, Omaha, NE 68108		
1920 Dorcas St, Omaha, NE 68108		
Property Purchase Price (2)		
1200 S 17th St, Omaha, NE 68108	\$1,500,000	
Property Purchase Price (1)		
1920 Dorcas St, Omaha, NE 68108	\$1,200,000	
Title Insurance 3% (2)	\$3,500	
Title Insurance 3% (1)	\$2,600	
Closing Costs: 6% (1)	\$72,000	
Closing Costs: 6% (2)	\$85,000	
Property insurance (annual) (2)	\$150,000	
Property insurance (annual) (1)	\$120,000	
Property Tax (annual) 2.3% (2)	\$13,000	
Property Tax (annual) 2.3% (1)	\$10,000	
Building Rehap (1st year)	\$1,000,000	
Ongoing building maintenance (per year)	\$500,000	
Power (\$0.06/sq ft)	\$12,000	
Water	\$12,000	
Cooling/AC/maintenance	\$15,000	
Internet Set-up	\$20,000	
Service Vehicles (6)		
4 pickup trucks	\$50,000	\$200,000
1 flat bed truck	\$50,000	\$50,000
1 service cargo van	\$50,000	\$50,000
Service Vehicles Total	6	\$300,000
Recycle & Distribution Center Start-up Cost		
Leasehold Improvements	\$20,000	
Security Deposit	\$15,000	
Fixtures and Frunishing	\$30,000	
Inventory	\$50,000	
Opening Supplies	\$20,000	
Insurance	\$4,000	

Service Vehicles & Equipmen tExpansion Year 2			
Service Vehicles (12)			
4 pickup trucks	\$50,000	4	\$200,000
1 service cargo van	\$50,000	1	\$50,000
1 flat bed truck	\$50,000	1	\$50,000
Skid Truck	\$75,000	1	\$75,000
Backhoe	\$50,000	1	\$50,000
3 Frontend Loader	\$50,000	3	\$150,000
Tandem Dump Trailer	\$6,000	1	\$6,000
Service Vehicles Total		12	\$581,000
Sheds & Storge			
Sheds 48'x72'	\$18,500	4	\$74,000
Compactor	\$50,000.00		\$50,000.0
Conex Container	\$5,000	5	\$25,000

Service Vehicles & Land Acquisition Expansion Year 3			
Service Vehicles (10)			
Frontend Loader	\$50,000		\$200,000
Backhoe	\$50,000		\$50,000
Frontend Loader	\$50,000		\$50,000
2 pickup trucks	\$50,000	2	\$100,000
2 service cargo van	\$50,000	2	\$100,000
1 flat bed truck	\$50,000	1	\$50,000
Backhoe	\$50,000		\$50,000
Tandem Dump Trailer	\$6,000		\$6,000
Service Vehicles Total		10	\$606,000
Acres for Composting Operation			
120 Acres in Macy Nebraska			\$450,000
Compactor	\$50,000.00		\$50,000
Compactor for Compost	\$50,000		\$50,000
Wood Chip Machine	\$15,000		\$15,000
Conex Container	\$5,000	2	\$10,000

Operating Income													
Gross Revenue	\$40,000												
COGS to Collect	\$10,000												
Net Revenue	\$30,000												
	Monthly	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Operating Cost													
Admin	\$1,055,000												
Labor	\$410,000												
Loan Payment	0												
Lease	\$4,000												
Utilites	\$1,000												
Phone/ DSL	\$500												
Insurance	\$200												
Bookkeeping	\$2,000												
Adverts	\$2,000												
Credit Card Fee	\$1,000												
Liscenes & Permits	\$200												
Trash Removal	\$500												
Maintenance & Repairs	\$200												
Supplies	\$200												
Website	\$100												
Total Expenses	\$1,476,900												
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep

Pro Forma Profit and Loss Yearly						
	Year 1	Year 2	Year 3	Year 4	Year 5	Industry Profile
Operating Income						
Gross Revenue						
COGS to Collect						
Net Revenue						
Oppering Cost Monthly						
Labor	\$410,000					
Loan Payment	0					
Lease	\$4,000					
Utilites	\$1,000					
Phone/ DSL	\$500					
Insurance	\$200					
Bookkeeping	\$2,000					
Adverts	\$2,000					
Credit Card Fee	\$1,000					
Liscenes & Permits	\$200					
Trash Removal	\$500					
Maintenance & Repairs	\$200					
Supplies	\$200					
Website	\$100					
Total Expenses	\$421,800					

	Year 1	Year 2	Year 3	Year 4	Year 5	Industry Profile
Total Expenses						
Net Profit or (Loss)						
Production Labor						
Textiles Collection						
Sawdust Collection						
Sales						
Direct Cost of Sales						
Pro Forma Balance Sheet Yearly						
Assets						
Cash						
Accounts Receivable						
Fixtures						
Inventory						
Lease Deposits						
Security Deposits						
Website						
Total Assets						
Liabilities						
Business Loans						
Accounts payable						
Long Term Liabilities						
Other Liabilities						
Total Liabilities						
Equity						
Owners Equity						
Total Equity						
Total Liabilities and Equity						

Projected Ratio Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Industry Profile
Sales Growth	0.00%	127.89%	99.95%	104.52%	98.57%	7.24 %
Percentage of Total Assets						
Accounts Receivable	12.23%	18.44%	20.53%	21.71%	23.12%	4.98%
Inventory	1.27%	2.04%	2.33%	2.97%	3.45%	0.35%
Other Current Assets	0%	0%	0%	0%	0%	31.71%

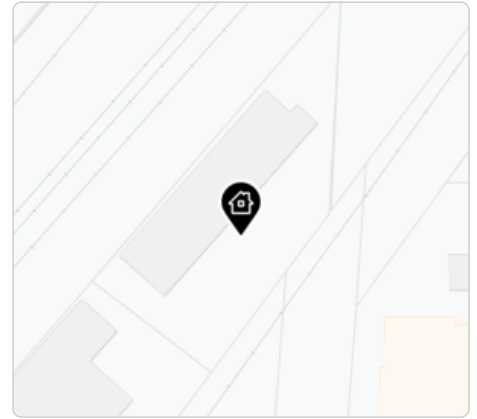
3 Year Healthy Projections	Year 1	Year 2	Year 3	Year 4	Year 5	Industry Profile
Pro Forma Balance Sheet	\$259,474	\$143,117	\$138,814			
Assets	\$13,206	\$296,731	\$593,320			
Current Assets	\$13,494	\$32,796	\$67,463			

Property Information

FOR SALE OR LEASE

ADDRESS: 1200 S. 17th Street, Omaha, NE
 LISTING AGENTS: Danielle Lowry (C: 402-690-2488)

MAP



Property Summary

● Active / For Sale • Active: 7/27/2022

Last Sold Price

\$185,000

Closed Date
8/11/2006

Basic Facts

Building Size 22,839 sqft	Type Industrial	Days in RPR 68 days	Last Sold Date 8/11/2006
Lot size 4.1 acres	Subtype Industrial	Owner Anderson Virgil D	Number of Units 1

LISTING AGENT

Agent Danielle Lowry
 Phone 402-690-2488
 E-Mail danielle@accesscommercial.com
 Website [www.crexi.com/properties/870529?](http://www.crexi.com/properties/870529?utm_source=RPR_web&utm_medium=api_partner&utm_campaign=NAR_tech)

Office Name
Access Commercial LLC

Property Facts

	Public Facts	Listing Facts	Your Changes
Property Type	Retail	Industrial	
Property Subtype	Mini-Warehouse, Self-Storage	Industrial	
Number of Buildings	–	2	
Number of Units	1	–	
Number of Stories	1	–	
Building Area (sq ft)	12,600	22,839	
Lot Size	0.88 acres	4.1 acres	acres
Lot Dimensions	38316 SF	–	

MULTIPLE LISTINGS

CIE/MLS Name
CREXi

Listing ID **870529** **Active / For Sale**

Agent
Danielle Lowry

Year Built	1900	1900
Heating	Forced Air Unit	—

Notes

Tenants

Tenant/ Contact	Suite/ Unit	Move-in Date	Business Type	Business Start Date	Edit
Sorry, there is no tenant data available.					

[Add a Tenant](#)

SOURCE: SMR COMMERCIAL RESEARCH

Price Change History

Change Date	Description	New List Price	% Change
9/29/2022	Active	—	—
9/21/2022	Active	—	—
9/14/2022	Active	—	—
7/28/2022	Active	—	—

SOURCE: LISTING


Interior Features


PUBLIC	
Building Perimeter	540 sq ft
Canopy/Awning	660 sq ft


SOURCE: LISTING/PUBLIC


Exterior Features


PUBLIC	
Lot Size - Square Feet	38316 sq ft

 **CIE/MLS Name**
CREXi (L)

 **Listing ID** ● Active
455494 / For Lease


 **Agent**
Danielle Lowry


 **CIE/MLS Name**
CREXi (L)

 **Listing ID** ● Active
455494-1084375 / For Lease

 **Agent**

 **CIE/MLS Name**
CREXi (L)

 **Listing ID** ● Active
455494-1084377 / For Lease

 **Agent**
Danielle Lowry

SILVERLINE TITLE AND ESCROW



[← Previous](#)

[Next →](#)

PUBLIC

Lot Size - Acres 0.880 ac

Roof Type Gable

SOURCE: LISTING/PUBLIC

Other Details

LISTING/OTHER

Building Condition Fair

Building Quality C-

Loading Platform/Dock 660

Chain Link Fence 8640

SOURCE: LISTING/OTHER

Location Details

Flood Zone
X (unshaded)

SOURCE: LISTING

Notes

Owner Facts

Owner Name (Public)
Anderson Virgil D

Mailing Address
1920 Dorcas St Omaha NE 68108-3834

Legal Description

Parcel Number
2008230002

Carrier Route
C004

Tax ID
R2008230002

Abbreviated Description
PAXTON & VIERLING ADD LOT 1/2 VAC
17 ST & IRREG NE 122.32 FT TL 32

Zoning

SOURCE: LISTING

HISTORICAL RECORDS FOR THIS PROPERTY

CURRENT RECORD

 CIE/MLS NAME
CREXi

 LISTING ID 870529  DATE 7/27/2022

 Active / For Sale

 CIE/MLS NAME
CREXi (L)

 LISTING ID 455494  DATE 7/27/2022

 Active / For Lease

 CIE/MLS NAME
CREXi (L)

 LISTING ID 455494-1084375  DATE 7/27/2022

 Active / For Lease

 CIE/MLS NAME
CREXi (L)

 LISTING ID 455494-1084377  DATE 7/27/2022

 Active / For Lease

LISTING DETAILS

Listing ID
870529

Listing Source
CREXi

Original List Date
7/27/2022

MISCELLANEOUS DETAILS

HI

Plat Map

Loading...

Census Tract

310550020.001001

Subtype

Flex

SOURCE: LISTING

SOURCE: PUBLIC

Notes

HOW THIS TRADE AREA COMPARES

Omaha, NE 68108

Tax Information

Assessment Year

2021

Assessor Market Value - Improvements

\$89,100

Assessed Value - Land

\$114,900

Total Assessor Market Value

\$204,000

Assessed Value - Improvements

\$89,100

Tax Year

2021

Total Assessed Value

\$204,000

Total Tax Amount

\$4,318

Assessor Market Value Year

2021

Tax Account ID

R2008230002

Assessor Market Value - Land

\$114,900

SOURCE: PUBLIC

Notes

Disclaimer

All information is not guaranteed and should be independently verified. Any home valuation information has not been prepared, evaluated, or reviewed by a licensed professional appraiser, and should not be relied upon as an appraisal report of the market value of the subject property prepared by a licensed professional appraiser. Listing information is subject to exclusion by the listing broker, and may not include all of the listing available from a participating MLS.





ADDRESS:

1200 S. 17th Street, Omaha, NE



1200 S 17th St, Omaha, NE 68108

List Price: \$1,500,000.00

1200 S 17th Street

Industrial | 22,839 SF



Danielle Lowry
NE 20120037, IA S62007000
402.690.2488

Listing Added: 07/27/2022

Listing Updated: 09/20/2022



Details

Property Type	Industrial	Subtype	Flex
Square Footage	22,839	Year Built	1900
Year Renovated	2005	Buildings	2
Permitted Zoning	Industrial	Lot Size (acres)	4.1

Marketing Description

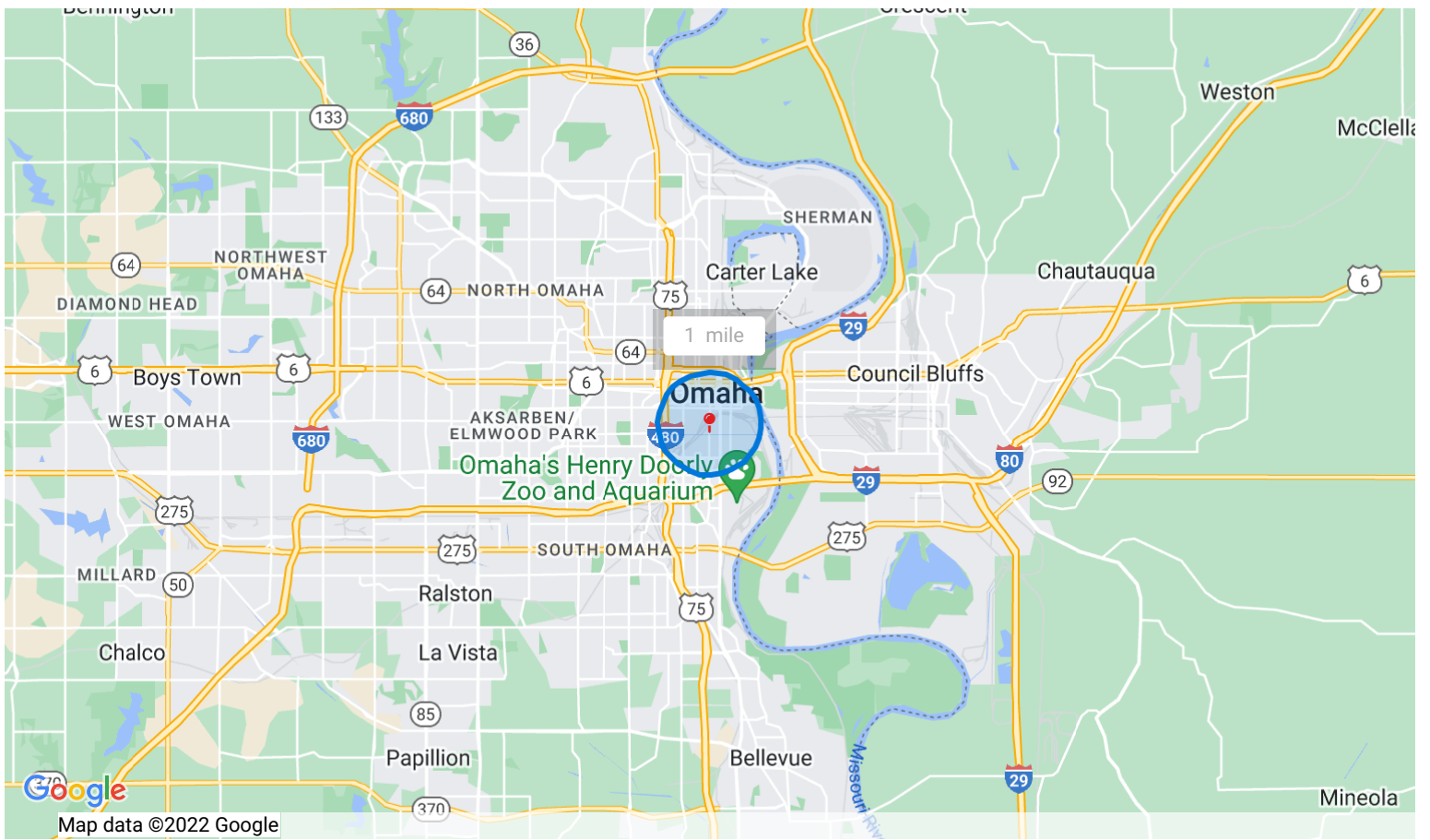
- Two buildings totally 22,839 SF
- 4.1 Acres
- Fully fenced for outdoor storage
- Overhead doors
- Buildings have bathrooms and radiant heat
- Heavy Industrial Zoning
- Property currently undergoing renovations
- 3 phase power

Location (1 Location)





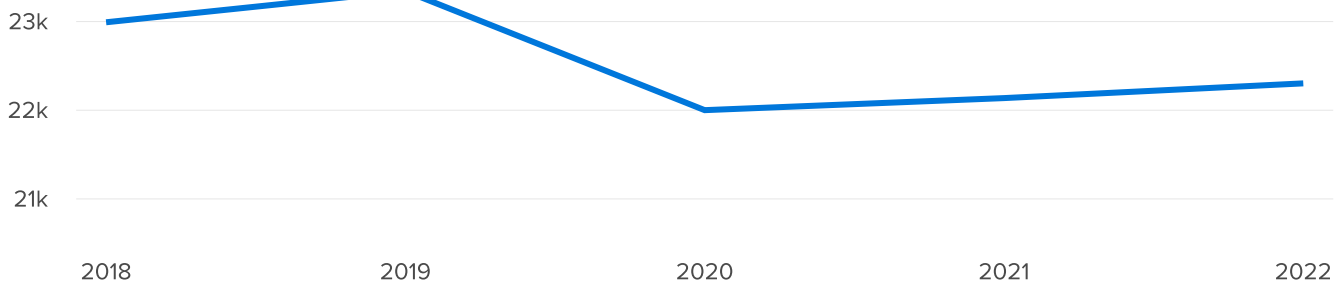
Demographic Insights



Population

22.3k

0% Compared to 22.1k in 2021
↓ -2% Compared to 22.9k in 2018



Household Income

\$53k

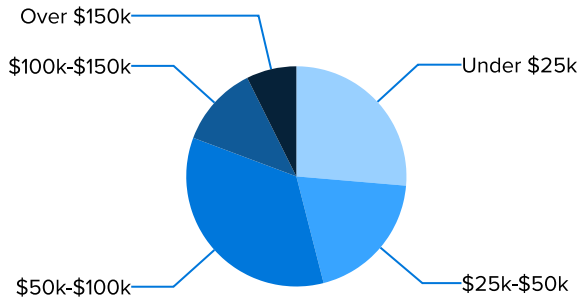
Median Income

\$63k

2026 Estimate

↑ 4%

Growth Rate



Age Demographics

34

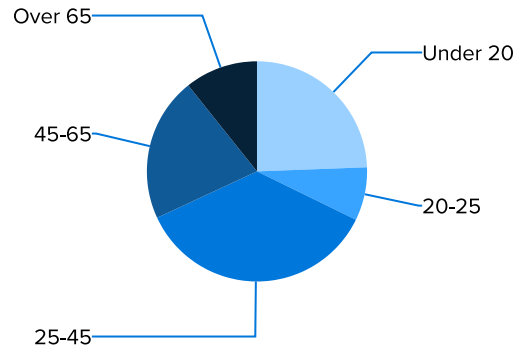
Median Age

34

2026 Estimate

↑ 1%

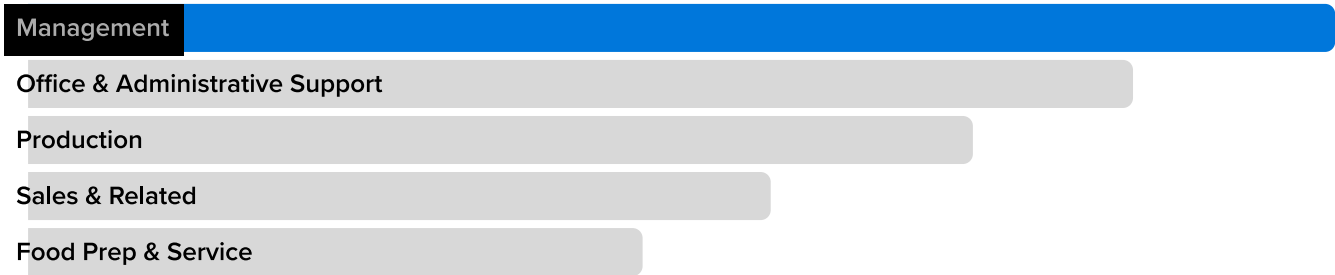
Growth Rate



Number of Employees

34.7k

Top 5 Employment Categories



Housing Occupancy Ratio

6:1

5:1 predicted by 2026



Renter to Homeowner Ratio

3:1

3:1 predicted by 2026





Newdoom Enterprise LLC.

dba NEWDOOM BUSINESS SERVICES

Director: Devin Wright-Reed

devin@n3wdoom.com

Physical Address: 1299 Farnam St Suite 300 Omaha, NE 68102

Mailing Address: 272 Kapiolani St Unit 304 Hilo, HI 96720

www.newdoombusinessservices.com

October 7th, 2022

Owner: Anderson Virgil D

Mailing Address: 1920 Dorcas St Omaha NE 68108-3834

Property For Sale: 1200 S 17th St, Omaha, NE 68108

Dear Anderson Virgil,

Newdoom Business Services LLC is the parent organization of a non-profit (N3WDOOM Inc) with four pillars designed to empower the historically disadvantaged Black and Brown community of Omaha, with educational programs supporting youth, financial literacy, return to citizenship and workforce placement.

The LLC is submitting an application to receive some of the \$300+ million dollars of grant funds available through the state and federal Economic Recovery Act and American Rescue Plan Act (ARPA).

The grant application deadline is October 9, 2022. Grant winners will be declared in Spring of 2023 with funds released July-December 2023. Upon acceptance of the grant application, the LLC intends to present a formal purchase contract to buy 1200 S 17th St, Omaha, NE 68108, finalizing the terms below.

Newdoom Business Services LLC intends to provide an official cash offer of \$1,500,000.00, with \$10,000.00 earnest money deposit and a 60 day (or sooner) close upon receipt of the funds.

Buyer understands this is a non-binding Letter of Intent, all details pertaining to the official offer would need to be negotiated and executed through a formal Purchase Agreement and that the property may be sold or under contract by the time grant funds are available. Buyer's Nebraska real estate agent, Danyelle Shaw (#20190818) with eXp and Asset Advisor, Catherine Rehbrg, will reach out to confirm the listing status of the property upon confirmation of grant approval.

Newdoom Business Services recognizes this property is ideal for the LLC's mission of establishing a recycle processing center, primarily staffed by community members that have undergone the nonprofit's empowerment and education programs.

Looking forward to the grant being processed and hopefully working with you in the sale of S 16th St.!

Sincerely,

 10/7/22



Catherine Rehberg <cat@thishawaiinest.com>

Letter of Intent ~ 1200 S 17th St, Omaha, NE 68108 ~ Newdoom Business Services LLC

Catherine Rehberg <cat@thishawaiinest.com>

Fri, Oct 7, 2022 at 6:10 AM

To: danielle@accesscommercial.com

Cc: danyelle.shaw@exprealty.com, devin@n3wdoom.com

Hello Danielle,

Thank you so much for taking the time to speak with me 9/27/22 regarding your listing at 1200 S 17th St, Omaha, NE 68108.

Please find attached the Letter of Intent to purchase the property if/when the grand funds are awarded to the LLC.

Please reply that you have received the Letter of Intent.

The Director of Newdoom Business Services is dearly excited about this building and the opportunity to support the community in need.

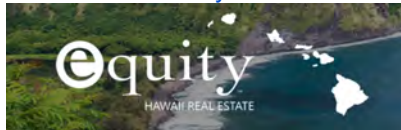
Mahalo for your time and best of luck.

Kind regards,

Catherine F. Rehberg

REALTOR | RS-83645

Equity Hawaii Real Estate LLC

c: **808.987.1139**e: cat@thishawaiinest.comfollow @ [this.hawaii.nest](https://www.instagram.com/this.hawaii.nest)[SEARCH & FIND your.hawaii.nest](#)**Club President 2022-23**www.rotarysouthhilo.org



Contact me to learn more about **Rotary & Service Projects** in HI!

 **Letters of Intent - 17th.pdf**
558K



Catherine Rehberg <cat@thishawaiinest.com>

Property Search Criteria - Newdoom Business Services - Recycle Center

2 messages

Catherine Rehberg <cat@thishawaiinest.com>
To: danyelle.shaw@exprealty.com

Fri, Oct 7, 2022 at 1:58 PM

Hello Danyelle,

Would you please set up a search criteria for properties in Central-South Omaha and Central-North Omaha with the following criteria for the future **Recycle Processing Center for Newdoom Business Services**:

Large Industrial property

Acres: 1-40**Warehouse****High ceilings****Minimum 20,000 sqft****Maximum 80,000 sqft****Loading dock/garage doors****Parking for Service Vehicles****Strong power supply for operating large equipment: 3 phase power = ideal****Location: Central-South Omaha and Central-North Omaha****Applicable Zoning: heavy Industrial, warehouse, flex, mixed use,****NOT applicable zoning: residential**

Once grant funds are awarded this will be the criteria we use to vet potential properties the LLC will acquire for the Recycle processing facilities.

When you get the search criteria is set up in your MLS system for a "drip campaign", please screenshot or PDF the search criteria so we may include it with the grant application addenda to demonstrate our due diligence.

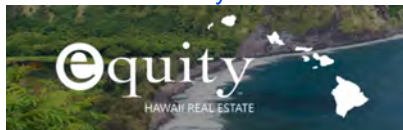
Reach out if you have any questions.
Your help is greatly appreciated!

Kind Regards,

Catherine F. Rehberg

REALTOR | RS-83645

Equity Hawaii Real Estate LLC

c: 808.987.1139e: cat@thishawaiinest.comfollow @ [this.hawaii.nest](https://twitter.com/this.hawaii.nest)[SEARCH & FIND your.hawaii.nest](https://www.thishawaiinest.com)**Club President 2022-23**www.rotarysouthhilo.org



Contact me to learn more about **Rotary & Service Projects** in HI!

Danyelle Shaw <dshaw28@gmail.com>
To: Catherine Rehberg <cat@thishawaiinest.com>

Fri, Oct 7, 2022 at 2:06 PM

I am on it!!

Thanks,
Danyelle
[Quoted text hidden]

NEWDOOM BUSINESS SERVICES

Newdoom Business Services Community Business Services Proposal Organizational Chart

WHO WE ARE

The elements of our team:

1 **DW**
Devin Wright-Reed
Chief Executive Officer

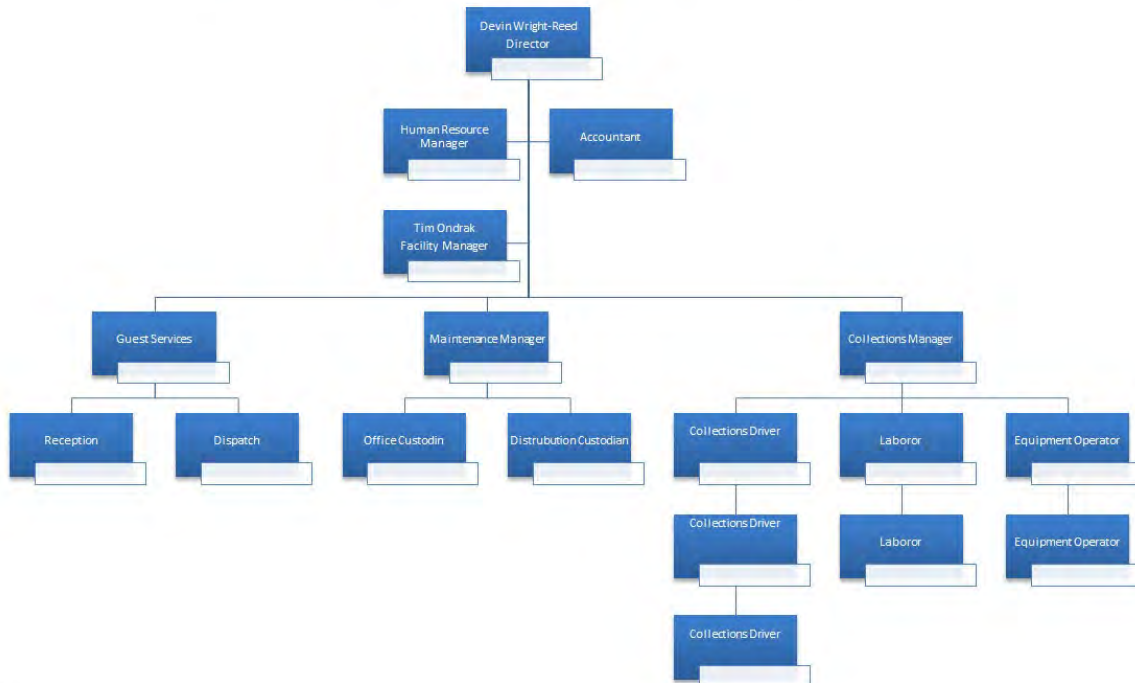
2 **JT**
Jasmine Tate
Board Member

3 **KA**
Kim Anderson
Board Member

4 **CR**
Cat Rehberg
Board Member

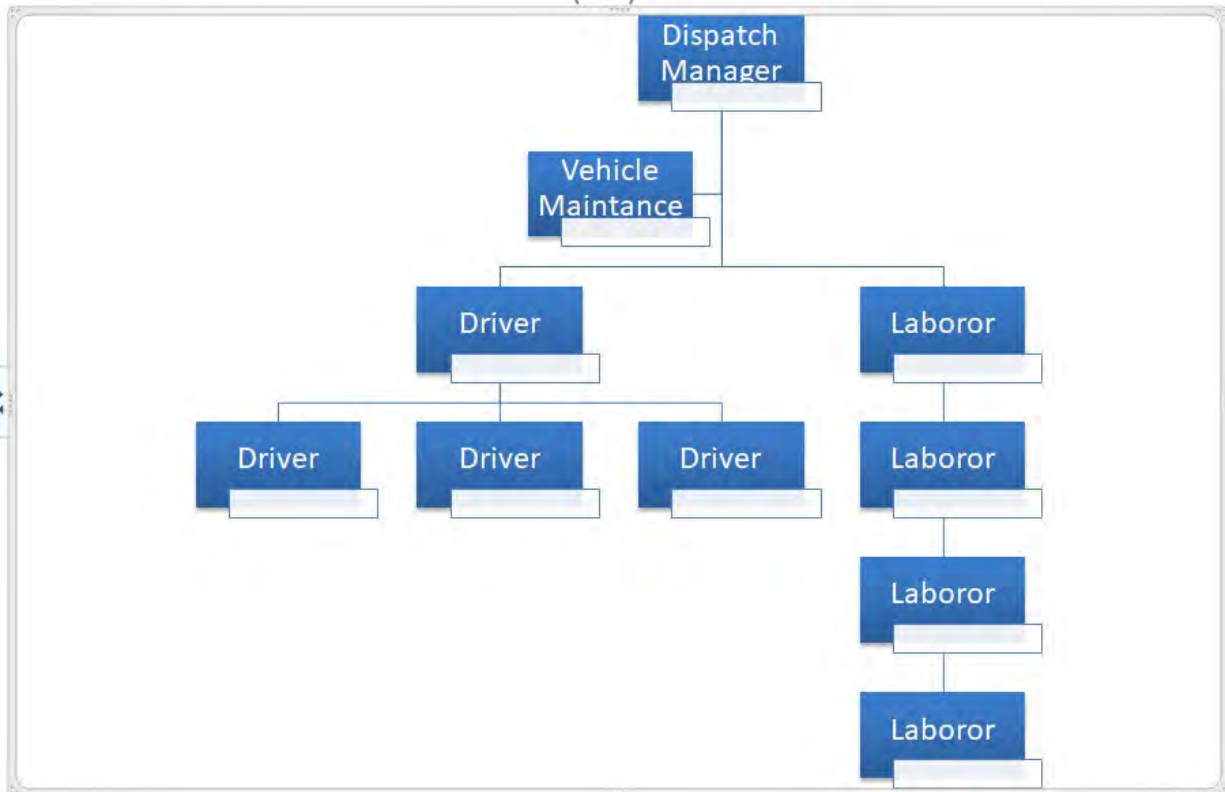
5 **EA**
Erick Abernathy Sr.
Board Member

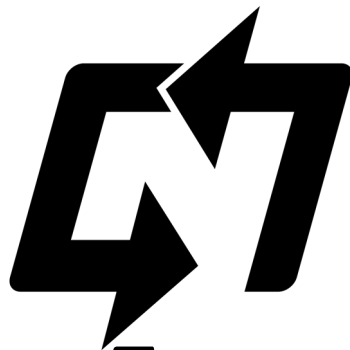
Newdoom Business Services Org Chart (18)



Newdoom Enterprise or DBA Newdoom Business Service is governed by 5 board members with oversight of business logistics, finances, and operations. Newdoom Business Services staff consists of 3 Admin positions and 3 managerial positions. Lead staff flow next on the chart followed by various operations and labor workers between the Distribution Center and the Recycling Center.

Newdoom Business Services Donations Collection Crew Org Chart
(10)





Newdoom Enterprise LLC

DBA Newdoom Business Services

Community Business Services - Proposal

Company Summary

The legal name of the company Newdoom Enterprise LLC. Doing business as Newdoom Business Services.

Newdoom Enterprise LLC. is formed as a Limited Liability Company in Nebraska. Due to its tax benefits, a LLC will be advantageous.

Business Summary

Newdoom Enterprise DBA Newdoom Business Services

Collection, Distribution & Recycling

Paper Shredding, mulching, saw dust removal for compacting.

Services for dumpsters and compactors, as well front loader service for commercial solid waste collection.

Our experienced drivers will give you the help you need to keep the area around your home and business clean and clear.

Our professional collection and recycling services are aimed at providing not only a great convenience to our customers, but one that will impact their quality of life in a positive way without impacting their wallets in a negative one!

Purpose Statement

Purpose Statement

Newdoom Business Services endeavors to reduce solid waste, promote the reuse and recycling of material, and maintain and advance a clean, sustainable and environmentally conscious community. It is the ultimate goal of our program to foster educational links and stimulate collaboration between local government and all segments of our population; our youth, employees, visitors, homeowners, businesses, and residents. Environmental responsibility requires a commitment from everyone!

Positioning Statement

For municipalities seeking an answer to their waste disposal problems, Newdoom Business Services is the operation of choice and a trusted strategic ally who gives them a cost effective solution.

For users of fertilizer and soil amendment products, Newdoom Business Services is a dependable provider of low cost and consistent high quality compost products.

Mission

Our Mission

To manage Omaha's solid waste as a resource, promoting equitable, sustainable, environmentally sound and cost effective practices through an integrated system of waste reduction, reuse, recycling, innovative technology, customer service and education.

Our Vision

Our Vision

To reduce the amount of waste by promoting individual and collaborative responsibility. To recover waste for its highest and best use while balancing rates and services. To transform businesses from burying waste to utilizing waste as a resource attempting reduce the need for landfills.

Executive Summary

Newdoom Enterprise LLC. as Newdoom Business Services area of business will be to collect, removal, recycle and paper shredding. These recycled product will meet two critical needs:

1. It will give municipalities a feasible and cost effective alternative to landfilling the waste, and
2. It will help meet the growing demand for organic soil enhancers and fertilizers. The material that will be recycled is human waste sludge.

Our recycled waste will be targeted toward fertilizer manufacturers, nurseries, landscapers, farmers, government agencies, golf courses, and others. All of these potential customers will benefit from the compost's numerous soil enhancing characteristics.

One of the most attractive aspects is that the business is projected to attain a strong cash position and achieve profitability in the first year of operation. Due to a large need for these products and services, and a lack of direct competition, our projection of quick profitability is attainable.

Board of Directors

Devin Wright-Reed - CEO

Jasmine Tate - Member

Kim Anderson - Member

Cat Rehberg - Member

Erick Abernathy Sr. - Member

Holding Company-ish

Newdoom Enterprise LLC. will serve as a holding company for the nonprofit N3wdoom Inc.

Asset will be recycled between the two entities where Newdoom Business Services will provide the goods to N3wdoom Inc.

Allocated income earned from those resources will supplement the Nonprofit's program budget, while simultaneously propelling business endeavors of Newdoom Business Services.

The main purpose of this is to strengthen the asset of the service based nonprofit and well as maximize the cycle of resources going in and coming out of Newdoom Business Services.

Not only are we creating/fostering the process on how both entities operate and promote each other's systems, but also keeping the assets under the LLC keeps both the assets and liabilities safe with the limited liability protection.

Holding Company-ish

The holding company structure is primarily for asset protection and to use the LLC. as an investment vehicle.

Even with our business model being flawless, the nonprofits program budget predicates the development of assets within the nonprofit solely based on it being a service based entity.

The LLC will be active, will have services, and will hold shares of future companies. We also strive for the potential accusation of additional companies. The accumulation of wealth from these companies will be under the LLC.

Assets to acquire

Community Center

Distribution Center

Resale Store Front

Recycling Center

Land/Composting Site

Service Vehicles

Composting Site

6 Composting units & Dump Site

Sawdust, Wood Chip, and Bark
Composting

Paper Composting

Green Matter Composting

Food Waste

These recycling/composting units work as follows. The unit is 50 feet long. The plant matter is placed into one end of the unit. To make compost, additional dry fibrous material such as sawdust, wood chips, or bark must be added..

Company Locations and Facilities

Newdoom Business Services will operate in Omaha, Nebraska.

The composting site location is approximately 20 miles from Omaha. The recycling / composting facilities will be located on a 50+ acre property owned by Newdoom Enterprise LLC.; 5 acres will be set aside for the recycling facility set up and operation.

This site is ideal as it provides access to local municipalities and to Interstates 80 and 680. Also there is room for expansion as the business grows.

As the business expands to additional counties in subsequent years, we will need to lease property on which to site our facilities.

20 acres

<https://www.land.com/property/20-acres-in-Douglas-County-Nebraska/15493225/>

40 acres

<https://www.land.com/property/S-168th-St-Springfield-Nebraska-68059/15308468/>

<https://www.land.com/property/S-168th-St-Springfield-Nebraska-68059/15308468/>

<https://www.land.com/property/118-acres-in-Red-Willow-County-Nebraska/15459152/>

120 Acres

<https://www.land.com/property/120-acres-in-Thurston-County-Nebraska/14073740/>

Service Vehicles

Service vehicles will be a major expenses for building assets within Newdoom Business Service. It is also understood how those assets can and will be written off as business expenses for our taxable income. We will duplicate this process of acquiring service vehicles for various operations from the collection and distribution of home goods, recyclables, and eventually human waste, which will begin the processes of creating more profitable streams of revenue with our composting operation. The accusations of services vehicles is broken down into 4 phases and can be easily duplicate.

Service Vehicles

Phase 1 (6 vehicles)

- 4 pickup trucks
- 1 flat bed truck
- 1 service cargo van

Phase 2 (9 vehicles)

- 1 Skid Truck
- 1 Backhoe
- 2 Front End Loader
- 1 Tandem Dump Trailer
- 4 Pickup trucks

Phase 3 (12 vehicles)

- 4 pickup trucks
- 1 service cargo van
- 1 flat bed truck
- 1 Skid Truck
- 1 Backhoe
- 3 Front End Loader
- 1 Tandem Dump Trailer

Phase 4 (10 vehicles)

- 1 Front End Loader
- 1 Backhoe
- 1 Front End Loader
- 2 pickup trucks
- 2 service cargo van
- 1 flat bed truck
- 1 Backhoe
- 1 Tandem Dump Trailer

Newdoom Business Services Outlined

Collection of used home goods (Service Vehicles)

Distribution and assortment of used goods (Distribution Center)

Resale of used goods (Community Center / Resale Store Front)

Recycling of used goods

Recycle Center (Recycling Center)

Composting (Acerage)

Management Summary

Devin Wright-Reed is the mind behind Newdoom Business Services. He saw the need for building a business model that serves the world at large in several different environmentally beneficial ways. With the development, determination, motivation, and persistence of everyone involved, Newdoom Business Services will be the leading producer of this business model that recycles goods, jobs, services, and most importantly wealth within our communities.

The management team of Newdoom Business Services will be comprised of the following executive positions:

- **Director:** Devin Wright-Reed has a degree in Organizational Leadership from Bellevue University with a minor in business management. Devin and has spent 10 years in Education field in various leadership roles. His childhood upbringing in farming and agriculture industry. Living the last 6 years in Hawaii He has understood the important of practicing a long term sustainability model that is eco and environmentally friendly. His intention is to duplicate this process across the country. This ability will be critical to the success of the business.
- **Operations Manager:** Tim Ondrak has operated a landscaping firm for 7 years and is intimately familiar with the uses of compost materials as well as the markets.
- **Controller/ Accountant:**

At Newdoom Business Services, the management team believes that this unique way of recycling will change the way consumers look at fertilize and compost products. As with any company, the responsibilities and duties of the management team are very important and cannot be taken lightly. Newdoom Business Services management will work together as a team to create a successful company.

Management Team

The responsibilities involved in the company Newdoom Business Services are great and abundant. Newdoom Business Services' main purpose is to appeal to municipalities by offering a human waste disposal alternative, and to environmentally conscious minded consumers by developing products that include recycled human waste. Each executive member will have several responsibilities that are imperative to fulfill the duties in producing such unique products.

As founder and president of Newdoom Business Services Devin Wright-Reed will be responsible for the entire operation. Some of his duties will include overseeing the areas held by the other company executives, as well as the output produced by other employees. He will be in charge of the company's public relations. He will also have the job of hiring dedicated people and ensuring employees put their best efforts into the production of Newdoom Business Services products. He will have the lead role in making decisions that concern the well being of Newdoom Business Services

Mr. Tim Ondrak has an important job as operations manager. His job will be crucial in the growth of Newdoom Business Services He will ensure that day-to-day operations are conducted such that materials are received, methods and processes are standardized, and production is maximized to ensure uniform production of compost materials. This duty will entail establishing a good working relationship with production line employees because without them Newdoom Business Services products will not be produced.

An accountant will be responsible for Newdoom Business Services financial management operations including accounts payable, accounts receivables, and bookkeeping.

Why Recycle?

America is one of the most wasteful countries in the world, generating 239 million metric tons of waste every year.

- Roughly 1600 lbs per person per year.
- 4.5 pounds per per per day

This number is growing exponentially.

By 2027 waste management is expecting to grow into a \$229 billion dollar industry.

Why Recycle?

Recycling is essential for the preservation of our natural resources and environment. If we don't recycle, we will eventually run out of space for all of our trash. With each average American generating 4.5 pounds of solid waste every day, here are some important reasons for each of us to recycle:

It's Easy ~ Recycling in the home, school, and workplace can be easy and convenient. Use smart shopping habits! Buy only what you need. Use a reusable cloth shopping bag to reduce the need for paper or plastic. There are recycling opportunities everywhere that are easy and convenient to do every day.

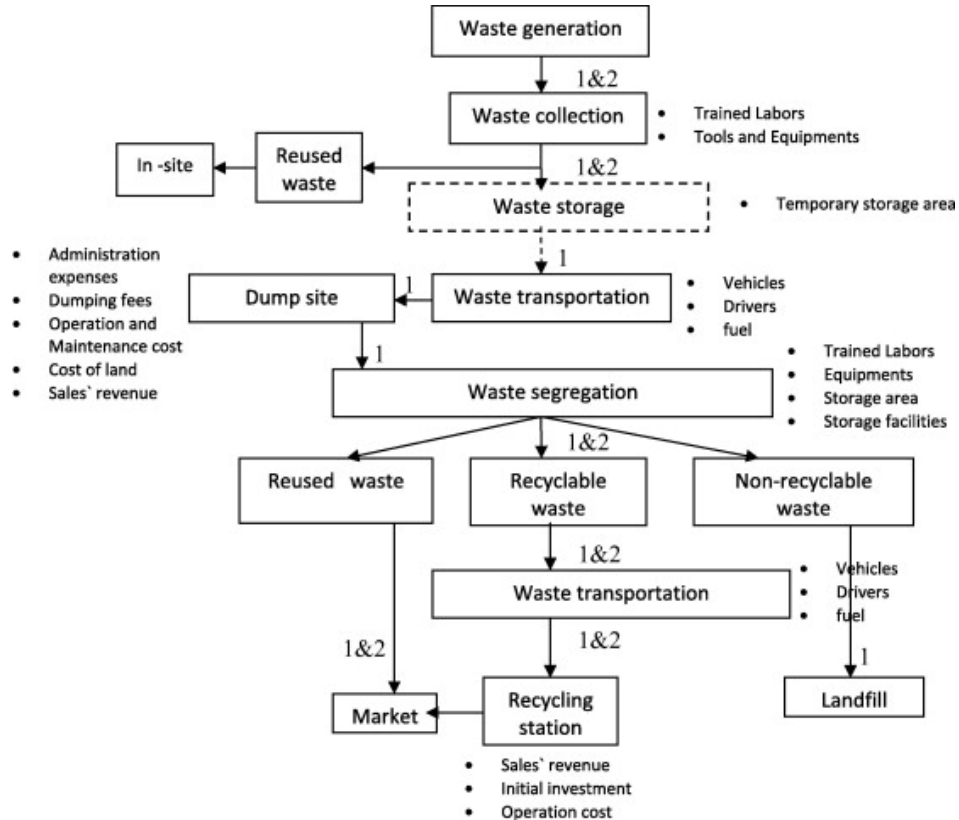
It Saves Money ~ You can save money by smart shopping to reduce waste, reuse materials, and buying recycled products. You can also make money by turning in your bottles and cans.

It Creates Jobs ~ Recycling is a big business. It is a mainstream industry of statewide importance accounting for over 50,000 jobs and producing \$10 Billion in products and services each year.

It Conserves Energy ~ A lot of energy is needed to make products. Energy is saved by reducing or reusing the amount of products we need to buy. For example, less energy is required to produce a gallon of re-refined oil than creating new oil.

It Preserves Natural Resources ~ Reducing, reusing and recycling materials helps prevent the need to cut down new materials such as trees or digging into new mines. Also, it saves natural resources by not creating new landfills to hold new waste. Reducing, reusing, and recycling material eliminates the need to build the equivalent of one new large landfill each year in Nebraska.

Recycling Waste Materials Flow Chart



Recycling Collection List (items accepted for recycling are subject to change.)

What can be recycled at no cost:

- * Glass--bottles and jars (green, brown, and clear)--Must be rinsed and free of food residue
- * Metal--Tin cans, Aluminum cans, Foil and Pans)--Must be rinsed and free of food residue
- * Plastic--#1 through #7 (The #'s are located on the bottom of containers))--Must be rinsed and free of food residue
- * Newspaper, Magazines, Catalogs
- * Junk mail, soft cover books and office paper
No tissue paper or gift wrap paper accepted!

Cardboard (no wax coated Ex: no milk or Juice cartons)

- * Brown paper grocery bags go in cardboard
- * Books and Publications (no hard cover)
- * Cereal and Food Boxes (no waxed coated)
- * Cell phones
- * Rechargeable batteries
- * Inkjet and Toner cartridges

Phase 1

Collection of Textiles

Creation of store inventory

Assembly of Clothing distribution and assortment center

Storage Containers

Outfit Distribution Center with Assortment processes

Furnishing and outfitting & building of Store Front

Phase 2

Collection of Recyclables

Plastic & Aluminium

Establish Contracts and relationships with 3rd party Resellers

Outfit Recycling Center

Phase 3

Collection of E-waste and House Goods

Looking to the storage and shipping of electronics

Add quality home goods into resale store

Add additional staff on duty for assortment and distribution

Outfit Distribution Center with sorting Equipment

Phase 4

Collection of Boxes and Paper

Start the processes of securing bundling equipment and additional warehouse space

This starts the foundation of the composting phase

Ready Recycling Center and Land for Composting

Outfit Recycling Center with sorting equipment

Outfit Vacant Land with wood chipping equipment

Phase 5

Collection of Grocery/ Produce / Yard Waste

Saw dust, wood chips ect ect.

Initiate new phases of composting plan

Outfit Recycling Center with Crushing equipment

Phase 6

Collection of Glass

Phase 7

Collection of PVC

Phase 8

Collection of Medical Waste

Phase 9

Collection of Human waste

Add Human waste components to composting for fertilizer resale

Phase 10

Obtain/ Acquire a Landfill

Star the process of off setting tipping fees at landfills

Services and Products

Our services and products offer a much needed solutions to communities in the market for a innovative sustainability model. Newdoom Enterprise LLC. / - DBA Newdoom Business Services will be the leader as the first company in the region emphasizing collection, distribution and recycling. Our model is essential with our counterpart nonprofit N3wdoom Inc. which is the essential component for the networking and resale of donations.

Newdoom Enterprise LLC. realizes that consumers today are more conscious of recycling and of their environment. Because of this trend, there is a growing trend among consumers to move away from traditional chemical based fertilizers more natural organic materials.

Newdoom Business Services offer a wide range of business services within our network, but our major service will be to offering our community an alternative means for reuse, repurposing and redistribution of home goods and clothing. Our efforts of recycling is an additional example of our business models innovation while creating a small footprint with our recycling and composting efforts around paper, cardboard, and plant matter for use as a compost and fertilizer. We eventually eventually anticipate growing into the practice of recycling human waste sludge for use as a fertilizer and a soil enhancer as well.

A sample of our compost will be analyzed for its proper uses. A copy of this analysis options will be attached to this business plan; this analysis verifies the very high quality of the material we will produce. According University of Nebraska, different material may qualify as a fertilizer in which case the material's value is much higher than if it is considered a compost.

Newdoom Business Services Provided

Used household goods collection, distribution, and resell

- Collection
 - Used Good, Waste, Recyclable collection
- Distribution
 - Transportation, Segregation
- Recycling
 - Reused Waste, Resale, Compost, Landfill

Newdoom Business Services Offered

Sawdust, wood chip, and bark removal

Front Loader Service

Roll-Off Service

3, 4, 6 cubic yard Bins

10/ 30 cubic foot Containers

Cardboard Collection

Paper / Confidential Documents

Grocery / Produce Collection

Waste Disposal

Compost Delivery

Yard waste Collection

Newdoom Business Services Front Loader Services

Front Loaders offers the following key advantages: front loaders commercial solid waste collection trucks equipped with two hydraulic forks attached to the front of the trucks. The forks are used to pick up and dump trash collected in commercial dumpster bins into the box of the truck for compaction. Front Loaders containers work best for businesses that generate low-density waste materials that can be compacted, such as office waste and food products.

Outstanding service in a safe, efficient and cost-effective manner

Experienced and trained drivers and support staff

Regularly scheduled island-wide collection service from one to seven days per week

On-call pickup with 24-hour notice

Optional locking lids to prevent unauthorized use of dumpsters

Bins in 3, 4 and 6 cubic yard sizes

All bin maintenance is performed by technicians who are responsible for their condition and appearance. We also offer flexible collection schedules.

To request a quote for Front loader Service, please give us a call or fill out the form on our new customer page for a free estimate.

Please note: do not mix any kind of metal with rubbish. Special handling fees may be charged by the county if this should happen.

Newdoom Business Services Roll-Off Service

Roll-off service is provided for temporary placed trash dumpsters as well as certain specialized compactors. The bins are called "roll-off" because the bin itself is typically configured with small back wheels and the truck uses a hoist and a tipping bed to roll the bin on and off the truck.

At Newdoom Business Services, our roll-service includes the rental of the bin, the delivery of the bin to the site where it is needed, the pick-up service when the bin is full (or the service time is complete) and disposal of the collected waste at a sanitary landfill. Open top containers are typically used for collecting construction and demolition debris, remodeling debris and other bulk waste. Our roll-off sizes that we have available are 10 cubic yards which is 10' L x 8' W x 4' H and 30 cubic yards which is 20' L x 8' W x 5' H.

Newdoom Business Services provides outstanding service in a safe, efficient and cost-effective manner by experienced and trained drivers and support staff. Contact us for service of pre-scheduled or on-call hauling of compactors and open-top containers.

Newdoom Business Services Roll-Off Service

We also offer the following advantages:

Regular service available seven days a week

On-call pickup with 24-hour notice.

Rapid removal and returns of compactors and open top containers

Open-top steel containers in 10 and 30 cubic yard sizes

Full service compactor maintenance, repair and sales.

Long-term leases are available

Professional site assessment and price estimates at no charge

To request a quote for roll-off service, please give us a call or fill out the form on our new customer page for a free estimate.

Please note: do not mix any kind of metal with rubbish. Special handling fees may be charged by the county if this should happen. If disposing of concrete, only half the roll off can be filled.

Newdoom Business Services Bin & Container Rental

3, cubic yard Bins

4, cubic yard Bins

6 cubic yard Bins

10 cubic yard Roll-Off Bin - 10' L x 8' W x 4' H

30 cubic yard Roll-Off Bin - 20' L x 8' W x 5' H

Roll-Off Compactor

Material *

Rubbish

Cardboard

Scrap metal

Green waste

Confidential documents

Recyclables

Grocery / Produce

Collection

The collection of used goods and recyclables from the community will be free with a network membership outside members will pay a minimum a service charge. Necessary estimates for services can be scheduled by in person consultation.

Business Services can be a one time service or schedule pickups at the businesses convenience.

Fee's will be according to pick up frequency and cubic ft.

Collection receptacles will also be available for rent with our Roll-Off service.

With the growth of our Business we will gradually expand to Human Waste.

Distribution

At our distribution center, home goods and products will be sorted for resell or recycling.

Recycling Collection Center

Recycling Access

Glass, metal & plastic

Full service Drop off location

Recycling

At our recycling center collections will be processed for reusable or for organic composting. (sawdust, wood chip, and bark removal)

The resell of this compost will be provided to community gardens for marginal profit. Agriculture farmers and producers will be charge for:

Organic Soil enhancers

Agriculture Fertilizer for:

Fertilizer manufacturers, Landscapers, & Plant Nurseries

Recycling & Landfill Subsidies

Subsidies to reducing greenhouse gas emissions

Keys to Success

The keys to success in our business are:

- Establish and build relationships and trust with customers to help shield from future competition.
- Expand rapidly to control the market.
- Offer reasonable prices.
- Get investment.
- Overcome perception issues that may exist with recycling

Financial Plan

Our financial plan is based on receiving grants and loans to purchase/fabricate the production equipment, provide initial operating capital, and establish the customer base.

We will achieve profitability early in the first year and due to the expected high growth rate, we will realize strong profits on sales by year three.

Personnel Plan

PERSONNEL PLAN

	YEAR 2	YEAR 3	YEAR 1	
Management/supervisory	\$527,083		\$106,044	\$250,992
Production labor		\$186,889	\$338,688	\$711,245
Collection team	\$183,712		\$81,120	\$176,646
Other		\$0	\$0	\$0
TOTAL PEOPLE	88		22	44
Total Payroll		\$374,053	\$766,326	\$1,422,040

Personnel Plan

The Personnel Plan reflects the staffing levels required to manage and achieve the anticipated levels of production, and establish the customer base needed to achieve the revenues projected and reach profitability.

We have projected a staff of 30 employees in 2023. This includes the owner, 2 managers, 3 truck drivers, 4 equipment operators, 2 laborers, 2 collection workers, and 1 secretary; this staff of 15 will operate the recycling facility. In addition, a staff of seven, including one supervisor and 6 laborers, will provide sawdust, wood chip, and bark removal at the local Mills on a full time basis; the contracts for this work has been solicited. The sawdust / wood materials collected will be used in the composting process.

In addition to the above, Newdoom Business Services plans to hire additional local trucking firm to deliver compost materials to customers when necessary. This is expected to result in the creation of two additional trucks and jobs.

Therefore, the total employment impact of this venture is expected to be the creation of 24 jobs in the first year of operation.

Distribution Staff Positions (20)

Administration (3)

Director (1)

Human resources Manager (1)

Facility manager (1)

Reception / Dispatch (2)

Guest services / secretary (1)

Accountant (1)

Office Custodian (1)

Distribution Center Custodian (1)

Distribution Center (6)

Equipment Operators (2)

Laborers (2)

Home Good/ Clothing (2)

Collection Crew (4 Trucks)

Drivers / workers (3)

Vehicle maintenance (1)

Recycling Center Staff Positions (10)

Recycling Center Supervisor (1)

Equipment Operators (2)

Recycling Center Custodian (1)

Recycling Center Assortment Labors (4)

Recycling

Paper

Plastic / Aluminum

Green Materials

Budget

Admin cost

Marketing

Facilities

Service vehicles

Land

50 plus acres

Maintenance expenses

Worker Uniforms

Equipment

Conveyor Belt machinery

Crushing equipment

Sieving

Storage containers

Land for composting

Objectives

1. Flush sales for the first twelve months of operations and growing each year thereafter.
2. Establish the recycling facility in Omaha, Nebraska to include six composting units in Year 1.
3. Open additional facilities in Year 2 and Year 3 to serve other areas of the state and the Lincoln Area.
4. Continue to market N3wdoom Business Services by contacting and soliciting business from additional municipalities and compost using customers.

Start-up Funding

Liabilities and Capital

Liabilities

Current Borrowing \$0

Long-term Liabilities \$850,000

Accounts Payable (Outstanding Bills)
 \$0

Other Current Liabilities (interest-free)
 \$0

TOTAL LIABILITIES \$850,000

Capital

Planned Investment

Owner \$150,000

Other \$0

Additional Investment Requirement
 \$0

TOTAL PLANNED INVESTMENT \$150,000

Start-up Requirements

Start-up Expenses

Legal \$500

Phone/utilities deposits \$500

Licenses/tax deposit \$4,000

Brochures/sales literature \$500

Advertising \$2,500

Employee salaries

Skid boxes, 15 @ \$3,000 ea. \$45,000

Welding and cutting torch \$10,000

Furniture and supplies
\$5,000

Website development \$1,500

Miscellaneous \$5,000

TOTAL START-UP EXPENSES \$92,180

Cash Required \$80,900

Start-up Assets

Cash Required

Start-up Inventory

Other Current Assets

Long-term Assets \$826,920

TOTAL ASSETS \$907,820

Total Requirements \$1,000,000

Start-up Funding

START-UP FUNDING

Start-up Expenses to Fund	\$92,180
Start-up Assets to Fund	\$907,820
TOTAL FUNDING REQUIRED	\$1,000,000

Assets

Non-cash Assets from Start-up	\$826,920
Cash Requirements from Start-up	\$80,900
Additional Cash Raised	\$0
Cash Balance on Starting Date	\$80,900
TOTAL ASSETS	\$907,820

Start-up Summary

Processing Plants	2 x \$190,460	\$380,920	
Processing Plants built in-house	2 x \$40,000		\$80,000
Sheds 48'x72'	4 x \$18,500	\$74,000	
Skid Truck	2 x \$73,000 (avg price)		\$146,000
Backhoe	\$40,000		
Front-end Loader	2 x \$50,000	\$100,000	
Tandem Dump Trailer		\$6,000	
Total		\$826,920	

Use of Funds

Use	Amount
Processing Plants 2 x \$190,460	\$380,920
Processing Plants built in-house 2 x \$40,000	\$80,000
Skid Truck 2 x \$73,000 (avg price)	\$146,000
Sheds 48'x72' 4 x \$18,500	\$74,000
Backhoe	\$40,000
Front-end Loader 2 x \$50,000	\$100,000
Tandem Dump Trailer	\$6,000
Total	\$826,920

Government Regulation

Recycling recycles a waste product and incorporates it into an environmental product, the company is under the potential jurisdiction of the Environmental Protection Agency. The recycling and sale of human waste may be regulated by federal or state authorities. Newdoom Enterprise LLC. / DBA Newdoom Business Services will obtain all required federal and state permits and licenses to operate its facilities.

Federal and State Permits and Licenses to Operate

Permit issued by NDEE

Local siting approval is required for most solid waste facilities

Solid Waste Compost Facility

<http://dee.ne.gov/Publica.nsf/Pages/WAS049>

Nebraska Revised Statute 81-15,160

Waste Reduction and Recycling Incentive Fund; created; use; investment; grants; restrictions.

Integrated Waste Management Permit Program

Additional Income

- Waste Reduction and Recycling Incentive Fund; created; use; investment; grants; restrictions.
- Government and state subsidies

Potential Composting Contract & Resources

Big Red Sawmill & Firewood

Native Lumber & Sawmill

Sawle Mill, Inc.

Knotheads Wood Services LLC

D&S Sawmill Services

Dan's Custom Sawmill

Barcel Mill & Lumber Co. Inc.

Expenses

Fuel

Insurance

Tipping fee per ton \$40 - \$60

National average \$9.00 tipping fee per ton \$133% increase in 35 years

Average Gross Revenue for Landfill

Small Landfill \$1.4 million per year

Large Landfill \$43.5 million per year

Products and Services Description

Product and Service Description

Nationwide, many landfills are closing or exhausting their remaining capacity. However, due to environmental restrictions, zoning laws, and other regulatory and bureaucratic delays, very few new landfills are opening to offset the looming space crisis. Meanwhile municipal waste, including human waste sludge, continues to flow in greater volume. Handling their waste streams has become a major problem for most municipalities. With more waste created daily, landfills nationwide are rapidly facing a capacity crisis.

In Nebraska this situation has been made even more critical due to recent passage of legislation requiring that landfills lined with a very heavy duty liner will be able to accept human waste sludge. Thus, in the not too distant future, most landfills now accepting the sludge will no longer be able to accept it. Additionally, it will be very impractical, and cost prohibitive, to install the required liner in working landfills. Therefore, options for disposing of human waste sludge are about to become very, very limited, which means disposal will become much, much more costly.

Considering this environment, we will offer municipalities an extremely valuable service -- an alternative means for disposal of their human waste sludge. Municipalities currently pay landfills a "tipping" fee to dispose of their waste. The tipping fee is typically \$15 to \$50 per ton; the average tipping fee in West Virginia is \$32 per ton. As noted above, in the near future many landfills will stop receiving human waste sludge and prices are expected to increase dramatically due to simple supply and demand. Not only will tipping fees increase, but as municipalities have to go farther and farther afield to find accommodating landfills, transportation costs for the waste will also increase. We will help them solve this problem, and ultimately save them, and their tax payers, money. We will place skid boxes at their waste treatment plants and remove the sludge for them. The tipping fee, a fee for skid box rental, and a fee for picking up and returning the skid boxes will be paid to Newdoom Business Services by the municipalities. This will be done at a price competitive with or lower than what they are now paying.

Newdoom Business Services will receive the sludge and recycle it using an organic composter. This will be a 3-day recycling process. At the end of the three days, the human waste sludge will be converted to a compost material safe for use in agricultural applications. Potential customers include turf farms, fertilizer manufacturers, golf courses, nurseries, landscapers, Government agencies, and homeowners

Competitive Comparison

Newdom business services model adds great value through both our service and our product.

Our service, accepting human waste sludge from municipalities, partially relieves the burden on rapidly filling landfills, and provides an alternative disposal channel to municipalities facing a legislative deadline which threatens to cut off their traditional means of disposing of the waste.

As noted earlier, there is a trend in the market away from chemical fertilizers toward more natural organic soil enhancements. Our product, composted human sludge, responds to this market trend. Compost has many advantages over traditional fertilizer. Traditional chemical fertilizer sells for approximately \$250 per ton while our compost will be priced at around \$50-\$100 per ton. Our compost is similar to fertilizers; however, it reacts differently from most fertilizers. Compost releases nutrients over a long period of time, on average two to three months. The chemical reaction in present fertilizers takes place immediately and usually lasts no longer than three to four weeks. After three to four weeks, the customer may have to buy more fertilizer, costing both time and money. On golf courses, when chemical fertilizer is applied, golf must cease for the day; however, when compost is applied, golf can continue uninterrupted. As demonstrated, compost has many advantages over traditional fertilizers.

Our human sludge compost also has distinct advantages over other types of composts as well. To be a viable, lucrative, growing business, we must be a reliable source of compost supply to our customers. To serve the market and grow in it availability of our product cannot be intermittent or "hit and miss." We must be able to meet the demand every time within a reasonable delivery time. By the inherent nature of the business, human waste sludge will always be available for composting in large, dependable quantities, at one or a few locations, at a constant/stable quality and at a stable cost. Other composts cannot compete with this in that similar quantities are not available from so few locations which increases their labor and transportation costs related to collection. Additionally, if collection is from farms, they may use horse manure, poultry manure, cow manure, hog manure, etc. in varying quantities over time. This inherently will result in a product that constantly changes in content and quality. In fact customers view other composts as being of unpredictable availability and unpredictable quality. Newdom Business Services compost will not have these deficiencies and will be viewed as the superior compost product.

Sales Literature

We will prepare a general brochure with information and about Newdoom Business Services and products and services for dissemination to potential customers, including both municipalities businesses and compost users. Sales personnel will visit each potential customer with pricing, maps, and reminders of the facility. Sales literature will be very important, with the need to establish a high-quality look and feel in order to create a trusting sense of professionalism.

Landfill

Estimated 1.1 - 1.7 million to construct a landfill

Cover landfill with solar panels after closed.

Landfill to Gas Operation

Mining methane gas from closed landfill

Total landfill gas mined in the U.S. is estimated to generate 10.5 billion kilowatts hours of electricity per year

Enough to power 810k homes and heat 540k homes each year

Cost over 5 million dollars to build and operate

Subtitle D - State waste plans

Manage and oversight of landfill sight 30 years after it closes.

Technology

Composting is biological decomposition of organic materials. Bacteria, fungi, protozoans, insects, worms and other organisms typically play a part in the decomposition process. Composting is nature's means of recycling. It will turn grass clipping, leaves, vegetables, fruit and other organic materials into a very beneficial soil amendment. Composting is also an effective means of reducing the amount of solid wastes going into our nation's landfills. s Newdoom Business Services process will greatly speed up the natural composting process.

Upon arrival at our recycling facility, the donations will be placed into one of six organic in-vessel digesters. These vessels are proven for composting various types of animal manure. In addition, Newdoom Business Services president, Devin Wright-Reed, has tested the unit' ability to successfully compost human waste. The material compost produced was tested by the equipment manufacturer and found to be a high quality compost. Additionally, the compost material will be regularly tested by Agricultural Service Laboratory and found to be an exceptional soil amendment.

The unit turns slowly, making four revolutions per hour, to ensure that adequate oxygen gets to all of the composting material. Also, the unit is set on a very slight, 2 degree, angle so that as the unit turns, the material slowly migrates toward the opposite end of the unit. During the composting process, the material heats up (due to the natural reaction) to temperatures of approximately 140 degrees Fahrenheit; this kills any harmful bacteria in the composting material. Temperature can be controlled to ensure optimum composting environment. Also, the moisture levels can be controlled to ensure optimum composting. After three days, the material has reached the opposite end of the unit where it is removed.

Advantages of this recycling/composting method are as follows:

- Recycling is completed rapidly in three days. Other methods take 90 plus days.
- Waste materials in the unit are isolated from the environment.
- The manager has precise control of moisture, temperature, and aeration during the process to ensure the most efficient composting possible.
- In-vessel composting can maintain a rapid decomposition process year-round regardless of external ambient conditions. The material can be used for improvement of organic matter content and fertility of soil.

Future Products and Services

In the future, Newdoom Business Services plans to expand by opening additional recycling facilities throughout Nebraska and beyond. We ultimately intend to become the method of choice for disposal of human waste.

Market Analysis Summary

There are customers at both ends of our supply chain that will benefit from our services and products. Municipalities will benefit from our service by having an alternative means of waste disposal. Other potential customers who will benefit from our compost product include turf farms, fertilizer manufacturers, nurseries, landscapers, golf courses, homeowners, and even the federal government for use in highway construction reseeded. Therefore, we have two basic market segments; those waste treatment facilities which will benefit from our services and consumers who will benefit from our product.

The Worldwatch Institute reports that landfills are overflowing and the costs of disposing of sewage and garbage is rising. City leaders can relieve over extended municipal budgets, prevent the contamination of drinking water, and help farmers build healthier soils by recycling garbage and human waste back to farms. At least 13 U.S. states have 6 years or less before all of their landfills are completely full. (Paper 135: Recycling Organic Waste: From Urban Pollutant to Farm Resource.) We offer a service by which municipalities can dispose of waste without it having to be land filled anywhere.

At the other end of our process are the users of our compost. According to Cornell University (www.cals.cornell.edu/dept/compost.feas.study.html) composting is experiencing a resurgence of activity which is driven by increased understanding of the agronomic benefits of compost utilization, and rising disposal costs for municipal wastes. Recycling is at the forefront of responding to this growth trend in the United State. We will initially focus on selling compost to fertilizer manufacturers, nurseries, and landscapers. We aim to have commitments from a fertilizer manufacturer and a landscaper to purchase 600 tons per year or more of our compost material.

Market Analysis Summary

Five major market segments for compost have been identified:

- Agriculture (for food and nonfood crops and sod farms).
- Landscapers (for industrial and commercial properties; golf courses, cemeteries, and athletic fields; landfill covers; and damaged soils).
- Nurseries (for plant and forest seedling crops and reforestation projects).
- Public agencies (for highway median strips, parks, recreational areas, and other public property).
- Residents (for home landscaping and gardening).

Market Segmentation

There are approximately 7 waste treatment plants in Omaha. These are all potential customers for our collection service and sources of material for compost processing. Additionally, there are a total of 1,779 potential customers in the initial target market for our compost product. This includes 11 fertilizer manufacturers, approximately 30 sod/turf farms, 324 nurseries, 483 golf courses, and 931 landscapers.

Target Market Segment Strategy

To target our customers, we examined the market trends. Newdoom Business Services products target buyers of organic fertilizers and soil enhancers. This market has grown significantly in recent years and we expect to capture a quarter of this multi billion-dollar market.

This market growth is fueled by a more health conscious consumer. People are better informed about the potential side effects associated with chemical fertilizer products both to their health and to the environment.

The growth of a more organic approach to gardening comes at a time when chemical options are diminishing. In 2000, the federal Environmental Protection Agency reached agreement with the makers of two widely used pesticides — Diazinon and Chlorpyrifos — to phase them out because of health problems associated with overexposure. Popular brands of Diazinon include Ortho and Spectracide; Chlorpyrifos is marketed under the trade name Dursban and is included in numerous familiar products, including Ortho Lawn Insect Spray (Washington Post, Thursday, May 10, 2001).

According to an executive with the Scotts Co. in Marysville, Ohio, the pace of research into organic products continues feverishly, and their use is bound to increase.

Sales of organic foods have risen sharply. Organic food sales at the retail level totaled \$10.4 billion, according to Katherine DiMatteo, executive director of the Organic Trade Association. This year, retail sales of organic foods are expected to exceed \$15 billion — with more than \$32 billion projected by 2020.

Findings from a 15-year study at the Kamlath Institute, Newton, Pa., might lead to a solution that could help reduce emissions of greenhouse gases. The researchers suggest that regenerative agricultural management systems based on organic fertilizer can preserve carbon and nitrogen in the soil, thus reducing emissions. Moreover, they maintain that organic methods can produce the same yields as conventional systems that use synthetic fertilizer. If the major corn/soybean growing region of the U.S. were to adopt these organic practices, they say, the percentage of estimated annual carbon dioxide released into the atmosphere from fossil fuel combustion in the nation could be reduced by one to two percent

Newdoom Business Services products will help fill the growing need for organic fertilizers, and soil amendments, while helping to solve the problem of dwindling landfill space

Market Needs

Several companies compete in the fertilizer market. Their major selling points are performance and price. However, health conscious consumers have created growing competition between chemical and organic products. Newdoom Business Services competition can be divided into two forms: direct and indirect.

Our direct competitors would include other compost producers capable of producing sufficient product to supply the growing compost demand. There is no other compost producer in West Virginia that meets this need. Therefore, we have no direct competition in the state. Additionally, there are only a handful in the entire Omaha; therefore, our direct competition on a regional basis is extremely limited.

Our indirect competitors are fertilizer manufacturers (who also are a part of our target market). As noted elsewhere in this business plan, the trend is away from chemical fertilizers, toward natural organic soil enhancers. Thus the market for chemical fertilizer is decreasing while our market is increasing.

Market Trends

Current trends in the market greatly favor the start-up of our recycling business.

Laws have been passed in the country placing greater restrictions of the types of landfills which can receive human waste sludge. These laws took effect in 2020. Municipalities are already seeking alternative means of disposal as disposal prices are expected to skyrocket as landfill space decreases dramatically. Our recycling service addresses this problem for municipalities.

The organic industry now boasts sales in excess of \$9 billion at retail, with growth forecast to continue at 25% per year

Market Growth

The possibility of growth in this market is realistically huge. Consider the following simple facts:

- Municipalities must have an alternative means for disposing of waste; we offer a great alternative to meet that need.
- Market trends are skewing more and more toward organic soil enhancements and away from chemical fertilizers; we meet this need as well.
- We have no direct competition in Omaha and very little in the heartland region.

All of this means that Newdoom Business Services is poised to see tremendous growth.

Service Business Analysis

Our service offers a feasible, even desirable, alternative to traditional means of disposing of human waste. Our product is a value added, soil enhancer that appeals to the growing environmental consciousness among consumers. Direct competition is almost nonexistent. We intend to position ourselves as the logical, economical choice for human waste disposal and compost production in Omaha and the Heartland region.

Distributing a Service

Indirect competitors are those companies that offer only chemical soil enhancers and plant foods. Newdoom Business Services feels that these companies are an indirect form of competition because though the products they promote attempt to give the same results as our direct competition, they fall far short of current market expectations, and it will only be a matter of time until these companies' products will be outdated. Even so, Newdoom Business Services does acknowledge that as these companies' products become outdated, many companies will be certain to phase-in their own organic substitutes in place of the chemicals. This, in itself, presents a potential market for our compost.

Competition and Buying Patterns

To be a player in the organic fertilizer and soil produce market, Nebraska Business Services identified market needs to gain an overall competitive advantage. The following explains our product's competitive advantages. Our product is:

- **Organic:** Our organic product allows us to be responsive to the dominant market trend. We offer all of the advantages that organic products have over chemical competitors.
- **Comparable application times:** Based on a partnership with the University of Nebraska laboratory analysis, our aim is for our product is to be comparable in potency to chemical fertilizer. Thus the application time is also comparable, which saves money and labor since there is no need to purchase and apply additional products.
- **Recycled:** This part of our product has to do with marketing. We are a company that cares about the consumer and the environment. We offer a valuable product, at low cost, that saves landfill space.

Business Competition

Newdoom Business Services direct competition includes companies that produce an organic soil enhancement product. Organic soil enhancers are no longer a niche market. They have grown into a strong sub-market in the fertilizer and soil enhancement industry, and they now present significant competition for chemical fertilizer competitors. Major direct competition includes: CF Industries, Koch Fertilizer, LLC, Zimco Supply Co, Nebraska Turf Products, & CF Industries Inc.

Main Competitors

As noted earlier, direct competitors are essentially non-existent in the Omaha. Our major indirect competitors are chemical fertilizer manufacturers. However, their products are more costly and do not address the market's trend toward organic, natural soil enhancers.

Some municipalities have begun composting operations in an attempt to deal with waste disposal issues. They typically use a method in which sludge is placed on the ground in windrows which are turned periodically for aeration. This is an inefficient method of composting primarily because it is slow, taking 90 or more days, which means that availability is uncertain for consumers. Also, in this composting method high enough temperatures are not achieved to kill harmful bacteria and seeds that may sprout into weeds. Additionally, municipalities are not businesses, which means their marketing capabilities are limited. Their market primarily consists of local homeowners and businesses, which ignores the greater market. Also, this composting method requires a lot of ground space which restricts the operation. Finally, odor can be a problem for municipalities due to nearness of local residents or businesses. For these reasons, municipality composting efforts are not considered a competitive threat.

Main Competitors for Compost

Oma-Gro Composting Facility

City of Omaha Composting Facility

Soil Dynamics Composting Farm

Prairie Land Dairy

Waste to Energy Lincoln (WTEL)

Recycling Equipment Grants

Nebraska Recycling Council has grant funds of up to \$20,000 for the purchase of recycling equipment.

<https://nrcne.org/recycling-equipment-grants/>

Strategy and Implementation Summary

We have clearly defined our target markets and have differentiated ourselves by offering a unique solution to our customers' needs. The primary focus of our marketing strategy must be to increase sales and profitability business quickly. This can be achieved by face-to-face contact, and an effective publicity and promotion campaign.

Value Proposition

Our value proposition is two-fold.

- Value proposition for municipalities: We offer a service that is a cost effective, budget saving means to addressing a growing waste disposal problem.
- Value proposition for end users of compost material: Compost is a valuable soil amendment that improves many soil properties, such as porosity, structural and thermal stability, water retention, resistance to wind and water erosion, and tillage. Compost also decreases soil crusting, regulates storage and release of nutrients, enhances the development of beneficial microorganisms, builds up plant resistance to parasites and disease, and promotes faster root development. Plants and crops treated properly with compost may produce higher yields and have less weed growth. Chemical fertilizers do not offer this value.

Competitive Edge

The competitive edges we have are summarized as follows.

- Cost: The price of our compost product is much less than chemical fertilizers.
- Organic product: We offer an organic product which is responsive to current market trends. This includes all of the advantages organics offer over chemicals.
- Recycled: Recycled products characterize a "caring company" and are more appealing to the customer's changing attitude toward organic fertilizer as opposed to chemical fertilizer.
- Elimination of disposal issues: Municipalities now have a waste that takes up landfill space. Our service recycles the waste which saves valuable landfill space.
- More effective between application times: Normal times between applications can range from two to four weeks. Our product lasts for many months, thereby saving the customer time and money (no additional expenditure for more product).
- A HUBZone location: Provides advantage in selling to the government.
- SDB and 8(a) certifications: Provide additional advantages in selling to the government.

Marketing Strategy

The marketing strategy is the core of the main strategy:

1. Emphasize high value, high quality products and services.
2. Build a relationship oriented business.
3. Focus on municipalities, fertilizer manufacturers, landscapers, nurseries, and the federal government as key initial markets.

Promotion Strategy

Our promotional strategy will be two-fold: first phase promotion will focus on before, during, and six months following our opening; the second phase of promotion will deal with the long term. The purpose of the first phase is to assist with rapid market entry to ensure early and sustained profitability. The purpose of the second phase is to ensure long-term growth and help propel us toward achieving our goal of expanding state wide and across the Midwest region.

First Phase Promotions

- **Publicity:** We will send news releases to all of the major newspapers in Omaha. Publication of news articles about Newdoom Business Services will lend great credibility and be an excellent way to let all target markets know about this new, innovative business and the solutions it provides for municipalities and users of compost or fertilizers. We will similarly seek publicity in the form of news stories from local (Omaha) radio and television stations.
- **Advertising:** We will utilize direct mail and face-to-face promotional strategies to raise awareness about our products and services in the target markets. Newspaper advertising may also be used. Radio and television ads are not certain, we will evaluate their effectiveness before further implementation.
- **Internet:** We will have a content heavy website geared toward educating potential customers about the benefits of our products and services. All literature, business cards, etc. will include our website and e-mail address information.
- **Alliances:** We intend to form alliances with fertilizer manufacturers to use our product in their fertilizer and/or distribute our product for us.

Second Phase Promotions

- **Publicity:** As the business grows and expands we will continue to seek publicity through news media to tout our successes.
- **Advertising:** We will continue to make face-to-face contact with customers and potential customers. Mail-outs will be done again within a few months of start up. The second round of mail outs will be updated to reflect the benefits provided to customers thus far. Such mail-outs will be sent periodically.
- **Internet:** We will continue to have a comprehensive website. The website will be updated to provide responses to frequently asked questions. After the first six months, and certainly after the first year, we will evaluate the viability of having target clients advertise on our site, and conversely, we will evaluate viability of advertising on our target clients websites (if applicable).
- **Alliances:** We will continue to seek mutually beneficial and complementary alliances with manufacturers where applicable.

Pricing Strategy

The going rate per ton for compost is \$50 and up. This price is low enough to ensure rapid growth in the market yet still provide a very healthy profit, given that we have no direct competition and chemical fertilizer is much more expensive. This is possible because we are on the front end of the industry growth in this region.

However, according to the West Virginia University Cooperative Extension Service, we may be able to analyze and register our material as a fertilizer. In that case the price per ton will be in the \$100 per ton range — still well below the rate of \$250 per ton charged for manufactured chemical fertilizers; given this scenario, the sales figures below are very conservative.

Additionally, we will be priced at market rates for the waste disposal service we offer to municipalities. Tipping fees are generally \$15 and up per ton. Additionally, we will charge competitive skid box rental fees and transportation costs.

Sales Strategy

Newdoom Business Services sales strategy is relatively straightforward. Get the word out about our products and services to potential customers, educate them as to the value added by our products and services, and the product/service will sell itself.

Our present management team will become the main sales force when operations begin. Newdoom Business Services sales force will increase as business demand permits. In the first six to twelve months of operations, our sales team will focus its efforts on municipalities, fertilizer manufacturers, farmers, small nurseries and other related companies. The team will promote the products based on their environmental strengths and extended duration. Newdoom Business Services will use other channels of selling after the first year. Face-to-face contact and direct mail selling are part of the selling plan.

Sales Forecast

The table below outlines the sales forecast and cost of goods sold. The forecast is based on reasonable sales projections within this very large market.

An additional revenue stream will be the collection and removal of sawdust, wood chip, and bark from the International Paper Company on a full time basis; the contract for this work has been won. The sawdust materials collected will be used in the composting process.

The high growth is based on our plans to expand by increasing operations in Douglas County and placing similar facilities in other areas of Nebraska. We anticipate that by 2025 we will have two such facilities and by 2026 we anticipate having four. Thus our sales forecast doubles in each of those years.

Sales Forecast

Sawdust collection services in hours		13,440	13,440	13,440
Waste acceptance in tons	10,640	25,920	51,840	
Compost sales in tons	14,776	36,000	72,000	
TOTAL UNIT SALES	38,856	75,360	137,280	
Unit Prices	Year 1	Year 2	Year 3	
Sawdust collection services in hours		\$14.20	\$14.77	\$15.36
Waste acceptance in tons	\$18.00	\$18.00	\$18.00	
Compost sales in tons	\$50.00	\$52.50	\$55.13	
Sales				
Sawdust collection services in hours		\$190,848	\$198,509	\$206,438
Waste acceptance in tons	\$191,520	\$466,560	\$933,120	
Compost sales in tons	\$738,800	\$1,890,000	\$3,969,360	
TOTAL SALES	\$1,121,168	\$2,555,069	\$5,108,918	

Sales Forecast

Direct Unit Costs	Year 1	Year 2	Year 3	
Sawdust collection services in hours				
		\$0.71	\$0.74	\$0.77
Waste acceptance in tons	\$0.90	\$0.90	\$0.90	
Compost sales in tons	\$7.00	\$7.35	\$7.72	

Milestones

Milestones

The following table lists important program milestones, with dates and managers in charge, and budgets for each. The milestone schedule indicates our emphasis on planning for implementation.

Integrated Waste Management Permit / Special Permit take 6 months

Milestones

MILESTONES

Milestone	Start Date	End Date	Budget	Manager	Department
Complete business plan	10/7/2003	12/1/2003	\$0	O. Pyne	Department
Receive all funding	11/24/2003	2/29/2004	\$0	O. Pyne	Department
Site preparation	3/1/2004	3/15/2004	\$0	O. Pyne	Department
Form LLC	2/15/2004	3/15/2004	\$500	O. Pyne	Department
Composter set up	3/15/2004	3/30/2004	\$0	O. Pyne	Department
Order/fabricate composters	2/15/2004	3/30/2004	\$480,000	O. Pyne	Department
Hire staff	3/1/2004	5/30/2004	\$16,680	O. Pyne	Department
Begin production	3/15/2004	3/30/2005	\$0	O. Pyne	Department
Totals			\$497,180		

Web Plan Summary

Web Plan Summary

Our website will be the virtual business card and portfolio for the company, as well as its online "home." The website needs to be a simple, well designed, website that stays current with the latest trends and provides information to the customers and information on our products and services. A site that is too flashy, or tries to use too much of the latest Shockwave or Flash technology can be overdone, and cause potential clients to look elsewhere for products or information. Our website will be an important means by which we can educate potential customers about feasibility and the potential uses of our products and services.

Management Team Gaps

To assist in sales and marketing, Newdoom Business Services plans to utilize the services of The New Kids LLC. a management consultant firm based in Detroit. The New Kids LLC. specializes in business planning, marketing planning, training, website design and marketing.

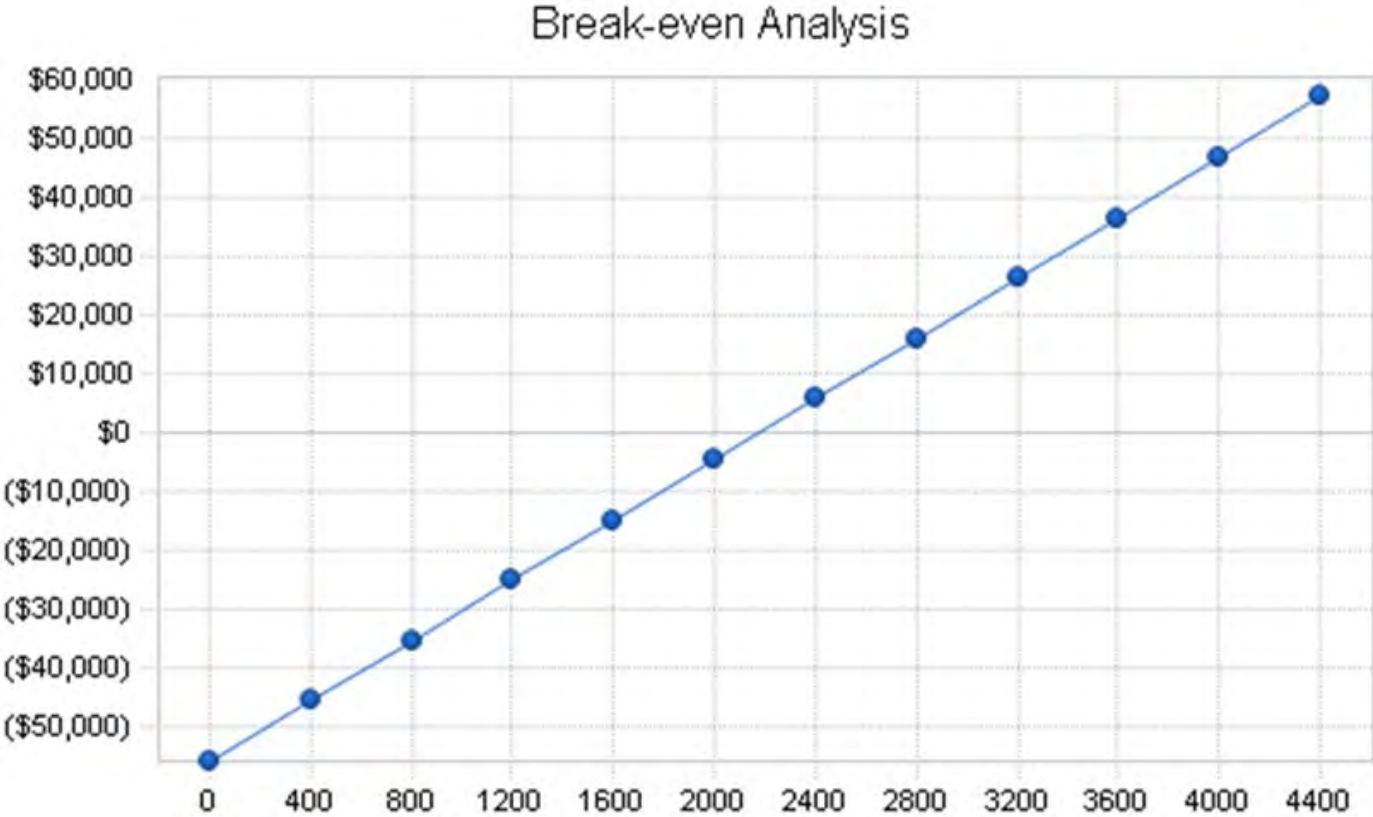
Marketing and sales will play an important role in convincing consumers to switch from their old products to Newdoom Business Services products. The New Kids LLC. will help create the need for our products and services while at the same time capturing the attention of the consumers' targeted. Some of New Kids LLC. duties will include writing press releases, coordinating print and podcast press, monitoring the competition, making presentations to potential clients, and studying the markets to identify customers' needs and determine how to best appeal to those needs.

Important Assumptions

GENERAL ASSUMPTIONS

	YEAR 1	YEAR 2	YEAR 3	
Plan Month	1	2	3	
Current Interest Rate	7.00%	7.00%	7.00%	
Long-term Interest Rate		7.00%	7.00%	7.00%
Tax Rate	25.00%	25.00%	25.00%	
Other	0	0	0	

Break-even Analysis



Break-even Analysis

Monthly Units Break-even 2,180

Monthly Revenue Break-even \$62,905

Assumptions:

Average Per-Unit Revenue \$28.85

Average Per-Unit Variable Cost \$3.15

Estimated Monthly Fixed Cost \$56,029

Projected Profit and Loss

The following table summarizes our anticipated profit and loss for the first three years. A monthly profit and loss projection for the first year of operations is included in the appendices.

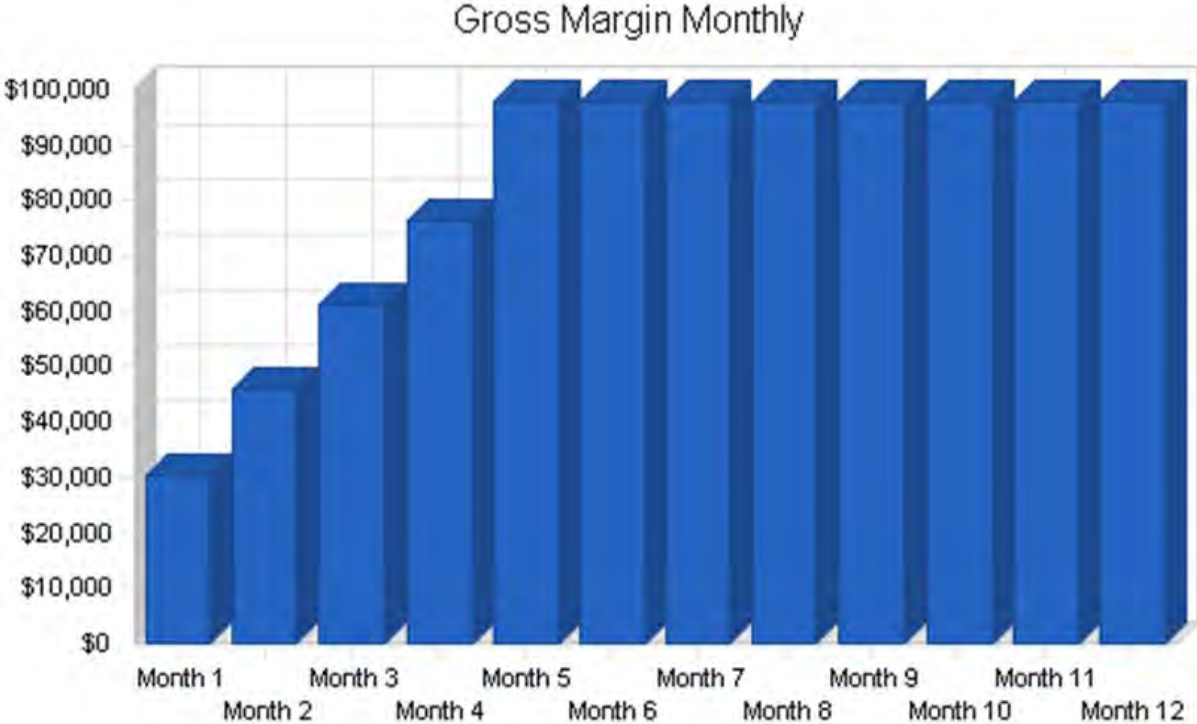
Projected Profit and Loss



Projected Profit and Loss



Projected Profit and Loss



Projected Profit and Loss



Pro Forma Profit and Loss

PRO FORMA PROFIT AND LOSS

	YEAR 1	YEAR 2	YEAR 3		
Sales	\$1,121,168	\$2,555,069	\$5,108,918		
Direct Cost of Sales		\$122,550	\$297,853	\$612,688	
Other Costs of Goods		\$0	\$0	\$0	
TOTAL COST OF SALES		\$122,550	\$297,853	\$612,688	
Gross Margin	\$998,618	\$2,257,215	\$4,496,230		
Gross Margin %	89.07%	88.34%	88.01%		
Expenses					
Payroll	\$374,053	\$766,326	\$1,422,040		
Sales and Marketing and Other Expenses			\$12,000	\$24,000	\$48,000

Projected Profit and Loss

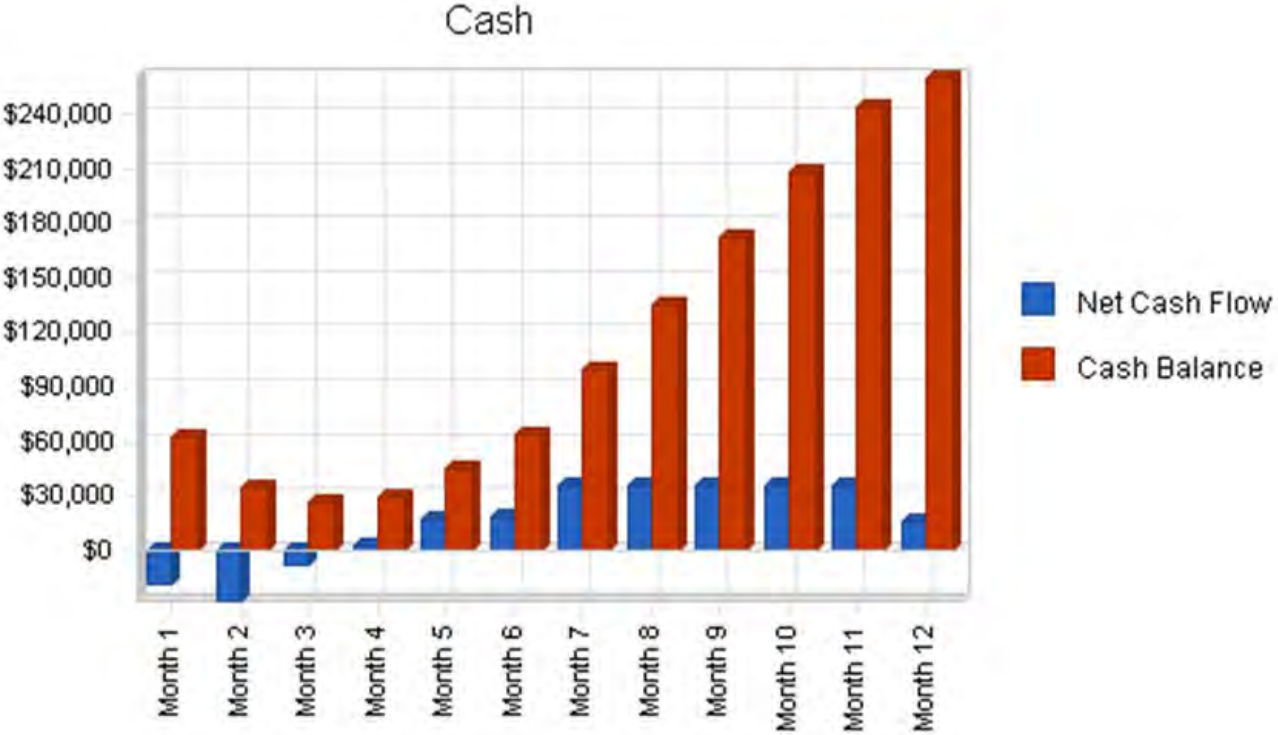
Depreciation	\$165,384	\$325,384	\$645,384
Rent	\$0	\$40,000	\$100,000
Utilities	\$18,000	\$36,000	\$72,000
Insurance	\$18,000	\$36,000	\$72,000
Payroll Taxes	\$56,108	\$114,949	\$213,306
Maintenance and Repair	\$4,800	\$9,600	\$20,000
Other	\$24,000	\$48,000	\$96,000
Total Operating Expenses	\$672,345	\$1,400,259	\$2,688,730
Profit Before Interest and Taxes	\$326,273	\$856,956	\$1,807,500
EBITDA	\$491,657	\$1,182,340	\$2,452,884
Interest Expense	\$57,217	\$52,956	\$48,223
Taxes Incurred	\$67,264	\$201,000	\$439,819
Net Profit	\$201,792	\$603,000	\$1,319,458
Net Profit/Sales	18.00%	23.60%	25.83%

Projected Cash Flow

The chart and table below project increasing cash flow throughout the first three years of plan implementation. The second and third years of operation reflect large long-term asset purchases which reflects our intent to expand the business by opening additional facilities in those years. This expansion will be funded by business revenue with no anticipated need for outside financing.

The row labelled "Long-term Liabilities Principal Repayment" reflects repayment of the SBA guaranteed 504 Debenture Program loan.

Projected Cash Flow



Pro Forma Cash Flow

PRO FORMA CASH FLOW

	YEAR 1	YEAR 2	YEAR 3	
Cash Received				
Cash from Operations				
Cash Sales	\$448,467	\$1,022,028	\$2,043,567	
Cash from Receivables		\$542,495	\$1,366,516	\$2,768,762
SUBTOTAL CASH FROM OPERATIONS		\$990,962	\$2,388,544	\$4,812,329
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

Pro Forma Cash Flow

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	\$990,962	\$2,388,544	\$4,812,329	
Expenditures	Year 1	Year 2	Year 3	
Expenditures from Operations				
Cash Spending	\$374,053	\$766,326	\$1,422,040	
Bill Payments	\$357,477	\$843,317	\$1,684,617	
SUBTOTAL SPENT ON OPERATIONS		\$731,530	\$1,609,643	\$3,106,657

Pro Forma Cash Flow

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	\$60,859	\$65,258	\$69,976
Purchase Other Current Assets	\$0	\$0	\$0
Purchase Long-term Assets	\$0	\$800,000	\$1,600,000
Dividends	\$20,000	\$30,000	\$40,000
SUBTOTAL CASH SPENT	\$812,388	\$2,504,901	\$4,816,633
Net Cash Flow	\$178,574	(\$116,357)	(\$4,303)
Cash Balance	\$259,474	\$143,117	\$138,814

Projected Balance Sheet

Assets

Current Assets

Cash	\$259,474	\$143,117	\$138,814	
Accounts Receivable	\$130,206	\$296,731	\$593,320	
Inventory	\$13,494	\$32,796	\$67,463	
Other Current Assets	\$0	\$0	\$0	
TOTAL CURRENT ASSETS		\$403,174	\$472,644	\$799,597

Long-term Assets

Long-term Assets	\$826,920	\$1,626,920	\$3,226,920	
Accumulated Depreciation		\$165,384	\$490,768	\$1,136,152
TOTAL LONG-TERM ASSETS		\$661,536	\$1,136,152	\$2,090,768
TOTAL ASSETS	\$1,064,710	\$1,608,796	\$2,890,365	

Projected Balance Sheet

Liabilities and Capital	Year 1	Year 2	Year 3	
Current Liabilities				
Accounts Payable	\$35,957	\$72,301	\$144,387	
Current Borrowing	\$0	\$0	\$0	
Other Current Liabilities	\$0	\$0	\$0	
SUBTOTAL CURRENT LIABILITIES		\$35,957	\$72,301	\$144,387
Long-term Liabilities	\$789,141	\$723,883	\$653,908	
TOTAL LIABILITIES	\$825,098	\$796,184	\$798,294	
Paid-in Capital	\$150,000	\$150,000	\$150,000	
Retained Earnings	(\$112,180)	\$59,612	\$622,612	
Earnings	\$201,792	\$603,000	\$1,319,458	
TOTAL CAPITAL	\$239,612	\$812,612	\$2,092,070	
TOTAL LIABILITIES AND CAPITAL		\$1,064,710	\$1,608,796	\$2,890,365
Net Worth	\$239,612	\$812,612	\$2,092,070	

Business Ratios

The following table outlines some of the more important ratios from the Recycling, waste materials industry. The final column, Industry Profile, details specific ratios based on the industry as it is classified by the Standard Industry Classification (SIC) code, 4953.9905.

Ratio Analysis

	YEAR 1	YEAR 2	YEAR 3	INDUSTRY PROFILE
Sales Growth	0.00%	127.89%	99.95%	7.24%
Percent of Total Assets				
Accounts Receivable	12.23%	18.44%	20.53%	4.89%
Inventory	1.27%	2.04%	2.33%	0.35%
Other Current Assets	0.00%	0.00%	0.00%	31.71%
Total Current Assets	37.87%	29.38%	27.66%	36.95%
Long-term Assets	62.13%	70.62%	72.34%	63.05%
TOTAL ASSETS	100.00%	100.00%	100.00%	100.00%
Current Liabilities	3.38%	4.49%	5.00%	18.58%
Long-term Liabilities	74.12%	45.00%	22.62%	26.10%
Total Liabilities	77.50%	49.49%	27.62%	44.68%
NET WORTH	22.50%	50.51%	72.38%	55.32%

Percent of Sales

Sales	100.00%	100.00%	100.00%	100.00%	
Gross Margin	89.07%	88.34%	88.01%	34.70%	
Selling, General & Administrative Expenses		72.77%	64.88%	61.97%	14.39%
Advertising Expenses	0.00%	0.00%	0.00%	0.25%	
Profit Before Interest and Taxes		29.10%	33.54%	35.38%	1.59%
Main Ratios					
Current	11.21	6.54	5.54	1.10	
Quick	10.84	6.08	5.07	0.89	
Total Debt to Total Assets	77.50%	49.49%	27.62%	63.47%	
Pre-tax Return on Net Worth		112.29%	98.94%	84.09%	1.16%
Pre-tax Return on Assets	25.27%	49.98%	60.87%	3.16%	
Additional Ratios	Year 1	Year 2	Year 3		
Net Profit Margin	18.00%	23.60%	25.83%	n.a	

Percent of Sales

Return on Equity	84.22%	74.21%	63.07%	n.a	
Activity Ratios					
Accounts Receivable Turnover		5.17	5.17	5.17	n.a
Collection Days	57	51	53	n.a	
Inventory Turnover	10.91	12.87	12.22	n.a	
Accounts Payable Turnover		10.94	12.17	12.17	n.a
Payment Days	27	22	23	n.a	
Total Asset Turnover	1.05	1.59	1.77	n.a	
Debt Ratios					
Debt to Net Worth	3.44	0.98	0.38	n.a	
Current Liab. to Liab.	0.04	0.09	0.18	n.a	
Liquidity Ratios					
Net Working Capital	\$367,217	\$400,344	\$655,210	n.a	

Funds spent by 2026

Invest in building of landfill, this will offset the Tipping Fee / Gate Fee (dump charge base on weight per ton) built by that time

Focus on old mobile phones for export

- Used mobile phones shipped to Africa
- Ghana, Jamestown
- Support programming, shelter and food for kids 200
- Off the street
- Largest market in Ghana
- UTC selling
- Mobile phones and laptops for resell.

International Trade

U.S

Export / Trade

to developing countries, Starting with Africa and Mexico.

Start an EMC

Export Management Company

Hiring of dealers

Invoicing

Advertising

Marketing

Shipping

Packing

Financing

ETC*

Preferred path

Export Trading Company

Finds out what foreign markets want then find domestic sources to deliver that product.

Import / Export Merchant

Purchase goods from manufacture and package and ship on own to make profit.

Assume all risk and rewards

Resources

<https://www.wm.com/us/en/recycle-right/recycling-101>

Nebraska Department of Environment and Energy

Waste Management Division (402) 471-4210

Small and Emerging Business (SEB) Program Application

<https://humanrights.cityofomaha.org/small-and-emerging-small-business-seb/seb-applications>

Integrated Waste Management Permits takes 6 months on average

Government contracting

<https://www.unomaha.edu/nebraska-business-development-center/government-contracting/index.php>