

H.14

**ORIGINAL PROPOSAL  
SUBMISSIONS  
#261-280**

# Grant Application

Row 261

<b>Organization Name (if applicable)</b>	Diversify the Pie
<b>Physical Address</b>	n/a
<b>Mailing Address</b>	6005 Sorensen Parkway
<b>Website</b>	n/a
<b>Social Media Accounts</b>	n/a
<b>Name</b>	Maranda Adams
<b>Title</b>	Co Founder
<b>Email Address</b>	maranda1205@yahoo.com
<b>Phone</b>	+1 (402) 612-1622
<b>Team</b>	Yes
	Maranda Adams, Candice Price, Jonnell Dever, Aisha Connor - all Co-founders
<b>Organizational Chart</b>	
<b>Other Completed Projects and/or Accomplishments</b>	none
<b>Proposal Title</b>	Diversify the Pie
<b>Total Budget (\$)</b>	\$694,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$694,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	Diversify the Pie endeavors to change the narrative that qualified minority talent does not exist or at minimum, there is a shortage of such talent. We understand the correlation between poverty and the inability to have meaningful employment. We desire to pipeline minority talent within our communities by creating exposure/opportunities and preparing candidates for corporate America.
<b>Timeline</b>	o Complete incorporation of DTP by December 2022 o

Continue to build Partnerships . (Colleges, community leaders and corporate entities) Omaha Public-School system (College and Career Academy and Pathways and Metro) o Scout physical location mid 2023 o Secure physical location late 2023 o Purchase business items end 2023 Technology o Hire employees 2023/2024 o Officially open for business 2024

**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

**"other" explanation**

Create sustainable growth and employment for the marginalized. Create a pathway for meaningful employment that will circumvent the poverty and lack of opportunities for those negatively impacted by discrimination.

**Proposal Description and Needs Alignment**

Diversify the Pie will change the narrative around black talent and representation. Black talent does exist, and we will invest in key partnerships to make sure equitable hiring practices are in place and that our talent is visible. We create space for opportunities, connections, resources, and access. We open channels of opportunity for black talent to continue to make impact in business and the community.

**Visioning Workshop Findings Alignment**

The Visioning Workshop highlights the issues surrounding retaining diverse talent within the local community. DTP's proposal focuses directly on the lack of diversity within corporations. We endeavor to create opportunities for diverse talent to land well-paying jobs and increase the likelihood of them remaining in the area.

**Priorities Alignment**

This proposal aligns with LB1024's priorities because it focuses on wage and racial disparities. We are committed to increasing opportunities and exposure for black people throughout the North Omaha area.

**Economic Impact**

- Job creation (6 initially)
  - o Social media specialist (\$46k – current average is \$44k in NE)
  - o Recruiters (\$80k – current average is 78,857 in NE)
  - o Office manager (\$75k – current average \$73k)
  - o HR Manager (\$110k – current average in \$102k in NE)
  - o Talent Developer (\$61K – current average \$60,921)
  - o IT (\$80k – current average is \$77k in NE)
- Temporary jobs
  - o Construction workers (\$25/hr – current average \$15.90 in NE)
  - o Interior designers \$47/hr - current average \$
  - o Architectural engineers (\$40/hr - current average \$36 in NE)

Initially 6 but will need to ramp up staffing as the company grows.

At least three but upwards of 10

Entry level around \$46k. Experienced hire minimum salary

\$80k.

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o We plan to create jobs, growth opportunities and avenues for future entrepreneurs or those desiring to work in corporate America. o Through our partnership with Metro, we can leverage recent skilled graduates to assist with renovations of our office space. o We can provide apprenticeships for those individuals nearing program completion. o In addition, we plan to work with companies to find permanent placement jobs for these individuals.

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**Community Benefit** We will recruit attract and retain a pipeline of diverse talent that will lead to a more meaningful wage which will increase home ownership and overall quality of life. The increase in wages will create long lasting economic growth within the community. DTP endeavors to eliminate disparity in all sectors of employment as it relates to minorities. We desire to rewrite the narrative by reshaping our community and presenting avenues for gainful employment. We are focused a creating generational wealth, adding an influx of diverse talent to enrich companies, and equip others in our communities to be change makers for future generations.

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• We will create space for opportunities, connections, resources, and access. We will open channels of opportunities for black talent to continue to make impact in business and the community. Earning meaningful wages and will improve the community wellbeing and sentiment. We will create a sustainable self-reliant ecosystem that will focus on keeping the black dollar in the black community which leads to legacy wealth.

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**Best Practices/Innovation** The lack of diversity is costing the US economy trillions of dollars annually, leads to less innovation, weaker revenue and cash flow and lower employee retention. DTP is focused on alleviating disparity by creating opportunities for the underrepresented.

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**Outcome Measurement** Creating new high-wage job opportunities

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We will measure our growth rate by comparing the number of employees at two different points in time and dividing that number by the number of employees at the second time interval. This % will represent DTP's growth.

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no

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**Partnerships** Yes

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none

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**Displacement** No

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**Displacement explanation**

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**Physical Location** n/a

<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	n/a
<b>Property Zoning</b>	No
<b>Is the project connected to utilities?</b>	
	No
	No
<b>Design, Estimating, and Bidding</b>	No
	No
<b>General Contractor</b>	No
<b>Request Rationale</b>	This funding will be used to purchase a building for DTP..
<b>Grant Funds Usage</b>	The funds received from LB1024 will be used to secure a physical location, hire contractors for renovations and hire initial staff.
<b>Proposal Financial Sustainability</b>	Yes
	DTP's primary source of revenue will flow from partnerships from corporations. Companies will pay an annual membership fee to gain access to our database of qualified and vetted talent.
<b>Funding Sources</b>	SBA loans and grants
	n/a
	no
<b>Scalability</b>	
<b>Financial Commitment</b>	In the future we plan to apply for small business loans and other grants.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>

**ARPA Reporting and  
Monitoring Process  
Acknowledgme**

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**LB1024 Funding  
Sources  
Acknowledgment**

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**Public Information**

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**File Uploads**

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# Grant Application

Row 262

<b>Organization Name (if applicable)</b>	Joseph Colony Inc
<b>Physical Address</b>	5619 Decatur St Omaha NE 68104
<b>Mailing Address</b>	2916 S 132nd St No 275 Omaha NE 68144
<b>Website</b>	josephcolony.com
<b>Social Media Accounts</b>	N/A
<b>Name</b>	Sonja Felder
<b>Title</b>	CEO
<b>Email Address</b>	sonja@josephcolony.com
<b>Phone</b>	+1 (310) 343-0488
<b>Team</b>	Yes
	Board of Directors- 2 members
<b>Organizational Chart</b>	N/A
<b>Other Completed Projects and/or Accomplishments</b>	The purpose is to provide economic education specifically in the areas of finance, housing, food sovereignty and security. W will do this through land and house purchases in North and South Omaha. The land use will be for neighborhood gardens and greenhouses . We would also teach and promote growing home gardens in an effort to decrease food insecurity. We believe the promotion of economics for the community also includes food and home security. We would also teach youth these skills so that they can carry to future generations.
<b>Proposal Title</b>	Solving home and food insecurity in Omaha
<b>Total Budget (\$)</b>	\$750,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$750,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	Overview is stated above. Timeline to start is the Spring of 2023. Currently, the company is in the planning stages. We have also been accumulating funds for land purchase. We addition to above, we want to offer small grants to individuals, families and churches to help with starting their own garden.

<b>Timeline</b>	Plan on purchasing first plot of land in the spring of 2023.
<b>Percentage completed by July 2025</b>	90%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	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.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	Sustainable food and housing sources for the community.
<b>Visioning Workshop Findings Alignment</b>	Don't know
<b>Priorities Alignment</b>	To help foster economic impact by being a resource for food and housing. These basic needs are fundamental to any economic prosperity.
<b>Economic Impact</b>	We would need to hire community coordinators, administrative assistances, instructors. We would also be training the youth in marketable skills.
	Not sure
	Many
	Market wages for specific job functions.
	We would need many contractors and care takers for the gardens.
<b>Community Benefit</b>	Close food resources.affordable housing.
	Eliminating food and housing insecurity increases quality of life.
<b>Best Practices/Innovation</b>	To be determined
<b>Outcome</b>	Education and training



**Measurement**

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We would use internal metric

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Possibly

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**Partnerships**

No

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**Displacement**

No

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**Displacement explanation****Physical Location**

North and south Omaha neighborhoods

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**Qualified Census Tract**

Within one or more QCTs

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**Additional Location Documents****Property Zoning**

No

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**Is the project connected to utilities?**

Yes

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Yes

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**Design, Estimating, and Bidding**

No

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No

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Based on the purchase of multiple properties

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**General Contractor**

No

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**Request Rationale**

Not yet available

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**Grant Funds Usage**

For the purchase of land, housing, hiring and training, and education.

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**Proposal Financial Sustainability**

Yes

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N/A

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**Funding Sources**

Personal investment and donations

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Anticipate continuous funding.

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Possibly

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**Scalability** Yes, the proposal is scalable and can also be completed in smaller components.

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Unavailable

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**Financial Commitment** 100% committed since we will move forward with or without funding. The project will just progress slower.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads**

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# Grant Application

Row 263

<b>Organization Name (if applicable)</b>	Lincolnshire Investment
<b>Physical Address</b>	10635 South 189th St, Omaha, NE 68136
<b>Mailing Address</b>	
<b>Website</b>	<a href="https://lincolnshireinvestment.com">https://lincolnshireinvestment.com</a>
<b>Social Media Accounts</b>	N/A
<b>Name</b>	Mike Sullivan
<b>Title</b>	President
<b>Email Address</b>	mike@lincolnshireinvestment.com
<b>Phone</b>	+1 (402) 480-5143
<b>Team</b>	Yes
	Tony, Bobby, & Mike Sullivan - General Partners, Andrew Conzett - Architect (Conzett Architecture), Joe Zadina & Jeff Spiehs- Civil Engineers (Lamp Rynearson)
<b>Organizational Chart</b>	Lincolnshire Investment: Mike Sullivan IV - President Tony, Bobby, & Mike Sullivan - General Partners We are a family owned & operated real estate company with 4 members. We are all 25% owners in the company and I, Mike Sullivan IV, am the President.
<b>Other Completed Projects and/or Accomplishments</b>	Prior leadership role as Asset Manager of Multifamily B & C assets, 2K + units, located in the Midwest & Rust Belt. Our focus, drive, & execution target the communities to design, build, and invest in sustainable communities through thoughtful and intentional development opportunities. Developing 60 units in shuttered Grocery store in Wahoo, NE Developing 25 units in shuttered Dormitory at Kennedy College in Wahoo, NE
<b>Proposal Title</b>	The Market Flats
<b>Total Budget (\$)</b>	\$32,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$9,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	This project will impact well over 100 families in need of safe, healthy, & affordable apartment units in South Omaha. Our

initial design will house 148 affordable apartment units and 168 parking stalls. Located at the legendary, Joe Tess's Fish Market, close to 24th & Q. Our team will work swiftly through the development process to complete the project within 30-36 months.

<b>Timeline</b>	30-36 Months
<b>Percentage completed by July 2025</b>	80%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	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.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	To improve the density & availability of affordable apartment communities in the South Omaha area through safe, well-designed, energy efficient, & community driven development.
<b>Visioning Workshop Findings Alignment</b>	This project is located in an extremely blighted area of South Omaha, as well as, a Qualified census tract. The development of this community will help improve the safety, quality, & affordability of shelter in the area. The community project is in close proximity to public transportation and main thoroughfares.
<b>Priorities Alignment</b>	The Market lofts community redevelopment will aid in the creation of affordable housing stock, create higher wage employment, improve local commerce, & recreate a vibrant community space for South Omaha to enjoy.
<b>Economic Impact</b>	3-4 on site/property employees. 10-15 indirectly, as 3rd party contractors are going to be needed to operate & manage. Many more jobs will be created through construction & growth of the communities density. Site employees will receive \$18-28/hour depending on rolls & skill set.
	3-4 on site.
	15-20

\$18-28/hour

The development of new apartment buildings will house the work force, as well as, supply job opportunity for those that are employed to help operate the apartment complex. The complex will need 2-3 full time employees in-house, as well as, have a larger need for 3rd party contractors to help paint, clean, repair, and service the apartment complex. This will feed and cycle the need for continuous employment in the area. The continuation of more multifamily development will help add more and more employment opportunity in the area.

**Community Benefit** Our new apartment community will create safe, economically obtainable, & sustainable housing for the community. By attracting more housing in the neighborhood will help produce consumer spending at local shops, restaurants, & services.

Providing safe & obtainable housing will allow residents to reculate money into the local economy. Our energy efficient apartment building (build out of ICF's) will help residents save money on their utility bills, which will allow additional means to support local businesses.

**Best Practices/Innovation** The continuation of development of affordable multifamily apartment units will helping improve the shortage of safe & affordable housing.

**Outcome Measurement** The apartment community will require skilled trades to help operate, repair, & maintain the apartment units. There will be a need for higher level office managers & administrators to help organize our accounting, contracts, & residents.

Job & wage growth can be measured through unemployment decreasing, local commerce & sales tax revenue increasing, & population growth improving.

Yes, other developers, entrepreneurs, residents, businesses will see these apartments being built and will follow suite to relocate closer to the subject development area. You need the residents to live in an area to help bring the retail, commerce, & tax payers to the same/near-by area.

**Partnerships** Yes

Spark and/or Canopy South. We are working through details on how to best support each other.

n/a

**Displacement** No

**Displacement explanation**

**Physical Location** 5425 South 24st, Omaha, NE 68107 Was formally known as Joe Tess's Fish Market. It closed down a few months ago and has been vacant. Located in Community Redevelopment Area (CRA) Located in Qualified Census Tract - 29 Located in Extremely Blighted Area

<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Working with real estate attorney who is managing the family trust. Don't have an LOI yet. Need environmental assessment. Not a brownfield site
<b>Property Zoning</b>	No
<b>Is the project connected to utilities?</b>	
	Yes
	No
<b>Design, Estimating, and Bidding</b>	No
	No
	Rough estimates based on General contractor input & previous construction experience.
<b>General Contractor</b>	No
<b>Request Rationale</b>	County assessors. Currently in a real estate trust. Working with real estate attorney.
<b>Grant Funds Usage</b>	Capital towards construction for large multifamily LITHC project in South Omaha
<b>Proposal Financial Sustainability</b>	Yes
	The ARPA funds will be used as capital to fund the acquisition and build of the apartment units. Once construction is completed & the project receives proper certificates of occupancy, the property will be under professional management for the longevity of the building.
<b>Funding Sources</b>	Commercial lending, LITHC
	Potentially Spark, Canopy South, or Front Porch Investments. Will need to work out details on this.
	Yes, Commercial lending & LITHC awards
<b>Scalability</b>	Yes, yes
	The project is scalable & can be built in a multitude of different locations, depending on land size & availability. The size & program can be modified to best fit other areas of town

depending on local demographics, commerce, & available land and zoning regulations.

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**Financial Commitment**

Able to work through these details, pending the amount of funds received. Our company will do what we can to make the project come to fruition.

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**ARPA Compliance Acknowledgment**



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**ARPA Reporting and Monitoring Process Acknowledgment**



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**LB1024 Funding Sources Acknowledgment**



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**Public Information**

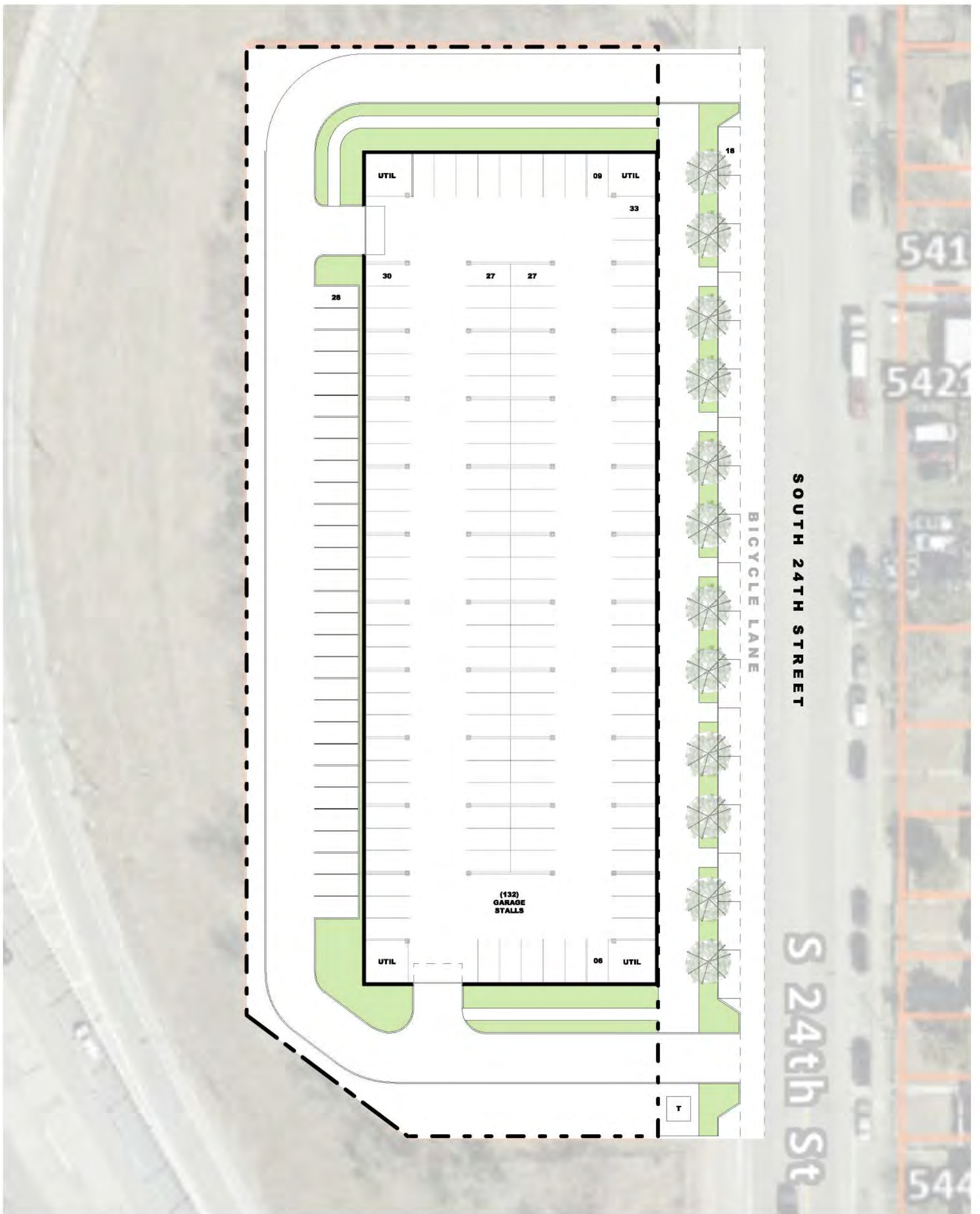


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**File Uploads**

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

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**GARAGE LEVEL FLOOR PLAN**

**GARAGE LEVEL**

**42,050 GROSS SF**

**132 GARAGE STALLS**  
**28 SURFACE STALLS**  
**18 STREET STALLS**

**168 TOTAL STALLS**





**TYPICAL UPPER LEVEL FLOOR PLAN**

**UPPER LEVELS**

**29,482 GROSS SF**

- 07 2 BEDROOM UNITS**
- 26 1 BEDROOM UNITS**
- 04 STUDIO UNITS**

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**37 TOTAL UNITS**  
**X 4 LEVELS = 148 UNITS**



**TYPICAL UPPER LEVEL FLOOR PLAN**

**UPPER LEVELS**

**29,482 GROSS SF**

- 07 2 BEDROOM UNITS**
- 26 1 BEDROOM UNITS**
- 04 STUDIO UNITS**

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**37 TOTAL UNITS**  
**X 4 LEVELS = 148 UNITS**

**Douglas County, Nebraska Property Record - R0726040002**

Information is valid as of 2022-09-16

[Print Report](#)  
[Treasurer's Tax Report](#)  
[Subdivision Sales Search](#)

**Great Feature** → → →

**Taxpayer**FALT WILLIAM J  
ETAL5424 S 24 ST  
OMAHA NE 68107-0000**Property Information****Key Number:** 2604 0002 07**Account Type:** Commercial**Parcel Number:** 0726040002**Parcel Address:** 5424 S 24 ST  
OMAHA NE 68107-0000**Abbreviated Legal Description:** BROWN PARK LOT 10 BLOCK 2 VAC ALLEY ADJ & ALL LOTS 2 THRU 9 & -EX SWSTLY 46.49 FT- LOT 10 BLK 2**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$223,600	\$567,000	\$790,600
<b>2021</b>	\$223,600	\$567,000	\$790,600
<b>2020</b>	\$223,600	\$661,400	\$885,000
<b>2019</b>	\$223,600	\$661,400	\$885,000
<b>2018</b>	\$223,600	\$661,400	\$885,000
<b>2017</b>	\$223,600	\$691,300	\$914,900

[Show All Transactions](#)**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
1.7111	74534.0	0.0	0.0	0.0	

**Land Attributes**

<i>Attribute</i>	<i>Attribute Description</i>
Location	Inferior -40

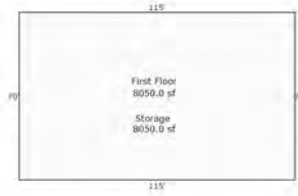
**Improvement Information****Building 1**

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[CLICK TO ENLARGE IMAGE](#)

Restaurant  
5424 S 24th Street



Search for Area Search

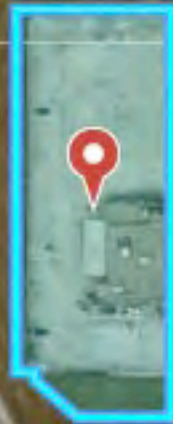
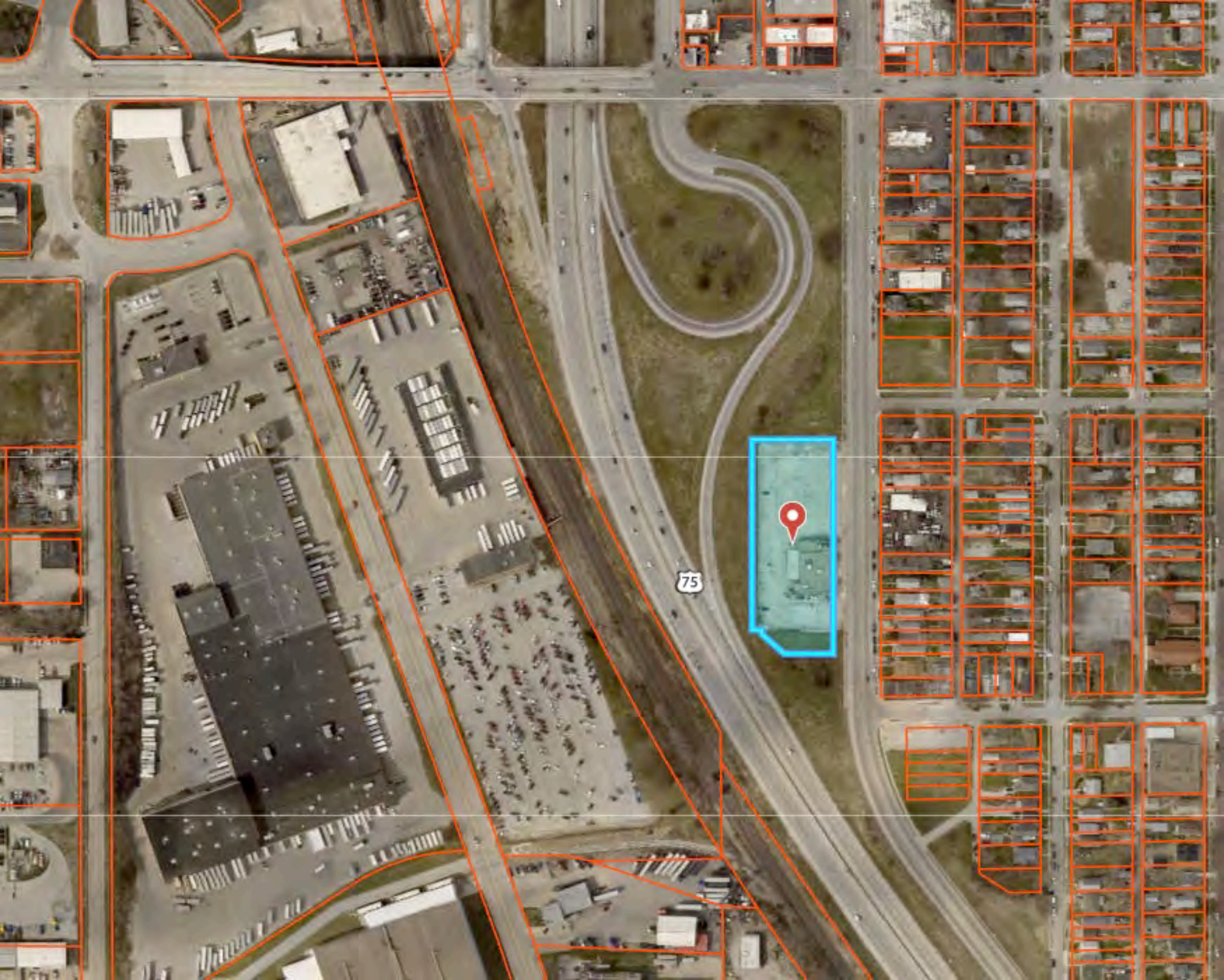
[CLICK TO ENLARGE IMAGE](#)

<b>Square Footage:</b>	8050.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	370.0	<b>Quality:</b>	Average
<b>Unit Type:</b>		<b>Condition:</b>	Average
<b>Built As:</b>	Restaurant	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Complete HVAC	<b>Rooms:</b>	0.0
<b>Exterior:</b>		<b>Units:</b>	1.0
<b>Interior:</b>		<b>Baths:</b>	0.0
<b>Roof Cover:</b>		<b>Bedrooms:</b>	0.0
<b>Roof Type:</b>	Flat	<b>Stories:</b>	1.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	0.0

<b>Year Built</b>	<b>Year Remodeled</b>	<b>Percent Remodeled</b>	<b>Adjusted Year Built</b>	<b>Physical Age</b>
1984	0	0%	1984	0

<b>Detail Type</b>	<b>Detail Description</b>	<b>Units</b>
Add On	Light Mercury Pole And Brk	6.0
Add On	Light Mercury Wall Mount Flood	7.0
Add On	Paving Asphalt Park	48000.0
Basement	Storage	8050.0

To interact more fully with Google Maps and Street View go to this link [Google](#).



Hello Arpa Committee,

We want to see this project & others succeed.

If this project is not selected, we are open to any and all locations & projects in the South Omaha corridor. Also, interested in partnering with developers to add muscle, scale, & drive to get projects executed.

The Market Flats will be built in 30-36 months by a local and high-quality general contractor. If built at proposed location, 5425 S 24<sup>th</sup> St, Omaha, NE, our team has met with the city planning department to work out zoning, utility, parcel, & community details to help move this project forward.

I am confident & motivated to make this project come to life. I respect & support the decisions made by the Arpa committee and we hope to help play a role in helping make a positive impact in South Omaha.

As we continue to development ideas & solutions, we hope to continue to the conversation in consideration of this community project.

Cheers,  
Mike Sullivan

Cell: 402-480-5143

Email: [mike@lincolnshireinvestment.com](mailto:mike@lincolnshireinvestment.com)



## Assumptions

### Construction Debt

Loan to Cost	52%
Loan Amount	16,160,694
Interest Rate	6.00%
Rate Type	Fixed
Amortization (Years)	30
Interest -Only Period (months)	24

### Permanent Debt

Loan to Value	75%
Loan Amount	9,485,426
Interest Rate	5.50%
Cap Rate	7.00%
Term	15
Amortization (Years)	35
DSCR	1.15

### Stabilized Operations

Revenue growth	4.0%
Vacancy Rate	5.0%
Expense Ratio	46%

Operating Expenses per unit	\$ 5,850
Replacement Reserves per unit	\$200
Property Mgt Fee	16%



**LIMITED LIABILITY COMPANY OPERATING AGREEMENT  
OF  
Lincolnshire Investment LLC**

This Multi-member LLC Operating Agreement represents Lincolnshire Investment LLC that was formed in the State of Nebraska on December 18th 2017, hereinafter known as the "Company".

There are a total of Four (4) Members in the Company known as:

Anton Sullivan, of 3236 Emerson Ave South, Minneapolis, MN 55408 and has 25% percent ownership-interest in the Company;

Michael Sullivan IV, of 10635 South 189th St., Omaha, Nebraska, 68106 and has 25% percent ownership-interest in the Company;

Robert Sullivan, of 1023 River Isle Cove, Memphis, TN 38103 and has 25% ownership-interest in the Company;

Michael Sullivan III, of 731 Hazelwood Dr, Lincoln, Nebraska, 68510 and has 25% percent ownership-interest in the Company;

hereinafter known as the "Member(s)".

WHEREAS the Member(s) desire to create a limited liability company under the laws of the State of Nebraska and set forth the terms herein of the Company's operation and the relationship between Member(s).

THEREFORE, in consideration of the mutual covenants set forth herein and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the Member(s) and the Company agree as follows:

1. Name and Principal Place of Business

The name of the Company is Lincolnshire Investment LLC with a principal place of business at 10635 South 189th St, Omaha, Nebraska, 68106. The mailing address shall be the same address as the principal office location.

2. Registered Agent

The name of the Registered Agent is Michael Sullivan IV with a registered office located at 10635 South 189th St., Omaha, Nebraska, 68106 for the service of process as of December 18th 2017. This may change at any time by the Company filing an amendment with the Secretary of State, or respective office, in the State of Nebraska.

3. Formation

The Company was formed on December 18th 2017, when the Member(s) filed the Articles of Organization with the office of the Secretary of State pursuant to the statutes governing limited liability companies in the State of Nebraska (the "Statutes").

4. Purpose

The purpose of the Company is Property Investment and Management

## 5. Term

The term of the Company shall be perpetual, commencing on the filing of the Articles of Organization of the Company, and continuing until terminated under the provisions set forth herein.

## 6. Member(s) Capital Contributions

Contributions to the Company shall be made by following: four (4) members:

Anton Sullivan shall be contributing to subject Property;

Michael Sullivan IV shall be contributing to subject Property;

Robert Sullivan shall be contributing to subject Property;

Michael Sullivan III shall be contributing to subject Property;

Hereinafter known as the "Contributor(s)".

The Contributor(s) shall have no right to withdraw or reduce their contributions to the capital of the Company until the Company has been terminated unless otherwise set forth herein. The Contributor(s) shall have no right to demand and receive any distribution from the Company in any form other than cash and Member(s) shall not be entitled to interest on their capital contributions to the Company.

The liability of the Contributor(s) for the losses, debts, liabilities and obligations of the Company shall be limited to the amount of the capital contribution plus any distributions paid to such Contributor(s) individually, such as the Contributor's share of any undistributed assets of the Company; and (only to the extent as might be required by applicable law) any amounts previously distributed to such Contributor(s) by the Company.

## 7. Distributions

For purposes of this Agreement "net profits" and "net losses" mean the profits or losses of the Company resulting from the conduct of the Company's business, after all expenses, including depreciation allowance, incurred in connection with the conduct of its business for which such expenses have been accounted.

The term "Cash Receipts" shall mean all Cash Receipts of the Company from whatever source derived, including without limitation capital contributions made by the Member(s); the proceeds of any sale, exchange, condemnation or other disposition of all or any part of the assets of the Company; the proceeds of any loan to the Company; the proceeds of any mortgage or refinancing of any mortgage on all or any part of the assets of the Company; the proceeds of any insurance policy for fire or other casualty damage payable to the Company; and the proceeds from the liquidation of assets of the Company following termination.

The term "Capital Transactions" shall mean any of the following: the sale of all or any part of the assets of the Company; the refinancing of mortgages or other liabilities of the Company; the receipt of insurance proceeds; and any other receipts or proceeds are attributable to capital.

The "Capital Account" for each Member shall mean the account created and maintained for the Member(s) in accordance with Section 704(b) of the Internal Revenue Code and Treasury Regulation Section 1.704-1(b)(2)(iv).

The term “Members’ Percentage Interests” shall mean the percentages set forth with the name of each Member.

During each quarterly period the net profits and net losses of the Company (other than from Capital Transactions), and each item of income, gain, loss, deduction or credit entering into the computation thereof, shall be credited or charged, as the case may be, to the capital accounts of each Member in proportion to the Members’ Percentage Interests. The net profits of the Company from Capital Transactions shall be allocated in the following order of priority: (a) to offset any negative balance in the capital accounts of the Member(s) in proportion to the amounts of the negative balance in their respective capital accounts, until all negative balances in the capital accounts have been eliminated; then (b) to the Members in proportion to the Members’ Percentage Interests. The net losses of the Company from Capital Transactions shall be allocated in the following order of priority: (a) to the extent that the balance in the capital accounts of any Member(s) are in excess of their original contributions, to such Members in proportion to the excess balances until all such excess balances have been reduced to zero; then (b) to the Member(s) in proportion to the Members’ Percentage Interests.

The Cash Receipts of the Company shall be applied in the following order of priority: (a) to the payment of interest or amortization on any mortgages on the assets of the Company, amounts due on debts and liabilities of the Company other than those due to any Member(s), costs of the construction of the improvements to the assets of the Company and operating expenses of the Company; (b) to the payment of interest and establishment of cash reserves determined by the Member(s) to be necessary or appropriate, including without limitation, reserves for the operation of the Company’s business, construction, repairs, replacements, taxes and contingencies; and (d) to the repayment of any loans made to the Company by any Member(s). Thereafter, the Cash Receipts of the Company shall be distributed among the Members as hereafter provided.

Except as otherwise provided in this Agreement or otherwise required by law, distributions of Cash Receipts of the Company, other than from Capital Transactions, shall be allocated among the Member(s) in proportion to the Members’ Percentage Interests.

Except as otherwise provided in this Agreement or otherwise required by law, distributions of Cash Receipts from Capital Transactions shall be allocated in the following order or priority: (a) to the Member(s) in proportion to their respective capital accounts until each Member has received cash distributions equal to any positive balance in their capital account; then (b) to the Member(s) in proportion to the Members’ Percentage Interests.

It is the intention of the Member(s) that the allocations under this Agreement shall be deemed to have “substantial economic effect” within the meaning of Section 704 of the Internal Revenue Code and Treas. Reg. Section 1.704-1. Should the provisions of this Agreement be inconsistent with or in conflict with Section 704 of the Code or the Regulations thereunder, then Section 704 of the Code and the Regulations shall be deemed to override the contrary provisions thereof. If Section 704 or the Regulations at any time require that limited liability company operating agreements contain provisions which are not expressly set forth herein, such provisions shall be incorporated into this Agreement by reference and shall be deemed a part of this Agreement to the same extent as though they had been expressly set forth herein.

#### 8. Books, Records and Tax Returns

The Member(s), or their designees, shall maintain complete and accurate records and books of the Company’s transactions in accordance with generally accepted accounting principles.

The Company shall furnish each Member, within seventy-five (75) days after the end of each fiscal year, an annual report of the Company including a balance sheet, a profit and loss statement a capital account statement; and the amount of such Member's share of the Company's income, gain, losses, deductions and other relevant items for federal income tax purposes.

The Member(s) intends that the Company shall be taxed as a Partnership in accordance with the provisions of the Internal Revenue Code. The Company shall prepare all Federal, State and local income tax and information returns for the Company, and shall cause such tax and information returns to be timely filed. Within seventy-five (75) days after the end of each fiscal year, the Company shall forward to each person who was a Member during the preceding fiscal year a true copy of the Company's information return filed with the Internal Revenue Service for the preceding fiscal year.

All elections required or permitted to be made by the Company under the Internal Revenue Code, and the designation of a tax matters partner pursuant to Section 6231(a)(7) of the Internal Revenue Code for all purposes permitted or required by the Code, shall be made by the Company by the affirmative vote or consent of Member(s) holding a majority of the Members' Percentage Interests.

Upon request, the Company shall furnish to each Member, a current list of the names and addresses of all of the Member(s) of the Company, and any other persons or entities having any financial interest in the Company.

#### 9. Bank Accounts

All funds of the Company shall be deposited in the Company's name in a bank account or accounts as chosen by the Member(s). Withdrawals from any bank accounts shall be made only in the regular course of business of the Company and shall be made upon such signature or signatures as the Member(s) from time to time may designate.

#### 10. Management of the Company

The business and affairs of the Company shall be conducted and managed by the Member(s) in accordance with this Agreement and the laws of the State of Nebraska.

Except as expressly provided elsewhere in this Agreement, all decisions respecting the management, operation and control of the business and affairs of the Company and all determinations made in accordance with this Agreement shall be made by a vote of the Members unanimously.

Notwithstanding any other provision of this Agreement, the Members shall not, without the prior authorization of the Members unanimously in favor to sell, exchange, lease, assign or otherwise transfer all or substantially all of the assets of the Company; sell, exchange, lease (other than space leases in the ordinary course of business), assign or transfer the Company's assets; mortgage, pledge or encumber the Company's assets other than is expressly authorized by this Agreement; prepay, refinance, modify, extend or consolidate any existing mortgages or encumbrances; borrow money on behalf of the Company; lend any Company funds or other assets to any person; establish any reserves for working capital repairs, replacements, improvements or any other purpose; confess a Judgment against the Company; settle, compromise or release, discharge or pay any claim, demand or debt, including claims for insurance; approve a merger or consolidation of the Company with or into any other limited liability company, corporation, partnership or other entity; or change the nature or character of the business of the Company.

The Members shall receive such sums for compensation as Members of the Company as may be determined from time to time by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests.

## 11. Meetings of Members

The annual meeting of the Members shall be held on the 31st of January (day/month) at the principal office of the Company or at such other time and place as the Members determine, for the purpose of transacting such business as may lawfully come before the meeting. If the day fixed for the annual meeting shall be a legal holiday, such meeting shall be held on the next succeeding business day.

The Members may by resolution prescribe the time and place for the holding of regular meetings and may provide that the adoption of such resolution shall constitute notice of such regular meetings.

Special meetings of the Members, for any purpose or purposes, may be called by any Members (or such other number of Members as the Members from time to time may specify).

Written or electronic notice stating the place, date, and time of the meeting, the means of electronic video screen communication or transmission, if any, and describing the purposes for which the meeting is called, shall be delivered not fewer than ten (10) days and not more than sixty (60) days before the date of the meeting to each Member, by or at the direction of the Manager or the Member(s) calling the meeting, as the case may be.

At any meeting of the Members, the presence of Members holding a majority of the Members' Percentage Interests, as determined from the books of the Company, represented in person or by proxy, shall constitute a quorum for the conduct of the general business of the Company. However, if any particular action by the Company shall require the vote or consent of some other number or percentage of Members pursuant to this Agreement, a quorum for the purpose of taking such action shall require such other number or percentage of Members. If a quorum is not present, the meeting may be adjourned from time to time without further notice, and if a quorum is present at the adjourned meeting any business may be transacted which might have been transacted at the meeting as originally notified. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less a quorum.

At all meetings of the Members, a Member may vote by proxy executed in writing by the Member or by a duly authorized attorney-in-fact of the Member. Such proxy shall be filed with the Company before or at the time of the meeting.

A Member of the Company who is present at a meeting of the Members at which action on any matter is taken shall be presumed to have assented to the action taken, unless the dissent of such Member shall be entered in the minutes of the meeting or unless such Member shall file a written dissent to such action with the person acting as the secretary of the meeting before the meeting's adjournment. Such right to dissent shall not apply to a Member who voted in favor of such action.

Unless otherwise provided by law, any action required to be taken at a meeting of the Members, or any other action which may be taken at a meeting of the Members, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Members entitled to vote with respect to the subject.

Members of the Company may participate in any meeting of the Members by means of conference telephone or similar communication if all persons participating in such meeting can hear one another for the entire discussion of the matters to be vote upon. Participation in a meeting pursuant to this paragraph shall constitute presence in person at such meeting.

## 12. Assignment of Interests

Except as otherwise provided in this Agreement, no Member or other person holding interest in the Company may assign, pledge, hypothecate, transfer or otherwise dispose of all or any part of their interest in the Company, including without limitation, the capital, profits or distributions of the Company without the unanimous vote of the Members in each instance.

A Member may assign all or any part of such Member's interest in the allocations and distributions of the Company to any of the following (collectively the "permitted assignees"): any person, corporation, partnership or other entity as to which the Company has permitted to the assignment of such interest in the allocations and distributions of the Company in accordance with Section 14 of this Agreement. An assignment to a permitted assignee shall only entitle the permitted assignee to the allocations and distributions to which the assigned interest is entitled, unless such permitted assignee applies for admission to the Company and is admitted to the Company as a Member in accordance with this Agreement.

The Members agree that a Member may voluntarily withdraw from the Company only with the approval, vote, or consent consisting of a unanimous vote of the Members. Unless the withdrawing member's ownership interest was sold it shall be transferred to the remaining Member(s) in the Company at the same ownership interest percentage ratio that exists at the time of withdrawal. After being removed from the Company the withdrawing Member shall be unequivocally released from any legal or financial liability that is related to the Company unless otherwise agreed upon. An assignment, pledge, hypothecation, transfer or other disposition of all or any part of the interest of a Member in the Company or other person holding any interest in the Company in violation of the provisions hereof shall be null and void for all purposes.

No assignment, transfer or other disposition of all or any part of the interest of any Member permitted under this Agreement shall be binding upon the Company unless and until a duly executed and acknowledged counterpart of such assignment or instrument of transfer, in form and substance satisfactory to the Company, has been delivered to the Company.

No assignment or other disposition of any interest of any Member may be made if such assignment or disposition, alone or when combine with other transactions, would result in the termination of the Company within the meaning of Section 708 of the Internal Revenue Code or under any other relevant section of the Code or any successor statute. No assignment or other disposition of any interest of any Member may be made without an opinion of counsel satisfactory to the Company that such assignment or disposition is subject to an effective registration under, or exempt from the registration requirements of, the applicable Federal and State securities laws. No interest in the Company may be assigned or given to any person below the age of 21 years or to a person who has been adjudged to be insane or incompetent.

Anything herein contained to the contrary, the Company shall be entitled to treat the record holder of the interest of a Member as the absolute owner thereof, and shall incur no liability by reason of distributions made in good faith to such record holder, unless and until there has been delivered to the Company the assignment or other instrument of transfer and such other evidence as may be reasonably required by the Company to establish to the satisfaction of the Company that an interest has been assigned or transferred in accordance with this Agreement.

### 13. Right of First Refusal

If a Member desires to sell, transfer or otherwise dispose of all or any part of their interest in the Company, such Member (the "Selling Member") shall first offer to sell and convey such interest to the other Members of the Company before selling, transferring or otherwise disposing of such interest to any other person, corporation or other entity. Such offer shall be in writing, shall be given to every other Member, and shall set forth the interest to be sold, the purchase price to be paid, the date on which the closing is to take place (which date shall be not less than thirty nor more than sixty (60) days after the delivery of the offer), the location at which the closing is to take place, and all other material terms and conditions of the sale, transfer or other disposition.

Within fifteen (15) days after the delivery of said offer the other Members shall deliver to the Selling Member a written notice either accepting or rejecting the offer. Failure to deliver said notice within said fifteen (15) days conclusively shall be deemed a rejection of the offer. Any or all of the other Members may elect to accept the offer, and if more than one of the other Members elects to accept the offer, the interest being sold and the purchase price therefore shall be allocated among the Members so accepting the offer in proportion to their Members' Percentage Interests, unless they otherwise agree in writing.

If any or all of the other Members elect to accept the offer, then the closing of title shall be held in accordance with the offer and the Selling Member shall deliver to the other Members who have accepted the offer an assignment of the interest being sold by the Selling Member, and said other Members shall pay the purchase price prescribed in the offer.

If no other Member accepts the offer, or if the Members who have accepted such offer default in their obligations to purchase the interest, then the Selling Member, within one-hundred and twenty (120) days after the delivery of the offer, may sell such interest to any other person or entity at a purchase price which is not less than the purchase price prescribed in the offer and upon the terms and conditions which are substantially the same as the terms and conditions set forth in the offer, provided all other applicable requirements of this Agreement are complied with. An assignment of such interest to a person or entity who is not a Member of the Company shall only entitle such person or entity to the allocations and distributions to which the assigned interest is entitled, unless such person or entity applies for admission to the Company and is admitted to the Company as a Member in accordance with this Agreement.

If the Selling Member does not sell such interest within said one-hundred and twenty (120) days, then the Selling Member may not thereafter sell such interest without again offering such interest to the other Members in accordance with this Agreement.

### 14. Admission of New Members

The Company may admit new Members (or transferees of any interests of existing Members) into by the purchase of another Member's ownership interest and a vote for adding the new Member consisting of the unanimous vote of the Members in each instance.

As a condition to the admission of a new Member, such Member shall execute and acknowledge such instruments, in form and substance satisfactory to the Company, as the Company may deem necessary or desirable to effectuate such admission and to confirm the agreement of such Member to be bound by all of the terms, covenants and conditions of this Agreement, as the same may have been amended. Such new Member shall pay all reasonable expenses in connection with such admission, including without limitation, reasonable attorneys' fees and the cost of the preparation,

filing or publication of any amendment to this Agreement or the Articles of Organization, which the Company may deem necessary or desirable in connection with such admission.

No new Member shall be entitled to any retroactive allocation of income, losses, or expense deductions of the Company. The Company may make pro rata allocations of income, losses or expense deductions to a new Member for that portion of the tax year in which the Member was admitted in accordance with Section 706(d) of the Internal Revenue Code and regulations thereunder.

In no event shall a new Member be admitted to the Company if such admission would be in violation of applicable Federal or State securities laws or would adversely affect the treatment of the Company as a partnership for income tax purposes.

#### 15. Sale of Company

The sale of the Company, either partially or in its entirety, shall only be approved by a unanimous vote of the Members. Any purchase agreement that is presented to the Company shall be reviewed by up to fifteen (15) days by the Members and put up to a vote within a seven (7) day period thereafter. At the option of any Member the vote may be delayed by up to thirty (30) days to review the details of the purchase.

If an agreement to sell the Company is approved by the Members, then all sale proceeds shall first be paid to the debt of the Company unless the Buyer is accepting some or all of the debt as part of the purchase. All remaining proceeds shall be dispersed in relation to each Member's percent ownership-interest in the Company.

#### 16. Withdrawal Events

In the event of the death, retirement, withdrawal, expulsion, or dissolution of a Member, or an event of bankruptcy or insolvency, as hereinafter defined, with respect to a Member, or the occurrence of any other event which terminates the continued membership of a Member in the Company pursuant to the Statutes (each of the foregoing being hereinafter referred to as a "Withdrawal Event"), the Company shall terminate sixty (60) days after notice to the Members of such withdrawal Event unless the business of the Company is continued as hereinafter provided.

Notwithstanding a Withdrawal Event with respect to a Member, the Company shall not terminate, irrespective of applicable law, if within aforesaid sixty day period the remaining Members, by the unanimous vote or consent of the Members (other than the Member who caused the Withdrawal Event), shall elect to continue the business of the Company.

In the event of a Withdrawal Event with respect to a Member, any successor in interest to such Member (including without limitation any executor, administrator, heir, committee, guardian, or other representative or successor) shall not become entitled to any rights or interests of such Member in the Company, other than the allocations and distributions to which such Member is entitled, unless such successor in interest is admitted as a Member in accordance with this Agreement.

An "event of bankruptcy or insolvency" with respect to a Member shall occur if such Member: (1) applies for or consents to the appointment of a receiver, trustee or liquidator of all or a substantial part of their assets; or (2) makes a general assignment for the benefit of creditors; or (3) is adjudicated a bankrupt or an insolvent; or (4) files a voluntary petition in bankruptcy or a petition or an answer seeking an arrangement with creditors or to take advantage of any bankruptcy,



insolvency, readjustment of debt or similar law or statute, or an answer admitting the material allegations of a petition filed against them in any bankruptcy, insolvency, readjustment of debt or similar proceedings; or (5) takes any action for the purpose of effecting any of the foregoing; or (6) an order, judgment or decree shall be entered, with or without the application, approval or consent of such Member, by any court of competent jurisdiction, approving a petition for or appointing a receiver or trustee of all or a substantial part of the assets of such Member, and such order, judgment or decree shall be entered, with or without the application, approval or consent of such Member, by any court of competent jurisdiction, approving a petition for or appointing a receiver or trustee of all or a substantial part of the assets of such Member, and such order, judgment or decree shall continue unstated and in effect for thirty (30) days.

## 17. Dissolution and Liquidation

The Company shall terminate upon the occurrence of any of the following : (i) the election by the Members to dissolve the Company made by the Members unanimously; (ii) the occurrence of a Withdrawal Event with respect to a Member and the failure of the remaining Members to elect to continue the business of the Company as provided for in this Agreement above; or (iii) any other event which pursuant to this Agreement, as the same may hereafter be amended, shall cause a termination of the Company.

The liquidation of the Company shall be conducted and supervised by a person designated for such purposes by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (the "Liquidating Agent"). The Liquidating Agent hereby is authorized and empowered to execute any and all documents and to take any and all actions necessary or desirable to effectuate the dissolution and liquidation of the Company in accordance with this Agreement.

Promptly after the termination of the Company, the Liquidating Agent shall cause to be prepared and furnished to the Members a statement setting forth the assets and liabilities of the Company as of the date of termination. The Liquidating Agent, to the extent practicable, shall liquidate the assets of the Company as promptly as possible, but in an orderly and businesslike manner so as not to involve undue sacrifice.

The proceeds of sale and all other assets of the Company shall be applied and distributed in the following order of priority: (1) to the payment of the expenses of liquidation and the debts and liabilities of the Company, other than debts and liabilities to Members; (2) to the payment of debts and liabilities to Members; (3) to the setting up of any reserves which the Liquidating Agent may deem necessary or desirable for any contingent or unforeseen liabilities or obligations of the Company, which reserves shall be paid over to licensed attorney to hold in escrow for a period of two years for the purpose of payment of any liabilities and obligations, at the expiration of which period the balance of such reserves shall be distributed as provided; (4) to the Members in proportion to their respective capital accounts until each Member has received cash distributions equal to any positive balance in their capital account, in accordance with the rules and requirements of Treas. Reg. Section 1.704-1(b)(2)(ii)(b); and (5) to the Members in proportion to the Members' Percentage Interests.

The liquidation shall be complete within the period required by Treas. Reg. Section 1.704-1(b)(2)(ii)(b).

Upon compliance with the distribution plan, the Members shall no longer be Members, and the Company shall execute, acknowledge and cause to be filed any documents or instruments as may be necessary or appropriate to evidence the dissolution and termination of the Company pursuant to the Statutes.

## 18. Representation of Members

Each of the Members represents, warrants and agrees that the Member is acquiring the interest in the Company for the Member's own account for investment purposes only and not with a view to the sale or distribution thereof; the Member, if an individual, is of legal age; if the Member is an organization, such organization is duly organized, validly existing and in good standing under the laws of its State of organization and that it has full power and authority to execute this Agreement and perform its obligations hereunder; the execution and performance of this Agreement by the Member does not conflict with, and will not result in any breach of, any law or any order, writ, injunction or decree of any court or governmental authority against or which binds the Member, or of any agreement or instrument to which the Member is a party; and the Member shall not dispose of such interest or any part thereof in any manner which would constitute a violation of the Securities Act of 1933, the Rules and Regulations of the Securities and Exchange Commission, or any applicable laws, rules or regulations of any State or other governmental authorities, as the same may be amended.

## 19. Certificates Evidencing Membership

Every membership interest in the Company shall be evidenced by a Certificate of Membership issued by the Company. Each Certificate of Membership shall set forth the name of the Member holding the membership interest and the Member's Percentage Interest held by the Member, and shall bear the following legend:

"The membership interest represented by this certificate is subject to, and may not be transferred except in accordance with, the provisions of the Operating Agreement of Lincolnshire Investment LLC dated effective as of December 18th 2017, as the same from time to time may be amended, a copy of which is on file at the principal office of the Company."

## 20. Notices

All notices, demands, requests or other communications which any of the parties to this Agreement may desire or be required to give hereunder shall be in writing and shall be deemed to have been properly given if sent by courier or by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows: (a) if to the Company, at the principal place of business of the Company designated by the Company; and (b) if to any Member, to the address of said Member first above written, or to such other address as may be designated by said Member by notice to the Company and the other Members pursuant to this Agreement.

## 21. Arbitration

Any dispute, controversy or claim arising out of or in connection with this Agreement or any breach or alleged breach hereof shall, upon the request of any party involved, be submitted to, and settled by, arbitration in the city in which the principal place of business of the Company is then located, pursuant to the commercial arbitration rules then in effect of the American Arbitration Association (or at any other time or place or under any other form of arbitration mutually acceptable to the parties involved). Any award rendered shall be final and conclusive upon the parties and a judgment thereon may be entered in a court of competent jurisdiction. The expenses of the arbitration shall be borne equally by the parties to the arbitration, provided that each party shall pay for and bear the cost of its own experts, evidence and attorneys' fees, except that in the discretion of the arbitrator any award may include the attorney's fees of a party if the arbitrator expressly

determines that the party against whom such award is entered has caused the dispute, controversy or claim to be submitted to arbitration as a dilatory tactic or in bad faith.

## 22. Amendments

This Agreement may not be altered, amended, changed, supplemented, waived or modified in any respect or particular unless the same shall be in writing and agreed to by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests. No amendment may be made to Articles that apply to the financial interest of the Members, except by the vote or consent of all of the Members. No amendment of any provision of this Agreement relating to the voting requirements of the Members on any specific subject shall be made without the affirmative vote or consent of at least the number or percentage of Members required to vote on such subject.

## 23. Miscellaneous

This Agreement and the rights and liabilities of the parties hereunder shall be governed by and determined in accordance with the laws of the State of Nebraska. If any provision of this Agreement shall be invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this Agreement, which shall remain in full force and effect.

The captions in this Agreement are for convenience only and are not to be considered in construing this Agreement. All pronouns shall be deemed to be the masculine, feminine, neuter, singular or plural as the identity of the person or persons may require. References to a person or persons shall include partnerships, corporations, limited liability companies, unincorporated associations, trusts, estates and other types of entities.

This Agreement, and any amendments hereto may be executed in counterparts all of which taken together shall constitute one agreement.

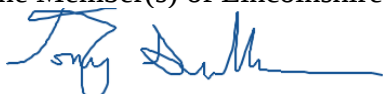
This Agreement sets forth the entire agreement of the parties hereto with respect to the subject matter hereof. It is the intention of the Member(s) that this Agreement shall be the sole agreement of the parties, and, except to the extent a provision of this Agreement provides for the incorporation of federal income tax rules or is expressly prohibited or ineffective under the Statutes, this Agreement shall govern even when inconsistent with, or different from, the provisions of any applicable law or rule. To the extent any provision of this Agreement is prohibited or otherwise ineffective under the Statutes, such provision shall be considered to be ineffective to the smallest degree possible in order to make this Agreement effective under the Statutes.

Subject to the limitations on transferability set forth above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and to their respective heirs, executors, administrators, successors and assigns.

No provision of this Agreement is intended to be for the benefit of or enforceable by any third party.

**IN WITNESS WHEREOF**, the Member(s) have executed this Agreement on December 18th 2017.

The Member(s) of Lincolnshire Investment LLC



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Anton Sullivan

*Michael Sullivan*

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Michael Sullivan IV

*Robert Sullivan*

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Robert Sullivan

Michael Sullivan III



# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	DOUGLAS - 28	Mo. 01 Day 11 Yr. 2020	Mo. 01 Day 11 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) See attached		Grantee's Name (Buyer) See attached	
Street or Other Mailing Address 5424 So. 24th St.		Street or Other Mailing Address 5424 So. 24th St.	
City Omaha	State NE	City Omaha	State NE
	Zip Code 68107		Zip Code 68107
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
Email Address		Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)

Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

Yes  No

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

\$885,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  No

18 Address of Property

5424 South 24th Street, Omaha, NE 68107

19 Name and Address of Person to Whom the Tax Statement Should be Sent

William J. Falt, David E. Falt, Daniel L. Falt  
5424 So. 24th St., Omaha, NE 68107

18a  No address assigned 18b  Vacant land

20 Legal Description

See Attached

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	<del>228,000</del> 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	<del>228,000</del> 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<del>68,000</del> 00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(20)

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David J. Koukol, Attorney

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney for Grantee

Title

Phone Number

01/13/2020

Date

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. _____ Day _____ Yr. _____	\$ _____		

Grantee—Retain a copy of this document for your records.

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name

William J. Falt, David E. Falt and Daniel L. Falt, Co-Successor Trustees of the William L. Falt Second Amended and Restated Trust dated March 7, 2000

6. Grantee's Name

William J. Falt, a single person (1/3 interest)  
David E. Falt, a married person (1/3 interest)  
Daniel L. Falt, a single person (1/3 interest)  
as tenants in common

20. Legal Description

Lots two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), and nine (9), together with the East one-half (E1/2) of the vacated alley adjoining all of said Lots Two (2) through Nine (9) inclusive on the West, all in Block 2, Brown Park Addition to the City of South Omaha, now the City of Omaha, Douglas County, Nebraska,

## Sources & Uses

### Capital Sources

Total Development Cost **31,234,319**

Loan Amount **9,485,426**

Investor Equity (LITHC) **\$12,842,039**

ARPA **8,900,000**

*Cost per unit* **211,042.70**

### Capital Uses

Land **100,000**

Site Costs **800,000**

Hard Costs **27,853,016**

Soft Costs **2,481,303**

Contingency **740,000**

Operating Reserve **1,497,789**





# THE MARKET LOFTS

MIKE SULLIVAN



# DEVELOPER RESUME

- Grew up a rough & finish carpenter for Single Family homes in Wahoo, NE.
- M.Arch University of Colorado Denver
- BA Environmental Design University of Colorado Boulder
- Prior leadership role as Asset Manager of Multifamily B & C assets, 2K + units, located in the Midwest & Rust Belt
- Cradle to grave commercial real estate investor
- Commercial real estate developer with a focus on Multifamily in the Midwest
- Spark CRE developer academy graduate
- Two multifamily projects currently being developed (80 units total)

# THE MARKET FLATS

- South Omaha redevelopment (recently closed Joe Tess's Fish Market)
- 148 unit multifamily community
  - Studio, 1, & 2 bedroom floor plans
- 100% Affordable units
  - 40/60 set aside
- Financing: 4% LITHC, ARPA, & Commercial lender



# COMMUNITY IMPACT

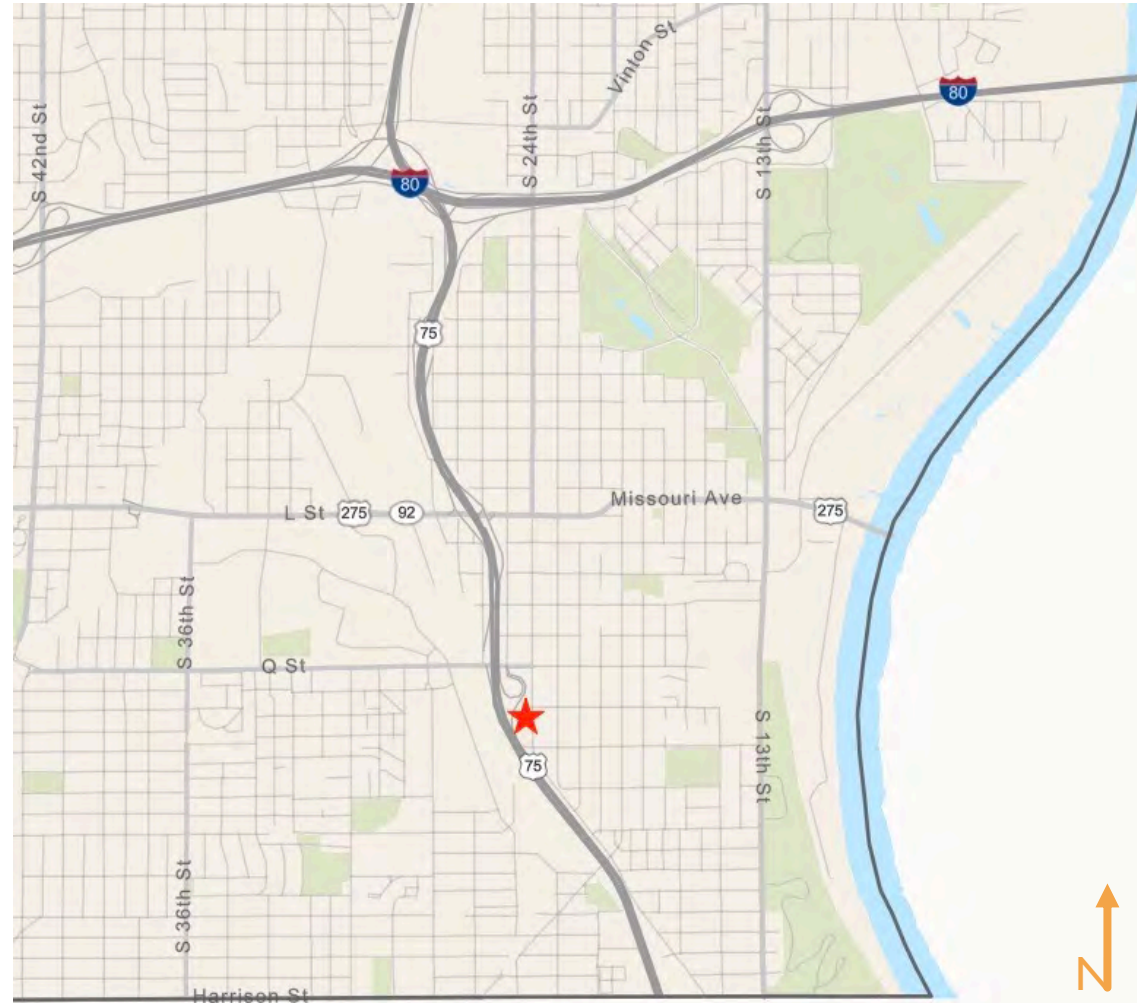
- CONNECTION to the streetscape & local amenities
- Promote GROWTH for local businesses & population
- Improving SUSTAINABILITY of the community
- Fill the NEED of the housing shortage

“Land development is essential for a community's success. While development can sometimes be frowned upon, as it changes the face of the landscape, creates more traffic, changes ecosystems and habitats, **it is imperative for the prosperity of your community.**”

*- A.R Brouwer*

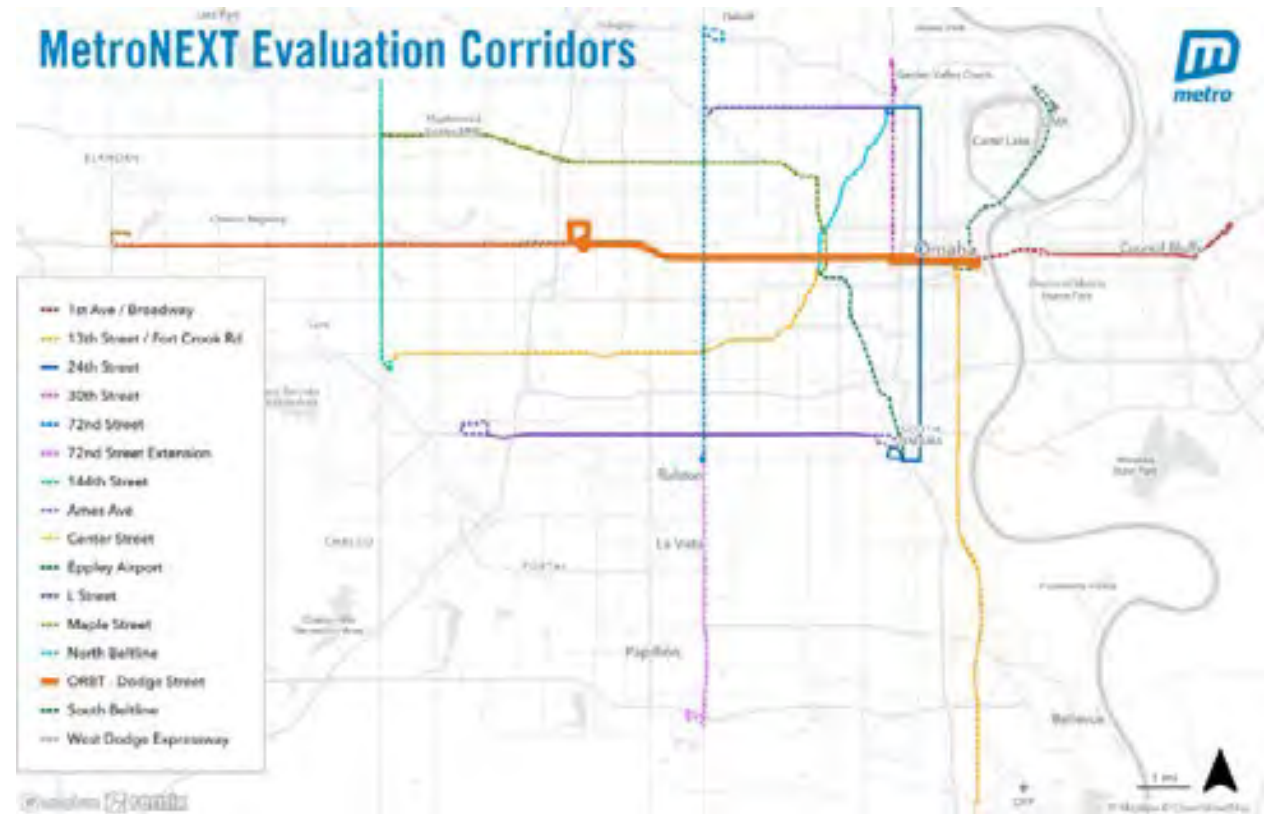
# PROJECT DETAILS

- 5425 South 24<sup>th</sup> St, Omaha, NE
- Located 2 blocks from Highway 75
- Community Redevelopment Area (CRA)
- Qualified Census Tract – 29
- Extremely Blighted Area
- 2020 Census Block Group - 3
- Zoning: General Industrial (GI)
- Lot size: 74,534 SF (1.71 Acres)



# CONNECTION

- Utilizing the 24<sup>th</sup> Street corridor (N & S)
- Orbtz bus line & proposed improvements
- Metro Community College (South) is a few blocks away
- Schools:
  - Gomez Heritage Elementary School
  - R M Marris Magnet Middle School
  - Omaha South Magnet High School
- Close proximity to South Omaha Downtown



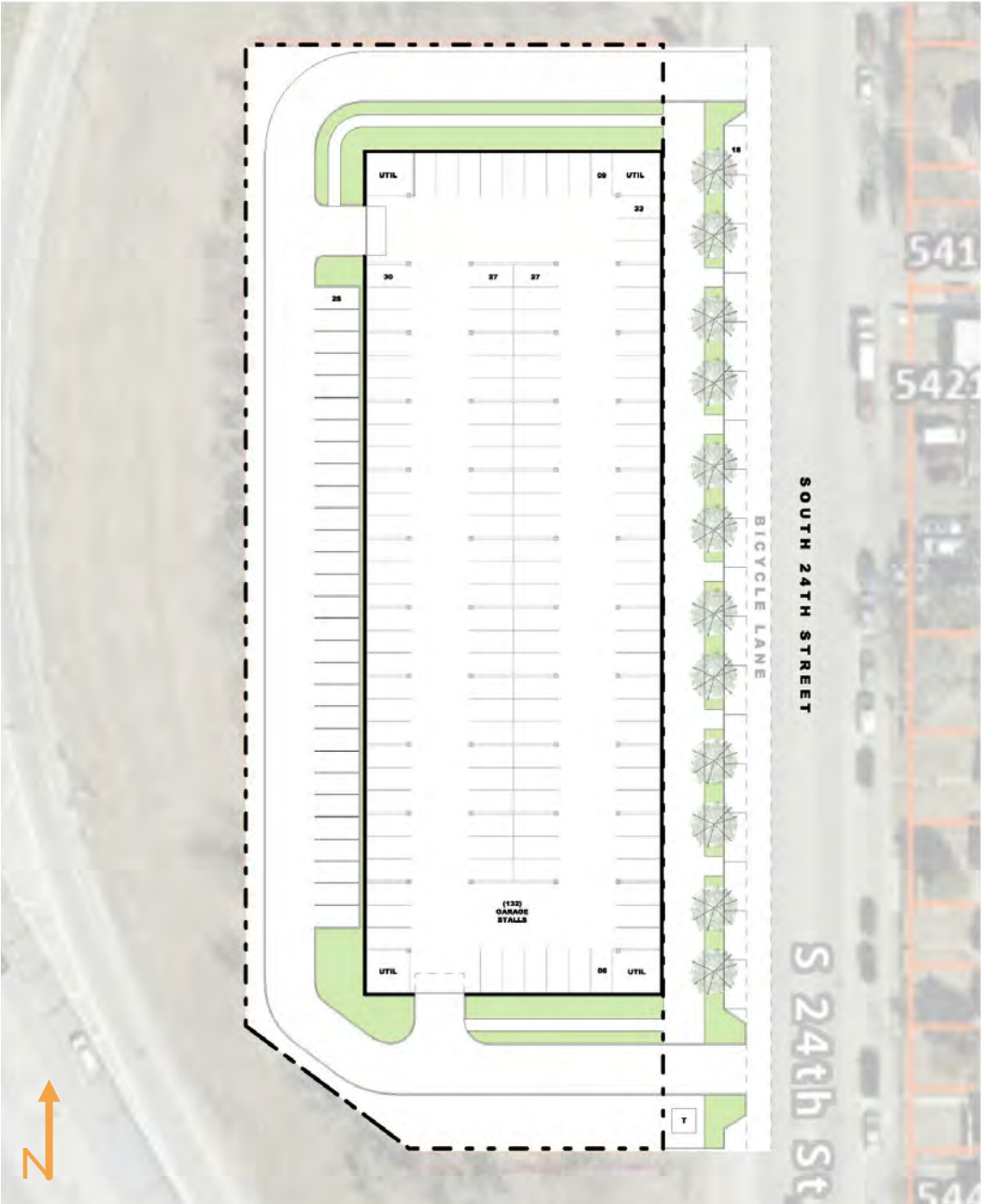
# LOCAL MARKET ANALYSIS: SOUTH OMAHA

Median Living Cost/month	
For Rent	\$1,161
For Sale	\$1,237
<b>South Omaha Median Home Value</b> <b>\$96,400</b>	
Omaha MSA (up 10.8% over 2021)	\$270,450
National	\$428,700
<b>South Omaha Median Rent</b> <b>\$852</b>	
Omaha MSA	\$1,101
National	\$1,326

Rent vs Own	
Rent	35%
Own	65%
<b>South Omaha Median Household Income</b> <b>\$48,971</b>	
Omaha MSA	\$56,640
National	\$70,784
<b>Families with Children (1-3 person households)</b> <b>38%</b>	

Age Demographic	0-17	18-34	35-49	50-64	65+
South Omaha	38%	25%	15%	16%	7%
Omaha City	25%	26%	13%	24%	12%

Parking Scenario	
Parking Garage stalls	132
Surface parking stalls	28
Street parking stalls	18
<b>Total Stalls</b>	<b>178</b>





## APARTMENT UNIT MIX

Unit Type	Count	Square feet	Rent	Rent/SF	% of unit type
Studio	16	500	\$ 999	\$ 1.94	11%
1 Bedroom	104	650	\$ 1,070	\$ 1.58	70%
2 Bedroom	28	900	\$ 1,284	\$ 1.37	19%
<b>Total/Average</b>	<b>148</b>	<b>681</b>	<b>\$ 1,118</b>	<b>\$ 1.64</b>	

## AMENITIES

- In-unit laundry
- Community fitness center
- Outdoor patio lounge
- Pickle ball courts
- Covered parking garage
- WIFI Lounge



# PRECEDENT

Eagle Heights Apartments  
23rd & N St.  
44 units  
Section 8



Q Street Senior Living  
22nd & Q St.  
40 units  
9% LITHC





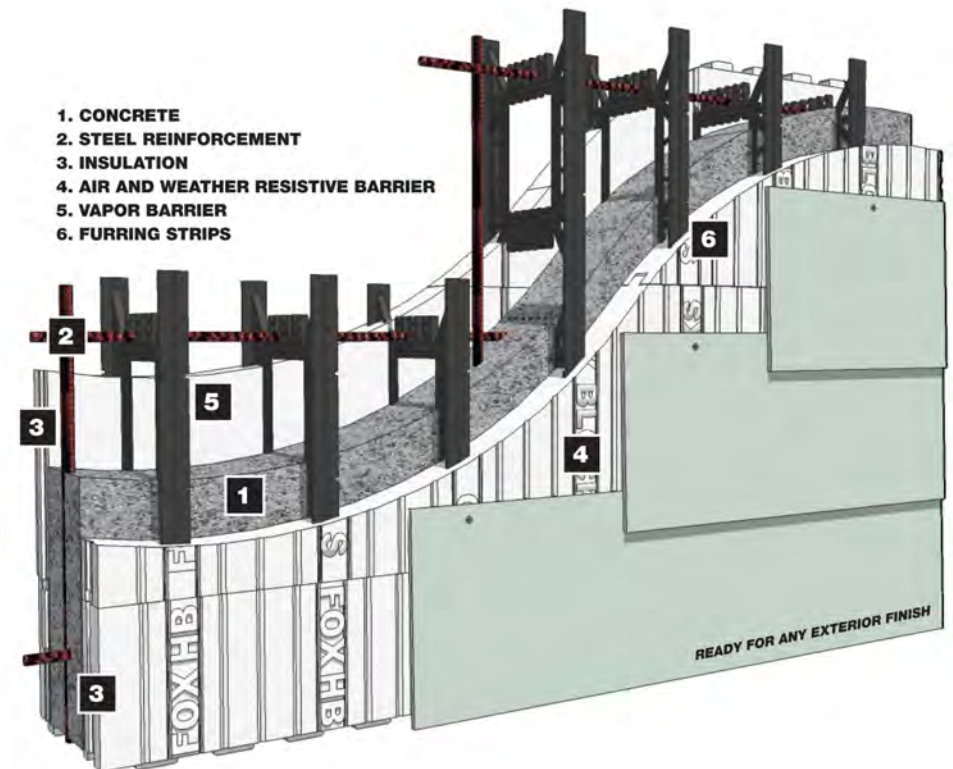
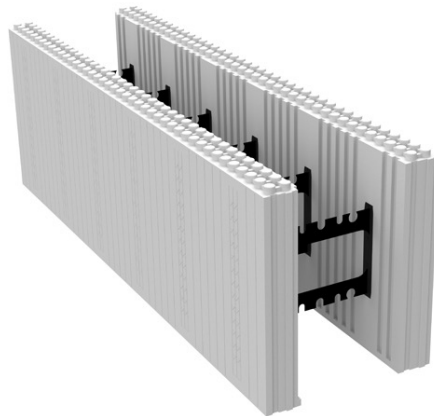
## CONCEPTUAL DESIGN

Medium scale multifamily to appeal to the small-town charm & walkability of South Omaha. Envisioning modern farmhouse aesthetic with a simple gable roof line with 3 – 4 stories of apartments overlooking Metro Community College, Livestock Exchange complex, & Southside Terrace.



# PROJECT BUILD: INSULATED CONCRETE FORMS (ICF)

- Pros of material & system
  - Continuous Vapor Retarder
  - Thermal Mass
  - Timeline of construction is shorter
  - Less trades involved in process
- Energy Savings
  - Continuous Insulation (interior & exterior)
  - 6" core = R-23
  - Reduction in HVAC system size and usage
- Sounds Reduction
  - Sound Transmission (STC 50+)
- Insurance Premium Reduction
  - 3-4 Hour Fire Rating
  - Noncombustible vs combustible
- Longevity of building



## SOURCES & USES:

Capital Sources	
Total Development Cost	31,234,319
Loan Amount	9,485,426
Investor Equity (4% LITHC)	\$6,190,179
ARPA	8,900,000
<i>Cost per unit</i>	211,042.70

Capital Uses	
Land	100,000
Site Costs	800,000
Hard Costs	27,853,016
Soft Costs	2,481,303
Contingency	740,000
Operating Reserve	1,497,789

# FINANCING ASSUMPTIONS: CONSTRUCTION & MINI PERM

Construction Debt	
Loan to Cost	52%
Loan Amount	16,160,694
Interest Rate	6.00%
Rate Type	Fixed
Amortization (Years)	30
Interest -Only Period (months)	24

Permanent Debt	
Loan to Value	75%
Loan Amount	9,485,426
Interest Rate	5.50%
Cap Rate	7.00%
Term	15
Amortization (Years)	35
DSCR	1.15

Stabilized Operations			
Revenue growth	4.00%	Operating Expense per unit	\$5,580
Vacancy Rate	5.00%	Replacement Reserves per unit	\$200
Expense Ratio	42%	Property Mgt Fee	15%

# PROFORMA

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
<b>Revenue</b>										
<b>Gross Residential Rent</b>	1,886,112	1,961,556	2,040,019	2,121,619	2,206,484	2,294,744	2,386,533	2,481,995	2,581,275	2,684,525
Effective Gross Income	1,754,084	1,863,479	1,938,018	2,015,539	2,096,160	2,180,006	2,267,207	2,357,895	2,452,211	2,550,299
<b>Operating Expenses</b>	<b>865,800</b>	<b>891,774</b>	<b>918,527</b>	<b>946,083</b>	<b>974,466</b>	<b>1,003,699</b>	<b>1,033,810</b>	<b>1,064,825</b>	<b>1,096,770</b>	<b>1,129,673</b>
Replacement Reserves	29,600	30,488	31,403	32,345	33,315	34,315	35,344	36,404	37,496	38,621
<b>Net Operating Income</b>	<b>847,584</b>	<b>929,784</b>	<b>976,312</b>	<b>1,024,981</b>	<b>1,075,886</b>	<b>1,129,125</b>	<b>1,184,798</b>	<b>1,243,014</b>	<b>1,303,884</b>	<b>1,367,522</b>
<b>Debt Service</b>	<b>611,259</b>	<b>611,259</b>	<b>611,259</b>	<b>611,259</b>	<b>611,259</b>	<b>611,259</b>	<b>611,259</b>	<b>611,259</b>	<b>611,259</b>	<b>611,259</b>
<b>Cash Flow</b>	<b>236,325</b>	<b>318,524</b>	<b>365,053</b>	<b>413,722</b>	<b>464,627</b>	<b>517,865</b>	<b>573,539</b>	<b>631,755</b>	<b>692,624</b>	<b>756,263</b>
<b>CoC</b>	<b>1.8%</b>	<b>2.5%</b>	<b>2.8%</b>	<b>3.2%</b>	<b>3.6%</b>	<b>4.0%</b>	<b>4.5%</b>	<b>4.9%</b>	<b>5.4%</b>	<b>5.9%</b>



# MOVING THE PROJECT FORWARD...EXECUTION IS KEY!!!

- Continue with schematic design & underwriting
- Set up pre-application meeting with City of Omaha
- Property is held in a real estate trust with assigned real estate attorney
- Continue to communicate with the attorney of family trust
- Family trust is going to take the property to market
- Negotiate a fair market purchase price
- Submit LOI
- Submit application for ARPA funding round due October 9<sup>th</sup> at 11:59pm
- Get property under contract to obtain site control



# CONTACT

- Mike Sullivan
  - 402-480-5143
  - [mike@lincolnshireinvestment.com](mailto:mike@lincolnshireinvestment.com)

# Grant Application

Row 264

<b>Organization Name (if applicable)</b>	Foundations Development, LLC
<b>Physical Address</b>	2225 Poppleton Ave Omaha, NE 68108
<b>Mailing Address</b>	1886 S 126th Street Omaha, NE 68144
<b>Website</b>	<a href="http://www.foundationsdevelopment.com">www.foundationsdevelopment.com</a>
<b>Social Media Accounts</b>	<a href="https://www.facebook.com/profile.php?id=100057634293381">https://www.facebook.com/profile.php?id=100057634293381</a> , <a href="https://www.linkedin.com/company/22343890/admin/">https://www.linkedin.com/company/22343890/admin/</a>
<b>Name</b>	Rob Woodling
<b>Title</b>	President
<b>Email Address</b>	woodling@cox.net
<b>Phone</b>	+1 (402) 578-1505
<b>Team</b>	Yes
	Rob Woodling(President and Owner)(20 years experience affordable housing development), Jami Woodling(Vice-President and Owner)(15 years experience affordable housing development), Pat Engel (20 years experience property management)
<b>Organizational Chart</b>	Foundations Development, LLC is wholly owned by Woodling Development Corporation which is 100% owned by Rob Woodling. RWI Property Management, Inc. is wholly owned by Rob Woodling. Resident Support, Inc. is wholly owned by Rob Woodling
<b>Other Completed Projects and/or Accomplishments</b>	Foundations Development, LLC has developed or consulted on over \$160,000,000 of affordable housing development over the last 16 years. This includes the creation of over 825 units in Nebraska and Iowa. Resident Support, Inc. provides supportive services to over 550 units in Nebraska.
<b>Proposal Title</b>	QCT Construction Workforce Development
<b>Total Budget (\$)</b>	\$8,500,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$5,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	The QCT Construction Workforce Development project will create 50 units of much needed of supportive senior housing

near 22nd and Poppleton Avenue in Omaha. The project will commit to 75% of all subcontractor labor from residents of QCTs in Omaha. This will create over 75 good paying construction jobs for QCT residents during construction. The project will have 2 employees after construction that will be hired from QCTs. The project location is owned by the developer and is zoned correctly for the multifamily use. The project will break ground in summer of 2023 and will be completed by the end of 2024. The project will fundamentally transform the Columbus Park neighborhood by creating affordable housing options for seniors to stay in their neighborhood. The project will allow for seniors to pass their homes to relatives to allow for new family formation in the Columbus Park neighborhood. The project will allocate 25% of the units to disabled seniors with services provided by Resident Support, Inc. Resident Support, Inc. has over 8 years of experience of providing supportive services to residents in affordable housing projects. The project is 500 feet from route 24 of the MAT system and will increase ridership. The project is adjacent to Columbus Park and will create a noticeable improvement to the nearby park by removing an adjacent vacant lot. The project will also connect to underutilized public improvements on Poppleton Ave.

---

**Timeline** After approval, the project will complete applications for TIF within 2 month. The project simultaneously complete plans and specs and apply for building permits. The project will break ground by summer of 2023. The project will complete by the end the 2024.

---

**Percentage completed by July 2025** 100%

---

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

---

**Community Needs** Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) 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 project will create 50 units of supportive service affordable housing and create jobs targeted to QCT residents. The project is within 500 feet of MAT bus stop. The project will connect to underutilized public improvements. The project will allow residents to stay in a gentrifying neighborhood and allow senior

to stay close to family, churches and shopping that they are comfortable with.

---

**Visioning Workshop Findings Alignment** The project aligns with the Visioning Workshop Summary in the following ways. In the Uses section for South Omaha, the first item is "Build senior housing next to community center". The Subby Anzaldo Columbus Park Community Center is directly to the south of this project. The second item is "Affordable housing options", this project will be limited to residents at or below 50% of the Area Median Income.

---

**Priorities Alignment** The project creates jobs for QCT residents, creates affordable housing residents with services, and utilizes underutilized public improvements with a team with a proven tract record of delivering projects on time and on budget.

---

**Economic Impact** The project will create 75 construction jobs and 2 property management jobs.

---

2

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75

---

\$25/hour on average

---

The opportunity to work with the general contractor on the project will allow the subcontractors to showcase their ability. This will allow for future work and positive references for those subcontractors.

---

**Community Benefit** The project will allow seniors to stay in a gentrifying neighborhood with supportive services. The project will allow for easy access to a community center and public transportation.

---

The project utilize existing utilities and creates development next to a City of Omaha park.

---

**Best Practices/Innovation** The project will combine supportive services with affordable housing. Foundations Development, LLC and Resident Support, Inc. will continue to provide servies to the community.

---

**Outcome Measurement** The project will allow for neighborhood residents to move into supportive housing and allow for their homes to be reinveigorated by new families.

---

The property manager of the project, RWI Property Management, Inc.

---

The project will lay the groundwork for other development in the neighborhood.

---

**Partnerships** Yes

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Foundations Development, LLC-Developer, RWI Property Management, Inc.-Property Manager, Resident Support, Inc.-Supportive Service Provider

---

All

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<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	2225 Poppleton Ave, Omaha, NE 68108
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	RD Blair, L.L.C. is an affiliate of Foundations Development, LLC and owns the property.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	No
<b>Design, Estimating, and Bidding</b>	No
	No
	Historical averages with inflation factored in.
<b>General Contractor</b>	No
<b>Request Rationale</b>	Sources and Uses attached.
<b>Grant Funds Usage</b>	The LB 1024 funding will be used as gap funding.
<b>Proposal Financial Sustainability</b>	Yes
	The project will be self-sustaining.
<b>Funding Sources</b>	The project will apply for TIF funding from the City of Omaha. Foundations Development has successfully executed TIF multiple times with the City of Omaha.
	TIF for the City would be approved 120 days from the date of application.
	None.
<b>Scalability</b>	No
	N/A

---

<b>Financial Commitment</b>	Foundations Development, LLC will contribute a capital contribution of \$144,368 to the project.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

---

Rob Woodling

100%

Woodling Holdings Corp

100%

Foundations Development, LLC

20+ development projects

Development Projects

100%

RWF Property Management, Inc

100%

Resident Support, Inc



Foundations Development, LLC  
 Poppleton Senior

**Rental Breakdown Low Income Units**

Low Income Units	% of Area Median Income	Number of Units	Net Rent Per Month	Maximum Regulated Rent	Percent Below Maximum	Utility Allowance	Stabilized Annual Rent	Stabilized Monthly Rent	Market Rate Rents	Percent Below Market Rents	Average Square Feet Per Unit	Rent Per Square Foot
Studio - A	40%	0	\$0	\$0	0.00%	0	0	0	\$0	0.00%	0	0.00
Studio - B	50%	0	\$0	\$0	0.00%	0	0	0	\$0	0.00%	0	0.00
Studio - C	60%	0	\$0	\$0	0.00%	0	0	0	\$0	0.00%	0	0.00
Studio - D	0%	0	\$0	\$0	0.00%	0	0	0	\$0	0.00%	0	0.00
1 Bedroom - A	40%	0	\$0	\$0	0.00%	0	0	0	\$0	0.00%	0	0.00
1 Bedroom - B	50%	0	\$0	\$0	0.00%	0	0	0	\$0	0.00%	0	0.00
1 Bedroom - C	60%	0	\$0	\$0	0.00%	0	0	0	\$0	0.00%	0	0.00
1 Bedroom - D	0%	0	\$0	\$0	0.00%	0	0	0	\$0	0.00%	0	0.00
2 Bedroom - A	40%	50	\$700	\$705	0.74%	85	420,000	35,000	\$0	0.00%	913	0.77
2 Bedroom - B	50%	0	\$0	\$0	0.00%	85	0	0	\$0	0.00%	913	0.00
2 Bedroom - C	60%	0	\$0	\$0	0.00%	85	0	0	\$0	0.00%	913	0.00
2 Bedroom - D	0%	0	\$0	\$0	0.00%	85	0	0	\$0	0.00%	0	0.00
3 Bdrm / 2 Bath- A	40%	0	\$0	\$0	0.00%	121	0	0	\$0	0.00%	0	0.00
3 Bdrm / 2 Bath- B	50%	0	\$0	\$0	0.00%	121	0	0	\$0	0.00%	0	0.00
3 Bdrm / 2 Bath- C	60%	0	\$0	\$0	0.00%	121	0	0	\$0	0.00%	0	0.00
3 Bdrm / 2 Bath- D	0%	0	\$0	\$0	0.00%	121	0	0	\$0	0.00%	0	0.00
4 Bedroom - A	40%	0	\$0	\$0	0.00%	220	0	0	\$0	0.00%	0	0.00
4 Bedroom - B	50%	0	\$0	\$0	0.00%	220	0	0	\$0	0.00%	0	0.00
4 Bedroom - C	60%	0	\$0	\$0	0.00%	220	0	0	\$0	0.00%	0	0.00
4 Bedroom - D	0%	0	\$0	\$0	0.00%	220	0	0	\$0	0.00%	0	0.00
<b>Non-Revenue Units</b>		<b>0</b>									<b>0</b>	
<b>Low Income Units</b>		<b>50</b>					<b>\$420,000</b>	<b>\$35,000</b>				
<b>Market Rate Units</b>		<b>0</b>										
<b>Total Units</b>		<b>50</b>										

\*\*\* Important this project has elected the following additional Set-Asides

AMI

Unit A	10% of the Units at	40% of AMGI
Unit B	40% of the Units at	50% of AMGI
Unit C	50% of the Units at	60% of AMGI
Unit D	0% of the Units at	0% of AMGI

**Foundations Development, LLC**  
**PROJECT INFORMATION INPUT SHEET**  
**Poppleton Senior**

*OPERATING EXPENSES BUDGET*

<b>Mgt. &amp; Administration</b>	<b>Budget</b>	<b>Per Sq Ft Annual</b>	<b>Per Unit Annual</b>
Advertising	500	0.01	10
Legal Expense	500	0.01	10
Accounting/Audit	0	0.00	0
Office Expense/Telephone	2,680	0.06	54
Resident Manager	0	0.00	0
<b>Subtotal Mgt. &amp; Admin.</b>	<b>3,680</b>	<b>0.08</b>	<b>74</b>
<b>Maintenance &amp; Repairs</b>			
Maintenance/Decorative	30,000	0.66	600
Repairs	0	0.00	0
Grounds	12,000	0.26	240
Snow Removal	5,000	0.11	100
Exterminating	1,000	0.02	20
Other: MISC	0	0.00	0
<b>Subtotal Maint &amp; Repairs</b>	<b>48,000</b>	<b>1.05</b>	<b>960</b>
<b>Operating</b>			
Elevator	3,000	0.07	60
Electric	1,500	0.03	30
Gas	0	0.00	0
Water & Sewer	12,000	0.26	240
Security	0	0.00	0
Trash Removal	0	0.00	0
Insurance	30,000	0.66	600
Other: Renters	0	0.00	0
<b>Subtotal Operating</b>	<b>46,500</b>	<b>1.02</b>	<b>930</b>
<b>Real Estate Taxes</b>			
Property taxes	112,000	2.45	2,240
Other: Franchise Tax	0	0.00	0
<b>Subtotal Real Estate Taxes</b>	<b>112,000</b>	<b>2.45</b>	<b>2,240</b>
<b>Management Fees</b>			
Asset Management Fee	0	0.00	0
State Tax Credit Compliance Fee	0	0.00	0
Management Fees	9,000	0.20	180
<b>Subtotal Management Fees</b>	<b>9,000</b>	<b>0.20</b>	<b>180</b>
Supportive Service	0	0.00	0
Other: Escrow	0	0.00	0
<b>Subtotal Other</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>Replacement Reserve</b>	Per Unit: 350	17,500	0.38
		17,500	0
<b>TOTAL OPERATING EXPENSES</b>	<b>236,680</b>	<b>5</b>	<b>4,734</b>

**Foundations Development, LLC**  
**Poppleton Senior**

		2022	2023	2024	2025	2026	2027	2028	2029
<b>OPERATING CASH FLOW</b>									
				Income Escalator	Income Escalator				
				1.0200					
<b>INCOME</b>		<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Rental Income-Low Income Units		420,000	420,000	428,400	436,968	445,707	454,622	463,714	472,988
Rental Income-Market Rate Units		-	-	-	-	-	-	-	-
Other Income		1,500	1,500	1,530	1,561	1,592	1,624	1,656	1,689
Gross Potential Residential Income		421,500	421,500	429,930	438,529	447,299	456,245	465,370	474,677
Less: Vacancy Loss & Concessions		(340,200)	(294,000)	(30,095)	(30,697)	(31,311)	(31,937)	(32,576)	(33,227)
Net Effective Residential Income		81,300	127,500	399,835	407,832	415,988	424,308	432,794	441,450
Commercial Income		-	120,360	120,360	120,360	120,360	120,360	120,360	120,360
Less: Vacancy Loss & Concessions		-	-	-	-	-	-	-	-
<b>NET EFFECTIVE INCOME</b>		<b>81,300</b>	<b>247,860</b>	<b>520,195</b>	<b>528,192</b>	<b>536,349</b>	<b>544,669</b>	<b>553,154</b>	<b>561,811</b>
				Expense Escalator					
				1.0300					
				Property Tax Escalator					
				1.0300					
<b>OPERATING EXPENSES</b>	<b>Assumptions</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Subtotal Mgt. & Admin.	3,680	2,147	3,680	3,790	3,904	4,021	4,142	4,266	4,394
Subtotal Maint & Repairs	48,000	26,625	48,000	49,440	50,923	52,451	54,024	55,645	57,315
Subtotal Operating	46,500	24,625	46,500	47,895	49,332	50,812	52,336	53,906	55,523
Subtotal Real Estate Taxes	112,000	56,583	112,000	115,360	118,821	122,385	126,057	129,839	133,734
Subtotal Management Fees	9,000	2,750	9,000	9,180	9,364	9,551	9,742	9,937	10,135
Supportive Service	-	-	-	-	-	-	-	-	-
Other:Escrow	-	-	-	-	-	-	-	-	-
Replacement Reserve	17,500	8,750	17,500	18,025	18,566	19,123	19,696	20,287	20,896
<b>Total Expenses</b>	<b>236,680</b>	<b>121,480</b>	<b>236,680</b>	<b>243,690</b>	<b>250,909</b>	<b>258,343</b>	<b>265,998</b>	<b>273,880</b>	<b>281,997</b>
<b>NET OPERATING CASH FLOW</b>		<b>(40,180)</b>	<b>11,180</b>	<b>276,505</b>	<b>277,283</b>	<b>278,006</b>	<b>278,671</b>	<b>279,274</b>	<b>279,814</b>
<b>DEBT SERVICE</b>									
<b>Perm Loan</b>	\$1,950,000	1,950,000	1,943,146	1,930,985	1,918,094	1,904,429	1,889,945	1,874,592	1,858,317
Principal		6,854	12,161	12,891	13,664	14,484	15,353	16,274	17,251
Interest	6.00%	68,250	116,589	115,859	115,086	114,266	113,397	112,476	111,499
<b>Total-Payable</b>		<b>75,104</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>
<b>Debt Service Coverage Ratio</b>		<b>-53%</b>	<b>9%</b>	<b>215%</b>	<b>215%</b>	<b>216%</b>	<b>216%</b>	<b>217%</b>	<b>217%</b>
<b>TIF</b>	\$1,400,000	1,400,000	1,378,790	1,341,157	1,301,266	1,258,981	1,214,160	1,166,649	1,116,287
Principal Paid		21,210	37,633	39,891	42,284	44,822	47,511	50,361	53,383
Interest Accrued		-	-	-	-	-	-	-	-
Interest Paid	6.00%	49,000	82,727	80,469	78,076	75,539	72,850	69,999	66,977
<b>Total-Payable</b>		<b>70,210</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>
<b>All In Debt Service Coverage Ratio</b>		<b>-28%</b>	<b>4%</b>	<b>111%</b>	<b>111%</b>	<b>112%</b>	<b>112%</b>	<b>112%</b>	<b>112%</b>
<b>TOTAL DEBT SERVICE</b>		<b>145,314</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>
<b>NET OPERATING CASH FLOW</b>		<b>(185,495)</b>	<b>(237,930)</b>	<b>27,395</b>	<b>28,172</b>	<b>28,895</b>	<b>29,560</b>	<b>30,164</b>	<b>30,703</b>
<b>CASH FLOW AVAILABLE FOR FEES</b>		<b>(185,495)</b>	<b>(237,930)</b>	<b>27,395</b>	<b>28,172</b>	<b>28,895</b>	<b>29,560</b>	<b>30,164</b>	<b>30,703</b>
Deferred Developer Fees	\$144,368	-	-	27,395	28,172	28,895	29,560	30,164	182
Balance		144,368	144,368	116,973	88,801	59,906	30,345	182	-

**Foundations Development, LLC**  
**Poppleton Senior**

	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL
<b>OPERATING CASH FLOW</b>									
<b>INCOME</b>									
Rental Income-Low Income Units	482,448	492,097	501,939	511,978	522,217	532,662	543,315	554,181	7,683,235
Rental Income-Market Rate Units	-	-	-	-	-	-	-	-	-
Other Income	1,723	1,757	1,793	1,828	1,865	1,902	1,940	1,979	27,440
Gross Potential Residential Income	484,171	493,854	503,732	513,806	524,082	534,564	545,255	556,160	7,710,675
Less: Vacancy Loss & Concessions	(33,892)	(34,570)	(35,261)	(35,966)	(36,686)	(37,419)	(38,168)	(38,931)	(1,114,936)
Net Effective Residential Income	450,279	459,284	468,471	477,840	487,396	497,145	507,087	517,229	6,595,739
Commercial Income	120,360	120,360	120,360	120,360	120,360	120,360	120,360	120,360	1,805,406
Less: Vacancy Loss & Concessions	-	-	-	-	-	-	-	-	-
<b>NET EFFECTIVE INCOME</b>	<b>570,639</b>	<b>579,645</b>	<b>588,831</b>	<b>598,201</b>	<b>607,757</b>	<b>617,505</b>	<b>627,448</b>	<b>637,590</b>	<b>8,401,145</b>

<b>OPERATING EXPENSES</b>	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL
Subtotal Mgt. & Admin.	4,526	4,662	4,802	4,946	5,094	5,247	5,404	5,566	70,591
Subtotal Maint & Repairs	59,034	60,805	62,629	64,508	66,443	68,437	70,490	72,604	919,373
Subtotal Operating	57,189	58,905	60,672	62,492	64,367	66,298	68,287	70,335	889,474
Subtotal Real Estate Taxes	137,746	141,878	146,135	150,519	155,034	159,685	164,476	169,410	2,139,662
Subtotal Management Fees	10,338	10,545	10,756	10,971	11,190	11,414	11,642	11,875	158,391
Supportive Service	-	-	-	-	-	-	-	-	-
Other:Escrow	-	-	-	-	-	-	-	-	-
Replacement Reserve	21,523	22,168	22,834	23,519	24,224	24,951	25,699	26,470	334,231
<b>Total Expenses</b>	<b>290,356</b>	<b>298,963</b>	<b>307,827</b>	<b>316,954</b>	<b>326,353</b>	<b>336,031</b>	<b>345,998</b>	<b>356,262</b>	<b>4,511,722</b>

<b>NET OPERATING CASH FLOW</b>	<b>280,284</b>	<b>280,682</b>	<b>281,004</b>	<b>281,247</b>	<b>281,404</b>	<b>281,474</b>	<b>281,449</b>	<b>281,328</b>	<b>3,889,424</b>
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**DEBT SERVICE**

<b>Perm Loan</b>	1,841,066	1,822,780	1,803,397	1,782,851	1,761,072	1,737,986	1,713,516	1,687,577	1,687,577
Principal	18,286	19,383	20,546	21,779	23,086	24,471	25,939	27,495	289,919
Interest	110,464	109,367	108,204	106,971	105,664	104,279	102,811	101,255	1,716,435
<b>Total-Payable</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>128,750</b>	<b>2,006,354</b>

Debt Service Coverage Ratio	<b>218%</b>	<b>218%</b>	<b>218%</b>	<b>218%</b>	<b>219%</b>	<b>219%</b>	<b>219%</b>	<b>219%</b>
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<b>TIF</b>	1,062,904	1,006,318	946,337	882,756	815,361	743,923	668,198	587,929	587,929
Principal Paid	56,586	59,981	63,580	67,395	71,439	75,725	80,269	85,085	897,156
Interest Accrued	-	-	-	-	-	-	-	-	-
Interest Paid	63,774	60,379	56,780	52,965	48,922	44,635	40,092	35,276	978,461
<b>Total-Payable</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>120,360</b>	<b>1,875,617</b>

All In Debt Service Coverage Ratio	<b>113%</b>	<b>113%</b>	<b>113%</b>	<b>113%</b>	<b>113%</b>	<b>113%</b>	<b>113%</b>	<b>113%</b>	
<b>TOTAL DEBT SERVICE</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>249,110</b>	<b>3,881,971</b>

<b>NET OPERATING CASH FLOW</b>	<b>31,173</b>	<b>31,571</b>	<b>31,894</b>	<b>32,136</b>	<b>32,294</b>	<b>32,364</b>	<b>32,339</b>	<b>32,218</b>	<b>7,453</b>
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<b>CASH FLOW AVAILABLE FOR FI</b>	<b>31,173</b>	<b>31,571</b>	<b>31,894</b>	<b>32,136</b>	<b>32,294</b>	<b>32,364</b>	<b>32,339</b>	<b>32,218</b>	<b>7,453</b>
Deferred Developer Fees	-	-	-	-	-	-	-	-	144,368
Balance	-	-	-	-	-	-	-	-	-

Foundations Development, LLC

Poppleton Senior

Applications of Funds	Per Sq Foot	Per Unit	Total	Depreciable	Non Depreciable	Amortized	Expensed
Acquisition -Land	5.48	5,000	250,000		250,000		
Acquisition- Building	-	-	-	-			
Acquisition- Paving and Sewer District	-	-	-		-		
Acquisition- Loans Fees/Interest	-	-	-		-		
Acquisition- Other	-	-	-		-		
Site Work	-	-	-		-		
Subtotal	5.48	5,000	250,000	-	250,000	-	-
Construction Costs New	129.93	118,629	5,931,472	5,931,472		-	
Construction Costs Rehabilitation	-	-	-	-			
Construction Costs Commercial	-	-	-	-			
Site Work:	10.71	9,781	489,048		489,048		
Site Work:	-	-	-	-			
Site Work: On-Site Improvements 27.5	4.73	4,320	216,000	216,000			
Payment and Performance Bond	-	-	-	-			
Personal Property-Appliances etc in Apt	0.84	770	38,480	38,480			
Furniture, Fixtures, Equipment-Common Areas	-	-	-	-			
General Requirements	-	-	-	-			
Contractor Overhead	-	-	-	-			
Contractor Profit	7.67	7,000	350,000	350,000			
Construction Contingency	4.98%	7.67	350,000	350,000			
Other Construction: CFF Fees	-	-	-	-			
Subtotal	161.56	147,500	7,375,000	6,885,952	489,048	-	-
Architect Design	3.73%	6.02	275,000	275,000			
Architect Supervision	-	-	-	-			
Environmental Study	0.04	40	2,000	2,000			
Survey/Engineer	0.70	640	32,000	32,000			
Market Study	0.10	90	4,500	4,500			
Appraisal	0.10	90	4,500	4,500			
Accounting/Audit/Cost Certification	-	-	-	-			
Real Estate Attorney	0.03	30	1,500	1,500			
Construction Management Fees	-	-	-	-			
Subtotal	7.00	6,390	319,500	319,500	-	-	-
Building Permits	-	-	-	-			
Construction Consultants	-	-	-	-			
Construction Insurance	0.09	80	4,000	4,000			
Bonds/LOC Not Part of Construction Contract	-	-	-	-			
Construction Period Taxes	0.02	20	1,000	1,000			
Title and Recording	0.33	300	15,000	15,000			
Tenant Relocation	-	-	-	-			
Soft Cost Contingency	-	-	-	-		-	
Other Inspections	-	-	-	-			
Other Plan Cost Review	-	-	-	-			
Subtotal	0.44	400	20,000	20,000	-	-	-

50 Units Poppleton Senior

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**Foundations Development, LLC**

**Poppleton Senior**

<b>Applications of Funds</b>	<b>Per Sq Foot</b>	<b>Per Unit</b>	<b>Total</b>	<b>Depreciable</b>	<b>Non Depreciable</b>	<b>Amortized</b>	<b>Expensed</b>
Construction Loan Points/Fees	1.25	1,140	57,000	57,000			
Construction Loan Inspections	-	-	-	-			
Construction Loan Legal	-	-	-	-			
Construction Loan Interest	7.12	6,500	325,000	325,000	-	-	
Other Construction Loan Costs	-	-	-	-			
Permanent Loan Points/Fees	0.33	300	15,000			15,000	
Permanent Loan Misc. Costs	-	-	-				
Cost Certification	-	-	-				
Permanent Loan Legal	-	-	-				
Other Permanent Loan Costs:Title & recording	-	-	-				
<b>Subtotal</b>	<b>8.70</b>	<b>7,940</b>	<b>397,000</b>	<b>382,000</b>	<b>-</b>	<b>15,000</b>	<b>-</b>
Tax Credit Application Fees	-	-	-				
Tax Credit Compliance Monitoring Fees	-	-	-				
Counsel Fee-Ineligible Legal Fees	-	-	-				
Tax Opinion	-	-	-				
NIFA Asset Management	-	-	-				
Bridge Loan Fees	-	-	-				
Organization Costs	0.01	12	600			600	
AHTC Fees	-	-	-				
<b>Subtotal</b>	<b>0.01</b>	<b>12</b>	<b>600</b>	<b>-</b>	<b>-</b>	<b>600</b>	<b>-</b>
Developer Fees	<b>0.00%</b>	-	-				
Developer Overhead	-	-	-				
Consultant Fees	-	-	-				
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Leasing Expenses/ Marketing Expenses	0.24	216	10,820				10,820
Lease-Up Reserve/ Working Capital	-	-	-				
HUD/RD/Other Reserve	-	-	-				
Operating Reserve	2.66	2,429	121,448		121,448		
Beginning Replacement Reserve	-	-	-				
<b>Subtotal</b>	<b>2.90</b>	<b>2,645</b>	<b>132,268</b>	<b>-</b>	<b>121,448</b>	<b>-</b>	<b>10,820</b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>186.08</b>	<b>169,887</b>	<b>8,494,368</b>	<b>7,607,452</b>	<b>860,496</b>	<b>15,600</b>	<b>10,820</b>
<b>Surplus or (Shortage)</b>			<b>-</b>				

TIF application	12/1/22
TIF Finalized	3/1/23
Construction Docs Finalized	1/1/23
Building Permit	3/1/23
Construction start	4/1/2023
Construction completion	12/31/24

**Douglas County, Nebraska Property Record - R0913530006**

Information is valid as of 2022-10-07

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**Taxpayer**

RD BLAIR LLC  
  
 C/O ROD WOODLING  
 1886 S 126 ST  
 OMAHA NE 68144-0000

**Property Information**

<b>Key Number:</b>	1353 0006 09
<b>Account Type:</b>	Commercial
<b>Parcel Number:</b>	0913530006
<b>Parcel Address:</b>	
<b>Abbreviated Legal Description:</b>	CROSTOWN ADD LOT 5 BLOCK 0 LTS 3 4 & 5 & VAC ALLEY ADJ 117 X 136 15912 SQFT

**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$66,800	\$0	\$66,800
<b>2021</b>	\$66,800	\$0	\$66,800
<b>2020</b>	\$15,000	\$0	\$15,000
<b>2019</b>	\$15,000	\$0	\$15,000
<b>2018</b>	\$15,000	\$0	\$15,000
<b>2017</b>	\$15,000	\$0	\$15,000

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<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.3653	15912.0	0.0	136.0	117.0	

**Land Attributes**

<i>Attribute</i>	<i>Attribute Description</i>
Location	Inferior -30



To interact more fully with Google Maps and Street View go to this link [Google](#).

**Douglas County, Nebraska Property Record - R0913500000**

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**Taxpayer**

RD BLAIR LLC

1886 S 126 ST  
OMAHA NE 68144-0000**Property Information****Key Number:** 1350 0000 09**Account Type:** Residential**Parcel Number:** 0913500000**Parcel Address:** 2223 POPPLETON AV  
OMAHA NE 68108-0000**Abbreviated  
Legal  
Description:** CROSSTOWN ADD LOT 6 BLOCK 0 1/2 VAC ALLEY & 39 X 128**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$8,600	\$0	\$8,600
<b>2021</b>	\$8,600	\$49,000	\$57,600
<b>2020</b>	\$4,300	\$77,000	\$81,300
<b>2019</b>	\$4,300	\$77,000	\$81,300
<b>2018</b>	\$4,300	\$35,700	\$40,000
<b>2017</b>	\$4,300	\$35,700	\$40,000

[Show All Transactions](#)**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.11	4992.0	0.0	128.0	39.0	

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**Douglas County, Nebraska Property Record - R0913520002**

Information is valid as of 2022-10-07

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**Taxpayer**

RD BLAIR LLC

1886 S 126 ST  
OMAHA NE 68144-0000**Property Information****Key Number:** 1352 0002 09**Account Type:** Commercial**Parcel Number:** 0913520002**Parcel Address:** 2225 POPPLETON AV  
OMAHA NE 68108-0000**Abbreviated Legal Description:** CROSSTOWN ADD LOT 8 BLOCK 0 1/2 VAC ALLEY ADJ & LTS 7 & 8 89 X 128**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$47,800	\$0	\$47,800
<b>2021</b>	\$47,800	\$0	\$47,800
<b>2020</b>	\$6,700	\$0	\$6,700
<b>2019</b>	\$6,700	\$0	\$6,700
<b>2018</b>	\$6,700	\$0	\$6,700
<b>2017</b>	\$6,700	\$0	\$6,700

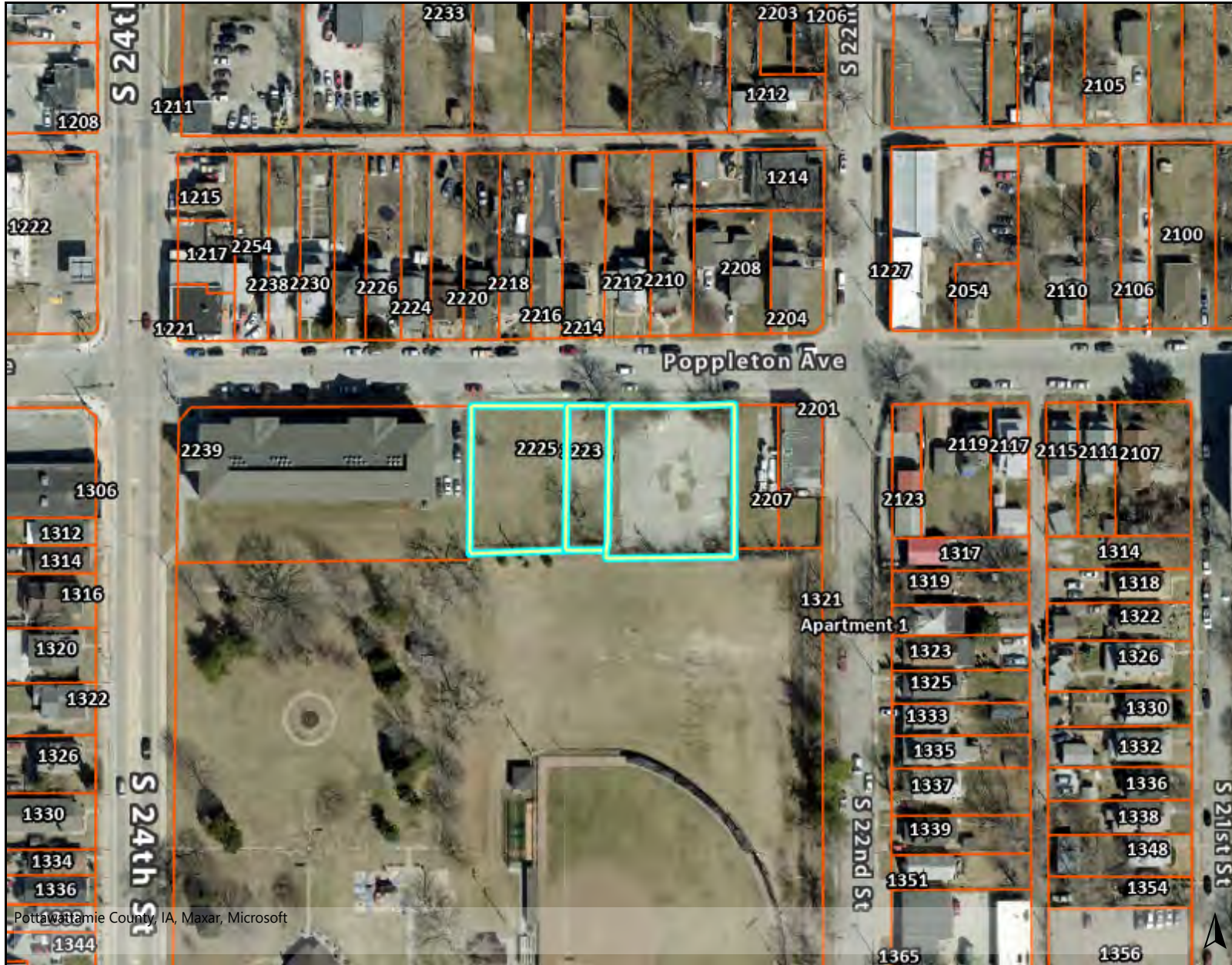
[Show All Transactions](#)**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.26	11392.0	0.0	128.0	89.0	

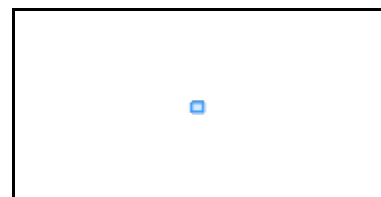
**Land Attributes**

<i>Attribute</i>	<i>Attribute Description</i>
Location	Inferior -30

To interact more fully with Google Maps and Street View go to this link [Google](#).



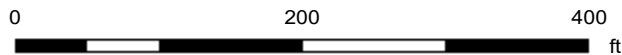
Pottawatomie County, IA, Maxar, Microsoft



Legend

Parcels

Property Lines



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

Printed from dogsis.org:  
10/09/2022 21:21:23

*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.*

All ARPA funding will be used for construction.

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**



*St. Ann Redevelopment*  
**2247 Poppleton Avenue**  
**Omaha, Nebraska 68108**

Prepared by:

The Assessment Group Inc.  
7364 North 122<sup>nd</sup> Avenue Circle  
Omaha, Nebraska 68142

November 2013



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

*St. Ann Redevelopment*  
2247 Poppleton Avenue  
Omaha, Nebraska 68108

Prepared for:

St. Ann Redevelopment, LLC  
1886 South 126<sup>th</sup> Street  
Omaha, Nebraska 68144

Prepared by:

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(402) 679-4291  
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*Website:* assessmentgroupinc.com

November 2013

TAG Project Number: 1113-379-21

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## 1.0 EXECUTIVE SUMMARY

### 2247 POPPLETON AVENUE OMAHA, NEBRASKA 68108

The Client has engaged The Assessment Group Inc. (TAG) to perform a Phase I Environmental Site Assessment (ESA) on the two parcels located at 2247 Poppleton Avenue, in Omaha, Nebraska (Site). This ESA updates TAG's May 2013 ESA of the Site. This ESA is in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-05.

- ❑ The Site comprises approximately 1.16-acres on the two parcels combined.
- ❑ The parcel at 2247 Poppleton Avenue is currently vacant (i.e., all previous structures have been demolished), and is in the process of being excavated for future development. The other parcel was previously used as a parking lot when 2247 Poppleton was developed with a church.
- ❑ Based on the information obtained to-date, our major findings and conclusions are as follows:
  - TAG's review of regulatory and historical documentation, and site reconnaissance, indicated the following *recognized environmental conditions* that could pose an environmental risk to the Site:
    - ❑ Omaha Lead NPL: lead-in-soil contamination could exist.
  - Conclusion: Based on a review of the findings, no further action or investigation is warranted at this time.

Environmental Assessment Component	Assessment	Routine Solution	Estimated Cost	Reference Section
Adjoining Properties	Acceptable			3.2
On-Site Operations	Acceptable			3.3
Historical Review	Acceptable			3.5
Regulatory Database Review	Omaha Lead NPL cleanup area. 3,000-gallon heating oil UST removed in 1990, with an NDEQ status of "no further action."	Lead-in-soil sampling/testing (\$600).		4.0, 6.0
Surface Areas	Acceptable			4.2
Hazardous Materials	Acceptable			
Storage Tanks	Acceptable			5.3
PCBs	Acceptable			5.4
Waste Generation	Acceptable			5.5
Physical Characteristics	Acceptable			5.6
Drinking Water/Sewage Disposal Systems	Acceptable			5.7
Asbestos	Not sample/tested			5.8, 6.0
Lead-based Paint (LBP)	Not sample/tested			5.9
Radon	Not sample/tested			5.10
Mold	Not sample/tested			5.11

*This summary is for convenience only, and should not be relied upon without first reading the full contents of this ESA report, including the Appendix materials.*

## 2.0 INTRODUCTION

### 2.1 Purpose

The Assessment Group Inc. has performed a Phase I Environmental Site Assessment (ESA) at 2247 Poppleton Avenue. This property will hereafter be referred to as the *Site*. The *State* refers to the State of Nebraska for this ESA. The purpose of this Phase I ESA was to identify and assess characteristics of the Site that would be of environmental concern; or conversely, to reasonably illustrate the lack of site characteristics of environmental concern. Environmental concerns include aspects that would lead to liability in the event of ownership, that have a significant potential for impact on property value, and that would impact the present or future use of the Site.

NOTE: This ESA is an update of the original ESA report completed by TAG in May 2013. Information that has not changed since May 2013, was re-used in this ESA. Since May 2013, all Site structures have been demolished. A family-living apartment building is proposed to be constructed on the Site in 2014.

### 2.2 Special Terms and Conditions

TAG was requested by the Client to provide a Phase I ESA of the Site. This Phase I ESA has been prepared in accordance with the contract scope of work, using reasonable efforts to attempt to identify areas of potential liability associated with environmentally regulated substances on the Site. All contents of this report are based upon facts and circumstances, as they existed at the time this report was prepared. This report was prepared for the exclusive use of TAG's client, and use of it or reliance on it by any other party is unauthorized and at such party's sole risk. The conclusions and recommendations in this report were based on a visual inspection, readily available records, interviews, and other secondary sources. TAG has made no independent investigation of the accuracy of these secondary sources and has assumed them to be accurate and complete. TAG does not warrant the accuracy or completeness of information provided by secondary sources, or that contamination that may exist on the Site has been discovered. Also, TAG does not warrant that the property is suitable for any particular purpose or that the property is clean or free of liability. Any survey for the presence of asbestos containing material (ACM) or lead-based paint (LBP) on the Site was limited in nature and should not be considered as a comprehensive investigation for the presence of such materials in all areas of the buildings or as meeting any standards established for conducting such surveys. Any cost estimates are based on general comparisons with past projects of similar scope and size, and actual costs or design-phase estimates may vary substantially from these estimates.

### **2.3 Limitations and Exceptions of Assessment**

It should be noted that when an assessment is completed without subsurface exploration or chemical screening of soil and groundwater beneath the Site, as in this ESA, no statement of scientific certainty could be made regarding latent subsurface conditions, which may be the result of on-site or off-site sources. The possibility always exists for contaminants to migrate through surface water, air or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this investigation. Verification of hazardous waste, asbestos, lead-based paint, oil or other latent conditions related to waste management activities on adjacent properties is also not within the scope of this ESA. The findings presented herein were based upon the review of available records and observations of existing Site conditions made at the time of this ESA.

### **2.4 Limiting Conditions and Methodology Used**

TAG researched available information as recommended in the American Society of Testing and Materials Method E 1527-05 "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*".

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in Section 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

### 3.0 SITE DESCRIPTION

#### 3.1 Location and Legal Description

The subject properties are located on two parcels in the east-central portion of Omaha, Nebraska (Douglas County). The two parcels are located on the south side of Poppleton Avenue between South 22<sup>nd</sup> Street and South 24<sup>th</sup> Street. The parcel historically addressed as 2239 and 2247 Poppleton Avenue is on the southeast corner of the intersection of South 24<sup>th</sup> Street and Poppleton Avenue. Approximately 150 feet to the east of that location is the second parcel, historically addressed as 2211-2215 Poppleton Avenue. The two Site locations are separated by two other residential parcels. (See GIS plat map below.)

The Site is located in the NW ¼ of Section 27, Township 15 North, Range 13 East. The legal description of the Site is located in the Appendix.

#### VICINITY MAP



#### LOCATION MAP



**2010 AERIAL PHOTO OVERVIEW**



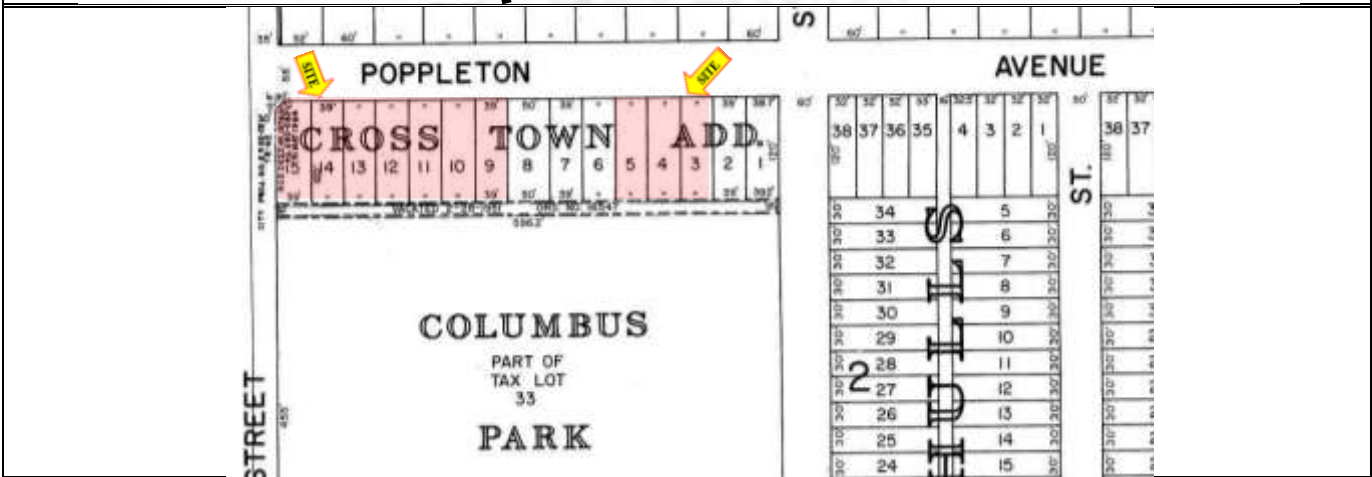
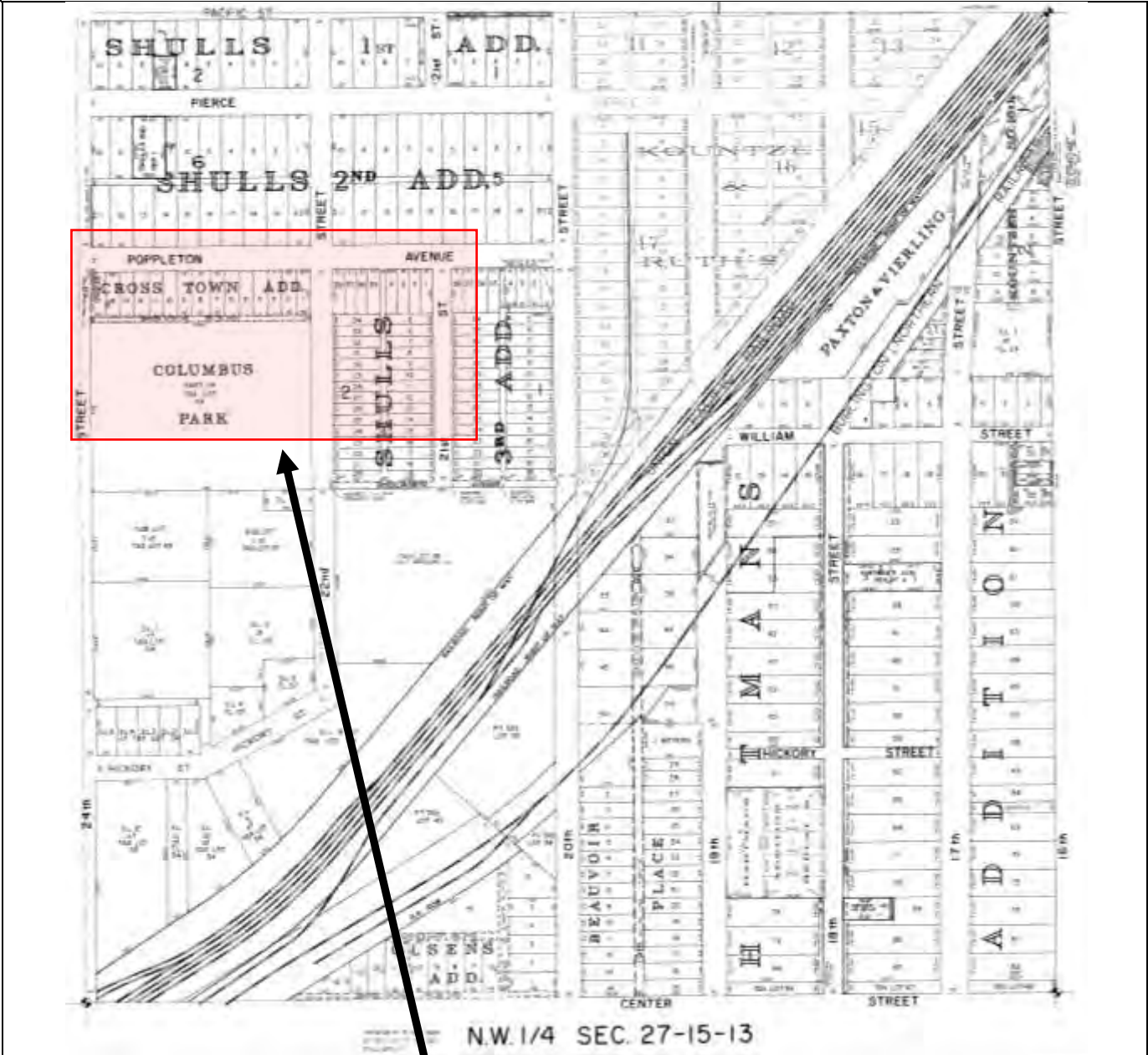
**BIRD'S EYE AERIAL PHOTO (circa 2010 - looking south)**







**QUARTER SECTION PLAT MAP**

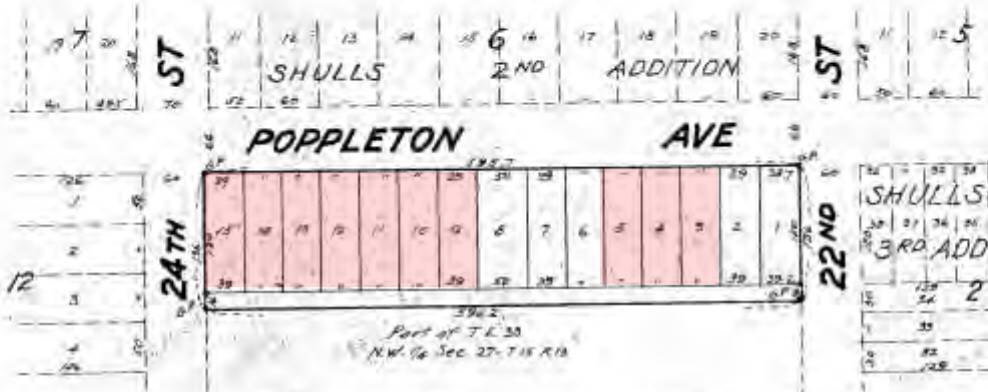


**SUBDIVISION PLAT MAP**

**CROSS TOWN ADDITION**

TO THE CITY OF OMAHA

Scale 100ft = 1 in.



I hereby certify that I have accurately surveyed and staked the lots and alley of Cross Town Addition to the City of Omaha as shown by this plat and that the same is located as follows: Commencing at the South West corner of 22nd Street and Poppleton Avenue, thence South along the West line of 22nd Street, 136 ft. thence West 136 ft. to the East line of 24th Street, thence North along the East line of 24th Street, 136 ft. to the South line of Poppleton Ave., thence East along the South line of Poppleton Ave. 592.7 to a point of beginning being part of Tax Lot 33 in the N.W. 1/4 of Sec. 27-7-15 R. 12 E. of the 6th P.M. I have set iron stakes at all lot and Blk corners.

C. C. Muentefaring Surveyor

Know all men by these presents that the Byron Reed Company owners and proprietors of the above described property in the survey certificate have caused same to be subdivided into lots and alley and numbered as they appear on this plat and to be hereafter known as Cross Town Addition and they do hereby ratify and approve of the disposition of their property as shown by this plat and they do hereby dedicate to the public for public use the alley as shown.

Witness my hand and seal  
 Lynn P. Campbell



By Abraham L. Reed President  
 The Byron Reed Company

State of Nebraska } s.s. On this 27th day of May A.D. 1915 before me a Notary Public in and for said County, personally came the above named Abraham L. Reed, President of the Byron Reed Company, who is personally known to me to be the identical person whose name is affixed to this instrument, and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said Corporation. Witness my hand and Notarial Seal the date aforesaid.

My Commission expires Dec 6th A.D. 1916

Lynn P. Campbell Notary Public



State of Nebraska } s.s. This is to certify that I find no regular or special City or County taxes due or unpaid against the above described property as shown by the records of this office.

6-18-1915

W. J. Allen City and County Treasurer

E. G. Salomon Deputy

Accepted and approved this 6 day of July 1915  
 Alfred Thomas City Clerk  
 James C. Lightman Mayor and Pres. City Council

I hereby approve of this plat of Cross Town Addition  
 Jackson Townsend City Engineer



### 3.2 Site and Vicinity Characteristics

The size of the two Site parcels (east and west) combined is approximately 1.16 acres. (Source: Douglas County Assessor).

The vicinity is a mix of residential and commercial properties, as follows:

Direction from Site	Description of Boundaries and Vicinity
North	Poppleton Avenue, followed by single-family residential dwellings.
South	Columbus Park, followed by Woolworth Avenue, followed by commercial/light industrial properties.
East	There are single-family dwellings between the two Site parcels. To the east of that is a commercial building, followed by South 22 <sup>nd</sup> Street.
West	South 24 <sup>th</sup> Street, followed by a commercial and single-family properties.

**Bird's-Eye Aerial Photo of Vicinity (looking north - circa 2010)**



**"BIRD'S EYE" AERIAL PHOTOS OF SITE AND VICINITY (circa 2010)**



**Looking north at Site and vicinity.**



**Looking south at Site and vicinity.**



**Looking east at Site and vicinity.**



**Looking west at Site and vicinity.**

**VICINITY PHOTOGRAPHS**



**Looking west at vicinity from the west parcel.**



**Looking north-northwest from the west parcel.**



**Looking north-northwest from the east parcel.**

### 3.3 Descriptions of Structures, Roads, Other Improvements on the Site

The Site improvements currently consist of an asphalt-paved parking area on the east parcel, previously addressed as 2211-2215 Poppleton Avenue. The west parcel, previously addressed as 2239 & 2247 Poppleton Avenue, is undeveloped. The structure previously located on this west parcel (i.e., church) was demolished in recent months. This west parcel is planned to be re-developed with an apartment building.

Concrete-paved sidewalks border the northern side of both parcels and the western side of the west parcel along South 24<sup>th</sup> Street. Construction fencing surrounds each parcel. Vehicular access to the east and west parcels is from the north off Poppleton Avenue.

#### SITE PHOTOS – West Parcel



Looking southeast.



Looking southwest.



**Looking northwest.**



**Looking northeast.**

**SITE PHOTOS – East Parcel**



**Looking southeast.**



**Looking northeast.**

### **3.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience**

At the time of this assessment, the current owner or representative was not aware of any outstanding environmental liens or environmental violations levied against the Site. The United States Environmental Protection Agency (USEPA) and the State maintain record sources pertaining to environmental quality. These sources include the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the Resource Conservation and Recovery Act (RCRA) Corrective Actions (CORRACTs), RCRA Violators, RCRA Treatment and Disposal (TSD) Facilities, Toxic Release Inventory System, National Priorities List (NPL), and various other lists maintained by the State.



### 3.5 Current and Past Uses of the Site and Adjoining Properties

Current and past uses of the Site and adjoining properties were researched using historical aerial photographs, city directories and Sanborn Fire Insurance Maps (see Appendix). The Site has had the following addresses over the years: 1301/1311 South 24<sup>th</sup> Street and 2245/2247 Poppleton Street (former church), 2211-2215 Poppleton Avenue (former church parking lot), and 2239 Poppleton Avenue (former parish reverend dwelling). The following table summarizes the information obtained:

SOURCE	COMMENT
1912 City Directory	Site is not listed.
1920 City Directory	2247 Poppleton Avenue is listed as: Rev. M. A. Stagno. St. Ann Church is listed on Poppleton.
1931 City Directory	1311 South 24 <sup>th</sup> Street is listed as: St. Ann's Church, 2211 Poppleton Avenue is listed as: Michl Morone, 2247 Poppleton Avenue is listed as: Rev. Michl A. Stagno.
1934 Sanborn Fire Insurance Map	1311 South 24 <sup>th</sup> Street is shown as: St. Ann's R.C. Church, 2211 Poppleton Avenue is shown as a dwelling, 2247 Poppleton Avenue is shown as a dwelling.
1940 City Directory	1311 South 24 <sup>th</sup> Street is listed as: St. Ann's RC Church, 2211 Poppleton Avenue is listed as: Michl D Morone, 2247 Poppleton Avenue is shown as: Rev. Michl A. Stagno.
1941 & 1955 Aerial Photographs	Structures visible, assumed to be original church, convent, and residential buildings.
1951 City Directory	1311 South 24 <sup>th</sup> Street is listed as: St. Ann's RC Church, 2211 Poppleton Avenue is listed as: Mrs. Jennie Morone, 2245 Poppleton Avenue is listed as: St. Ann's Convent, 2247 Poppleton Avenue is listed as: Rev. Louis Cimmino.
1958 Aerial Photograph	Structures visible, assumed to be new church and residential dwellings.
1961 City Directory	1311 South 24 <sup>th</sup> Street is listed as: St. Ann's RC Church, 2211 Poppleton Avenue is listed as: Joseph F Zelinsky, 2215 Poppleton Avenue is listed as: Sam Scarpello and 3 other tenants, 2239 Poppleton Avenue is listed as: St. Ann's Convent/St. Ann's School/Sisters of Mercy, 2247 Poppleton Avenue is listed as: Rev. Louis Cimmino.
1962 Sanborn Fire Insurance Map	2211 & 2215 Poppleton Avenue appear as dwellings, 2239 Poppleton Avenue as a convent and St. Ann's Parochial School, and 2247 Poppleton Avenue as a structure (church).
1965, 1971, 1980, 1990 & 1999 Aerial Photographs	Structures visible, assumed to be new church and residential dwelling(s). Church parking lot is visible to the east.
1970 City Directory	1301 South 24 <sup>th</sup> Street is listed as: St. Ann's Church, 2239 Poppleton Avenue is listed as: St. Ann's Convent/St. Ann's School/Sisters of Mercy, 2247 Poppleton Avenue is listed as: Rev. Louis Cimmino.

1980 City Directory	1301 South 24 <sup>th</sup> Street is listed as: St. Ann's Church, 2239 Poppleton Avenue is listed as: St. Ann's Convent/St. Ann's School, 2247 Poppleton Avenue is listed as: Rev. Wm S Whelan.
1990 City Directory	1301 South 24 <sup>th</sup> Street is listed as: St. Ann's Church, 2239 Poppleton Avenue is listed as: All Saints Catholic School, 2247 Poppleton Avenue is listed as: Rev. Danl P Harris & Rev. Loi Nugyen.
2000 City Directory	2239 Poppleton Avenue is listed as: St. Ann School & Daycare Preschool, 2247 Poppleton Avenue is listed as: Rev. Michael Ryan & Saint Ann's Catholic Church.
2006 City Directory	2247 Poppleton Avenue is listed as: Jose Herarra, Loi Nguyen & St. Ann's Church.
2010 Aerial Photograph	Site and vicinity are visible with church building and parking lot on the two parcels. The Site/parish residential dwelling has been removed.
2013 and 2014 City Directories	Site addresses are not listed.

Historical site use, based on the above records, interviews, and recent photos, indicates that, prior to 1957, the Site had the original church building/convent and parish dwelling, which were built in about 1912-1920. The Site was developed with the construction of a new church building and residential dwelling/convent in 1957. The parking lot/east parcel appears to have been paved sometime before 1990. The adjoining properties were primarily residential, with some commercial businesses.

The church building had most recently been addressed as 2247 Poppleton Avenue and prior to that, as 1301 & 1311 South 24<sup>th</sup> Street. The parish residence/convent was addressed as 2239 Poppleton Avenue.

The 1957 church building was occupied by the former *St. Ann's Parish Church*, which appears to have closed in about 2007 and remained unoccupied thereafter. The parish dwelling/convent was removed sometime between 2004 and 2010. The church building was demolished in October 2013. (See recent Site photos above).

### **3.6 Previous Environmental Investigations**

The following previous environmental reports were available for review; refer to these documents for specific information regarding any environmental concerns related to the Site property: None.

## 4.0 RECORD/DOCUMENT REVIEW

TAG reviewed information from the US EPA, and the State, concerning the status of environmental regulatory activity in the vicinity of the Site. These data searches include programs, which report known environmental problems, underground storage tank closures, and compliance registrations of hazardous materials and/or storage tanks. TAG also reviewed other sources of information such as publications and maps pertaining to physical characteristics of the Site and the surrounding properties.

### 4.1 Standard Environmental Record Sources, Federal and State

The USEPA and the State maintain record sources pertaining to environmental quality. These sources include the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the Resource Conservation and Recovery Act (RCRA) Corrective Actions (CORRACTs), RCRA Violators, RCRA Treatment and Disposal (TSD) Facilities, Toxic Release Inventory System, National Priorities List (NPL), and various other lists maintained by the State.

Information from these sources concerning the status of environmental regulatory activity in the vicinity of the Site has been reviewed. The data search was provided by a third party information service. This database was utilized to determine whether the Site is located within a given proximity to any of the known listed sites or activities, that is, within the distance established for each record type in American Society for Testing and Materials (ASTM) Practice E1527-05. The results are included in the Appendix. Each database is discussed below.

#### 4.1.1 Comprehensive, Environmental Response, Compensation and Liability Information System

##### *CERCLIS List Sites*

The CERCLIS list is a compilation by the USEPA of known or suspected, uncontrolled or abandoned hazardous waste sites, which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA or Superfund Act). The American Society for Testing and Materials (ASTM) recommends a minimum distance search of one-half mile from the Site.

Two (2) CERCLIS listings were reported within the recommended search radius:

- ♦ Anderson Excavating Fire at 902 South 18<sup>th</sup> Street (0.49-miles NE); and
- ♦ Omaha Lead.

Based on distance and/or down/cross gradient location from the Site, the Anderson Excavating Fire listing is not considered to be a significant environmental risk to the Site.

The Omaha Lead site is discussed in the NPL section below.

Four (4) CERCLIS NFRAP (No Further Remedial Action Planned) listings were reported within the recommended search radius. These listings have been removed from the USEPA's CERCLIS database and placed in the NFRAP status. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL (National Priorities List), or the contamination was not serious enough to require federal Superfund action or NPL consideration. Based on distance and/or down gradient location from the Site, these listings are not considered to be a significant environmental risk to the Site.

#### *National Priorities List (NPL)*

After a facility has been identified as a CERCLIS site, the USEPA conducts an assessment of the property. If the assessment shows contamination, a Hazard Ranking Package (HRP) is completed for possible ranking on the NPL. The degree of contamination determines whether the site makes the NPL or is referred to the state for further action under state programs. ASTM recommends a minimum distance search of one mile from the Site for NPL listings.

The following NPL site, Omaha Lead, is within the recommended radius:

History: The Omaha Lead site encompasses an 8,840 acre area in Omaha and Douglas County, extending from approximately Ames Avenue (north) to "L" Street (south) and from 45th Street (west) to the west bank of the Missouri River (east). From the early 1870s until 1996, the Asarco facility conducted lead refining operations near Interstate 480 and Abbott Drive, on approximately 23 acres on the west bank of the Missouri River in downtown Omaha (about 1.5 miles east of the Site).

During the plant's operational period, lead and other heavy metals were emitted into the atmosphere through smoke stacks. The pollutants were transported downwind in various directions and deposited on the ground surface due to the combined process of turbulent diffusion and gravitational settling.

In addition, Gould, Inc., operated as a lead battery recycling plant just south of Asarco, and was considered a secondary lead smelter in the area. The Gould, Inc., plant closed in 1982. Several other businesses in the Omaha area utilized lead in their manufacturing process. Subsequently in 1998, the Omaha City Council solicited assistance from the USEPA in addressing problems with lead contamination in the Omaha area. The EPA initiated the process to investigate the lead contamination in the area under the authority of CERCLA. An ongoing removal action including excavation of lead-contaminated soils from a number of properties in the area continues at present. The lead clean-up priority is on properties where young children live or occupy (e.g., day care centers, schools, etc.).

Risk assessment: Based on the extent and nature of the contamination in the immediate area, this listing poses a potential risk to the Site (i.e., soil sampling at the Site would probably detect high lead concentrations). However, grading at the Site, as the result of recent demolition work and for future construction, will most likely remove, disperse or dilute the top layer of Site soil which would have the lead contamination. Soil sampling and testing would need to be performed to confirm this. TAG recommends soil sampling for lead, especially if children will be living in the new apartment building.

### *State Priority List Sites (SPL)*

The SPL records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent to Superfund) are identified along with sites where potentially responsible parties will pay for cleanup. ASTM recommends a minimum distance search of one mile from the subject property.

No SPL listings are reported within the recommended search radius.

#### 4.1.2 Resource Conservation and Recovery Act (RCRA)

The USEPA's RCRA Program, identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Notifiers are those sites that have filed notification forms with the USEPA in accordance with RCRA requirements regarding their generation, storage, transportation, treatment, or disposal of hazardous waste. See the Agency Report, located in the Appendix, for a listing of ASTM recommended minimum distance search radii from the subject property for related RCRA Notifiers.

The following RCRA Notifiers were identified within the recommended search radii:

One (1) RCRA CORRACTS (Corrective Action) listing was identified within the recommended search radius. These are sites where corrective action has occurred under the Federal Resource Conservation and Recovery Act, RCRA. Details of the listings are provided in the Appendix. Based on distance and down gradient location from the Site, this listing is not considered to be a significant environmental risk to the Site.

One (1) RCRA small quantity generator (SQG) listing was identified within the recommended search radius. This listing is for notification purposes only and is not indicative of any violations. Details of the listing is provided in the Appendix.

Three (3) RCRA conditionally exempt small quantity generator (CESQG) listings were identified within the recommended search radius. These listings are for notification purposes only and are not indicative of any violations. Details of the listings are provided in the Appendix.

One (1) Facility Index System (FINDS) listing was identified at the Site. FINDS is the EPA's index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. FINDS listings are for notification purposes only, and are not necessarily indicative of any violations. Details of the listings are provided in the Appendix.

#### 4.1.3 Leaking Underground Storage Tanks (LUSTs)

The State maintains a record of sites reported by owners and operators of LUST systems in which spills, overfills or leaks of petroleum or related products have resulted in releases to the environment. The data may reflect the type of substance, status of the leak, or contamination. ASTM recommends a minimum distance search of one-half mile from the Site for releases from underground storage tanks and within one-eighth mile of the Site for petroleum spills.

23 LUST listings were located within a 0.5-mile radius of the Site, and their status is as follows:

<b>LUST Status</b>	<b>No. of Listings</b>
Closed: No Further Action	15
Additional Work Needed/Backlogged	2
Priority List/ Orphan Tanks	5
Voluntary Remedial Action Program	0
Risk-Based Corrective Action	1

**Note: The Site is listed as a LUST with a "no further action" (closed) status. This LUST resulted from the June 1990 removal of a 3,000-gallon heating oil tank associated with the Site's prior use (i.e., St. Ann's Church). The tank was located on the northeast corner of the former convent building (see diagrams in Appendix). Apparently, this UST was installed in about 1952, and taken out of service in about 1964. Minimal levels of soil contamination were identified during the UST removal, and subsequently in July 1990 the NDEQ issued a closure letter indicating that no further action would be required at the Site.**

Contamination in water and soil migrate in the same general direction as the groundwater. A determination of the groundwater flow direction is estimated by proximity to the closest body of water and relative surface topography. Shallow groundwater would be expected to flow primarily to the east and south based on the local topography and the flow direction of the *Missouri River* (located approximately 1.5-miles east of the Site).

Thus, only LUST listings located immediately to the west or adjacent to the Site are considered as having a significant potential to affect the Site. Based on location with respect to estimated groundwater flow direction, distance, or reported status, none of the LUST listings represent a significant concern for the Site. Details of all listings are provided in the Appendix.

#### 4.1.4 Registered Storage Tanks (USTs, ASTs)

The State also maintains a list of all registered above ground (ASTs) and underground storage tanks (USTs). Listings to be evaluated are included up to 0.25-mile of the Site. However, ASTM recommends a minimum distance search of the Site and adjoining property (within 1/8-mile) receive the greatest consideration with respect to USTs.

Seven (7) UST listings were reported within the recommended search radius, including one at the Site (listed as St. Anns High School, 2239 Poppleton Avenue). These listings are for notification purposes only, and are not indicative of any environmental violations.

If contamination from any nearby UST site were to impact the Site, the last owner/operator of that UST would be responsible for any cleanup or remediation associated with that spill. According to the State, if the last owner/operator cannot be identified or is insolvent, the State would then assume responsibility for investigation and remediation, if necessary. Details of these UST listings are provided in the Appendix.

## 4.2 **Physical Setting Source(s) and Information**

TAG reviewed the following sources so that a general assessment of the topography, geologic conditions, surface water drainage and flooding, which may influence potential contaminant migration could be identified:

- OMAHA SOUTH, NEBR - IOWA, USGS 7.5 Minute Series Topographic Quadrangle Map 1994.
- SOIL SURVEY OF DOUGLAS AND SARPY COUNTIES, NEBRASKA, UNITED STATES DEPARTMENT OF AGRICULTURE SOIL MAP (1970 aerial photo), Soil Conservation Service in cooperation with University of Nebraska Conservation and Survey Division, December 1975.
- U.S. FISH AND WILDLIFE SERVICE.
- DOUGLAS COUNTY ASSESSOR.

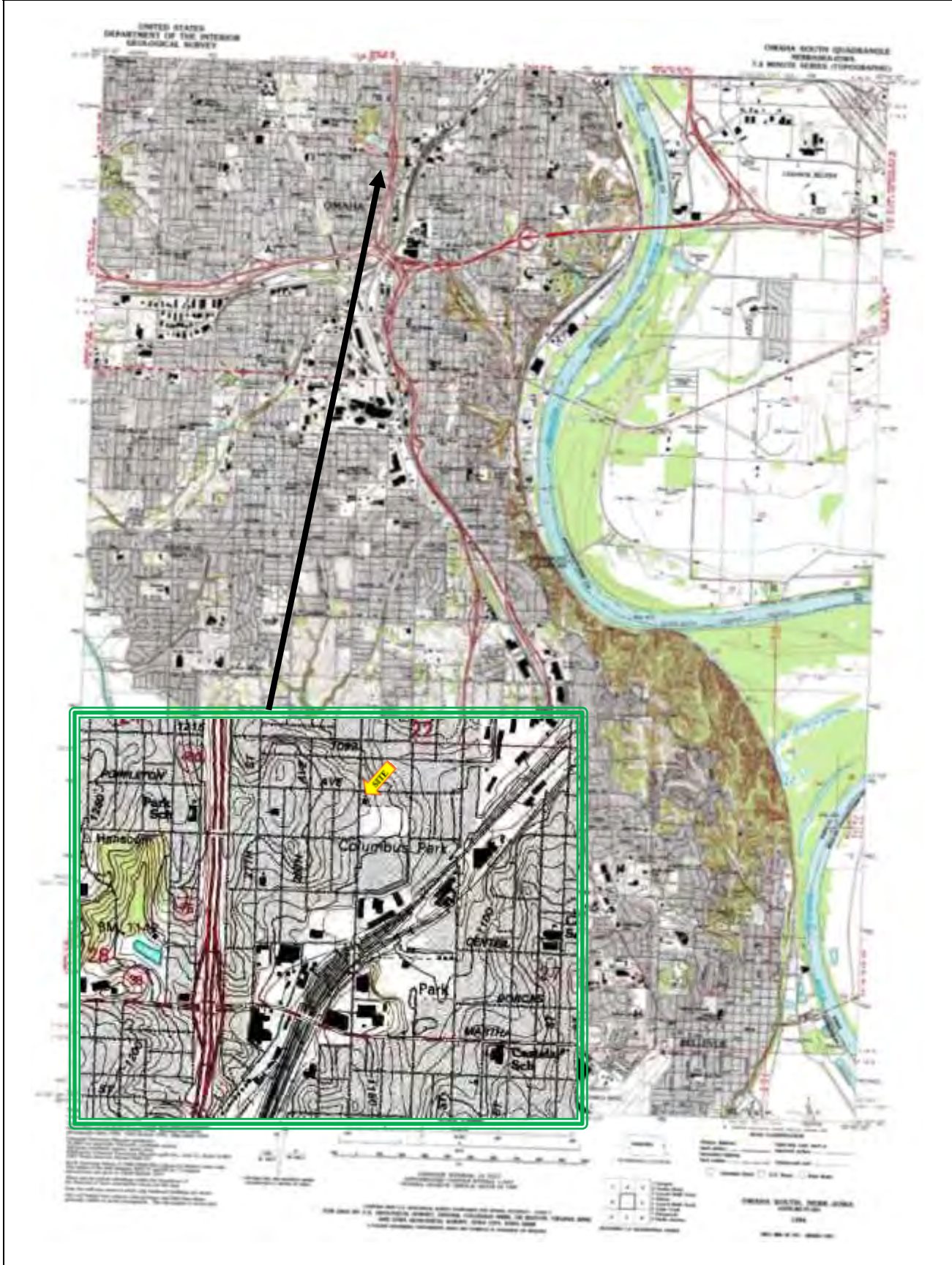
#### 4.2.1 Topography and Drainage Conditions

The Site is located on two parcels of land that have a moderate slope towards the east. The Site is located at an elevation of about 1,086-1,122 feet above mean sea level.





**OMAHA SOUTH, NEBR.-IOWA- USGS 7.5 Minute Topographic Map – 1994**

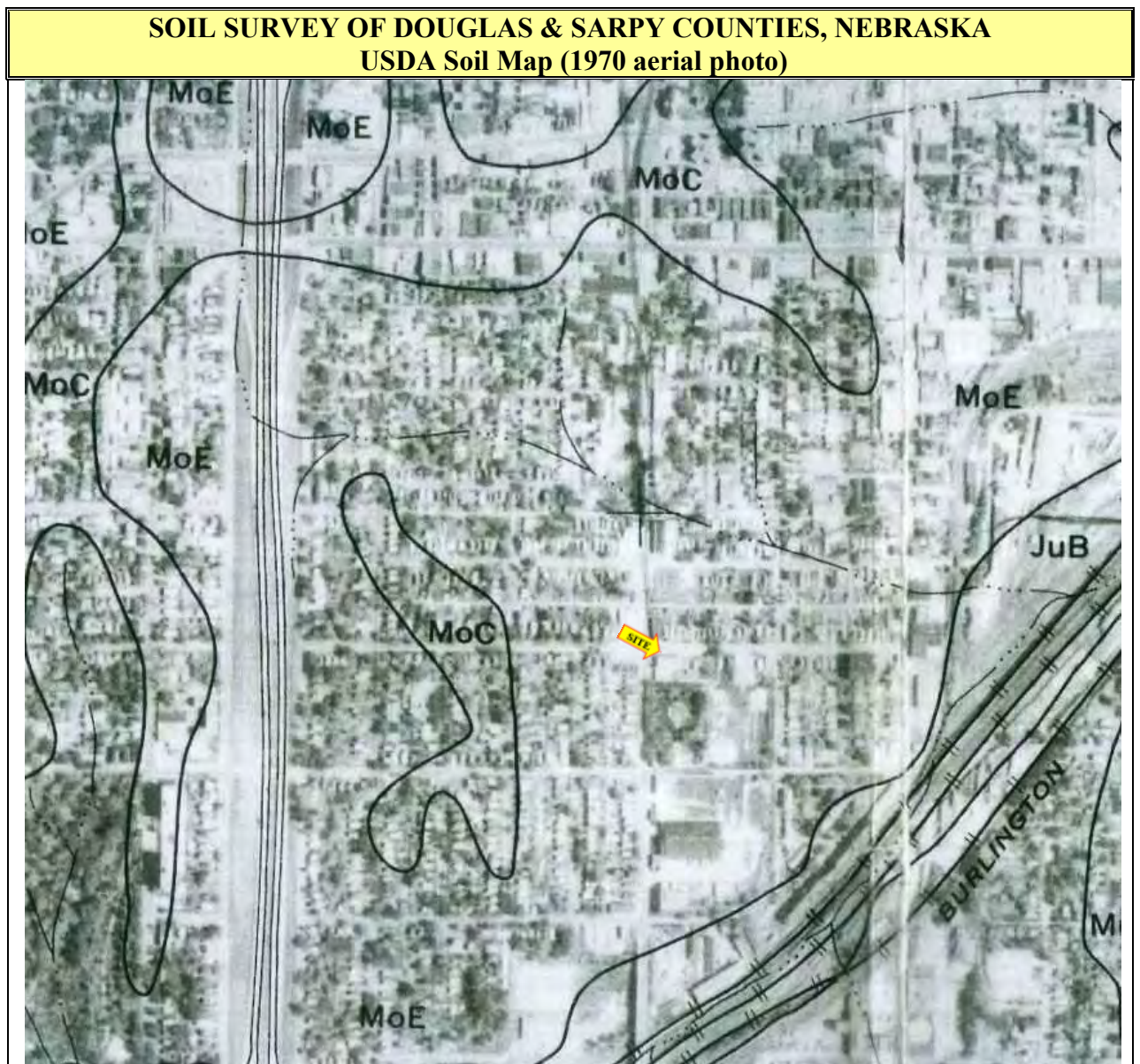


#### 4.2.2 Geologic and Groundwater Conditions

According to the United States Department of Agriculture, Soil Conservation Service, the Site is primarily situated over the following soil type(s):

Soil Type	Map Symbol	Permeability	Available Water Capacity	Runoff	Hazards
Monona silt loam, 11 to 17 percent slopes	MoE	Moderate	High	Medium	Water Erosion

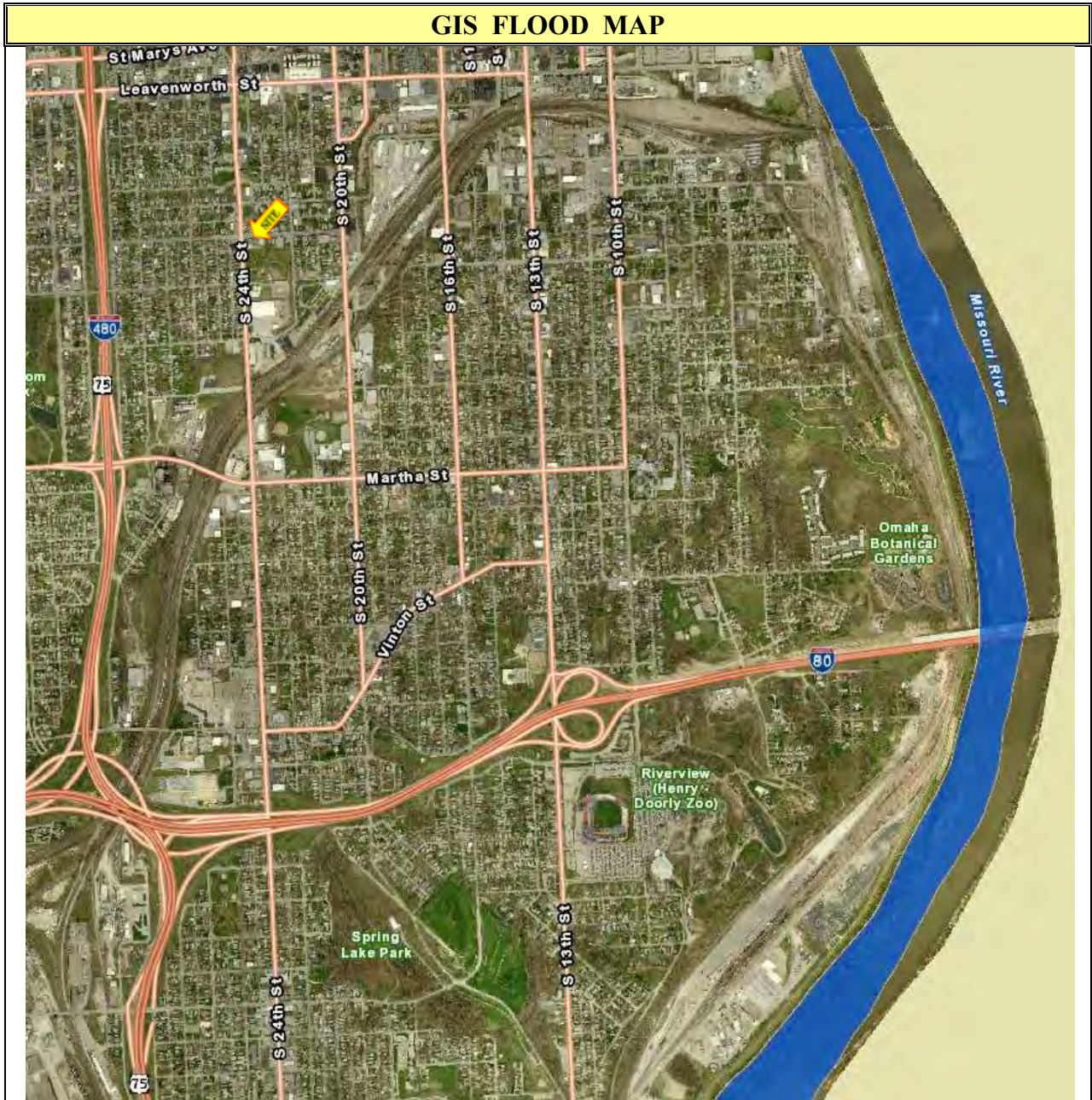
The actual depth of the permanent ground water aquifer at the Site is unknown, but shallow/perched groundwater is assumed to be greater than 20-feet deep.



### 4.2.3 FEMA Flood Designation

The Site is located in the following flood zone(s):

- ♦ **Zone X (unshaded)** – Other Flood Areas: “Areas determined to be outside the 0.2% annual chance floodplain”.

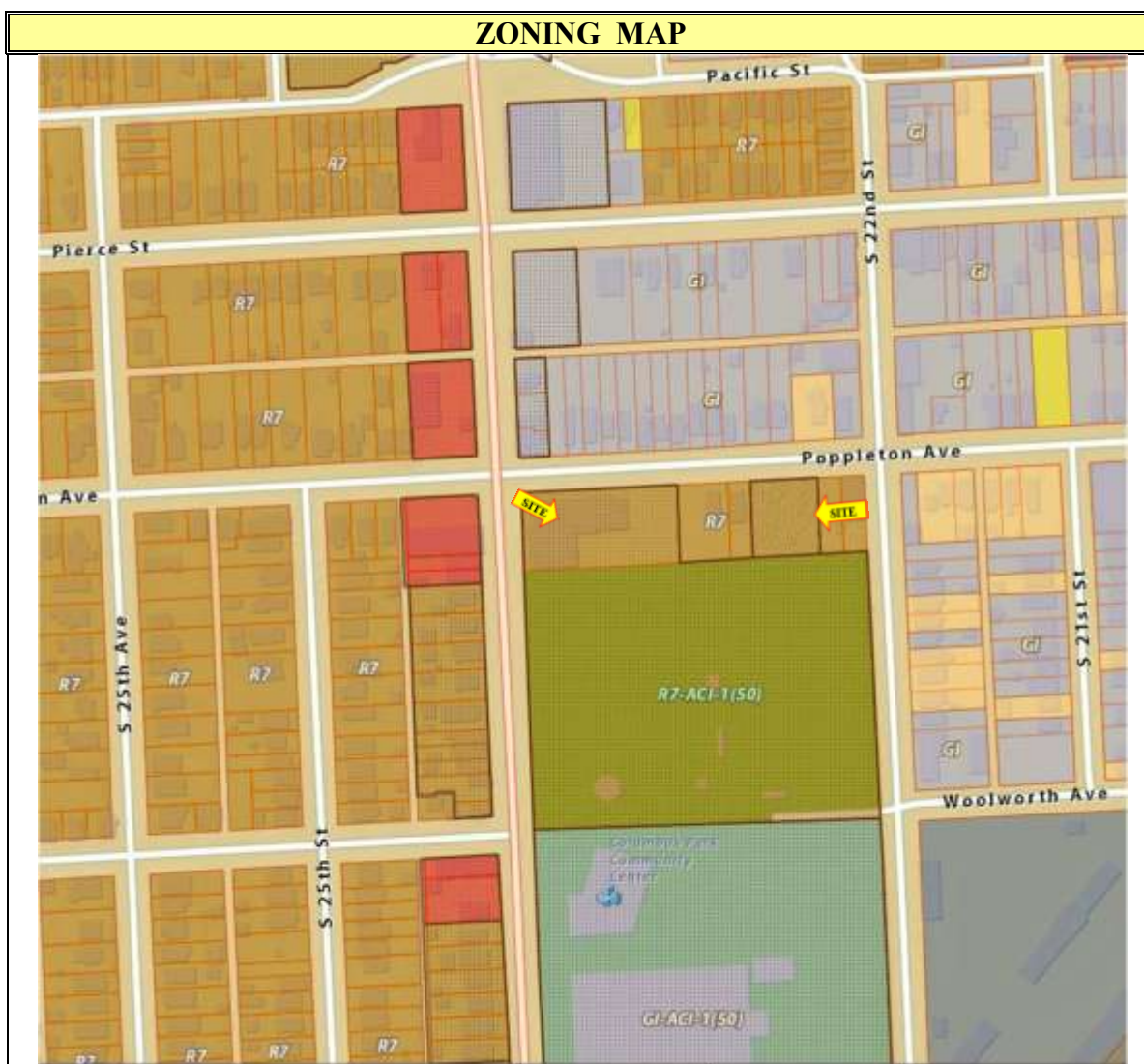


#### 4.2.4 Zoning

The Site is currently zoned as R7 (Medium-Density Multiple-Family Residential District).

The R7 medium-density multiple-family residential district is intended to provide locations for medium-density multiple-family housing, in the approximate range of 40 dwelling units per acre. It provides for the integration of multiple-family housing with lower density housing types. In addition, the R7 district provides for the inclusion of limited office and commercial uses by special permit within principally residential developments, subject to specific standards governing land use intensity and compatibility. This allows for a mixture of compatible uses within appropriate neighborhoods.

The R7 district applies to established neighborhoods where moderately high densities are appropriate, transitional areas between lower intensity and higher intensity uses, mixed use neighborhoods, and developing multiple-family areas.  
(Omaha Municipal Code).



#### 4.2.5 Wetlands

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance.

For regulatory purposes under the *Clean Water Act*, the term wetlands means "*those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.*" [taken from the EPA Regulations listed at 40 CFR 230.3(t)].

No wetlands areas are indicated at the Site location based on the *U.S. Fish & Wildlife Service National Wetlands Inventory* (NWI) maps, based on interpretation of aerial imagery (only). Also, no indications of wetland conditions (i.e., vegetation, soil and hydrology) were observed at the Site.



## **5.0 SITE RECONNAISSANCE and INTERVIEWS**

TAG conducted a site reconnaissance, inspecting for visible evidence of hazardous or potentially hazardous substances and noncompliance areas. TAG conducted the visual observations of the property on November 22, 2013. TAG interviewed Rob Woodling (Site owner) to obtain certain information for this report. Weather conditions at the time of the inspection were: cloudy, variable winds, and an ambient temperature of about 28 °F. At the time of the inspection, all previous Site structures had been demolished on the west parcel, and the west parcel was awaiting the start of construction for a new apartment building. There are no current plans for developing the east parcel.

### **5.1 Hazardous Substances in Connection With Identified Uses**

No hazardous substances in connection with identified uses were observed on the Site.

### **5.2 Hazardous Substance Containers and Unidentified Substance Containers**

No hazardous substance containers and unidentified hazardous substance containers were observed on the Site.

### **5.3 Storage Tanks**

TAG inspected the Site for physical evidence such as fill caps, vent lines, and dispenser remains, which may indicate the presence of an underground storage tank. No such evidence was observed. No above ground storage tanks were observed at the Site.

### **5.4 Indications of PCBs**

No indications of transformer leaks or other indications of potential PCB contamination were observed. The transformers serving the Site appear to have been removed. The transformers are owned/maintained by the *Omaha Public Power District* (OPPD). It is the responsibility of OPPD to clean up the leak and replace the unit(s), should leaks occur. NOTE: PCB-containing transformers were typically installed before 1978, and PCB manufacturing, distribution and use was banned in the US in 1979.

### **5.5 Indications of Solid Waste Disposal**

No indications of solid waste disposal were observed on the Site.

### **5.6 Physical Characteristics**

At the time of this assessment, TAG did not observe unusual stressed vegetation around the Site. No evidence of wells, lagoons, septic tanks, or fill materials was observed on the Site.

### **5.7 Drinking Water and Sewage Disposal Systems**

Drinking water is supplied by the Metropolitan Utilities District. Wastewater is treated at the City of Omaha Wastewater Treatment Plant. No testing is recommended at this time.

### 5.8 Asbestos-Containing Materials (ACM)

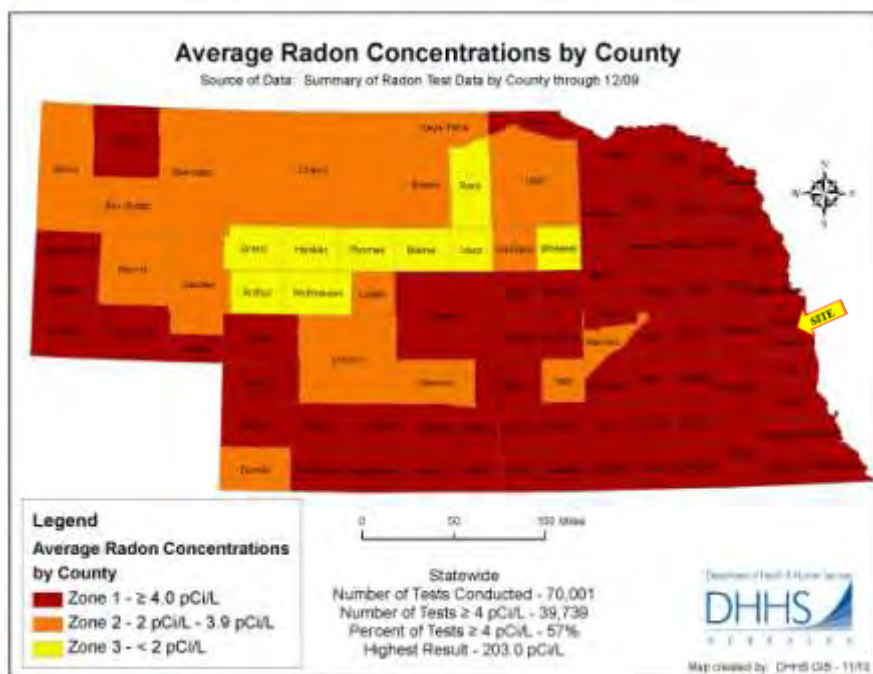
No testing for asbestos-containing materials (ACM) was done as a part of the scope of this report. NOTE: ACMs were removed from the previous structure on the west parcel prior to demolition in October 2013.

### 5.9 Lead-Based Paint

No testing for lead-based paint (LBP) was done as a part of the scope of this report.

### 5.10 Radon

No testing for radon gas was done as a part of the scope of this report. In general, the Douglas County/Omaha area is classified as “Zone 1: Highest Potential (greater than 4 pCi/L)”. See the radon risk zone map for Nebraska below.



### 5.11 Mold

No testing for mold was done as a part of the scope of this report.

## 6.0 FINDINGS and CONCLUSIONS

TAG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the property located at 2247 Poppleton Avenue – Omaha, Nebraska, the property. Any exceptions to, or deletions from, this practice are described in Sections 2.3 and 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

- The following NPL site is within the recommended radius:
  - ♦ Omaha Lead (found at the intersection of Interstate 480 & Abbott Drive).

Based on the extent and nature of the contamination in the immediate area, this listing poses a potential risk to the Site (i.e., soil sampling at the Site would probably detect high lead concentrations). However, grading at the Site, as the result of recent demolition work and for future construction, will most likely remove, disperse or dilute the top layer of Site soil which would have the lead contamination. Soil sampling and testing would need to be performed to confirm this. TAG recommends soil sampling for lead, especially if children will be living in the new apartment building.
- The Site is listed as a closed with "no further action" LUST, resulting from the June 1990 removal of a 3,000-gallon heating oil tank associated with a previous tenant (i.e., St. Ann's Church). The tank was located on the northeast corner of the former convent building (see diagrams in Appendix). Apparently, this UST was installed in about 1952, and taken out of service in about 1964. Minimal levels of soil contamination were identified during the UST removal, and subsequently in July 1990 the NDEQ issued a closure letter indicating that no further action would be required at the Site.

**Conclusion: No environmental investigation is warranted at this time, except that discussed above.**



## 7.0 SIGNATURES

TAG's work was performed in a professional manner with the best interests of our client in mind. Our objective was to perform work with care, exercising the customary skill and competence of consulting professionals in the relevant disciplines. The conclusions presented in this report are professional opinions based solely upon visual observations of the site and vicinity and our interpretation of the available historical information and documents reviewed. The opinions and recommendations presented herein apply to site conditions existing at the time of our investigation and those reasonably foreseeable. TAG cannot act as insurers and no expressed or implied representation or warranty is included or intended in our report except that our work was performed, within the limits prescribed by our clients and with the customary thoroughness and competence of our profession.

Prepared by:



Thomas C. Wilson, P.E.  
Principal Engineer

11-27-2013

Date

**8.0**  
**APPENDIX**

**8.1  
CURRENT  
SITE DOCUMENTATION**

**Douglas County, Nebraska Property Record - R0913530002**

Information is valid as of 2013-11-23

[Print Report](#)  
[View Interactive GIS Map](#)  
[Treasurer's Tax Report](#)  
**New Feature** → → → [Subdivision Sales Search](#)

This sale has been split or combined. The value report at time of sale is no longer available.

**Sales Information**

<b>Sales Date:</b>	2011-11-15	<a href="#">View Document</a>	
<b>Deed Type:</b>	WD	<b>Book:</b> 2011	<b>Page:</b> 101723
<b>Price:</b>	\$156,000.00		
<b>Grantor:</b>	Assumption-Guadalupe Catholic School of Omaha		
<b>Grantee:</b>	St Ann Redevelopment LLC		
<b>Valid/Invalid:</b>	Valid		
<b>Exclusion Reason:</b>	Exempt Parcel Sale - Valid		

**8.2**  
**HISTORICAL**  
**SITE DOCUMENTATION**

1941  
AERIAL PHOTO



1955  
AERIAL PHOTO



1958  
AERIAL PHOTO





1965  
AERIAL PHOTO



1971  
AERIAL PHOTO



1980  
AERIAL PHOTO



1990  
AERIAL PHOTO



1999  
AERIAL PHOTO





2013  
AERIAL PHOTO



1912

## OMAHA CITY DIRECTORY, 1912.

**TWENTY-FOURTH S.**

Continued.

- 808 Mrs Elizabeth Elmke.  
810 W J Voss contr.  
811 Geo Kellogg.  
813 H G Gagnom.  
815 J B Frame.  
816 Alb Strombon.  
817 Chas Nelson.  
818 J. R. Lawless.  
819 Carl Wiklund.  
820 Mrs Anna Adams.  
821 Stocker Apartments.  
Chas Cok.  
Chas Danielson.  
Mrs Alice Drobert.  
Mrs Emma Foreman.  
H R Kruse.  
W L McCabe.  
F H McCormick.  
Joseph Mares.  
Violet Nash.  
H P Schwartz.  
Mrs Anna Shurtleff.  
Jessie Sturdy.  
J. O Sullivan.  
Wm Udquhart.  
Wm Udquhart Jr.  
Charles Zimmer.  
822 Genevieve Adams.  
823 M H Feukel.  
823 D J Sullivan.  
824 Mrs Catherine McGuire.  
826 Mrs L G Kennedy.  
827 Pearl Merklin.  
828 W R Simon.  
828 O V Snygg.  
829 Geo Ottenberger.  
830 Peter Garry.  
832 C M Beard.  
832 Leone Apartments.  
1 F J Schleir.  
3 A D Searles phys.  
5 W T Canada.  
6 S J McTigue.  
7 Francis Potter.  
8 W S Williams.  
9 W M Lemon.  
10 C J Bowman.  
12 E E Hoffman.  
834 W B Riggs.  
837 Anton Malmkar.  
839 C H Pike.  
840 Henry Netwig.  
841 Geo Alcorn.  
842 Mrs A B Johnson (c).  
842 Saml Stewart (c).  
842 J E Glover (c).  
845 B L Morledge.  
845 W E Sandstrom.  
846 Chas Hon (c).  
847 W F Kellogg.  
848 Mrs M A Jones.  
849 Mrs Mary Gerber grocer.  
850 Mrs Mary Riley.  
1002 J P Jeppesen grocer.  
1017 Frank Smith.  
1021 Mrs Bernadena Burs-  
ter.  
1023 Gus Larson.  
1023 W G Morgan.  
1029 L P Thind.  
1030 Knute Nelson.  
1035 H P Nelson.  
1037 C A Brown.  
1039 Guy Barton.  
1041 Wm Cole.
- 1103 Mrs Lena Martinsen.  
1213 Clyde Worley.  
1215 C A Friberg.  
1223 Martin Dinuzzo drugs.  
1334 W J Colver.  
1336 Chas Lewis.  
1338 January Carso.  
1344 Bernard Drier.  
1346 Mrs Amelia Philbrick.  
1348 Mrs Lena Minkus.  
1426 Smith Brick Co.  
1516 M F Fille.  
1520 Rufus King.  
1520 W G Lindee.  
1522 J G Martin.  
1524 Jno Glynn.  
1526 Elmer Beddeo.  
1530 N E Stonestrom.  
1536 Paul Jordan.  
1536 M L Kiley.  
1540 J J Brady.  
1542 Andr Nadonie.  
1546 A M Pawal.  
1548 Saml Greenberg  
grocer.  
1548 J W Polcar & Co  
rug mfrs.  
1710 Frank Smith.  
1712 J R Seboski.  
1719 Mike Sezbouski.  
1719 Jacob Slyveski.  
1726 Stanley Scotchman.  
2215 Henry Croft.  
2308 Henry Ekstrom.  
2310 F A White.  
2310 1/2 R S Hovey.  
2312 C C Coffeen.  
2401 Jas McAdams.  
2402 Corner Brick Co.  
2402 L J Zerbe.  
2404 Immaculate Concep-  
tion Church and  
School.  
2404 Andr Peterson.  
2413 Henry Quade Jr.  
2413 A G Wyant.  
2415 Louis Berris.  
2415 Stephen Morenvetz.  
2415 Jno Quade.  
2419 Geo Grush & Co  
housemovers.  
2419 G G Grush.  
2421 C F Alm.  
2421 N E Nelson.  
2423 Jno Gordon.  
2423 Irve L. genhagen.  
2423 E O Leve.  
2424 Kenneth Podolak.  
2425 Fred Brandes.  
2427 Fred Wells.  
2430 Ferd Haarmann.  
2437 S G Landgon.  
2508 J B Bond.  
2510 C H Anderson.  
2518 Mrs Agnes Borowiak.  
2520 Vincent Borowiak.  
2522 Peter Nissen.  
2527 Alb Pral.  
2527 Frank Czaplowski  
saloon.  
2701 H A Proctor.  
2705 J W Goodrich.  
2709 C J Wall.  
2713 Jno Carlsson.  
2723 Mrs Mary Kadranosha.  
2726 J A Jankowski.  
2727 C F Hantzlinger.  
2728 Casper Stazenk.  
2729 Henry Graner.
- 2906 P T Smith.  
2909 Peter Meyer.  
2910 E P Burnap.  
2912 F W Corliss.  
2915 C R Meredith.  
2916 B H Frerichs.  
2917 H L Johnson.  
2918 T D Buchanan.  
2920 Wm Rockford Jr.  
2921 J W Grady.  
2923 Mrs Alice Smith.  
2925 Ulrick Longuecker.  
2927 C F Hopper.  
2927 W O Syas.  
3001 C P Davis.  
3005 Jno Francey furn  
rooms.  
3009 Mrs Catherine Guerin  
furn rooms.  
3015 A G Williams.  
3017 Anthony Stastny.  
3019 J A Bauer.  
3025 Anth Leapp.  
3027 Frank Lembach.  
3029 R E Graner.  
3101 I M Hart.  
3101 Herman Thlesseu  
vinegar mfr.  
3111 Mrs Cecilla Ruser  
furn rooms.  
3117 St John German  
Evang Church.  
3119 Rev W A Schaefer.  
3119 Mrs Marie Walther.  
3202 Mrs A M Jones.  
3204 Lon Allard.  
3204 C A Smith.  
3211 Lou Allard restaur-  
ant.  
3217 T J Hickson.  
3222 W E Carey barber.  
3222 H L Johnson pool.  
3222 F M Lembach barber.  
3223 Andrews Bros cigar  
mfrs.  
3223 Mrs Matilda Wanck.  
3224 A C Matte.  
3224 Jno Nitler saloon.  
3301 C L Jameson.  
3303 W O Andrews.  
3327 M J Kinney.  
3328 E J Knapp.  
3328 J G Knapp.  
3328 Wm Meyer.  
3331 W T Whelan.  
3337 Nels Lind.  
3505 Jacob Bendixon.  
3525 Mrs Hannah Farrell.  
3507 W M Ludwig.  
3510 Danish Pioneer.  
3510 N P Madsen.  
3510 Neble Building.  
3510 S F Neble Pub Co.  
3511 Carl Hermanson.  
3511 C A Swenson.  
3515 Louis Henkel.  
3519 Chas Graham.  
3524 Herman Kunde hdw.

**TWENTY-NINTH AVENUE  
NORTH.**

- 2012 Mrs E C Bohm.  
2104 Paul Jensen.  
2106 Mrs Mary Hansen.  
2115 H M McCarnay.  
2115 D T Murphy.

**TWENTY-NINTH—NORTH**

- 907 Mrs Susie Williams



GREATER OMAHA CITY DIRECTORY

1920

728 B L Anderson  
730 Chris Thompson  
805 J R Darner  
807 Mrs Rhoda A  
land  
811 Mrs Cora B Co  
812 J J O'Conner  
813 Agnes Andrew  
814 Mrs Mathilda  
man  
815 W M Manley  
816 C H Christensen  
J C Peterson  
869 F E Millikin  
70 T F Stotze  
01 Abraham Ables  
04 C M McGrew  
06 J C Spangler  
08 J L Dickson  
10 J P Burdick  
11 H C Halverson  
12 Walter Joy  
15 M B Mooney  
16 Louis Grunberg  
19 Mrs Faith Nara  
20 Jno Huba man  
25 W H Jackson  
28 C H Harder  
29 Mildred Jackson  
30 G W Woods  
31 Jesse Whitley  
33 Wm W Spence  
9 R S McKee  
1 Tettle Deppe  
5 Mrs Anna M  
schon  
6 Arth Harvey  
6 C E Brown  
8 Elmer Craig  
0 Mrs Ollie Tindal  
1 C C McDonald  
rear Dobbie  
ner  
2 Frank McAllister  
3 M F Ricketts  
5 Aug Braun  
7 H O Wood  
9 W M Eldridge  
1 Roy Smith  
3 Tootsie Peak  
5 Jos Evenson  
David Hays  
1/2 Richd Gillette  
H H Freeman  
J N Knapp  
Eric Rasmussen  
W C Miller  
H V Johnson  
A E Jones  
C M Coltrane  
H R Palmer  
Jens Olson  
Chas Christoffersen  
E L Seaton  
J H Gregory  
C T Wiley  
T J Adams  
H E Garrison  
A G Lawson  
M O Kocar  
Wm Boardman  
E F Schuchart  
Arth Frink  
E G Hoover  
Rena Aaltwater  
H A C Elliston  
Andr Bjorn  
H E Stayner

Helen Arthur  
Geo R Savin  
Chas Newberg  
Henry Forslund  
O W Fisher  
P Y Head  
H Norquist  
Marlyn Alderman  
Marshall Swope  
and 77th E W  
Norris  
Went west from Twen-  
ty-fourth to Thirtieth  
and twenty-third north of  
Dodge  
Frank Potter  
Sixteenth south of  
Dodge from Twelfth west  
to Twenty - seventh  
from Thirtieth to Thir-  
ty-first and from Thir-  
ty-third to Forty-first  
Jno Hospodka  
L Maves  
Mrs A M Maves  
phys  
G S Alton  
M P Barrett  
Geo H Fischer  
Frank Helm  
Edw Skupa  
Adolph Svoboda  
F C Opocensky  
E F Warstate  
Jas Reha  
Louis Ujick  
Anton Franks  
Clarence Kelley  
C P Mollner  
Isaac Mattison  
Fred Roth  
Jas Reamer  
Jos Yambor  
J T Pettit  
L E Whetstone  
P F Mollner  
Frank Bursick  
J N Church  
Mrs Katherine Moll-  
ner  
Chas Schlekau  
Clarence Bartlett  
Mrs Adda Granger  
Michael Michaels  
Frank Thompson  
Wm Berdic  
22d Benj Cooperman  
Martin Meditz  
Oscar Osborn  
L H Humpal  
Louis Hopple  
Saul Botos  
Fred Cummings  
Harold Overbeck  
Jno Stanker  
Jos Sadina  
Michael Obrat  
Jos Husak  
Mrs Mary Holichek  
Andr Kern  
Jas Koznarek  
Anth Bartak  
Jno Heller  
Geo Fries  
Edw Svaigi  
Peter Puret  
Ivan Urlick

POPPLETON AV Thir-  
teenth south of Dodge  
from river west to Sev-  
enth from Twentieth to  
Thirty-sixth and from  
Forty-second to Fifty-  
sixth  
40 H G Ehlers  
130 Mrs Sarah Bolter  
217 Mrs E C Knutson  
273 Milton Anderson  
303 Edw Cezulak  
313 Mrs Katharine Pis-  
kac  
314 1/2 Hans Fredericksen  
316 1/2 Phil Philadelphia  
318 Edw Mattes  
320 Frank Vodicka  
323 Jas Boulder  
407 Biagio Zappola  
502 Tony Sena  
504 Nele Campial  
Angelo Sortino  
506 Anth Ossino  
508 Carmelo Mangra-  
mell  
510 Frank De George  
511 Jos McKillip  
512 Louis Novo  
513 Mrs Anna Satrapa  
514 Sebastian Grasso  
515 rear Mrs Mary Gu-  
deme  
Ralph De Marco  
517 Chas Mangramell  
614 Rosario Manganaro  
615 Saml Manganaro  
Mrs J E Persons  
616 J S Manganaro  
617 Saml Amato  
Salvatore Amato  
1213 1/2 Jno Bosanec  
1304 Dwight apts  
G B Clark  
1418 Edw Menous  
Henry Baker  
rear Jno Priborsky  
2012 Fred Cosgren  
2012 Jacob Landrock  
2014 A L Williams  
2015 T M Droste  
2016 W N Coley  
2018 W W Berger  
Leo Polletta  
2023 Frank Columbo  
2027 L S Wolf  
2038 Francesco Calabria  
grocer  
Frank Columbia  
2044 Nick Center  
2054 Ben Parri  
2056 Carl Felesve  
2060 Andr Alea  
2106 Nickolas Vetro  
2107 Chas Gagine  
2108 Jas Capellupo  
2111 Geo Ashby  
2115 F J Slaven  
2117 Adolph Incontro  
Chris Mattison  
2119 Anth Mangramell  
2204 Jno Barton  
2207 Phil Menalascino  
Jos Brandonisio  
2208 Sam Scarpello  
2208 Richd Wells  
2210 J M Calabria  
C H Specht  
2212 Isaac Pane  
2214 Jno Ruberti  
Harold Thomsen

2220  
2222 Martin Brown  
2223 J D Force  
2224 Michael Capporallo  
Michall Romio  
2226 Hess Marchello  
2228 Wm Currie  
2230 Jno Goatcher  
2247 Rev M A Stagno  
2265 P J Falcone grocer  
2328 Jas Castanzo  
2332 Angelo Farano  
2402 Wm Elbert  
2406 F E Alford  
2408 M S Reem  
2410 T E Brady  
2414 Richd Williams  
2417 F W Compton  
2419 J A Knight  
2419 Glenn Perry  
2421 H G Schwager  
2422 Vivian Van Noy  
Onle Hoenshell  
2423 H A Adams  
2501 B A Simpson  
2502 Betty Anderson  
Mrs Maud Bunch  
2508 J M Baudo  
2510 S J Coffman  
2511 C W Boetel  
J T Phelps  
2514 G B Dyball  
2515 C C Phelps  
W H Rix  
2522 J M Wallace  
2524 Wm Ryan  
2550 E H Levy  
2553 H C La Clare  
F R Klein  
2556 C A Serot  
2562 E E James  
2563 N P Sackett  
2565 H S Crissey  
2566 Herman Shields  
2570 Fred Walter  
2572 F F Perkins  
2573 Jno Redgwick  
2602 W A Swanson  
2602 G R Swanson  
2615 Mrs Minnie Lyons  
2616 Mrs Effie Dinuzzo  
Phil Windhelm  
2617 J M Kelly  
2711 A H Feters  
2715 E L Bradley  
2717 J W Elliott  
2719 A W Partridge  
2804 J R Peterson  
F C Horacek  
2809 Hildin L Peterson  
2812 W H Wrightson  
2813 M E Hileman  
Adle Martin  
C C Diltz  
2816 Fred Kavan  
2817 F E Miller  
2818 W I Briggs  
2820 C E Hoflund  
F A High  
2911 M L Woolfson  
2913 J T Clark  
2920 L A Dermody  
2950 W P Fuller  
2959 Mrs Jennie Finley  
2962 G R Boyd  
B C Rogers  
2963 David Gross  
2964 M S Ellis  
H F Bell  
2965 C M Lentz

**& Spain REAL ESTATE**  
Loans, Insurance, Rentals

**JOHN W. ROBBINS**  
Phone Douglas 529  
579-581 BRANDEIS THEATRE BUILDING

**REAL ESTATE  
FIRE INSURANCE  
RENTALS**

1920—R. L. POLK & CO.'S

M E Anderson osteo-  
path  
L W Edwards chiro-  
practor  
Phelan - Shirley Co  
contractors  
G G Reed phys  
307 Harvard Hotel  
313 Saml Ferranti shoe  
mkr  
317 R J Madden  
406 Wise Memorial Hos-  
pital  
407 Surety Fire & Sup-  
ply Co of Nebraska  
408 C W Shurtz  
408 E W Moore  
H E Moore  
410 Jas Codlin  
411 Gate City Cleaning  
Works  
412 Jos Blumenthal  
Patrick Downs  
Sidney Marowitz  
417 R R Miller grocer  
420 Abraham Blumen-  
thal  
The Handy Grocery  
& Meat Co  
430 Victor Weimer tailor  
434 F G L Hunt  
438 Saml Mandelbaum  
502 C M Van Vleet  
504 W M Nielsen  
506 Elmwood apts  
Saml Hodson  
Oscar Karbach  
511 Mrs Emma Soder-  
berg  
511 Landon Court  
C M Keplinger  
E J Liljegren  
A W Prince  
Vivian Cole  
514 E A Heames  
520 Fred Key  
524 A C Juergen  
J G Linford  
534 Mrs Mary Gatchell  
538 Jos Curtin  
539 B J Boyle  
540 Antenette Balvin  
541 F L Spence  
541 Latonia Apartments  
R B Dorris  
Edw Johnson  
L C Meers  
W W Roos  
7 G H Dodds  
9 Wm A France  
17 A D Grant  
19 Edw Lamp  
542 L A Smith  
547 Stephen Bryant  
565 Mrs A E Schryver  
605 S M Miller  
623 P G Austin  
623 R G Harris  
C D Waddell  
E P Fitzwilliams  
702 1/2 Wm Inghram  
704 C H Gerhardt  
704 1/2 R A Eason  
706 Mrs Lenore Wheeler  
706 E P Cogley  
706 E P Cogley spark  
Chas Brown  
Jno Harmon

717 L C Seltzer bar  
717 L C Seltzer  
719 J O S Constan-  
shoemkr  
Sebastiano Cose  
no shoe repr  
808 Jno Stratton  
810 Claude Armstrong  
811 Sebastiano Cose  
no  
815 A T Damato gro-  
816 Marshall Farmer  
816 Clarence Webster  
819 Carl Wicklund  
820 Mrs Margaret De-  
hue  
821 Stoeker Apartments  
J J Hourigan  
W F Stoeker  
Jno Linderman  
Roland Clarke  
Wm Fulsom  
B E Johannes mch-  
lan  
Floy Jones  
Frank Kennedy  
Herman Klontz  
F P Kuhlman  
O C Potter  
822 Austin Gibbons  
Herbert Farris  
Hervy Miller  
824 G W Yardy  
824 Mrs Hurl Adair  
826 Alf Taylor  
826 David Lyeven  
L D Becker  
827 O C Reiseberg  
828 Mrs Katherine Im-  
ton  
829 J W Carter  
830 Mrs L M Houtz  
832 Leona Apartments  
E J Woodburn  
R J Brown  
C J Burns  
J M Feely  
H W Fisher  
T D Hinchliffe  
1 R C Alderman  
2 J R Kelly  
3 Helena Corey  
5 Elizabeth Saml  
6 W C Donahy  
8 M P Hinshey  
9 J A Feely  
12 Jno Glynn  
834 Carpathia Apts  
Mrs Mabel Cliney  
Alb Kostka  
A G Laidlow  
1 L J Luther  
2 C T Wright  
3 J F Morgan  
5 Mae Meaker  
7 Wm S Clark  
9 W H McInture  
10 H W Moberly  
12 L S Cooper  
12 A W Sanstrom  
15 A J Clancoet  
16 J C Clancy of  
17 H A Meene  
19-20-21  
L S Caspa  
C H Goff  
836 Mrs Nettie Timman  
839 R R Jones  
M D Reilly

832 O L Garlick  
846 Chas Matthews  
846 Chris May  
847 Isador Bernstein  
848 Mrs Margaret Han-  
son  
850 Mrs Mary Riley  
851 Mrs Ellen Denneberg  
852 J G Gunn  
Gunn & Johnson  
grocers  
853 of Johnson  
1004 Mason School  
857 Frank Smith  
857 Mrs Harnardena  
Burster  
858 W C Haney  
A B Pugh  
859 Geo Grant  
859 A S Juul  
859 L P Third  
859 H P Nelson  
859 E J Snodgrass  
859 Ben J Fobes  
Norman Van Ankin  
1941 C F Harmen  
1941 Thos Blanchett  
Chas Schruhl  
Jno Sykes  
1974 E S Pierson  
1974 Mrs Mary Snyder  
1974 Jno McIntire  
1974 Mrs Mary Dinuzzo  
1974 A J Ourada drugs  
Poppleton av St Ann  
Church (Ecclesia  
Sanctal Anne)  
1974 Jno Variano  
1974 A M Pistillo  
1974 A J Rankin  
1974 Riccardo Fadanelli  
1974 Chas Nifantani  
1974 Thos Kenworthy  
1974 Jas Burns  
1974 J W Corso  
1974 B E Drier  
1974 C J Bucher  
1974 Ray Wilson  
1974 Jas Ryan  
664 Woolworth av Win-  
chester Repeating  
Arms Co  
1982 Hansen & Co grocers  
1982 O M Wright  
1982 G G Tobias  
1982 Mrs Eunice Johnson  
W G Lindell  
1982 G J Hawkins  
1982 P J Trafnar  
1982 C A Criaman  
1982 P A Dagosta  
1982 M L Kiley  
1982 Andr Nadolny  
1982 J W Polcar rug mnfr  
1982 J M Kelley  
1982 J J Buckley  
1982 Michael Calnicean  
1982 D B Thompson  
1982 R H Shriner  
1982 Harry Reschke  
1982 J C Martin  
1982 Mrs Sophia August-  
son  
1982 Mrs Mary T Gillman  
1982 J M Kirk  
1982 Martin Jensen  
1982 S P Murphy  
1982 Robt Blozies  
1982 J E Goettsche  
2408 A J Pszanowski  
2411 Thos Olson  
2411 Henry Hammerly  
2411 M L Woodard  
2413 R E Watson  
Mrs Dora McMahon  
2415 F I Seamann  
2415 Paul McAlevy  
2416 Fay Davis  
O A Daugherty  
2419 J F Devaney  
2421 Glen McKim  
2423 E H Myers  
rear Mrs S Inglis  
rear Gordon Maga-  
zine Agency  
2424 A F Haarmann  
rear E J Pierce  
2427 Fred Brandes  
2430 Ferd Haarmann  
2437 S J Landgren  
2501 Steyer & Sundinger  
grocers  
2507 A M Kurtz  
2508 Bernard Gross  
2510 Melchiorson Mamis  
2514 Anth Myers  
2518 Agnes Borowiak  
2520 Mrs Anna Shuman  
2527 Alb Frale  
2530 Mrs Anna Shuman  
Indry  
2530 1/2 Geo Buchin tailor  
2532 H G Bogacs grocer  
2541 V N Rose  
2705 J W Goodrich  
2709 C G Wall  
2713 Harry Skarda  
2713 Mrs Mary Sak  
2723 Mrs Mary Kadrnos-  
ka  
2723 Jos Paspichal  
2727 H C Auchmuty  
2728 C F Stazsak  
2728 F J Monohan  
2729 O L Peterson  
2730 Timothy Sheehan  
2825 C A Dane  
2901 Mrs M E McElhinney  
2905 Louis Oliver  
2906 R L Mathews  
2907 Edw Devers barber  
2909 P B Meyers  
2910 J W Pipkin  
2912 P W Carlls  
2915 L B King  
2916 J A Welzenbach  
2917 Robt Gertler  
2918 Stephen Franklin  
2920 E G Rocheford  
2923 Mrs Anna Koopman  
2925 Ulrich Langensgger  
2926 J A Polan  
2930 Gabriel Burke  
2932 Platner Lumber Co  
3001 J E Davis  
3005 Jno Franey  
3009 Mrs C S Rickard  
3015 A A Williams  
3017 Anton Stastny  
3019 Jos Bauer  
3027 Mrs Frances Lem-  
back  
3029 Rev Karl Brunn  
3101 Herman Thiessen  
pickles  
3111 Chris Benson  
Wm Greendale  
Fred Hansen  
H C C Jensen

3115 Rev Walter Schaefer  
3119 1/2 Wm Bell  
3201 H L Pribbenow  
drugs  
3202 Geo Golle cafe  
C J Marsh  
Ralph Ryan  
3202 1/2 H P Bierbach  
Mrs Edith Messer-  
schmidt  
3203 J I Fleming gen  
store  
3204 S W Springer bil-  
iards  
3209 E B Chaik  
3211 J D Barritt photogr  
3213 C E McClain  
3217 Oris Downing  
3217 1/2 Mrs Addie Blake-  
more  
3222 Herman Kessler bar-  
ber  
3222 Whelan & Lind ga-  
rage  
3223 David Gerber grocer  
3235 Lawrence Connor  
3301 Jos Noveski  
3303 Rasmus Vessendall  
3305 W E Melroy  
3318 Jno McGuire  
3323 N E Dixon  
C E Metzger  
3325 F J Hartley  
3327 Alvin Liljegren  
3328 C A Yeager  
3328 C A Candy  
Chas Kinder  
3331 W J Whelan  
3419 1/2 Geo Bell  
3503 Nels Lind  
3505 Chauncey Barnbrook  
3607 M H Hill  
3610 Neble Building  
Den Danske Pioneer  
Sophas F Neble Pub  
Co  
3511 C A Swanson  
3517 L D Garner  
3519 Jno Fruhwirth  
3524 H A Kunde  
3525 Mrs Hannah Farrell  
3551 J D Busch  
3554 L C Kroeger  
3556 Mrs Elsie Raven  
C O Hartman meats  
3557 W N Jamieson  
3560 Axel Fredericksen  
Chris Jensen grocer  
3601 J P Byrne  
W A Paulson  
Mrs Hattie Harrum  
G J Lavell  
Lawrence Sullivan  
3602 E G Hurson  
Highland Park  
Pharmacy  
3605 Michael Culkin  
3606 R V Duncan  
3609 Carl Martin  
S S Schultz  
3610 Mrs M T Clinchard  
3611 George Tripp  
3613 M J Hewa  
3614 Mrs J E Carroll  
3615 H E Carpenter  
W R Montgomery  
3617 Mrs D E Greene  
3621 Jno Philpot  
3622 H R Blanchard  
3625 W A Rathback

**POLK—Contd**  
 204 Smith John @  
 212 Vacant  
 219 Lukas Jos @  
 224 Balley Rollin E @  
 227 Foutch Leonard E @  
 227 Gahl Chas B  
 229 Zak Jas @  
 230 Vacant  
 231 Miller Chas F @  
 232 Larson Carl @  
 237 Lester Chas F @  
 240 Vacant  
 241 Morgan Shirley E @  
**S 35th intersects**  
 2501 Gaub Henry @  
 2502 Miller John F  
 2509 Beran Thos @  
 2513 Jakaleh Jos @  
 2516 Barta Albert L @  
 2524 Valcek Jerry  
 2536 Svajgl Edw @  
 2540 Hotz John C @  
 2543 Binko Jos @  
**S 36th intersects**  
 2614 Hrabik Jas  
 2615 Yelinek Jos J @  
 rear Zadina Jos @  
 2622 Obrat Michl @  
 2632 Strilka Jos @  
 2637 Kozmarek Jas @  
 2639 Husak Jos @  
 2640 Bartak Anton  
 2645 Nick Wm C @  
**S 38th intersects**  
 2805 Fries Geo @  
 2816 Pesek Jos R @  
 2832 Shimek Frank J @  
 2839 Kasperek Jos @  
**S 39th intersects**  
 4018 Neiswanger Henry P  
 4020 Urick John @  
 4030 Frucha Ignatz @  
 4336 Dasovich Michl  
**S 41st intersects**  
**S 42d intersects**  
 Sunshine Drive intersects  
**POPPLETON AV — Thirteenth**  
 south of Dodge, from 2d west  
 to 7th av, 20th to 36th, 42d to  
 60th  
 130 Rogers Jos @  
**S 2d intersects**  
 CB&QRR crosses  
 217 Rosenbaugh Melvin A @  
**S 3d intersects**  
 302 Cline Roy E  
 303 Douglas Logan  
 304 Vacant  
 308 Lehotyak Verna Mrs @  
 313 Piskac Kath Mrs  
 314 Vacant  
 314½ Vacant  
 316 Vacant  
 318 Vacant  
 318½ Vacant  
 320 Kolic Anton  
 322 Vacant  
 323 Marik John @  
**S 4th intersects**  
 407 Vacant  
 410 Maciaz Frank  
 410½ Kleffner Fred B cigar  
 mfr  
 411 Bicanti Januti  
 rear Garcia Salvador  
 415 Grasso Alfio  
 417 Ferraguti Elvera Mrs  
**S 5th intersects**  
 502 Selna Antonio  
 504 Bruno Giuseppe  
 rear Vigilfo Sebastiano  
 506 Atroniza Angelo  
 508 Dipetro Saml  
 rear Garcia Pedro  
 510 DeGirola Frank @  
 511 Coco Vincenzo @  
 513 Scamberino Filadelfo  
 514 Vince Giuseppe  
 515 Salvatore DeGeorge  
 517 Cuya Giovanni @  
**S 6th intersects**  
 612 Vecchio Salvatore @  
 613 Aletta Salvatore @  
 613½ Alemagna Giuseppe  
 614 Nisi Filidelfo  
 615 Manganaro Salvatore @  
 616 Gemma Francisco @

2012 Crisman Harvey W  
 2014 Cain Clifford E @  
 2016 Consoleno Saml @  
 2018 Paletta Leonardo G @  
 2054 Perri Bernarde @  
 2056 Vacant  
 2060 Vacant  
**S 21st intersects**  
 2100 Pictanuzze Jos  
 2107 Alessandro Franceschini  
 2108 Capellano Teresa Mrs  
 2110 Castrette Nicola @  
 2111 Mauro Vincenzo @  
 2115 Dehtase John @  
 2117 Innocentio John @  
 2119 Coley Wm N  
**S 22d intersects**  
 2201 Pane Antonio soft drinks  
 2203 Vacant  
 2204 Barton John  
 Stella Michl  
 2207 Albino Phillo  
 Dante Lucia Mrs  
 2208 Scarpello Salvatore  
 2210 Calabria Clarence J  
 Calabria Jos M @  
 2211 Morone Michl  
 2212 Coolson Oliver  
 2214 Sage Edw D const  
 2216 Wilson Jas  
 2218 Hill Fred @  
 2220 Vacant  
 2222 Vacant  
 2223 Force John D Rev  
 2224 Piatilli Saml  
 2225 Brown Nettie I Mrs  
 2226 Marfel Jos @  
 2228 Vacant  
 2230 Salanitro Sebastino  
 2247 Stagno Michl A Rev  
 2254 Farano Angelo @  
 2328 Menico Gabriel @  
**S 24th intersects**  
 2405 Koch Julius E @  
 2408 Beem Marvin S  
 2417 Redgwick John @  
 2419 Vacant  
 2421 Schwager Henry G  
 2422 Rossiter Richd L  
 2423 Adams Hubert A @  
 2428 Williams Jas R @  
**S 25th intersects**  
 2501 Schreck Michl G  
 2502 Flatte Herschel  
 2507 Hartley Elmer W  
 2508 Nelson Martin C @  
 2510 Coffman Saml J @  
 2511 Womacque Robt L  
 2514 Dyball Pearl Mrs @  
 Woodyard Albertus  
 2515 Phelps Chas C  
 2522 Wallace Jas M  
 2524 Rifkin Sal @  
**S 25th av intersects**  
 2550 Nussrallah Assed G  
 2553 Lundy Alice C Mrs @  
 2556 Buehler Otto @  
 2557 Madison Geo F @  
 2562 Rosenau Wm furn  
 2563 Christensen Jette  
 2565 Lozito Mario  
 2566 Shields Emma Mrs @  
 2570 Greenup Lee C  
 2572 Frankoff Frank @  
 2573 Kemp Daisy A Mrs @  
**S 26th intersects**  
 2602 Swanson Nina M @  
 Wangberg Emelia Mrs  
 2606 Chamberlin Virginia @  
 2609 Baley Archle J  
 Baley Zdenka Mrs @  
 2615 Clausen Nels J @  
 2616 Lampo John  
 2617 Kellong Fred W @  
**S 27th intersects**  
 2702 Thornton Herbert F @  
 2703 Anderson Milton H @  
 2711 Kinkad Jas @  
 2715 Bradley Edw L @  
 2717 Fink Minnie @  
 2719 Partridge Arth W  
**S 28th intersects**  
 2803 Ticknor Willis G  
 2804 Apartments  
 1-2 Merkert Christina Mrs @  
 3 Anderson Irvin L  
 4 Hill Ivar B  
 5 Share Ralph W  
 6 Brown Edw E jr

2812 Hofmann Andrew  
 2816 Bendyowski Jos @  
 2817 Peterson Asg @  
 King Frank J  
 2818 Vacant  
 2820 Fishbets Frank  
**S 29th intersects**  
 2911 Anderson Edgar  
 2912 Vacant  
**Park av intersects**  
 2913 Vacant  
 2914 Vacant  
 2915 Vacant  
 2916 Vacant  
 2917 Vacant  
 2918 Vacant  
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 2920 Vacant  
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 2986 Vacant  
 2987 Vacant  
 2988 Vacant  
 2989 Vacant  
 2990 Vacant  
 2991 Vacant  
 2992 Vacant  
 2993 Vacant  
 2994 Vacant  
 2995 Vacant  
 2996 Vacant  
 2997 Vacant  
 2998 Vacant  
 2999 Vacant  
**Street continued**  
 3000 Vacant  
 3001 Vacant  
 3002 Wilson Chas W  
 3004 Wright Henry M  
 3006 Hascall Morris T @  
 3008 Kuder Mary @  
 3009 Taylor Georgia Mrs dramkr  
**S 31st intersects**  
 3114 Tallaferra Jas M @  
 3116 Ewling Rose Mrs @  
 3124 Bushman Nettie M  
**S 32d intersects**  
 3202 Abern Michl H  
 3203 Dwight Apartments  
 Apartments:  
 1 Falconer Allan D  
 2 Gray Dorothy  
 3 Liver Casper B  
 4 Martin F Plummer  
 5 Peters Carrie M Mrs  
 6 Jumper Frank J  
**Street continued**  
 3208 Hill Jos H @  
 3209 Miller Victor E  
 3210 Nanos Gus G @  
 3211 Miller Amanda M Mrs @  
 3212 Wilbur John E @  
 3213 Victor Grover B  
 3215 Latenser John jr @  
 3216 Leary Patk J @  
 3217 Cheff Paul P Rev  
 3220 Wilson Chas Z @  
 3221 Rohrbough Elmore M @  
 Rohrbough Engineering Co  
 3224 Pagett Pearl H  
 3225 Thomas Beni F @  
**S 33d intersects**  
 3303 Kelley Loren O  
 3304 Johnston Madge W Mrs  
 3305 McLoud Claude L  
 3306 Doolin Edw J  
 3307 McCool Geo H  
 3308 Rich Delbert C  
**S 34th intersects**  
 3401 Loomis Fred P @  
 3426 Hipple A Hugh @  
 3424 Bolen Fred @  
**S 35th intersects**  
 3502 Hall Rose H Mrs @  
 3504 Rice M Raymond @  
 3508 Goodsell John O @  
 3513 Bixby Hale R  
 3516 Neuhaus Geo E  
 3518 Dunham Jasmine S @  
 3520 Sachse Wm @  
**S 35th av intersects**  
 3500 Steberg Howard K @  
 3564 Riley Bryan M @  
 4205 Morton Geo T  
 4212 Alger Forrest M  
 4215 Wille Chas F  
 4216 Hoyer Herman Z @  
 4219 Dresher Alton O @  
 4220 Kemmy Jos F  
 4223 London Jas H @  
 4224 Baright Leslie T @  
 4226 Allen Jas R @  
**S 43d intersects**  
 4301 Jarosh Jas A  
 4305 Nelson Chas @  
 Fish Paul  
 4308 Cochran Geo H @  
 4311 Wallace Frank R @

**Roofing and Water Proofing Contractors**  
Slate, Tile, Gravel, Asbestos, Asphalt Mastic Floors  
Fireproof Roofs

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Council Bluffs, Ia.      Sioux City, Ia.      Sioux Falls, S. D.      627 Paxton Bldg., Omaha, N.

- 347H S—Contd  
313 Little Diner Cafe  
315 Anzalone Antonio shoe  
rentr  
317 Nelson Arnold C restr  
408 10 Anderson **Anna Mrs**  
411 Pippert Auto Elice Co  
Shattar Walter E auto repr  
412 VanVlack Ivalo Mrs  
413 Vacant  
414 Vacant  
415 Sine Onony Rodgy  
420 Resnick Jos tailor  
432 Stevens Edw E  
434 Cascy Leo  
436 Vacant  
438 Vacant

**Howard intersects**

- 502 Wiggins Hazel  
504 Quinby Frank D  
515-17 Landon Court Grocery  
Volz Chas

**519 Landon Apartments:**

- Apartments:**  
1 Iverson H M  
2 McGlynn John P  
3 French Ben  
4 Jarollmek Otto  
5 Larson Mary Mrs  
6 Andrews Steve  
7 Brubaker Jack R  
8 Vacant  
9 Hamer Mary K Mrs  
10 Bralocke A  
11 Rasburg Nan Mrs  
12 Merts Porter  
15 Fay Jas  
16 Connors John mgr  
18 Reed Walter  
19 Sherman Anna Mrs  
20 Goff Walter A  
21 Miller F D  
99 Mawsley John W  
24 Drew Mildred  
25 Smith Martha Mrs  
27 Shamp Geo W  
28 Winters Ernest C  
29 Weaver Omar  
30 Boylan Wayne  
31 Ludigston John  
32 McCracken Thos  
33 Whittenbaugh Zada Mrs  
34 Winters Ernest jr  
35 Wilson Ed  
37 Hegwood Clarence L  
38 Vacant

**Street continued**

- 522 Harkins Harry restr  
530 Schad Anton  
536 Vacant  
538 Wohlhutter Albert  
540 Nelsen Hans @  
541 Latona Apartments  
**Apartments:**  
1 Anderson Roy  
2 Spurdel S P  
3 Watanabe Harry G  
4 Erickson Wilma Mrs drankr  
5 Davis Nick  
6 Hodson Basil R  
7 Vacant  
8 Taylor Virginia Mrs  
9 Strother Frank K  
10 Kolach Bert  
11 Leochner Marjorie nurse  
Johnson Margaret nurse  
12 Sterba Henry  
13 Vacant  
14 Elerding Bennett  
15 Vacant  
16 Vacant  
17 Brady Albert  
18 Splittgerber Herbert  
19 Vacant  
20 Nelsen Andy  
21 Anderson Edw  
22 Vacant  
23 Vacant  
24 Kuhler Matilda  
25 Bolden Phillip H janitor  
**Street continued**  
542 Cosgrove Dominick E @

**sw cor Atlantic-Pacific & Gulf Oil Co fill sta**  
**StMary's av intersects**  
Jackson intersects

- 604 Loch Peter restr  
608 Rentzen Service Station  
613 Snyder Arth auto repr  
615 Vacant  
617 Bradden-Kinsey Radio Service Inc  
622 Gossett Frieda Mrs  
623 Handy Laundry No 8  
624 Nelson Arnold C restr  
701 Rendezvous Beauty Shoppe  
702 Nealo Grocery  
702½-704½ **Hilcrest Apartments**

**Apartments:**

- 1 Ruzg Frank  
2 Greko Miriam Mrs  
3 Vacant  
4 Vacant

**Street continued**

- 703 Buyer's Pool Inc gent mds  
704 Vogue Cleaners  
705 Lamping Robt C Co tile  
Vitrolite Sales Co tile  
706 Vacant  
707 Crosstown Cleaners  
708 Compton Chas W cigars  
709 Anderson John A Co plmbg  
Anderson Investment Co  
710 Berry Blanche  
712 Weander Walter B barber  
714 Pane Ralph barber  
716 Crosstown Shoe Hospital  
718-22 Great Atlantic & Pacific Tea Co  
**Leavenworth intersects**

- 806 Vacant  
811 Walker S B  
812 Crosstown Garage  
813 Trovato Tony  
815 McQueen Jos Indv  
817 Lindee G H  
819 Gladwin Harry F  
820 Am Furn Rent Shop  
Netwig Nicholas F @  
822 Belasquez Frank @  
823 Pershing Apartments  
**Apartments:**  
(A) Sachava John  
(B) Greene Wm J  
(D) Armbruster John

- 1 Brandt Hans  
2 Brandt Emma Mrs  
3 Tuttle Lou  
4 Brandt Chas  
8 Knudsen Carrie Mrs  
9 Wells Paul  
10 Stanton John  
11 Driftcorn Alvine Mrs  
12 Harsh Dorothy  
14 VanLeuvan Chas W janitor  
15 Sechrest Benj H  
16 Vacant  
17 Allen John  
18 Dennis Lenora  
19 Coates Wm  
20 Peterson Claude F  
21 Radler Robt H  
22 Harris Roy  
23 Vacant  
24 Vacant  
25 Riley John  
26 Martin Helen  
27 O'Grady Lucile  
28 Free L Irene  
29 Green Henry  
30 Vacant  
31 Smith Frank C

**Street continued**

- 824 Vacant  
826 Schneckenger Chas M  
827 Michael Mark  
828 Vacant  
829 Gillespie Chas A  
830 Muckler Lyle S  
832 Leone Apartments  
Chiodo Vincent P  
**Apartments:**  
1 Cronin Timothy  
2 Vacant  
3 Mason Merle B  
4 Martin Albert C  
5 Vacant

- 6 Harper Earl I  
7 Vacant  
8 Elmasser Peter J  
9 Rymer G W  
10 Vacant  
11 Vacant  
12 Sodyba Frank E

**Street continued**

**333 Carpathia Apartments**

- Apartments:**  
1 Widner Jas H  
2 Ackerman Marat M  
3 Paulsen Orlando  
4 Williams Kenneth  
5 Vacant  
6 Price Delmar  
7 Vacant  
8 Shelburn Walter E  
9 Friend Alvine Mrs  
10 Schewe Wm S  
11 Vacant  
12 Elliott Ruth Mrs  
14 Lawless Gertrude H  
15 Vacant  
16 Crummel Fred J  
17 Bjorback Ollie A  
20 Vacant  
21 Vacant

**Street continued**

- 837 Wallace Fannie Mrs @  
839 Reilly Martin D  
840 Cook Walter  
rear Ray Edw  
840½ Netwig Henry @  
Nolan John  
Graham Jas C  
841 Alcorn Geo R @ contr  
842 Consentino Sebastiano shoe  
repr  
842½ Consentino Sebastiano  
843 Nelson Mabelle Mrs @  
846 Vacant  
847 Vacant  
848 Koch Fred  
849 Kohn Albert gro  
850 Vacant

**Marcy intersects**  
**Mason intersects**

**sw cor Mason School**

- 1002 Stein Mary A Mrs gro  
1017 Smith Frank @  
1021 Burster Bernardine Mrs @  
1023 Warner Leon  
1029 Thing L Peter @  
1035 Nelson Hans P @  
1037 Girton Earl G  
1039 Allen Frank  
1041 Badalamente Saml @

**Pacific intersects**

- 1101 Vacant  
1102 Consumers Oil Co fill sta  
1103 Vacant  
1105 Vacant  
1106 Cahoon Marvin

**Pierce intersects**

- 1213 Southerland Lina  
1215 King Zella Mrs  
1217 Poppleton Garage  
1219 Pagliara Jos shoe repr  
1221 Pistilli Angelo M barber  
1223 Crosstown Drug Co

**Poppleton av intersects**

- 1311 StAnn's Church (Italian)  
1312 Variano John @  
1314 Prestigiano Andie @  
1315 Premium Oil Co fill sta  
1316 Nebbia Jos @ shtmtlwrk  
1320 Larese Severino @  
1322 Spensleri Oreste monuments  
1326 Bolamparti Rocco  
Guido Rocco  
1330 Macchietto Alfonso @  
1334 Sheffield John T  
1336 Ware Harry A  
1338 Corso January  
1344 Bartchak Jos  
1346 Vacant  
1348 Vacant  
1349 Vacant

**Woolworth av intersects**

- 1502 Woolworth St Grocery  
1510 Wright Iris N @  
McAndrews Anne nurse  
Crist Ferne nurse  
1511 Chambers Wrecking Co  
1516 Kramel Jos P @

24TH S—Contd  
828Q May Pearl F 4  
829 Vacant  
830 Hines Jesse E 4  
832 Leone Apartments  
bsmtΔAllwine Realty Co  
Apartments:

1Q Baudo Wm P 3  
2Q Stolley Geo A 4 janitor  
3 Remillard Chas T 3  
4 Johnson Lawrence 3  
5 Sandstrom Andrew W 2  
6Q Carter Bert 4  
7 Riley Ray R 5  
8 Nelson Alf 3  
9 Vacant  
10 Neville Robt J 2  
11 Bolan Gilbert 5  
12 Jones Arba J 4

Street continued  
834 Carpathia Apartments  
Apartments:

1 Cain Ancil B 2  
2 Laird Keith L 3  
3 Huff Eldon 4  
4 Reepe Lewis 2  
5 Thaver Lena Mrs 2  
6Q Pullman Margt A 1  
7 Crager Laura M 2  
8Q Schewe Wm H 2  
General Roofing Co  
9 Schierbaum Carl 4  
10 Delehanty Martha Mrs 3  
11 Hultman John 2  
12 Schultz Dale P  
14 Clemons Ralph 3  
15 Fuester Walter E 1  
16Q Hony Cath W 4  
17 Trowbridge Gillman R 2  
18 Wildman Jas 3  
19 Brugger Leonard 2  
20 MacCormack Jean J 2  
21 Colberg Eug H 2

Street continued  
837ΔMorgan Frances C Mrs  
beauty shop  
839Q Reilly Geo C 5  
840 Netwig Gus 8 pntr  
841ΔShean Kath @ real est  
842ΔCosentino Sebastiano 7 @  
843Q Ray Jos 2  
846Q Omaha Plating Co  
847 Craig Chester B 12  
849Q Buss Sarah F Mrs 4 gro  
Marcy intersects

1002ΔRomeo Louis 3 gro  
1012Q Mason School  
1017Q Lewis Alice S Mrs 1 @  
1021 Burster Bernadine Mrs 1 @  
1029Q Smiley Arth L 6 @  
1035 Vacant  
1037ΔLacina Emil 5 @  
1041 Badalamenti Saml 6 @  
Pacific intersects

1101-17ΔKitty Clover Potato Chip  
Co  
1102Q Butera Saml filling sta  
1105Q Lippold Wm R real est  
1106Q Lamanna Herman 3  
Butera Saml 3  
Pierce intersects

1211 Mullmann Axel J auto repr  
1213Q Smith Glenn G 3  
1215 Luenenberg Walter 2  
1217Q Omaha Dye Works  
1219 Turco Tony barber  
1221 Vacant  
1223ΔSeminara Concetta Mrs 2 gro  
Poppleton av intersects

1311 StAnn's RC Church (Italian)  
1312 Vacant  
1314 Primiano Andrew M 3 @  
1316Q Nebbia Jos 6 @  
1320Q Larese Severino 6 @  
1322 Spensleri Oreste monuments  
1326 Silverstrini Antonio 5  
1330Q Macchietto Alphonse 7 @  
1334Q Ware Harry A 3 @  
1336Q Guido Rocco 6  
1338Q Corso Jennaro V 2 @  
1344Q Welty Saml H 3  
1346Q Gurley Berela L 4  
1348 Vacant

1349 Vacant  
Woolworth av intersects  
1502Q Woolworth Street Grocery  
1509 Premium Oil Co filling sta  
1510Q Wright Ira N 3 @  
1511Q Am Lumber & Wrecking Co  
1516 Kuncel Jos F 4 @  
1520Q Lindee Wm G 4 @  
1524Q Canuso Frank J 2  
1526 Norton John H 6  
1528Q DePaemelare Oscar 4 @  
1530Q D'Agosto Eva Mrs 1 @  
1534 Polcar Oliver W 2 @  
1536 Stella Santo 5 @  
1542 Knast Stanley 1 @  
1560Q Rushton Geo Baking Co

Hickory intersects  
2215 Larson Carrie Mrs 5  
2217 Connor Robt E 4  
2223Q Boukden Milton E 5  
2229Q Ferguson Frank B 2 @  
2231Q Dahl Fredrika Mrs 3 @  
Martha intersects

2303 Vacant  
2305Q Krzycki Anton J 6 @  
2308-10 Livingston Apartments  
Apartments:

1 Springer Peter 3  
2 Kror Edw J 3  
3 Poff Virgil 4  
4 Dorman Leo J 3  
5 Carlin Geo R 3  
6 Swanberg Albert G 3  
7 Finlay Wm C 3  
8Q Livingston Bertha Mrs 1 @  
9 Boetel Kenneth M 5  
10 Ranallo Louis 4  
11 Davenport Henry E 1

Street continued  
2309Q Cremer Leon R 4 @  
2311Q Bogatz Edw C 2 @  
Maloney Gilbert F 3  
2312Q Murphy Cath Mrs 7 @  
2319Q Wentz Chas W 2  
2321Q Goettsche Lena 6 @  
2325 Hruby Jacob J 3 @  
2331Q Borowiak Wm J 3  
2332Q Bauer Jos 7 @ hdw  
2333Q Nelson Amanda F 2 @  
2339Q Wrobeliski Frances Mrs 3 @  
Castelar intersects

2402 Nelson Nels A filling sta  
Q Falk Hilma Mrs 2  
2404 Sefic Edw 4 @  
2408Q Page Geo W 15 @ pntr  
2411 Hammerly Henry 6 @  
Q Hammerly Henry Wrecking  
Co

2413 Schon Arth A 7  
2413 1/2 Dixon Bessie Mrs 3  
2415 Bredwell Claude L 3  
2415 1/2 Elgey Christian C 1  
2416Q Jaworski Lon M 5 @  
2419 Grant Jas P 3  
rear Waterman Chester 4  
2421 Vacant  
2423 Hilding Edw J 2  
2424 Wirtz Ogden 3  
Q Hall Elmer L 4  
2425Q Quinlan Jos A 6  
2427Q Hetrick Millie A Mrs 4  
2430Q Williams John E 12  
2437Q Lucas Arth W 2 @

Arbor intersects  
2501Q Erdei Geo 5 gro  
2502 White Harry L 6  
2505Q Anderson Mildred H Mrs 1  
2508Q Schelbihofer Jos 12 @  
2509Q White Carl 6 @  
2510Q Echtermeyer Herbert H 6  
2511Q Polen Harold A 2  
2514 Hentges Peter H 2 @  
2515Q Donnell Clifford B 3  
2518 Borowiak Edmund P 2  
2519Q Dennis Howard P 3 @  
2520Q Shuman Richd 2 @  
2523Q Skarda Harry E 3 @  
2527 Prai Albert 2 @  
rear Gillette Irson 3 @  
2528 Rayevich Jos J filling sta  
2530 Lucchino Anthony shoe repr  
2530 1/2 Victorine Jos K barber  
2531 Vacant

2532Q Herek Jos  
2701 Vacant  
2702 Immaculate Conception  
Church  
2705Q Goodrich John W 4 @  
2708Q Immaculate Conception  
School  
Q Krzycki Wencel Rev  
Franciscan Sisters  
2709Q Sak Frank B 3 @  
2713 Church Emma Mrs 2  
rear Wettengel Ralph 2  
2717Q Raneri Alf 3  
2723 Krakowski Leo P 9 @  
2727Q Goralski Edw S 3 @  
2729Q Zaleski Anthony F 2 @  
Elm inter

2901Q Green Chas R 4  
2905Q Sobczyk Andrew T 10 @  
2906Q Tomcykowski Frank S 11  
2909 Kwasniewski Jos 5 @  
2910 Pipkin Lulu Mrs 5 @  
2912Q Crozier Frank S 3 @  
2d fl Q Wessel Robt W 4  
2915 Janda Arth J 2  
2916Q Bliss Marshall 12  
2917 Gertler Robt I 6 @  
2918Q Clow Berlyn 4  
2920Q Rocheford Elmer G 2  
2923 Rynazewski John 3 @  
2925Q Langenegger Ulrich J 4 @  
2926 Kvetensky Albina Mrs 2  
Q Sun Printing Co  
2930Q Murphy Betty Mrs 6  
2932Q Hugg Camille gro  
Oak inter

3000Q Builders Lumber & Wrec  
Co  
3001 Pavlik Frank 4 @  
3005Q Sapkoski Frank 4 @  
3009Q Roth Walter 3  
Q Hauptman Josephine Mrs  
3015Q Brown Jessie M 2 @  
3017 Stastny Anton B 1 @  
3019Q McCarthy Patk 2  
3025 Watts Ray R 3  
3027Q Thompson Myrtle Mrs 3 @  
3029Q Kopecky Emil 9 @  
Spring inters

3101-07Q Thiessen H Pickle Co  
3111Q Vinton Hotel  
Dvorak Jas  
3113Q McCreary Clyde D 3 @  
3117 Primitive Wesleyan Church  
Thompson Ray E 6  
3119Q Heasley Martin D 4  
3119 1/2 Inda Marion 3  
Vinton inters

3201Q Vinton Pharmacy  
3202Q Borowiak Paul L beverag  
3202 1/2 Borowiak Paul L 4  
3203-05Q Vinton Hardware  
3207Q Kopecky Jas W beverages  
3209 Joys Cafe  
3211Q Cosentino Sebastiano shoe  
repr

Q Classy Cleaners  
3213 Komrofsky Gus 2  
3217 Vacant  
3222Q Safeway Stores (br) gros  
3223 Kopecky Raymond billiard  
3223 1/2 Jarecki Mary Mrs 7  
3229Q Gettman Harold H filling sta  
3230Q Baright Hollis I filling sta  
Deer Park blvd intersec  
Krug intersec

3300Q Paramount Liquor & Wine  
Co  
3301 Kragh Carl E filling sta  
3306Q Omaha Fruit & Vegetable  
Market  
Q Paramount Liquor & Wine  
Co  
George Geo C restr  
3323Q Lantz Gottfrid A 4  
3325Q Hoye Chas W 4  
3327Q Hald Edw 3  
3328Q Yeager Chas A 3 @  
3331Q Alexander Jos F 9 @  
3333Q Jensen Chris O 2 @  
Valley intersec  
3501Q Ryan Wilford J 7  
3504Q Ambrust Marie Mrs 3 @



2200 Hubbard Wendell E 3 ②  
 2202 Byba Paul P 4 ②  
 2204 Meran Thos 2 ②  
 2206 Jaksich Jos 12 ②  
 2208 Barta Antoinette Mrs 5 ②  
 2210 Vaicek Jerry S 7 ②  
 2212 Sraji Edw Jr 2 ②  
 2214 Hutz John C 4 ②  
 2216 Novak Frank P 3 ②  
**S 36th intersects**  
 2218 Sraji Edw 3 ②  
 2220 Tallman Howard J 2 ②  
 2222 Ladina Petronela A Mrs 2 ②  
 2224 Espan Anton A 3 ②  
 2226 Groat Michl 7 ②  
 2228 Botos Anna Mrs 5 ②  
 2230 Susak Bessie Mrs 5 ②  
 2232 Bartak Anton 3 ②  
 2234 Jelinek Godfrey 3 ②  
 2236 Nick Wm C 3 ②  
 2238 Dolan Thos 4 ②  
**S 38th intersects**  
 2240 Freis Geo 3 ②  
 2242 Telinek Edw 3 ②  
 2244 Shimek Frank J 3 ②  
 2246 Buysen Walter W 4 ②  
 2248 Kasparek Jos Jr 5 ②  
**S 39th intersects**  
 2250 Vach Frank J 3 ②  
 2252 Crick John 4 ②  
 2254 Prucha Ignatz 7 ②  
**S 41st ends**  
**Sunshine Drive intersects**  
 2256 Long Howard 5 ②  
 2258 Prenosil Frank J 3 ②  
  
**POPPLETON AV—From 2d west**  
**to 7th av, 20th to 36th, 42d to**  
**58th and from 60th to 66th, 13**  
**west of Dodge**  
 2260 Rodriguez Jos 1 ②  
**S 2d intersects**  
**CB&QRR crosses**  
 2262 Knutson Andrew E 1 ②  
 2264 Essenbaugh Melvin A 7 ②  
**S 3d intersects**  
 2266 Depita Jos 1 ②  
 2268 Vacant  
 2270 Schwartz Matthew Jr 2 ②  
 2272 Baker Webster C 3 ②  
 2274 Piskac Kate Mrs 4 ②  
 2276 Vacant  
 2278 Lee Ernest H 6 ②  
**S 4th intersects**  
 2280 Alcaraz Albert 2 ②  
 2282 DiGiacomo Dominic 2 ②  
 2284 Ayala Michl 8 ②  
 2286 Bera Jos 3 ②  
 2288 Manjarez John 9 ②  
 2290 Ayala Raymond 3 ②  
 2292 Grasso Josie Mrs 5 ②  
 2294 Ferraguti Elvira Mrs 2 ②  
 2296 Simbo Paul 2 ②  
**S 5th intersects**  
 2298 Seimor Tony 2 ②  
 2300 DePetro Jos 4 ②  
 2302 Nicelli John 3 ②  
 2304 Miloni Paul J 2 ②  
 2306 DePetro Saml 5 ②  
 2308 DeBiorga Frank 4 ②  
 2310 Parrotto Anthony 2 ②  
 2312 Coco Vincenzo 9 ②  
 2314 Seina Sebastian J 2 ②  
 2316 DiDisco Rosario 3 ②  
 2318 Noble Louis 4 ②  
 2320 Sapienza Alfio 5 ②  
 2322 Cava Giovanni 3 ②  
**S 6th intersects**  
 2324 Vincel Jos 3 ②  
 2326 Aletta Salvatore 4 ②  
 2328 Alemagna Giuseppe 2 ②  
 2330 Palma Louis 3 ②  
 2332 Mangano Saml 4 ②  
 2334 Mangano Anthony R 6 ②  
 2336 Salanito Jos 5 ②  
**S 20th intersects**  
 2338 Metropolitan Utilities  
 District (Ice plant)  
 2340 Zysk Louis J 6 ②  
 2342 Crisman Harvey W 4 ②  
 2344 Cain Clifton E 7 ②  
 2346 Consoleno Saml 4 ②  
 2348 Paletta Leonardo G 3 ②  
 2350 Perri Bernardo 2 ②  
 2352 Vacant  
**S 21st intersects**  
 2354 Boeske Hugo A 4 ②  
 2356 Brandt Jos gro ②  
 2358 Brandt Jos 8 ②  
 2360 Pletanze Jos 4 ②

2115Diblase John 5 ②  
 2117Incontro John 5 ②  
 2119Coley Wm N 6 ②  
**S 22d intersects**  
 2201Pane Antonio beverages  
 2204Barton John 2 ②  
 Stella Michl ②  
 2207Cerone Jos G 5 ②  
 2208Cole Fred J 6 ②  
 2210Calabria Stella M Mrs 3 ②  
 2211 Morone Michl D 3 ②  
 2212 Nano John 2 ②  
 2214 Hallgren Richd C 10 ②  
 2216Clausen Harold G 5 ②  
 2218Hill Fred N 3 ②  
 2220 Marfisi Frank 10 ②  
 2222 Vacant  
 2223Force John D Rev 2 ②  
 2224 Pistilli Serafino 4 ②  
 2225 Brown Nettle I Mrs 3 ②  
 2226 Mitilier Anthony 6 ②  
 2228 Chico Thos 5 ②  
 2230Variano Benj 4 ②  
 2247Stagno Michl A Rev ②  
 2254Farano Angelo 4 ②  
 2258Monico Gabriel 4 ②  
**S 24th intersects**  
 2406 Vacant  
 2408Rapp Robt E 3 ②  
 2417Redgwick John 2 ②  
 2419 Vacant  
 2421Routt Von Doris 4 ②  
 2422 Shaddy Thos A 8 ②  
 2423Adams Hubert A 2 ②  
 2428Williams Jas R 3 ②  
**S 25th intersects**  
 2501Simpson Lillian A Mrs 3 ②  
 2502 Vacant  
 2507Allwine Frank 2 ②  
 2508Johnson Geo W 4 ②  
 2510Coffman Saml J 4 ②  
 2511Campbell Phil T 2 ②  
 2514Woodyard Albertus S 2 ②  
 Littleton Geo M 2 ②  
 2515Phelps Chas C 2 ②  
 2522Wallace Jas M 2 ②  
 2524Rieger Clarence W 2 ②  
**S 25th av intersects**  
 2550Nussrallah Nustus Mrs 4 ②  
 2553Lundy Alice C Mrs 3 ②  
 2556Swartz John 4 ②  
 2557Seward Lance P 5 ②  
 2562Moriarty Jos B 4 ②  
 2563Christensen Jeppe 2 ②  
 2565 Lozito Mario 2 ②  
 2566Shields Emma Mrs 3 ②  
 2570 Hughes Arth E 5 ②  
 2572 Frankoff Frank 4 ②  
 2573 Matejka Robt A 10 ②  
**S 26th intersects**  
 2602Swanson Nina M 4 ②  
 2606Welland Marie Mrs 5 ②  
 2609Jones Edgar 3 ②  
 2615Clausen Neils J 3 ②  
 2616 Sharpnack Fred H 4 ②  
 Kudrnie John P 3 ②  
 Kovar Ernest J 4 ②  
 Marfisi Anthony 3 ②  
 2617Kellogg Fred W 3 ②  
**S 27th intersects**  
 2702Thornton Clara Mrs 4 ②  
 2703Anderson Emma Mrs 3 ②  
 2711Kinkead Jas 3 ②  
 2715Bradley Edw L 7 ②  
 2717Fink Minnie 7 ②  
 2719Partridge Ellen E Mrs 6 ②  
**S 28th intersects**  
 2803Burrroughs Ulysses L 8 ②  
 2804Morgan Orville L 6 ②  
 Cheezen Frank 3 ②  
 Tighe Lawrence 3 ②  
 Swink Wm 2 ②  
 2809Spencer Geo A 6 ② contr  
 2811 Anderson Harold 2 ②  
 2812Atams Clifford A 6 ②  
 2816Bendykowski Mary Mrs 3 ②  
 2817Peterson Aug 9 ②  
 2818Clinger Edwin M 3 ②  
 2820Klabenes Ralph 3 ②  
**S 29th intersects**  
 2911McElroy Guy R 4 ②  
 2916Clove and Laura Mrs 2 ②  
 2920Plymate Allan H 3 ②  
**Park av intersects**  
 2959Finley Jennie M Mrs 3 ②  
 Roth Vincent W ②  
 2962Friedman Jacob J 6 ②  
 2963Mullen Sarah Mrs 4 ②  
 2964Rosen E W A 5 ②  
 2965McGuire Hugh 5 ②  
 2967Craft Wm 6 ②  
 2968Chula Vista Apartments

4 Vacant  
 5Clark Howard ②  
 6Lohse Elmer ②  
**Street continued**  
 2969Cissell Myrtle A Mrs 5 ②  
**S 30th av intersects**  
 3002Pospichal Prokop J 4 ②  
 3004Buchta Wm 7 ②  
 3006Hascall Morris T 3 ②  
 3008Kuder Mary R 3 ②  
 3009Robertson Ethel P Mrs 4 ②  
**S 31st intersects**  
 3114Widtfeldt Henry E 5 ②  
 3116Crawford Wm H 6 ②  
 3124Bushman Nettle M 4 ②  
**S 32d intersects**  
 3202Johnston & Johnston  
 chiropractors  
 Johnston John P 2 ②  
**3205 Dwight Apartments**  
 bsmtMelichar Michl R 3 ②  
**Apartments:**  
 1Peters Esther H 3 ②  
 2 Vacant  
 3 Vacant  
 4Paustian Elsie 4 ②  
 5 Vacant  
 6Jumper Frank J 1 ②  
 7Charlton Eliz Mrs 3 ②  
 8 Wall F Herbert 3 ②  
 9 Lord Scott 2 ②  
 10Reed Earle G 2 ②  
 11 Vacant  
 12 Vacant  
**Street continued**  
 3208Darling Robt 4 ②  
 3209Alvord Marian F Mrs 3 ②  
 3210Nanos Gus G 5 ②  
 3211Miller Arth E 3 ②  
 3212Wilbur Grace C Mrs 2 ②  
 3213Drefs John P 2 ②  
 3215Latenser John Jr 4 ②  
 3216Leary Patk J 4 ②  
 3217Sebree Geo M 5 ②  
 3220Wilson Chas Z 14 ②  
 3221Kohrbough Elmore M 3 ②  
 Kohrbough Engineering Co  
 3224Pagetti Pearl H 4 ②  
 3225 Foster Harold O 5 ②  
**S 33d intersects**  
 3303Roberts Rose S Mrs 3 ②  
 3304Fink Agatha O Mrs 2 ②  
 3305King Marcus L 3 ②  
 3306 Vacant  
 3307Wells Louis M 8 ②  
 3308Conley Danl E 4 ②  
**S 34th intersects**  
 3401Loomis Fred P 3 ②  
 3420Hipple Emma J Mrs 1 ②  
 3424Boien Fred 4 ②  
**S 35th intersects**  
 3502Hall Rose H Mrs 4 ②  
 3504Thompson Alf 2 ②  
 3508Goodsell Cathleen Mrs 4 ②  
 3515 Middleton Gerald R 4 ②  
 3516Brown Ell V 2 ②  
 3518Metz Herman F 3 ②  
 3520Adams Payson S 4 ②  
**S 35th av intersects**  
 3560Steberg Howard K 3 ②  
 3564Riley Bryan M 3 ②  
 4205Morton Geo T 4 ②  
 4212Lush Jas B 3 ②  
 4215Wille Chas F 2 ②  
 4216Hoyer Herman Z 5 ②  
 4219Fredericksen Ralph 2 ②  
 4220Leutenegger Henry A 3 ②  
 4223London Jas H 2 ②  
 4224Baright Leslie T 5 ②  
 4225Jarosh Frank E 4 ②  
 4226Ogle Frank J 2 ②  
**S 43d intersects**  
 4301Jarosh Jas A 2 ②  
 4305Nelson Chas 3 ②  
 4308Cochran Geo H 3 ②  
 4311Wallace Frank R 4 ②  
 4316Smith Geo E 2 ②  
 4317 Lutz Lulu 2 ②  
 4320Kidd Alan J 3 ②  
 4321Dowell D Arnold 2 ②  
 4324Kelberg Harold C 3 ②  
 4328Shaffer Emmett E 6 ②  
 4327Rozmajal Frank W 5 ②  
 American Safe & Time Lock  
 Co  
 4330 Staley Harry 2 ②  
 Naylor Harold E 2 ②  
**S 44th intersects**  
 4409Reifschneider Jacob R 4 ②  
 4416Hoye Wm F 4 ②

General Put

**24TH S—Contd**  
**Landon Court Apts—Contd**  
 22ΔHolt Donald 2  
 23 Thorpe Vern 2  
 24-25 Brisky Earl 2  
 26-30 Smith Edw 1  
 27 Davidson Wm H 2  
 28 Smoden Carl 1  
 29 Grontham Bertha 1  
 31 Hinsley Carol 1  
 32 Kiger Jacob 1  
**Street continued**  
 522ΔMusic Service Co vending machs  
 524ΔFellman Morris gro  
 530ΔFellman Morris 4 @  
 536ΔHoffman John K 5  
 538ΔBerry Leo H  
 540ΔBarry Lewis W 6  
**Landon Court ends**  
**541 Nodaway Apts**  
 1ΔGibney Robt J 2  
 2 Stamps J E 2  
 3ΔCooley Leland G 2  
 4 Korner Orlen J 2  
 5 Bewers Mary F 2  
 6 Weibel Helen 2  
 7ΔBaldwin Hazel I 1  
 8ΔKinyon Velda 2  
 9 Jess DeLois 2  
 10ΔGramlich June R 2  
 11ΔShea Bertha A Mrs 1  
 12ΔNussberger Donald J 2  
 13ΔKruse Lillian Mrs 1  
 14ΔBrandell Norma E 1  
 15 Rosse John H 2  
 16ΔRasmussen Leola M 2  
 17 Redfern F J 2  
 18ΔFillman G Herbert 2  
 19 Price J 2  
 20 Beck A M 2  
 21 Darnell M E 2  
 22ΔHarder Harold 2  
 23ΔMeier Herman W 2  
 24ΔFleeta Nicholas 1  
 25ΔWelch Clarence W 3 custdn  
**Street continued**  
 542ΔDlouhy Jas 3

24

**StMary's av Intersects**  
 601ΔFriend Donald E gas sta  
 602-04ΔSchaefer Arth E used cars  
 606-10ΔVanBuren Top & Body Co  
 613-15ΔRadio Engineering Serv  
 617ΔOm Cash Register Co  
 619ΔSelf Service Laundry  
 621 Vacant  
 622ΔCappellano Paul 1  
 623ΔBurns Bernard H 1 cln  
 626ΔKelly Jas F restr  
**Jones Intersects**  
 701 Vacant  
 702ΔAce Liquor Store  
**702 1/2 Hillcrest Apts**  
 1ΔGaughan Patk J 4  
 2ΔGannon Donald M 2  
 3ΔMurphy Thos W 5  
 4 Garrett Carol 3  
**Street continued**  
 703ΔDigillo Vincent J cigars  
 704 Leary Wm A restr  
 705ΔMinneapolis-Honeywell Regulator Co  
 706ΔDonahoo Robt J beauty shop  
 707-09ΔAnderson John A Co Inc plmb  
 Ansonia Investment Co  
 708ΔNine Cent Clns (br)  
 McGrew Lydia 2  
 712ΔPetersen Bakeries (br)  
 712 1/2ΔMullin Maurice J 4  
 Polanski Jos 2  
 714 Ramold Henry A barber  
 716 Zito Sebastiano S shoe repr  
 718ΔCompton F E Mrs beverages  
 720-22ΔKoffee House Sys restr  
**Leavenworth Intersects**  
 806 Stanich Wm restr  
 812ΔCrosstown Roller Rink  
 813ΔRea's Chateau beverages  
 815ΔCifuno Nick 6 @ contr  
 817ΔGrooss Emma J 1 @

822 1/2ΔMiller Jack R 3  
**823 Pershing Apts**  
 (A)ΔBeninato Shay 1  
 (B) Williams Harold R 2  
 (C)ΔHunter Rodney A 2  
 1ΔLinneman Chas N 4  
 2ΔRussell Grace M Mrs 2  
 3ΔEmge Paul 6  
 4 Volquartsen Virginia Mrs 1  
 5 Lovelady Ernest 2  
 5AΔBeck Margt 2  
 6 Dixon Murray C 2 sewing mach repr  
 6A Dillow Chas S 2  
 8 Trinan Harry 2  
 8A No return  
 9ΔStaudinger Conrad 2  
 9AΔWiebers Lee 2  
 10ΔMurray Geo R 3  
 11 Ashley Wm C 2  
 12 Greene Thos M 2  
 14ΔDexter John B 3  
 15ΔWhattley Owana W 2  
 16 Snyder Lawrence 2  
 17ΔMcAndrews Betty F 2  
 18 Greenwich Geo 2  
 19 Adamson Alf 2  
 20 Melsha Jos N 2  
 21ΔRapier Anna B Mrs  
 22 Urbatch Leslie R  
 23ΔWalsh John M 2  
 24ΔHeck Parker M 2  
 25 No return  
 26 Stahl Geo M 2  
 27ΔJenkins Margt B Mrs 1  
 28ΔDreher Albert C 2  
 29ΔFox Viola 1  
 30ΔFry Lloyd D 2  
 31ΔWenninghoff Henry 2

**Street continued**  
 824ΔHadfield Nellie Mrs 2  
 826ΔCook Mae I beauty shop  
 827ΔKelley Michl W 4 @  
 828ΔHadfield Vernon C 5  
 830ΔNelson Bessie Mrs 4  
**832 Leone Apts**  
 bsmtΔAllwine Realty Co  
 1ΔThompson Gertrude W Mrs 5  
 2ΔWhite Geo L 3  
 3ΔEmery Robt J 3  
 4 Hoxie Lemuel L 4  
 5 Sandstrom Andrew W 3  
 6ΔLang Anton J 3  
 7 Burmester Wm A 3  
 8ΔDahl Emil 2  
 9ΔCohen Pearl Mrs 2  
 10ΔRosenzweig Norman 3  
 11ΔFrederick Francis L 3  
 12ΔEwing Cleo D 3

**Street continued**  
**834 Carpathia Apts**  
 1ΔPasso Wm F 2 custdn  
 2ΔDurnall Robt H 2  
 3ΔHuff Eldon S 2  
 4ΔPatton Ralph F 2  
 5ΔCampbell Nola Mrs 1 CSP  
 6ΔGrote Pauline 6  
 7 Vacant  
 8ΔCramer Laura M 1  
 9 Lydick Dewey 2  
 10ΔMcArdle Claire M 1  
 11ΔBuck J Arth 2  
 12ΔRasmussen Robt F 2  
 14ΔDunn Richd 2  
 15ΔEllerman Gene 2  
 16ΔMitchell Ivanelle J Mrs 1  
 17ΔLesser Bernard F 2  
 18ΔJensen Chas 2  
 19 Rothholtz Iska B Mrs 1  
 20ΔFarber G C 1  
 21ΔHastings Elmer W 2

**Street continued**  
 837ΔMorgan Frances C Mrs 7 @ beauty shop  
 839ΔKrummes Robt L 4 @ pntr  
 840ΔDouglas Harry L 2  
 840 1/2ΔGrunewald Leon D 5  
 841ΔShean Kath 1 @  
 842 Vacant  
 842 1/2 Trania Dominie 1

849ΔAltman  
 1002ΔRomeo L  
 1012ΔMason S  
 1017ΔCutler Edw H  
 1021ΔWaller Warren  
 1029ΔBenak Mary C @  
 1035 Kirkpatrick Gra @  
 1037 Stewart Ray 2  
 1039ΔVogt Virgil V 5  
 1041ΔBadalamenti Sad  
 ΔZanski Geo O 4

**Pacific Intersects**  
 1101-17ΔKitty Clover plato chip mfrs  
 1102ΔMock's Mobil Sdl sta  
 1105ΔLippold Wm R 2  
 1106ΔButera Saml 5  
 1106 1/2ΔSigler Granvill  
**Pier Intersects**  
 1202ΔPistillo Texaco  
 1208ΔFrankies Drive R  
 1211 Mullmann Axel Jepr  
 1213ΔEden Paul 2 @  
 1215ΔRomberg Ernest  
 1217ΔOmaha Dye Wor  
 1219 Salnitro Sabastimber  
 1221ΔKen-singer Mfg & Co foot appliances

**Poppleton Intersects**  
 1306ΔSafeway Stores In gros  
 1311 StAnn's RC Churchn  
 1312ΔMandolfo Saml 5  
 1314ΔPistillo Saml J 5  
 4316ΔNebbia Jos 5 @  
 1320ΔLarese Severino 3  
 ΔNebraska Terrazzosiac Co  
 1322ΔSpensierl Areste 2 gros

**Woolworth avcls**  
 1502ΔHiggins Excello Clnrs  
 1503 Vacant  
 1510ΔWright Ira N 3 @  
 1511ΔAm Lumber & Wreo  
 1516ΔKuncl Jos F 4 @  
 1520ΔLawless Julia Mrs 4  
 1523ΔWatson Bros Transn Co Inc frt termin  
 1524ΔSogge Gunner B 7  
 1526ΔHarrahill Ray J 4 @  
 1528ΔPitha Otto G 5 @  
 1530ΔZdan Michl 2 @ wa  
 1534ΔSales Vernon R 4 @  
 1536ΔLippold Nicholas 4  
 1542ΔPowers John J 4  
 1548 Vacant  
 1560ΔMidwest Heater Co  
**Hickory R**  
 UPRR av

2215ΔWhetstone Clifford  
 2217ΔNekich Dewey 5  
**CB&QRR av**  
 2223ΔDanseimo Vincenzo J  
 2229ΔJankowski John 1 @  
 2231ΔDahl Fredrika Mrs 3  
 Ed Creighton av

**Martha In**  
 2303ΔTesar Frank 4 @  
 2305ΔKrzycki Anton J 4 @  
**2308-10 Livingston Apts**  
 1ΔKolo Doris Mrs 2  
 2ΔBruno Wm 3  
 3 Bojanski Edw 3  
 4ΔKoenig Paul H 2  
 5ΔKempowicz Carl L 3  
 6 Scheurer Gottlieb C 2  
 7ΔCrawford Jas W 2  
 8ΔWidmann Chas W 1

**POPPLETON AV—Contd**

- 2208ΔMarasco Fred 3 ②
- 2210ΔStocking Fred C 2 ②
- 2211 Morone Jennie Mrs 1 ②
- 2212ΔCostanzo Anton 5 ②
- 2214ΔMcCann S L 4 ②
- 2216 Vacant
- 2218ΔHill Fred N 3 ②
- 2220 Vacant
- 2222 Vacant
- 2223ΔAdams Minnie M 6 ②
- 2224ΔPistilli Sam S 2 ②
- 2225ΔWolfsbauer Raymond 6 ②
- 2226ΔRomano Jos A 4 ②
- 2228ΔMicheletto Angelo 5 ②
- 2230ΔVariano Ben 5 ②
- 2245 StAnn's Convent
- 2247ΔCiamino Louis Rev
- 2254ΔFarano Angelo 3 ②
- 2328ΔMonico Gabriel 4 ②

**S 24th intersects**

- 2406ΔBuss Jas C 5 ②
- 2408ΔBurdick Roy 6 ②
- 2417ΔRedgwick Ethel J Mrs 1 ②
- 2419ΔLaw Wm L 4
- 2421ΔBarta Chas 2
- 2422ΔSilvestrini Antonio 4 ②
- 2423ΔMlnarik Jos 2 ②
- 2428ΔWilliams Carrie N Mrs 4 ②

**S 25th intersects**

- 2501ΔStimpson Lillian A Mrs 2 ②
- 2502ΔPane Girolima Mrs 3 ②
- 2507ΔAlwine Clarence A 2
- 2508ΔGreise John F 2
- 2510ΔCoffman Saml J 5 ②
- 2511ΔCampbell Adelia Mrs 4 ②
- 2514ΔSeger Ronald K 4 ②
- 2515ΔHarding Roy J 2
- 2522ΔWallace Elsie N 2 ②
- 2524ΔJones Virgel E 15

**S 25th av intersects**

- 2550ΔNussrallah Geo A 2 ②
- 2553ΔGreen Roy 2 ②
- 2556ΔShaddy Rose Mrs 8 ②
- 2557ΔSeward Lance P 5
- 2562ΔLittleton Geo M 3 ②
- 2563ΔChristensen Jeppe 2 ②
- 2565ΔBonacci Carmen M 5 ②
- 2566ΔShields Emma L Mrs 3 ②
- ΔPeterson Leonard
- 2570ΔNicholson Carl E 7 ②
- 2572ΔFrankoff Jennie Mrs 6 ②
- 2573ΔMassara Francis M 4

**S 26th intersects**

- 2602ΔSwanson Nina M 4 ②
- 2606ΔLane John S 14 ②
- 2609ΔRotella Amedeo M 3 ②
- 2615ΔBlake Geo M 6 ②
- 2616ΔWelch Harry E 11
- 2617ΔThies Wm B 3 ②

22

**S 27th intersects**

- 2702ΔThornton Clara Mrs 3 ②
- 2703ΔAnderson Emma F Mrs 5 ②
- 2711ΔProchaska Ludwig C 3 ②
- 2715ΔCleary Frank L 2 ②
- 2717ΔSwanecutt Ralph W 9
- 2719ΔPartridge Ellen E Mrs 4 ②

**S 28th intersects**

- 2801ΔCoughlin Jack 2
- 2803ΔKasperek Edw
- 2804ΔMorgan Chas B 8 ②
- bsmt Vacant
- 2809ΔSpencer John P 9 ②
- 2811ΔDoss John 8 ②
- 2812ΔAdams Clifford A 4 ②
- 2816ΔStimmel Everett 7 ②
- 2817ΔLooby Wilford M 9 ②
- 2818ΔBorchert Wm J 3 ②
- 2820ΔSandoz Paul C 5

**S 29th intersects**

- 2911ΔWhalen Walter M 5 ②
- 2916ΔRowe Dorothy D Mrs 2 ②

**Park av intersects**

- 2959ΔFinley Loretta A 2 ②
- 2962ΔCaven Chas R 5 ②
- 2963ΔCraig Nell 4 ②
- 2964ΔWilson Edw J jr 6 ②
- 2965ΔRapp Robt E 2 ②

**3010 Under construction**

- S 31st intersects
- 3114ΔBurford Jas A 6 ②
- 3116 Olsen Velda Mrs 6 ②
- 3124ΔLavelle Jas A 9
- ΔMahon Henry H 4
- S 32d intersects
- 3202ΔJohnston John P 2 ② chiro
- 3205 Dwight Apts
- bsmtΔPayne Lawrence 2
- 15Parmelee Jeanette Mrs 1
- 20Kenyon Kenneth E 3
- 30Kemp Rex E 2
- 40Cole Richd 2
- 50Kennedy Jessie C 1
- 60Konat Gust A 2
- 70Charlton Eliz 2
- 80Wall F Herbert 3
- 90Lord Scott 2
- 100Reed Earle G 2
- 110Ross Maude G Mrs 3
- 120Lindsey Lola I 2

**Street continued**

- 3208ΔHennessy Edw P jr 6 ②
- 3209ΔKonat Felix J 2
- 3210ΔNanos Gus G 5 ②
- 3211ΔJensen Ole 4 ② pntr
- 3212ΔWilbur Kathryn C 2 ②
- 3213ΔDreis John P 6 ②
- 3215ΔHeuer Sadie Mrs 4 ②
- Manard Jas E chiro
- 3216ΔLeary Leone 4 ②
- 3217ΔSuchan Jos K 4 ②
- 3220ΔWilson Chas Z 11 ②
- 3221ΔKohrbough Elmore M 1 ②
- civil eng
- 3224ΔPagett Pearl H 5 ②
- 3225ΔTerryberry Luelle I 8 ②

20

**S 33d intersects**

- 3303ΔFehlhaber Eug H 7
- 3304ΔGidley Arth W 4
- 3305ΔEppenbaugh Melvin J 7
- 3306ΔWarner Don M 4
- 3307ΔSmith Jas W 3
- 3308ΔCranny Tibruts T 11

**S 34th intersects**

**Turner blvd intersects**

- 3401ΔEdwards Guy D 5 ②
- 3420ΔMollner Robt P 3 ②
- 3424ΔBoien Fred 5 ②

**S 35th intersects**

- 3502ΔDugher Jas B 4 ②
- 3504ΔHolst Edmund K 4 ②
- 3508ΔCambridge Geo R 6 ②
- 3515ΔHill C Lee 3 ②
- 3516ΔWalsh Gerald R 4 ②
- 3518ΔMetz Jasmine S 1 ②
- 3520ΔBarber Harry D 3 ②

**S 35th av intersects**

- 3560ΔSteberg Howard K 3 ②
- 3564ΔRiley Bryan M 3 ②

**S 36th intersects**

(Not open between S 36th and S 42d)

18

**S 42d intersects**

- 4205ΔMorton Geo T 2 ②
- 4208ΔLarsen Edw R 3 ②
- 4211ΔTyler Frank P 2 ②
- 4212ΔLush Jas B 3 ②
- 4215ΔWille Chas F 2 ②
- 4216ΔHoyer Herman Z 3 ②
- 4219ΔFredericksen Ralph 4 ②
- 4220ΔLeutenegger Henry A 4 ②
- 4223ΔFaudt Chas A 2 ②
- 4224ΔBaright Leslie T 3 ②
- 4225ΔCaruso Michl P 4 ②
- 4226ΔSatrapa Jos 3 ②

**S 43d intersects**

- 4301ΔO'Hearn John J 3
- 4305ΔNelson Chas P 3 ②
- 4308ΔCochran Geo H 3 ②
- 4309ΔLewis Lou 5 ②
- 4311ΔMickna Paul J 4 ②
- 4316ΔHasenjager Wm H 4 ②
- 4317ΔMunger Frank R 3 ②
- 4320ΔKidd Alan J 2 ②
- 4321ΔMiller Chas F 3 ② pub acct

- 4425ΔPeterson
- 4427ΔJanousek
- 4432ΔVacanti A
- 4433ΔHamann

**S 45th intersects**

- 4506ΔRydberg Nels G 4 ②
- 4511ΔFesler Barbara Mrs 2 ②
- 4512ΔUrban Jas J 3 ②
- 4515ΔMcMahon C Ray 4 ②
- 4516ΔMerrick Donald W 6 ②
- 4519ΔCorrigan Jos P 2 ②
- 4520ΔHinzie Chester W 2 ②
- 4523ΔKennedy Wm C 3 ②
- 4524ΔOlson Albert P 4 ②
- 4525ΔMortenson Edwin G 4 ②
- 4528ΔDiGiorgio Angelo J 6 ②
- 4531ΔSalman Almet K 3 ②
- 4532ΔSchoultz Mayme A Mrs 2 ②
- 4535ΔBrintnall Percy C 3 ②
- 4536ΔZiellinski Marion A 7
- 4538ΔBurney Jas G 3 ②
- 4539ΔCooper Lumas R 3 ②
- 4542ΔBartell Fred W 2 ②
- 4543ΔSommer Saml 2 ②
- 4545ΔLynch John H 3
- 4548ΔLeutenegger Ralph R 3 ②
- 4549ΔBuckman Chas L 2 ②
- 4551ΔAltmann Frank J 3 ②
- 4552ΔMiller Harry T 4
- 4554ΔPeeken Fred H 2 ②
- 4560ΔAdkins Lyman E 3 ②

**S 46th intersects**

**S 46th av intersects**

- 4651ΔByerly John R 2 ②
- 4652ΔLorkis Jos 3 ②
- 4658ΔMcGowan Jas W jr 6 ②
- 4659ΔHook Marie Mrs 5 ②
- 4663ΔWeiss Irwin D 2 ②
- 4664ΔLoftus Jas E 5 ②
- 4666ΔMcMahon Peter J 4 ②
- 4667ΔFogel Louis E 4 ② coml artist
- 4669ΔRobinson Richd 2 ②
- 4670ΔNielsen Geo W 2 ②
- 4673ΔPeterson Hugh A 3 ②
- 4674ΔFriedman Isaac H 5 ②
- 4678ΔO'Neil John M 3 ②
- 4679ΔSuing Lucille M Mrs 3 ②
- 4682ΔSortino Ned 4 ②
- ΔGarrop Sam 5 ②
- 4683ΔSmith Doede H 2 ②
- 4684ΔLarsen Mildred M 2 ②
- 4685ΔMichael Stanley A 4 ②
- 4688ΔMatthews Paul L 2 ②
- 4689ΔZents Leo J 5 ②
- 4694ΔSucha Julia T Mrs 4 ②

**S 48th intersects**

- 4802ΔFerdna Walter 4 ②
- 4804ΔKidwiler Marion H 5
- 4806ΔPearson Jas C 4 ②
- 4809ΔMurphy Jos M 2 ②
- 4811ΔChesnut John E 2 ②
- 4814ΔStibbs Wilton C 14 ②
- 4817ΔSundell Soren O 4 ②
- 4818ΔSlama Emil 4
- 4822ΔFitch Gertrude C Mrs 3 ②
- 4825 Vacant
- 4826ΔJacobs John B 4 ②
- 4827ΔWemmer Ralph K 3 ②
- 4830ΔBentz Peter B 3 ②
- 4835ΔMiklas Francis J 7 ②
- 4836ΔNelson Geo C
- 4840ΔWeigel Wallace A 2 ②
- 4847ΔBurchell John J 4 ②
- 4848ΔJohnson Albert G 3 ②

**S 49th intersects**

- 4901ΔKafka Robt J 4 ②
- 4902ΔIler Marvin K 8 ②
- 4907ΔStrom Paul B 3 ②

**S Saddle Creek rd intersects**

- 4924ΔCentral Mfg Co
- 4929ΔDesmond Leroy A 6 ②
- 4931ΔWonder Jacques A 5
- Wonder Beatrice beauty shop
- 4931½ Rodman Collier B 1

Mo Pac RR crosses

16

**S 50th intersects**

- 5001 Vacant

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- 22ΔHolt Donald 2
- 23 Thorpe Vern 2
- 24-25 Brisky Earl 2
- 26-30 Smith Edw 1
- 27 Davidson Wm H 2
- 28 Smoden Carl 1
- 29 Grontham Bertha 1
- 31 Hinsley Carol 1
- 32 Kiger Jacob 1
- Street continued**
- 522ΔMusic Service Co vending machs
- 524ΔFellman Morris gro
- 530ΔFellman Morris 4 @
- 536ΔHoffman John K 5
- 538ΔBerry Leo H
- 540ΔBarry Lewis W 6
- Landon Court ends**
- 541 Noddway Apts**
- 1ΔGibney Robt J 2
- 2 Stamps J E 2
- 3ΔCooley Leland G 2
- 4 Korner Orien J 2
- 5 Bewers Mary F 2
- 6 Weibel Helen 2
- 7ΔBaldwin Hazel I 1
- 8ΔKinyon Velda 2
- 9 Jess DeLois 2
- 10ΔGramlich June R 2
- 11ΔShea Bertha A Mrs 1
- 12ΔNussberger Donald J 2
- 13ΔKruse Lillian Mrs 1
- 14ΔBrandell Norma E 1
- 15 Rosse John H 2
- 16ΔRasmussen Leola M 2
- 17 Redfern F J 2
- 18ΔFillman G Herbert 2
- 19 Price J 2
- 20 Beck A M 2
- 21 Darnell M E 2
- 22ΔHarder Harold 2
- 23ΔMeier Herman W 2
- 24ΔFleeta Nicholas 1
- 25ΔWelch Clarence W 3 custdn
- Street continued**
- 542ΔDlouhy Jas 3

**StMary's av Intersects**

- 601ΔFriend Donald E gas sta
- 602-04ΔSchaefer Arth E used cars
- 606-10ΔVanBuren Top & Body Co
- 613-15ΔRadio Engineering Serv
- 617ΔOm Cash Register Co
- 619ΔSelf Service Laundry
- 621 Vacant
- 622ΔCappellano Paul 1
- 623ΔBurns Bernard H 1 clin
- 626ΔKelly Jas F restr

**Jones intersects**

- 701 Vacant
- 702ΔAce Liquor Store
- 702½ **Hillcrest Apts**
- 1ΔGaughan Patk J 4
- 2ΔGannon Donald M 2
- 3ΔMurphy Thos W 5
- 4 Garrett Carol 3

**Street continued**

- 703ΔDigillo Vincent J cigars
- 704 Leary Wm A restr
- 705ΔMinneapolis-Honeywell Regulator Co
- 706ΔDonahoo Robt J beauty shop
- 707-09ΔAnderson John A Co Inc plmb
- Ansonia Investment Co
- 708ΔNine Cent Clns (br)
- McGrew Lydia 2
- 712ΔPeterson Bakeries (br)
- 712½ΔMullin Maurice J 4
- Polanski Jos 2
- 714 Ramold Henry A barber
- 716 Zito Sebastiano S shoe repr
- 718ΔCompton F E Mrs beverages
- 720-22ΔKoffee House Sys restr
- Leavenworth intersects**
- 806 Stanich Wm restr
- 812ΔCrosstown Roller Rink
- 813ΔRea's Chateau beverages
- 815ΔCifuno Nick 6 @ contr
- 817ΔGrooss Emma J 1 @

- 822½ΔMiller Jack R 3
- 823 Pershing Apts**
- (A)ΔBeninato Shay 1
- (B) Williams Harold R 2
- (C)ΔHunter Rodney A 2
- 1ΔLinneman Chas N 4
- 2ΔRussell Grace M Mrs 2
- 3ΔEmge Paul 6
- 4 Volquartsen Virginia Mrs 1
- 5 Lovelady Ernest 2
- 5AΔBeck Margt 2
- 6 Dixon Murray C 2 sewing mach repr
- 6A Dillow Chas S 2
- 8 Trinan Harry 2
- 8A No return
- 9ΔStaudinger Conrad 2
- 9AΔWiebers Lee 2
- 10ΔMurray Geo R 3
- 11 Ashley Wm C 2
- 12 Greene Thos M 2
- 14ΔDexter John B 3
- 15ΔWhattley Owana W 2
- 16 Snyder Lawrence 2
- 17ΔMcAndrews Betty F 2
- 18 Greenwich Geo 2
- 19 Adamson Alf 2
- 20 Melsha Jos N 2
- 21ΔRapier Anna B Mrs
- 22 Urbatch Leslie R
- 23ΔWalsh John M 2
- 24ΔHeck Parker M 2
- 25 No return
- 26 Stahl Geo M 2
- 27ΔJenkins Margt B Mrs 1
- 28ΔDreher Albert C 2
- 29ΔFox Viola 1
- 30ΔFry Lloyd D 2
- 31ΔWenninghoff Henry 2

**Street continued**

- 824ΔHadfield Nellie Mrs 2
- 826ΔCook Mae 1 beauty shop
- 827ΔKelley Michl W 4 @
- 828ΔHadfield Vernon C 5
- 830ΔNelson Bessie Mrs 4
- 832 Leone Apts

**bsmtΔAllwine Realty Co**

- 1ΔThompson Gertrude W Mrs 5
- 2ΔWhite Geo L 3
- 3ΔEmery Robt J 3
- 4 Hoxie Lemuel L 4
- 5 Sandstrom Andrew W 3
- 6ΔLang Anton J 3
- 7 Burmester Wm A 3
- 8ΔDahl Emil 2
- 9ΔCohen Pearl Mrs 2
- 10ΔRosenzweig Norman 3
- 11ΔFrederick Francis L 3
- 12ΔEwing Cleo D 3

**Street continued**

- 834 Carpathia Apts**
- 1ΔPasso Wm F 2 custdn
- 2ΔDurnall Robt H 2
- 3ΔHuff Eldon S 2
- 4ΔPatton Ralph F 2
- 5ΔCampbell Nola Mrs 1 CSP
- 6ΔGrote Pauline 6
- 7 Vacant
- 8ΔCramer Laura M 1
- 9 Lydick Dewey 2
- 10ΔMcArdle Claire M 1
- 11ΔBuck J Arth 2
- 12ΔRasmussen Robt F 2
- 14ΔDunn Richd 2
- 15ΔEllerman Gene 2
- 16ΔMitchell Ivanelle J Mrs 1
- 17ΔLesser Bernard F 2
- 18ΔJensen Chas 2
- 19 Rothholtz Iska B Mrs 1
- 20ΔFarber G C 1
- 21ΔHastings Elmer W 2

**Street continued**

- 837ΔMorgan Frances C Mrs 7 @ beauty shop
- 839ΔKrummes Robt L 4 @ pntr
- 840ΔDouglas Harry L 2
- 840½ΔGrunewald Leon D 5
- 841ΔShean Kath 1 @
- 842 Vacant
- 842½ Trania Dominic 1

- 849ΔAltman
- 1002ΔRomeo
- 1012ΔMason
- 1017ΔCutler Edw H
- 1021ΔWaller Warren
- 1029ΔBenak Mary C @
- 1035 Kirkpatrick Gra 3
- 1037 Stewart Ray 2
- 1039ΔVogt Virgil V 5
- 1041ΔBadalamenti Sab
- ΔZanski Geo O 4
- Pacific intersects**
- 1101-17ΔKitty Clover plat chip mfrs
- 1102ΔMock's Mobil S&L sta
- 1105ΔLippold Wm R 2
- 1106ΔButera Saml 5
- 1106½ΔSigler Granvil
- Pierre intersects**
- 1202ΔPistillo Texaco
- 1208ΔFrankies Drive r
- 1211 Mullmann Axel Jepr
- 1213ΔEden Paul 2 @
- 1215ΔRomberg Ernest
- 1217ΔOmaha Dye Wor
- 1219 Salonitro Sabastianber
- 1221ΔKen-singer Mfg & Co foot appliances
- 1223ΔGigliotti Natale 2epr
- Poppleton intersects**
- 1306ΔSafeway Stores Incgros
- 1311 **StAnn's RC Church**
- 1312ΔMandolfo Saml 5
- 1314ΔPistillo Saml J 5
- 1316ΔNebbia Jos 5 @
- 1320ΔLarese Severino 3
- ΔNebraska Terrazzosinc Co
- 1322ΔSpensieri Areste 2 gros
- 1326ΔGuida Rocco 6 @
- 1330ΔMacchietto Alphon
- 1334ΔMcKinley Orville
- 1336ΔOropeza Wm 4 @
- 1338ΔCorso Jennaro V 5
- 1344ΔWoolhiser Myrtle @
- 1346ΔEvans Wm W 7 @
- 1348ΔFriesz Pete W 3 @
- 1349ΔPalma Jos 2 @
- Woolworth av cts**
- 1502ΔHiggins Excello Clnrs
- 1503 Vacant
- 1510ΔWright Ira N 3 @
- 1511ΔAm Lumber & Wreco
- 1516ΔKuncl Jos F 4 @
- 1520ΔLawless Julia Mrs 4
- 1523ΔWatson Bros Transh Co Inc frt termin
- 1524ΔSogge Gunner B 7
- 1526ΔHarrabill Ray J 4 @
- 1528ΔPitha Otto G 5 @
- 1530ΔZdan Michl 2 @ wa
- 1534ΔSales Vernon R 4 @
- 1536ΔLippold Nicholas 4
- 1542ΔPowers John J 4
- 1548 Vacant
- 1560ΔMidwest Heater Co Hickory R UPRR ut

**CB&QRR intersects**

- 2215ΔWhetstone Clifford
- 2217ΔNekich Dewey 5
- 2223ΔDanselmo Vincenzo J
- 2229ΔJankowski John 3 @
- 2231ΔDahl Fredrika Mrs 3
- Ed Creighton av

**Martha intersects**

- 2303ΔTesar Frank 4 @
- 2305ΔKrzycki Anton J 4 @
- 2308-10 **Livingston Apts**
- 1ΔKolo Doris Mrs 2
- 2ΔBruno Wm 3
- 3 Bojanski Edw 3
- 4ΔKoenig Paul H 2
- 5ΔKempowicz Carl L 3
- 6 Scheurer Gottlieb 6 2
- 7ΔCrawford Jas W 2
- 8ΔWidmann Chas W 1

POLK—Contd

- 4652 Callahan Raymond F @ 731-5063  
4655 Kasperek Joseph 731-7456  
4656 Fuxa Bob L @ 733-4534  
4659 Petak Adam F @ 733-2785  
4660 Novak Edwin G @ 731-1393  
4663 Kankovsky Frank J @ 733-1421  
4664 Vacant  
4668 Baxter Burdette G @ 733-3453  
4669 Under Constn  
4675 Vacant  
4679 Apartments  
1 Vacant  
2 Vacant  
3 Vacant  
4 Vacant

Street continued

POPPLETON AV—From Missouri River  
west to S 66th, intersecting 1300 S  
3d (not open bet 1 blk west of S 6th and  
S 20th and bet S 36th and S 42d)

- CB&QRR (no crossing)  
S 2d begins  
217 Rosenbaugh Malvin A @ 345-6550  
S 3d intersects  
S 4th intersects  
CB&QRR (no crossing)

- 407 Garcia Peter @ 345-3531  
411 Campos Arthur M 345-9277  
411½ Vacant  
415 Sequenzia Joseph F 341-1910  
417 Ferraguti Elvara Mrs @  
420 Falcone Carmelo @ 346-0139  
S 5th intersects  
502 Seins Anthony @ 345-5318  
504 Amato Sam M 342-1124  
504½ DePetro Joseph S 346-4531  
506 Kinney Kenneth L  
508 DePetro Salvatore @ 345-4917  
Lutz Roy W 341-9741  
510 Campbell Monte E 345-7824  
511 Coco Vincenzo @ 345-3861  
513 DeMaro Anthony @  
rear Gavin Larry N 345-2297  
514 Tomasello Ben 342-3154  
515 Sapienza Alfio @ 342-5715  
Sapienza & Son cabt mkrs 342-5715  
517 Sapienza Fred P  
S 6th intersects  
612 Vinci Rosaria Mrs @ 341-8023  
613 Aletta Maria M Mrs @ 346-2422  
613½ Reese Ernest  
614 Kleinbeck Ross L 345-0567  
615 Manganaro Mary V Mrs @ 345-0703  
616 Marcuzzo Cath Mrs @ 346-5123  
Jeter Frank 341-8064  
617 Lohmann Fred W @ 346-9343

(Not open between 1 blk west  
of S 6th and 20th)  
S 20th intersects

- 2010 Rodman Bennie W @ 345-2054  
2012 Mancuso Jos P @ 346-5886  
Mancuso Doris Beauty Shop 346-5886  
2014 Scarpino Jos @ 345-4682  
2016 Daniels Joseph R 342-2605  
2018 Mauro Joseph F @ 342-7188  
2054 Perry Mary L @ 346-7570  
2056 Vacant  
S 21st intersects  
2100 Brandt Jos @ 346-9278  
2102 Gentry Robt R  
rear Spangler Keith  
2102½ Spangler Kenneth J  
2106 Baratta Bernard A 346-1095  
Davey Gene 345-8525  
2107 Franceschini Alessandro @ 341-2032  
2108 Capellupo Peter @ 345-7467  
2110 Centretto Nick C jr @ 342-3743  
2111 Baratta Anthony J @ 346-4220  
2115 DiBiase Christine Mrs @ 345-1021  
2117 Incontro John @ 346-4577  
2119 Sambafile Sam @ 342-2768  
2131 Cerone Frank M ice dlr  
S 22d intersects  
2201 Neb Art Statuary Co 342-4232

- 2204 Stella Michl @ 345-6002  
2207 Cerone Jos @ 341-6175  
2208 Marasco Fred @ 341-8888  
2210 Vacant  
2211 Zelinsky Joseph F 344-4559  
2212 Scarpello Vincent @ 342-7185  
2214 McCann Francis L @ 346-0568  
2214½ Vacant  
2215 Scarpello Sam M 342-5074  
Sampson James E 345-8156  
Heller Agnes Mrs 346-3540  
rear Baratta Guisepppe 346-0125  
2216 Bozak John E @ 341-9377  
2218 Cerone Frank M @ 345-6952  
2220 Wrubel Edw F  
2222 Lohmann Louis F 341-8639  
2223 Circo Alf A @ 345-2035  
2224 Pistilli Sam S @  
2225 Wolfbauer Raymond M @ 345-3607  
2226 Romano Jos A @ 341-5734  
2228 Szablowski Henry @ 345-7831  
2230 John Mary B Mrs 345-6729  
2239 StAnn's Convent 341-8842  
StAnn's School 341-8842  
Sisters of Mercy 341-8842  
2247 Cimmino Louis Rev 341-7170  
2254 Ferano Louise Mrs @ 341-0911  
2328 Monico Gabriel @ 346-5658  
bsmt Eskens Wm L 342-4231  
S 24th intersects

- 2406 Buss Jus C @ 341-1488  
2408 Burdick Roy @ 345-9710  
Simpson Oswald E 345-0710  
2417 Redgwick Ethel J Mrs @ nurse  
346-8058  
2419 Manzo Frank X 342-8372  
2421 Barta Chas J 341-1198  
2422 Silvestrini Arturo 346-4853  
2423 Minarik Julia T Mrs @ 346-5324  
2428 Williams Carrie N Mrs @ 341-2321  
S 25th intersects  
2501 Simpson Lillian A Mrs @ 342-0722  
2502 Pane Girolima Mrs @ 341-3739  
2507 Allwine Clarence A 346-6075  
2508 Croft Mary E Mrs 346-7461  
Greise John F 345-6026  
2510 Roberts Edw D @ 341-2304  
2511 Simpson Dorothy P Mrs @ 342-6547  
2513 Weightman Glenn L 342-3104  
Gant Glenn H 346-1822  
2515 Campbell Vernon P 345-3544  
2522 Wallace Elsie N Mrs @ 346-9354  
2524 Garrison Kenneth L  
S 25th av intersects  
2550 Keller Robt J 341-1043  
2553 Green Lorene Mrs @ 342-3065  
2556 Shaddy Catherine @ 346-0878  
2557 Seward Lance P @ 345-2418  
2562 Littleton Geo M @ 345-7092  
2563 Scalzo Chas A @ 342-0117  
2565 Bonacci Carmen M @ 345-6833  
2566 Rotella Ameado M @ 342-8362  
2570 Coldiron David L 341-5603  
2572 Tarasing Construction Co 346-3897  
Ingallice Fred A 346-3897  
Frankoff Jennie Mrs 346-7019  
2573 Keating Lloyd J 346-7019  
Wagner Richd L 345-4851  
Dreager Betty L 346-7537  
S 26th intersects  
2602 Albin Robt J 345-8532  
2606 Lane John S jr @ 345-4598  
Lant Harry W  
2606½ Todales Andrew  
2609 Cunningham Gerald P 342-7420  
2609 Cunningham Gerald P 342-7420  
2610 Korff Jerry 341-2511  
2615 Blake Melvin G @ 341-3024  
2616 Apartments  
bsmt Pauly Francis J 342-2539  
1 Vacant  
3 Sedlacek Gary D 344-4516  
4 Lepley Wm F 346-3895  
5 Heri Frank J 341-5647  
Street continued  
2617 Thies Wm B @ 342-3008  
S 27th intersects

- 2702 Vacant  
2703 Vacant  
2711 Vacant  
346-0688  
2715 Favara Pasquale 342-5196  
Heyl Nancy A 342-8076  
2717 Campbell John C @ 342-6159  
McAlpin John C 345-9675  
2719 Ferguson Chas W  
Sloppy Loren R 345-0970  
S 28th intersects  
2801 Vacant  
2803 Vacant  
2804 Vacant  
2809 Spencer John P @ 345-6169  
2811 Vacant  
2812 Vacant  
2816 Goetzinger Jas J @ 345-0998  
Rakes Geo J 341-8533  
2817 Boswell Bernie C 345-2362  
2818 Olsen Louis B III 346-0378  
2820 Vacant  
S 29th intersects  
2911 Whalen Ottelea Mrs @ 346-5189  
bsmt Vacant  
2916 Weiss Harold C @ 346-4143  
Park av intersects  
2959 Finley Loretta A @ 345-5670  
2962 Caven Chas R @ 341-7593  
2963 Horan Gary D 342-0336  
bsmt Beam Earl 346-3073  
2964 Moore Jewell G Mrs @ 345-2934  
2965 Rapp Blanche S Mrs @ drsmkr  
342-6539  
McMann Effie Mrs 341-5419  
2967 Alwine Helen K Mrs @ 342-1151  
2968 Chula Vista Apartments Inc  
Apartments:  
1 Clark Angela M 342-1294  
2 Dickson Lloyd A @ 345-4220  
3 Bruckner Mary L @ 346-2133  
4 McClure Reuben A @ 345-6227  
5 Knutzen John H 342-3964  
6 LaHood Alice T Mrs 346-1091  
Street continued  
2969 Cissell Clyde C jr @ 345-5146  
Nolte Annitta 341-2542  
3002 Pospichal Prokop J @ 345-4943  
3004 Buchta Wm J @ 346-4179  
3006 Stovie Harlan J @ 346-5635  
3008 Smith Albert C 346-6028  
3009 Roberts Pershing 341-3722  
3026 O'Reilly Michl J 345-9060  
3058 James Court Apartments  
Apartments:  
A Cvetas John P 345-6649  
B White Frank A 346-7186  
C Wysuph Robt  
D Hedke Gretchen D  
E Walden Harry A 345-0484  
F Volker Geo 346-1361  
Street continued  
3061 Stokes Malcolm  
Fleming Thos  
3062 James Court Apartments  
Apartments:  
1 Romona Thos A 345-0696  
2 Shaw Thelma W Mrs 341-5968  
3 Vacant  
4 Cunningham Helen Mrs  
5 Farwell Herbert D 342-3282  
6 Vacant  
S 31st intersects  
3102 Poppleton Apartments  
Apartments:  
2 Canter Margt 346-0913  
3 Vacant  
3114 Burford Jas A @ 345-1071  
Widtfeldt Henry E 345-1730  
3124 Jandl Floyd D @ 342-1730  
3124 Leamer Mae G Mrs 345-0906  
Hunt Robt W 341-0752  
McKenna Gene V 341-8963  
Case Shirley 342-3598  
S 32d intersects  
3202 Kershner Merlin F 342-2685  
3202½ No Return

TH (EAST OMAHA)-FROM 418  
NORTH TO LOCUST

68110  
D WILLIAM E # 341-7151  
INDEK # 346-8609  
R PHILLIS A MRS 342-4189  
WM H # 346-7056  
Y FRANK N # 346-6392  
INTERSECTS  
VIRGIL W # 345-1508  
HAZEL M MRS # 342-3049  
JUANITA MRS  
TERRI L 346-6917  
RED JR  
DONALD J PNTR CONTR #  
128  
ART  
CLYDE T # 346-4999  
DORIS J MRS 345-4899  
INTERSECTS

H -FROM 2400 DOODGE SOUTH 221

68102  
LEO A MORTUARY 342-3900  
MARY G WRS  
FAMILY SERVICE 342-7007  
INC (SOCIAL SERV DEPT)  
6  
URCH CENTER BLDG  
BURG PUBLISHING HOUSE  
BOOK STORE 341-9974  
ERAN MISSION SOCIETY OF  
LATER ON 342-3989  
RUS CHRISTIAN FELLOWSHIP  
OMAHA 341-0246  
A METROPOLITAN  
SOCIATION OF CHURCHES INC  
341-0246  
ERAN CHURCH IN AMERICA  
R SYNDO 341-4155  
ANT  
COUNCIL OF CHURCHES  
SEARCH & PLAN DEPT)  
1-0246  
ASKA COUNCIL OF CHURCHES  
IPT OF RADIO & TV)  
1-0246  
ERAN CHURCHES-MISSOURI  
400 341-2228  
ERAN MEN & WOMEN OF  
LATER ON READING RM  
1-4155  
A SALES & MARKETING  
SCUTIVES INC 341-5211  
INTERSECTS  
3 BR (FOE) 345-2657  
PETE GARAGE 346-6766  
CAR & PARTS 341-6413  
V TERRACE APARTMENTS  
55

NT  
NT  
NT  
MARVIN W 342-7329  
TON TERRACE ARTS DFC  
T  
SON EDNA L MRS  
RTHY GEORGIA L 346-3749  
S D J 346-3356  
L WM X  
T  
S ELMER E  
NT  
LEY VI 342-2875  
NT  
RIGHT LORI 342-5672  
NT  
NT  
NT  
NT  
RD JACK R  
T H V  
NT  
NT  
E KEITH  
NT  
NT  
NT  
LMAR TAVERN 342-9900  
HOTEL 342-9522  
TORE USED MOSE 342-8411  
EIGHT CENT STORE VARIETY

INTERSECTS 222  
HOTEL 342-9071  
BUILDING  
BATHS STEAM & MASSAGE  
342-7381  
EDUCATIONAL PROGRAMS  
VLS  
L PROBLEMS CLINIC  
198  
BEN BAR 345-2800  
SAM'S BARBER SHOP  
IDER OF NEBR EXERCISE  
142-8383  
I BAR 342-8922  
ATE RESTR 346-8832  
I BROS CO INC (BR) CLN &  
342-7699  
INTERSECTS  
EDM D 345-9679  
JOHN  
BAR THE 342-8925  
NER MOTOR INC USED AUTOS  
100  
NER MOTOR INC CAR LOT

I INTERSECTS 263  
IT INTERSECTS  
GUST # 346-9166

3 VACANT  
4 JAMES MARY MRS  
5 KLINKER JOANN MRS  
6 HENDRICKSON PETER  
7 FULLER JOHN B  
8 VACANT  
9 BERGMAN EPHRAIM  
10 BOBULE LARRY  
11 LARSON HAROLD  
12 HOSELTON ARTH  
14 RAMSEY CHARLES  
15 SEDDDRE HARLEY  
17 GREEN GARY  
18 FREEMAN EARL  
20 HOLMSTRAND CARL  
21 VACANT  
22 KACKLEY DORIS  
23 VACANT  
24 WILLIAMS MARIAN MRS  
26 VACANT  
27 MARSH SHIRLEY  
28 LAKE EDWARD  
29 OGDEN DAVID  
30 VACANT  
522 MUSIC SERVICE CO VENDING MACH  
341-8181  
524 AUTOMATIC AUTO WASH 342-0400  
---LANDON CT INTERSECTS  
541 HOODWAY APARTMENTS 345-3752  
1 HOSCON DONALD C 345-3752  
2 LAWRENCE HABEL J MRS 345-5209  
3 BARTA FRANK JR 346-7087  
4 VACANT  
5 NEILSEN THOS 341-5195  
6 NORTON CHARLES  
7 ROBERTS ELIZ  
8 MILLER THOS R 345-6219  
9 HUGG CARMILLA  
10 MAMMEN FRED 345-7573  
11 JOHNSTON JOHN D 345-0338  
12 THURSON WARTHA A 345-1734  
13 HERRERA HUGO  
14 SIEDLIK VANCE 345-8435  
15 FAULKNER MARY  
16 HAROLD HERBERT  
17 PARSHALL EUG E  
18 KATIE HOMER  
19 JAMES HARRY 346-2275  
20 BRIGGS WM  
21 CLAYPOOL WM W  
22 EMERSON MICHL  
23 VACANT  
24 MULLIN JOHN  
25 VACANT  
STREET CONTINUED  
565 FIRST CHURCH OF CHRIST SCIENTIST  
(SIDE ENTRANCE)  
---ST MARY'S AV INTERSECTS  
602 VACANT  
603 FRANK'S SINCLAIR SERVICE  
342-8673  
613 B K AUTO RADIO SERVICE INC  
341-9787  
617 RADIO ENGINEERING SERV STGE  
619 SEVENTH DAY ADVENTIST HEALTH &  
WELFARE CENTER ORGANIZ 342-9149  
621 S L O INC STEEL FABRICATORS  
341-6788  
623 HAUGHTON ELEVATOR CO 342-3885  
626 DREXEL'S AUTO SALES USED CARS  
346-4494  
---JONES ST INTERSECTS  
701 TIP TOP THRIFT SHOP USED MOSE  
341-0153  
702 SCHNEBAUM LIQUOR & WINES  
346-9968  
702H HILLCREST APARTMENTS  
1 WEED RALPH E  
2 LOVINGS ED P 346-0297  
3 WHITNEY WALTER L 345-3230  
4 JONAS VIOLA J MRS 341-3379  
STREET CONTINUED  
703 FAIRWAY BARBER SUPPLY INC  
344-4836  
704 CAPTAIN'S CAFE RESTR 342-9898  
705 S L O INC PLANT  
706 CAPITOL BARBER SHOP 342-8950  
707 ANDERSON BROS HARDWARE 341-1945  
708 COUNCIL THRIFT SHOP USED CLO  
341-3249  
709 ANDERSON INVESTMENT CO REAL EST  
341-1945  
ANDERSON JOHN A CO INC PLMB  
CONTR 342-9945  
ANSONIA INVESTMENT CO REAL EST  
341-1945  
710 ROODE RACHEL M 344-4929  
712 VACANT  
714 CROSBY BARBER SHOP  
716 PHIL'S TIME SHOP WATCH & CLOCK  
REPR 341-1451  
718 DOUBLE-J BAR TAVERN 342-9696  
720 POSTAL FINANCE CO 345-7323

264  
---LEAVENWORTH INTERSECTS  
---ZIP CODE 68108  
806 LITTLE DINER RESTR 342-8570  
812 OMAHA FURNITURE MART INC  
341-2992  
817 GROSS EMMA J MRS # 346-1628  
819 OGG GED A 341-0983  
823 PERSHING APARTMENTS 342-8962  
PERSHING LAUNDROMAT THE COIN  
OPERATED  
APARTMENTS  
A HATCH PAUL A  
B NOVILLA NICK  
C HOWELL RAY  
D VACANT  
E KLENER DANNY  
I VACANT  
J WILSON JAMES  
K RICKS HOMER  
L VACANT  
M FULLER ROGER  
N RIDLEY JERRY  
O FREDERICKS STELLA MRS  
P VACANT  
Q FISHER CHARLES F  
R KAYLOR PETER  
S FREDERICKS BILL  
T CONGRO MELVIN  
U VACANT  
V HANGERTON CAROL MRS  
W NELSON DANIEL  
X GREENWICH GEO  
Y THURMAN DOROTHY L MRS  
345-2984  
17 STEPHANIC JOSEPH  
18 WOLCUTT ORVILLE  
19 DAVENPORT EDNA M MRS

23 VACANT  
24 SAFFER JOSEPH  
25 GARR & FRANK  
26 SHOENAKER W  
27 VACANT  
28 MOYER KAREN  
29 CLARK JAMES  
30 VACANT  
31 ATCHELE MERLE D 344-4756  
STREET CONTINUED  
824 KAIN VIOLA V MRS  
826 VACANT  
827 HERRON DAISY MRS  
828 VACANT  
830 VACANT  
832 KENT APARTMENTS  
BSMT KENT APARTMENTS STGE  
1 VACANT  
2 EICKE VENNELLE MRS  
3 BORD EDMUND  
4 THOMPSON W J 341-5659  
5 STODDARD ROBT R  
6 LANG ANTON 341-9155  
7 FERDIG ROBT J 342-5009  
8 CONKLIN GED 346-9158  
9 VACANT  
10 STUART THOS  
11 VACANT  
12 VACANT  
STREET CONTINUED  
834 KENT APARTMENTS  
1 BARBER EMMA MRS  
2 WILDT ANN  
3 VACANT  
4 VACANT  
5 BOLTE ZEDA E  
7 VACANT  
8 VACANT  
9 LYDICK GRACE MRS  
10 CARSTENS HAZEL  
11 WILLIAMS WALKER R MRS  
12 342-7027  
12 MOHM LOUIS  
14 MURD ELIZ A MRS 341-8433  
15 DUNCAN CARRIE M MRS  
16 GARRETT T  
17 VACANT  
18 VACANT  
19 VACANT  
20 SWANBERG MARTIN L  
21 KOOLMAN EVELYN MRS  
STREET CONTINUED  
835 DEWALD DON TRUCKING 346-4097  
837 GENEVA'S BEAUTY NOOK 341-7450  
WILSON GENEVA 341-7450  
840 DANDY'S DRIVE IN RESTR 341-1047  
841 ADAMS EVERITT 341-3299  
843 A G MOVING COMPANY 346-7437  
ARFMAN DARYL L 346-7437  
846 OMAHA ANTIQUE & JOB PLATING  
341-3193  
847 SAVIO ELSIE E MRS # 345-2016  
YOUNG MARVIN 346-9108  
849 TIND'S TREASURES STGE  
849B RIDGLE ANN E MRS 341-8073  
---MASON ST INTERSECTS  
1022 TIND'S TREASURES ANTIQUE SHOP  
341-3193  
10025 VACANT  
1003 EXCEL MERCHANDISE & NOVELTY CO  
345-5555  
1010 MASON SCHOOL  
1017 CUTLER EDW H # 346-3007  
1021 A-K MOTDR MARY USED CARS  
342-3576  
1035 GIGLIOTTI NATALE # 346-1376  
1037 APARTMENTS  
1 EVANS MAXINE E MRS 345-3359  
2 LINCICUM CLARA 341-4933  
3 WALLACE R  
# VACANT  
1041 BADALAMENTI SAM 346-0780  
GOLDEN ED R  
---PACIFIC INTERSECTS  
1101 VACANT  
1102 BUTERA'S CONOCO STATION  
342-3829  
BUTERA & SON USED CARS 342-3829  
VACANT  
1105 ROTILLA'S BAKERY 341-5125  
1106 FREEMAN THEODORE D  
1106B NO RETURN  
---PIERCE INTERSECTS  
1202 PISTILLO TEXACO SERVICE  
342-9134  
1208 FRANKIE'S DRIVE IN 342-9721  
1211 VACANT  
1213 VERBECK HELEN P MRS # 346-5583  
1215 BAILEY IVAN W  
1217 VACANT  
1221 VACANT  
1222 VACANT  
1223 AMERICAN DISTRICT TELEGRAPH CO  
STOREROOM  
---POPPLETON AV INTERSECTS  
1301 SAINT ANN'S CHURCH  
1306 VACANT  
1312 MANDOLFO ESTHER M MRS 345-1970  
1314 PISTILLO SAM J #  
1316 NEBBIA JOSEPH J # 341-8081  
1320 ALEXANDER SEBASTIND J #  
345-8865  
1322 MARASCO AUG # 346-8410  
1322H BUHLER ROBT 342-3707  
SWESEY RONALD 345-0842  
1326 GUIDA ROCCO L # 345-1643  
1330 MACCHIETTO ALPHONSE # 341-9340  
1334 LAWRENCE GAVINO P 346-3151  
1336 DROPIZA GUILTERMO # 342-3223  
1338 CORSO JANUARY V # 342-4129  
1344 PROUGH MYRTLE MRS 345-1647  
1346 VACANT  
1348 FRIEZE PETE W # 341-8961  
1349 TODOROVICH HAROLD L 341-4159  
COLUMBUS PARK  
---WOLWORTH AV INTERSECTS  
1502 NEBRASKA BEARING CO INC  
341-3627  
1510 WRIGHT JACK H # 342-4711  
1511 VACANT  
1514 MAJOREK LEO W # 346-0276  
1516 KUNCL JOSEPH F # 345-6272  
1520 LAWRENCE JULIA W MRS # 346-7815  
1525 POTTER WM C  
1523 YELLOW FREIGHT SYSTEM TRUCK  
TERMINAL 341-3456  
1524 SOGGE BERT G # 341-4265  
1526 GRIEGER DOUGLAS D # 342-5345  
1528 PITHA ROSE C MRS # 341-8549  
1530 SOCHA VIRGINIA MRS # 342-9921  
1534 WHALEY RODNEY J # 341-2430  
1536 LIPPOLD LILLIE MRS 342-1960  
1540 WHITE LILLIAN MRS # 345-4568

POLK ST--CONTD

- 4680 APARTMENTS
- 1 MC CARTHY CATH E MRS 733-0704
- 2 HARVEL JOHN E 731-6660
- 3 MILLS RICHD 734-1759
- 4 WILSON WM J 731-1993
- 4809 BODRAZO J J 731-5603
- 4813 HEREK JOSEPH J 733-7888
- 4814 CHRISTENSEN DONALD D 731-9179
- 4816 FILIPOWICZ STEPHEN L 731-5219
- 4817 MARTIN THOS F 731-6252
- 4820 KLEIN EDW L 733-8185
- 4821 PROTASKEY PHILIP W 733-7221
- 4822 PROTASKEY EXCAVATING 733-7221
- 4824 KURMEL JOSHUA M 733-1046
- 4828 DUZIK ROBT J 733-8419
- 4828 DREOLA HARRY J 733-9490
- 4829 FRANCISCUS NICHOLUS G 734-1005
- 4832 HOLMAN RONALD T 733-0372
- 4833 TOWERS JAMES 733-1587
- 4830 SWICZEK ANDREW G 731-6202
- 4837 RENNER CECIL J 733-1587
- 4840 SHAW RAYMOND J 731-5287
- 4841 BEAUDIN ROBT J 731-5287
- 4844 BERNARDY S G 733-2959
- 4845 TOWNSEND MATILDA E MRS 733-3925
- 4848 RYDBERG CLARENCE L 733-3624

POPPLETON AV -FROM MISSOURI RIVER WEST

- ZIP CODE 68108
- C B E G R R (NO CROSSING)
- 20 ST INTERSECTS
- 30 ST INTERSECTS
- 5 4TH ST INTERSECTS
- 407 GARCIA PETER 345-3531
- 415 CAMPOS ARTHUR M 345-9277
- 417 FERRAGUTI ELEVERA MRS FERRAGUTI CHARLES C
- 420 FALCONE GRAZIA C MRS 345-0139
- 5 5TH ST INTERSECTS
- 502 CAPPELLANO PAUL JR CARP 345-3600
- 504 ALBA PETER J 341-6509
- 504 1/2 DE PETRO JOSEPH S
- 506 APARO ALFIO GIULLA RALPH
- 508 DE PETRO MARY MRS 345-4917
- 510 BARNA GPO P JR 342-5473
- 511 ABRAHAM JANICE MRS 342-3375
- 513 DI MAURO MARIANNA MRS 342-3488
- 514 TOMASELLO BENJ 342-3154
- 515 SAPIENZA ALFIO 342-8715
- 517 ZAMPESI BERT F
- 5 6TH ST INTERSECTS
- 612 VINCI JOSEPH 341-8023
- 613 DOMBROWSKI ARCHIE A 341-4606
- 614 GRUTTEMEYER EDM T
- 615 MANGANARO MARY V MRS 345-0703
- 616 JACOBSEN HAROLD W 342-2670
- 617 ORSI ROBERT A 342-5416

---(NOT OPEN BET 1 BLK WEST 264

- OF S 6TH & S 20TH
- 5 20TH INTERSECTS
- 2007 MONARCH UNIFORM SERVICE RENTAL SERV 342-4884
- 2010 ROMAN LAURETTA J MRS 345-2054
- 2012 MANCUSO NICHL 345-0632
- 2014 SCARPINO JOSEPH 345-3183
- 2016 DANIELS JOSEPH R 342-2605
- 2018 MAURO JOSEPH F 342-7188
- 2054 PERRY MARY L 345-7570
- 5 21ST INTERSECTS
- 2100 BRANDT JOSEPH 346-9278
- 2106 DI COLA ANTHONY 346-3965
- 2107 FRANCESCHINI ALESSANDRO 341-9031
- 2108 CAPPELLANO PETER 345-7467
- 2110 CENTRETTO LORE A MRS 341-3743
- 2111 BARATTA ANTHONY J 345-4220
- 2115 KIRBY JAMES M 345-1021
- 2117 INCONTRI JOHN 345-4577
- 2119 SABBASILE SAM A 342-2768
- 2131 MUZZY'S ICE SERVICE 345-6952
- 5 22D INTERSECTS
- 2210 NEBRASKA ART STATUARY INC 342-4232
- 2204 VACANT
- 2207 STELLA GRACE MRS 345-8002
- 2208 MANZER ARTHUR 346-9372
- 2208 MARASCO FRED 341-8888
- 2210 SCARPELLO CHORDA
- SCARPELLO JOSEPH J 341-1091
- REAR VACANT
- 2212 PANTOJA ROBT M 341-1815
- 2214 VACANT
- 2214 1/2 VACANT
- 2216 SCARPINO JOSEPH J 341-2766
- 2218 CERONE FRANK M 345-6982
- 2220 CHRLUND HELEN E MRS 345-2182
- 2222 LOHMANN LOUIS F 341-0639
- 2223 CIRCO ALF A 345-2035
- 2224 VACANT
- 2225 WOLFSBAUER RAYMOND M 345-3607
- 2226 ROMANO JOSEPH A 341-5734
- 2228 SZABLONSKI HENRY FLOOR MECH 345-7831
- 2230 VARIANO BEN 345-6729
- REAR BORDEN MASON
- 2239 SAINT ANN'S CONVENT 341-8842
- SAIN ANN'S SCHOOL 341-8842
- SISTERS OF MERCY 341-8842
- 2247 CIMINO LOUIS REV 341-5613
- 2254 FARANO ANGELINE 341-0911
- 2256 VACANT
- BSMT VACANT
- 5 24TH INTERSECTS

---ZIP CODE 68105 260

- 2406 GARDNER BROOKS
- 2408 SIMPSON OSWALD E 345-0710
- 2417 CLIFTON WM O 341-1307
- 2419 GILCHRIST FRANK F 341-8530
- 2421 BARTA CHARLES J 341-1198
- 2422 SILVESTRINI ARTURO 345-6538
- 2423 VACANT
- 2428 ROSSI RAYMOND E 346-6178
- 5 25TH INTERSECTS
- 2501 SIMPSON DOROTHY P MRS 345-6547
- 2502 O'BRIEN LED E 341-3739
- 2507 HOWARD FLOYD
- 2508 STACNY JAMES R 345-8887
- 2508 GREISE JOHN 345-8887

2514 FAITH BIBLE CHURCH 342-6268

- 2515 NO RETURN
- 2517 NICOLAISEN JOHN E
- 2519 NIEVES MARTY
- 2522 BECERRA HENRY 345-6696
- 2524 VACANT
- 5 25TH AV INTERSECTS
- 2550 CONIGLIA VITO 345-2504
- 2553 GREEN LORENZ MRS 342-3065
- 2556 NOLAN JAMES P 342-0723
- 2557 SEWARD LANCE P 345-2418
- 2562 HUNTER WILLARD W 345-2785
- 2563 SCALZO CHARLES A 342-0117
- 2565 BONACCI SHIRLEY R MRS 345-8833
- 2566 ROTELLI ANEADO M 342-8362
- 2570 MOORE GARY E 342-6887
- RICHEY PATRICIA A 341-8070
- 2572 PAULOS BESSIE MRS 345-7931
- MOSS ELIJAH A 342-4273
- 2573 APARTMENTS
- 1 NELSON RICHD R
- 1 VANCE RALPH
- 2 EPPERSON LARRY
- 3 VACANT
- 5 26TH ST INTERSECTS
- 2602 SPARGEN LOUIS 341-1645
- WRIGHT CAROLYN M MRS 345-2881
- 2606 LANE MAE MRS 345-4895
- COTTRELL GRANT S
- 2604 1/2 LOUIS DOYLE
- 2609 FETTER DONALD E 345-0380
- 2610 GOODMAN BILLY G
- 2615 BLAKE MELVIN G 341-3024
- 2616 APARTMENTS
- 1 VACANT
- 2 STUVICK AGNES 346-8712
- 3 WINGQUEST WM C
- 4 VACANT
- 5 VACANT
- VACANT
- 6-2 TAXER ISADORE W
- STREET CONTINUED
- 2617 FABBRETTI MARY MRS 345-4228
- 5 27TH INTERSECTS
- 2702 MC CANN JOHN P 345-0662
- 2703 ANDERSON EMMA F MRS 345-7288
- 2711 PROHASKA LUDWIG C 346-0668
- 2715 CISNEROS JOSEPH A JR MATHER L JAMES ZEIMER CLARENCE E
- 2717 APARTMENTS
- 1 HASSMAN DEAN S 345-8229
- 2 HASSMAN DANL J 341-5855
- 3 MOELLER RICHD D
- 4 VACANT
- 2719 APARTMENTS
- 1 MYER V JAY 342-1606
- 2 LUSCHEN CAROL A MRS 345-8694
- 4 MOHR HARVEY
- 5 28TH INTERSECTS
- INTERSTATE 280 INTERSECTS
- 5 29TH INTERSECTS

---5 29TH ST INTERSECTS 258

- 2911 COLLINS HAROLD J
- BSMT VACANT
- 2916 BRANDON WESLEY 342-1463
- PARK AV INTERSECTS
- 2959 FINLEY RUTH L 345-3670
- 2962 CAVEN CHARLES R 341-7593
- CHAVEZ STEVEN
- 2963 SWANSON EARL R 342-8197
- BRIGHAM GEO
- 2964 MOORE JEWELL G MRS 345-2934
- 2965 O'NEIL DONALD R 345-5265
- 2967 WEHRLI SAM C 345-8961
- MARKOVETZ JOHN
- 2968 CHULA VISTA APARTMENTS INC
- 1 VACANT
- 2 BAKER WILLMER J 342-3185
- 3 HAMPSON CHRISTINE J MRS 345-4234
- 4 VACANT
- 5 SWISHER PHIL W 345-5309
- 6 FRANK THELMA A 341-8011
- STREET CONTINUED
- 2969 HARRIS MARVIN R 345-7981
- CISSELL CLYDE C JR 345-8146
- 5 30TH AV INTERSECTS
- 3002 POSPICHAL PROKOP J 345-4943
- 3004 BUCHTA WM J 346-4179
- 3006 WICKHAM ALBERTA MRS 341-9633
- 3008 DEITERING HENRY F 341-8389
- 3009 JOHNSON ARTH W 341-7869
- 3058 JAMES COURT APARTMENTS
- A STUHR
- B NO RETURN
- C RUSSELL WILDRD 346-5932
- D DUERKSON ELSDIE MRS
- E DARNALL JAMES
- F VACANT
- STREET CONTINUED
- 3062 JAMES COURT APARTMENTS
- 1 GREENBLATT EDITH R
- 2 BRANDT CARREL C 345-8698
- 3 SCOTT ANNA C MRS 345-2524
- 4 CUNNINGHAM HELEN B MRS 345-5580
- 5 STRINGFELLOW STEWART S 342-6506
- 6 SILVA CARLOS R 345-1248
- 5 31ST INTERSECTS
- 3102 POPPLETON APARTMENTS
- 2 SVAS VERN
- 3 SLAVEN JOHN
- 3110 BALL DAVID G 345-9398
- UPPER VACANT
- BSMT VACANT
- UPPER VACANT
- 3112 JANDL FLOYD D 342-1730
- 3124 APARTMENTS
- ARTI MINOTT BLANCHE M MRS 341-0825
- 2 VACANT
- 3 LEAMER MAE G MRS 346-0006
- 5 VIE LILLIAN B MRS 345-2972
- 5 32D INTERSECTS
- 3202 VACANT
- 3202 1/2 VACANT
- 3205 DWIGHT APARTMENTS
- BSMT NIEWEDLE ARTHUR G 345-4167
- 1 DAILEY MEA M MRS 346-1039
- 2 TILLEY MARTIN E 345-8836
- 3 WEIBE EARL A
- 4 LINDSEY LOLA 1 346-8619
- 5 WORTH ALBERT G 345-7309
- 6 KAPLAN MIROSLAV 346-3184

- 8 CARROLL CATH
- 9 HOWARD ELTON
- 10 BURNS MARG
- 11 O'VINGTON AL
- 346-7719
- 12 FEGELER WALTER
- STREET CONTINUED
- 3208 SCOLLARD RAYMOND W 345-5793
- 3208 1/2 VACANT
- 3209 KALLENBERG GRACE P MRS 346-4860
- 3210 KRUIEN LLOYD E 345-0720
- 3211 JENSEN OLE D 346-8349
- 3212 NIELSEN DAVID F JR 346-4824
- JOHNSON PATRICIA A 342-4156
- 3213 DREFS JOHN P 346-3329
- 3215 WEIDNER GERALD W 346-8706
- 3216 LEARY BERNICE MRS 345-4349
- 3217 SUCHAN JOSEPH K 345-4198
- 3220 APARTMENTS
- 1 WILSON DELPHIA M MRS 345-0781
- 2 VACANT
- 3 TAYLOR MELVIN R 346-2898
- 4 WHEATLEY WM 342-0425
- BSMT MC DAVIS DONALD K
- 3221 KALBER CLIFFORD E 342-6455
- 3224 ROEBER RALPH L 341-8510
- KERSHAW WM J 341-6150
- 3225 THOMPSON GARLAND T REV 346-0693
- KOWALCZYK ROBT
- PRESTON JAMES 341-3506
- 5 33D ST INTERSECTS

- 3303 SUITER H RUSSELL 345-6088
- 3304 VACANT
- 3305 THEODORE BETSY A MRS 345-6651
- 3305 VACANT
- 3307 WANZ FRANK 342-4396
- 3308 BAKES MICHL J 341-6351
- TURNER BLVD INTERSECTS
- 3401 TURLEY ESTHER B MRS 341-5543
- HOLMES MONTERE J 345-9930
- 3420 WOLLNER ROBT P 345-3630
- 3424 BOIEN FRED 348-7190
- 5 35TH INTERSECTS
- 3502 HENRICKSON DONALD R 345-6154
- 3504 WHITE LEONARD J 344-4793
- 3506 CAMBRIDGE MARY E MRS 346-7755
- 3515 JANIAK STANLEY P 346-7504
- 3518 MATTINI FRANK S 341-6278
- 3518 NO RETURN
- 3520 VINCENT DOROTHY J MRS 341-7360
- 5 35TH AV INTERSECTS
- 3560 STEBERG JUDITH J MRS 345-2141
- 3564 FRIESEN ROBT J 345-2280
- 5 36TH INTERSECTS

---(NOT OPEN BET S 36TH AND 250

- 4201 SCHROAN WM R 558-1853
- 4202 BRDAD FREDK E 556-8763
- 4203 TURNER WM J 551-2673
- 4208 SPEAKE VIRGIL D 555-5545
- 4211 STORM AMELIA MRS 553-1110
- 4212 LUSH JAMES B 553-2780
- 4215 FITZGERALD JAMES V 553-1338
- 4216 HOYER HERMAN Z 551-9465
- 4216 REHAR FRANK J 553-8817
- 4218 KUNZEWEGGER HENRY L 551-9812
- 4223 HILGERT WM R 556-6789
- 4224 BARIGHT H P 553-0727
- 4226 KESSLER THOS D 556-2878
- 4226 MORGAN SAML 551-0808
- 5 43D INTERSECTS
- 4301 JAROSH JAMES A 556-1736
- 4305 FISH ESTHER M MRS 551-3022
- 4308 BRANK D C 551-4938
- 4309 RIVARD PAUL F 553-2254
- 4311 BERNSTIEN GEWALD W 553-0904
- 4316 MALMBERG EMERY C 556-8822
- 4317 MUNGER F RUSSELL 551-8197
- 4320 KIDD ALAN J 551-2361
- 4321 MILLER MARTHA E MRS 556-9614
- MILLER M FLIZ 556-3489
- 4324 KIELBERG HAROLD C 558-1303
- 4328 SHAEFFER EMMETT E 553-0535
- 4327 AMERICAN SAFE CO 345-3220
- ROZMAJZL FRANK W 345-3220
- 4330 DILOLO JON P 553-3174
- 4330 1/2 KEEFER ROBT C 558-9221
- 5 44TH INTERSECTS
- 4402 ERLBACHER RONALD J 551-2467
- 4405 RUIS HAROLD M 551-2024
- 4409 SMITH JAMES T 556-3065
- 4413 RILEY DONALD W 553-8675
- 4416 JOHNSON VIRGINIA P MRS 551-0825
- 4417 VACANT
- 4420 BUJARSKI ROBT S 551-6144
- 4421 GOLDSMITH MILTON J 556-3096
- 4424 HAILE RICHD S 556-3257
- 4425 BAKER BONNIE J 558-2379
- 4427 JANOUSEK JOSEPH J 551-9795
- 4432 KLEIN THOS J 551-7316
- 4433 HAMANN HENRY C 551-0875
- 5 45TH INTERSECTS

---ZIP CODE 68106 248

- 4500 LLOYD VERNON J 556-7881
- 4511 RINKEL VERNON J 558-7359
- 4512 FLEGG WM F 551-9604
- 4515 BERGL DONALD J 558-0199
- 4516 WERRICK DONALD W 553-5685
- 4519 KIEFFE WM C 556-1090
- 4520 ROBERTS GEORGIA L 556-4042
- 4523 BARE O GARLAND 553-6020
- 4524 HUNTZINGER RICHD R 558-2876
- 4525 ANDERSON CAROLYN E MRS 556-5696
- 4528 RITZDOORF MELVIN F 556-4899
- 4531 ALLISON DALE L TIRE DLR 553-8310
- 4532 CONBOY MARTIN J JR 558-0830
- 4535 WARDIAN AGNES F MRS 558-1450
- 4536 ZIELINSKI MARIAN A 556-9935
- 4538 BURNEY JAMES G 551-5671
- 4539 JONES CONRAD R 551-1118
- 4542 BARTHEL FRED W 553-5974
- 4543 STOCKELAND GORDON M 556-9822
- 4545 FRITCHER LAWRENCE C 556-7763
- 4548 ORENNAN JOSEPH L 553-4007
- 4549 SADIL ROBT L 553-6440
- 4551 OCZKI VINCENT J 556-2287
- 4552 RELIABLE ELECTRIC 553-4219
- POHL RICHD P 553-4219
- 4554 MONTE RALPH P 551-2888
- 4556 BRINGTON KARY W 551-3488

S 24TH ST—Cont'd

- 1021 A-K Motor Mart used cars 343-3676  
Crown Credit collections only  
342-3039
- 1035•Johnson Emil L @ 341-3903
- 1037 Apartments  
1 Robert Nancy L 346-6274  
2 Lincicum Clara A  
3 Spittler James R  
4•Lindsay Daisy L
- 1041 Badalamenti Sarah Mrs @ 346-0785
- PACIFIC INTERSECTS  
1102 Buters's Conoco Station gas sta  
342-3829  
Butera & Son Used Cars 342-3829
- 1105 Rotella's Italian Bakery Inc 341-5125
- PIERCE INTERSECTS  
1202 Pistillo Philippi 66 Service gas sta  
341-0818
- 1208 Frankie's Drive In restr 342-9721  
1213 Vacant
- 1215•Allen John L 341-9234
- 1217 Roy's Diesel garage 346-9966
- 1221 Irvo Distributing Co distr of  
greenhouse windows 345-2166
- 1222 Seven-Eleven Store No 118 341-6800
- 1223 At Your Service exp co 341-1100
- POPPLETON AV INTERSECTS  
1301 Saint Ann's Church 341-6613
- 1306 Precision Bearing Co Acctg Dept  
444-3909
- 1312 Mandolfo Eather M Mrs @  
1314 Pistillo Sami J @ 342-1736  
1316•Wright Cleson 345-4041
- 1320 Alexander Sebastino J @ 345-8825
- 1322 Marasco Rose A Mrs @ 346-6410  
1322½ Vacant  
Garside Cecelia 341-5078
- 1326 Guida Rocco L @ 345-1643  
1330 Hall P A @ 345-8429
- 1334 Gutierrez Frank B @ 346-7477
- 1336 Oropesa W Guillermo @ 342-3223
- 1338 Corso Rose B Mrs @  
1344 Schmidt James J 345-7019
- 1346 Higgins Brian F  
1348 Cullen John F  
1349 West Christ Child Center recreation  
center 341-3533
- WOOLWORTH AV INTERSECTS  
1502 United Sales Co food mart 346-1340
- 1510 Scarpello Fred V @ 345-5882
- 1511 Vacant
- 1514 Majorek Leo H @ 342-3576
- 1516 Kuncl Joseph P @ 345-6272
- 1520 Lawless Julia M Mrs @ 346-7815  
1520½ Vacant
- 1523 Omaha Wire Products 344-4700
- 1524 Caniglia Tony J @ 346-3641
- 1526 Griesser Douglas D @ 342-5345
- 1528 Pitha Rose C Mrs @ 345-4076
- 1530 Hansen Richd S @ 342-2921
- 1534 Whaley Rodney J carp @ 341-2430
- 1536 Lippold Ollie Mrs 342-1960
- 1540 White Lillian H Mrs @ 345-4508
- 1542 Sinkavich Raymond @ 345-7292  
Upper Vacant
- 1548 Vacant
- 1560 Seamless Guttering 556-5532

HICKORY INTERSECTS

306

UP RR UNDERPASS

- 2121 National Disposal Service Of Nebr  
Inc garbage coin 341-3339
- 2200 Kitty Clover Div Of Bachman Foods  
Inc potato chips 342-7342
- 2209 Allied Oil & Supply Inc 344-4343
- 2215 Huck's Tavern 342-9726
- 2223 Vickers-Des Moines Oil Co gas sta  
342-9367
- ED CREIGHTON AV BEGINS  
MARTHA INTERSECTS  
2303 Tomasek Frank J @ 346-7052
- 2304 City Individualized Study Center No  
1 om public schools 978-7305
- 2305•Crockett Peter A 342-6853
- 2309•Bogacz John V @  
2311 Venditte Anthony B Jr @ 345-6809
- 2316 Andersen Fire Equipment Co Inc  
342-4509

STREET CONTINUED

- 2319 Carbaugh J Michl @ 345-9750
- 2321 Hecox Howard C Insurance Agency  
342-0733  
Hecox Howard C @ 342-0733
- 2325 Meyer Kyle P @ 341-6436
- 2331 Borowiak Wm J @ 341-2786
- 2332 Welcome Inn tavern 344-2850
- Rear Slowik Anton @ 344-2850
- 2333 Dore John T @ 422-1859
- 2339 Alter Earl F @ 342-5429
- CASTELAR INTERSECTS  
2400 Hammerly Plumbing Supply (Whse)

- Bent•Cato C A 346-1150
- 2421•Mc Donald John H  
2421½ Freeling Maryann A 344-0428
- 2424 Herek Thos F @ 346-5053
- 2424½ Sealock Hazel I Mrs 346-2073
- 2425 Johnson Patricia J Mrs @ 341-4671
- Johnson Steven R @ 341-1859
- 2427 Saxton Charles B @ 346-7922
- 2430 Cherek's Husky Service 342-8604
- 2433 Rynaszewski Bernard J @ 342-3458
- 2437 Apartments  
1•Minino Connie J 346-5780  
2 Killinger Loren G  
3 Vacant  
4•Tafolla Kath V 345-3770  
5 Ernest Opal O Mrs 346-3769
- ARBOR INTERSECTS  
2501 Kane Harold A Signs 342-3509
- 2501½ Apartments  
1 Tomcykowiak Helen Mrs 346-3240  
2 La Hood Charles 341-6784  
3 Kane Harold A @ 342-3509
- 2502 Sypal Joseph J Jr @ 341-9032
- 2505 Groves Lenne S Mrs @ 341-1377
- 2508 Schallhofer Kath Mrs @ 341-2528
- 2509 Slizewski Josephine D @ 345-5242
- 2510 Kopecky Evelyn L Mrs @ 345-7179
- 2511 Polen Lillian J Mrs @ 348-1270
- 2514 Conboy B Elz Mrs @ 346-7199
- 2515•Krupa Paul E @  
2519 Dickey Peter J @ 341-6756
- 2523 Kuecky Steven J @ 342-5878
- 2527 Webb Cynthia S Mrs 346-9063
- 2527½ Moreno Manuel
- 2531 Bancroft Apartments  
1•Cantier Dennis  
2•Yonhovich Chris  
3•Penny Richd E  
4 Krul Lena Mrs 345-7937  
5 Danielson Hubert K 422-0708

STREET CONTINUED

- 2532 House Of Sausage 341-7260

BANCROFT INTERSECTS

- 2701 Sandoval Jennie R Mrs @ 341-2553
- 2705 Vergin Hans E @ 341-1522
- 2708 Immaculate Conception Roman  
Catholic Church 342-1074  
•Scherrer Ralph S Rev 342-1074
- 2709 Sak Frank B @ 346-2411
- 2713 Swetala Andrew G @ 346-5109
- 2716 Immaculate Conception Catholic  
School 342-2760  
•Noneman Joy
- 2717 Warner Glenn H @ 344-0774
- 2723 Gomez Frank @  
2727 Mayer Archibald F @ 345-4171
- 2729 Zaleski Clara F Mrs @ 341-3744
- ELM INTERSECTS  
2901 Ferguson Emma A Mrs @ 345-3107
- 2902 Krolakowski Leo L @ 341-0666
- 2905 Sobczyk Grace C 342-6106
- 2906 Spotary James J @ 341-0931
- 2909 King Edw J @ 341-0155
- 2912 Gitchel Alvin R @  
2915•Marty D 346-2176
- 2918 Apartments  
1•Montalino Joe  
2 Vacant  
3 Vacant  
4 Backfriedt Henry J  
5•Spelic Joseph  
6 Vacant  
7 Vesco Muhl D  
8 No Return  
9•Ellwood Wm E
- 2917 Jenison Helene A Mrs @ 342-7481
- 2920 Silva Edw J @ 345-9540
- 2923 No Return
- 2925 Smith John D siding installer  
346-0829  
1 Hall David C 341-0646  
2 Vacant
- 2930 Archer Wm 341-7732
- 2932 Hauptman Bar & Grill 342-9631

OAK ST INTERSECTS

- 3000 Rabston-Purina Co (Side Entrance)  
feed mfr  
3001 No Return
- 3005 Fleming Don G @ 345-9636
- 3009 Apartments  
1 Smolinaki Richd H  
2 Lapp Arth L  
3 Vacant  
4 Peters Willis P  
5 Stillmock Eliz E Mrs 342-6125
- 3015 Gomez Grace Mrs @ 345-0021
- 3017 Sastny Paul J @ 346-4743
- 3019 Lewis Douglas
- 3025 Kopecky Frank J @ 342-1399
- 3027 Vacant
- 3029 Vacant

- 3 Smolinski Richd S 342-2411
- 3113 Harris Norman C  
3117 Pentecostal House Of Prayer  
348-0540
- VINTON INTERSECTS  
3201 Kopecky Bar Inc 341-5252
- 3202 Vinton Bar  
3222½ Beilly Daniel M 345-5002
- 3224 Vinton Bowl Cafe 342-9868
- 3224½ Bonniak Allre Mrs @ 342-5703
- 3226 Vinton Bowl 342-9634
- 3227 A-J Fork Lift Sales & Service Inc  
341-2970
- 3222 Adolph's Auto Parts 341-1777
- KRUG AV BEGINS  
3223 Deer Park Apartments  
1 Craver Jean M Mrs 345-2567  
2•Nilisan Vernon  
3 Vacant  
4 Vacant  
5 Klose Wayne E 341-3802  
6 Vacant

STREET CONTINUED

- 3229 Vacant
- 3256 Mc Kenzie Pontiac (Show Room)  
344-4490
- DEER PARK BLVD INTERSECTS  
3301 Mc Kenzie Pontiac (car lot)
- 3302 G & G Liquor Store Inc 733-1544
- 3304 Paramount Market 733-1544
- 3306 Paramount Bar tavern 733-1544
- 3328 Yeager Peggy A @ 733-4875
- 3333 Mc Kenzie Pontiac-G M C Inc autos  
& v trucks 344-4400
- VALLEY INTERSECTS  
3504 Engardt C J 731-5540
- 3510 Bourne Ant Auto Parts 734-3920  
No Return
- INTERSTATE 80 INTERSECTS  
3606 Alejo Nicholas G @ 734-3546  
3610 Finales Felipe U @ 731-4185
- 3614 Carrull Margt C Mrs @ 733-1217
- 3621 Vacant
- 3622 No Return
- 3625 Vacant
- 3628 Apartments  
1•Robbins Richd V 734-2380  
2•Heimers 5  
3•Heman Kath  
4•Ball Louise W Mrs 731-8902  
5 Adams Marian T Mrs 734-1509
- 3629•Gawrecki Stanley J 734-0999
- STREET CONTINUED  
3629 Vacant
- 3634 Mr Neely Dirk L 734-5772  
•Newcomer G L 733-0351
- 3637•Dodson S 731-2523
- B INTERSECTS  
ZIP CODE 68107
- 3701 Messer's Auto Body Supply 733-2417
- 3702 Goodrich Dairy Inc No 3 733-7211
- 3705 Vacant
- 3705½ Thompson Geo M 734-2123
- 3706 No Return
- 3710•Schlichtig Conrad 733-9300
- 3712 Brown Mace A @ 734-4461
- 3714•Jones R  
3715 Sheffield John R @ 733-0777
- 3717 Byase Cath A Mrs @ 733-1206
- 3718 Pallas James C @ 733-3245
- 3721 Mr Cormick Edward H @ 733-8886
- 3722 Lewis Le Roy cement finisher @  
734-2315
- 3723 Good Mamie F Mrs 734-2223
- 3725 Good Donald D @ 731-6908
- 3726 Simpson Judy 733-4023
- 3728 Smyth James M @ 731-5614
- 3730 Mr Farland Ernest @ 733-6209
- 3732 Gagnon Robt E @ 731-3211
- 3733 Smyth Donald C 734-2250
- 3735 Elder Jerry  
35 Ft Mc Culloch Willard 733-2548

STREET CONTINUED

- 3802•Smith Joseph  
C INTERSECTS  
3802 Kadavy Frances K Mrs @  
Kadavy Magdelaine R @  
3804 Rozar Wm H @ 731-4147
- 3807 Apartments  
5•Klume John D  
6•Santha Gallerno  
7•Domiguez Alicia  
8•Brown Mary  
9 Vacant  
10•Gallatin Richd  
11•Holmes Gary  
12 Tapia Jos
- 3808 Apartments  
1 Sievers Betty 731-2607  
•Bullocks Saml  
2•Sperry Kath  
4 Vacant

- 3819 Mr Neil Charles M @ 733-1510
- 3820 Kramolnack Charles R @ 731-6667
- 3823•Widman Nancy
- 3825 De Vaughn Robt E @ 731-2031
- 3828 Bernth Nellenem 733-1216
- Bernth Dennie V @ 734-1544
- 3829•Wesil Mary J  
3833 Fiarokski John E @ 734-6394
- 3834 Doudge Harvey H @ 731-9787
- 3836•Crawford Dennie J

D INTERSECTS

- 3901 Johnson Frank W @ 733-1644
- 3902•06 Apartments  
1 Pastedi Wm J 734-1012  
2 Gish Bonnie F 733-7756  
3 Ellers Mary  
5•Weber W E 731-1303  
7•Miller J 731-5041
- 3907 Pine Crest Apartments  
1 No Return  
2 No Return  
3 Louderback Kath C 733-1345  
4 No Return  
5 Stroud Delton 731-5293  
6 Achenbaugh Roger D 731-1709
- 3910 No Return
- 3912•Skreen Jack C
- 3913 Tyndalugh W J 733-4098  
•Tyndall Gregory D 734-5831
- 3914 Vacant
- 3915•Edwards Chris
- 3916 Riha Eug @ 733-2193
- 3919•Rhoades Faith A 733-3179
- 3920 Campbell Dorothy M @ 731-5507
- 3923 Boardman Louise M Mrs @ 731-1013
- 3925 Cohen Myron A @ 733-0433
- 3925½ Vacant
- 3926 Hess Nadine Mrs 734-3407
- 3927 Moulton Beverly M @ 731-0497
- 3930 Wilke Anna L @ 733-0378
- 3932 Ambrose Leo A dentist 733-7800  
Johnson Richd N phys 731-3644
- E INTERSECTS  
4001 Gateway Electronics Institute  
734-4420
- 4002 Your Neighborhood Beauty Shop  
733-9961
- 4002½•Drey Russell W 734-4448
- 4004 Ciechomski Francis Z 734-1369
- 4006 Apartments  
1•Chambers Steve  
2•Neison Geo  
3•Blakemship Ezra  
4 Olson Sanford
- 4010 Apartments  
1•Cardona Irene  
2 Vacant  
3 Vacant  
4 Nick Lawrence W  
5•Machado Benito  
6•Gordero Joe
- 4012 Business Printing Serv-The Inland  
Press 733-5353
- 4022 Vacant
- 4024 Vacant
- 4024½ Vacant
- 4026 Vacant
- 4026½ Vacant
- 4027 Campbell Apartments 553-6637  
1 Vacant  
2 Coppock Stuart  
3 Goodell Dorothy A 731-7457  
4•Behrens L 731-4342  
5•Mendon Beverly  
6 Witt Genevieve 733-8024  
7 Toto Theresa M 734-0799  
8 Vacant  
9 Zybut Walter  
10•Saylor Alena R Mrs 734-4126  
11•Schmid D 734-4014  
2 Sivey A E Franklin 733-0309  
1 Taylor Marshall  
3 Jenkins Laura 734-3756
- STREET CONTINUED  
4028 Southside TV als & serv 731-5050
- 4030 F Street Food Mart 733-9379
- 4030½ Apartments  
1 Satoris Antoinette M 731-8141  
2 Schudhorst Robt E  
3•Garrisa Carman  
4•Szymanski Max B  
5 Donnelly Henry J 733-1738
- 4034 Fantastec Lettering Inc 731-1212
- 4036 Brown Derby Inc tavern 733-9830
- 4036½•Crane Jerry  
F INTERSECTS  
4102 Craftsman Window Coverings Inc  
shades drapery 733-8772
- 4107 Wickstrom Beauty Supply Co  
734-3722
- 4110 Reed Lorna M Mrs 733-1528  
Wrights Anna M Mrs 734-2115

344

1980  
CITY DIRECTORY  
Poppleton Avenue

1980

48TH ST INTERSECTS  
4809 Miller Wm P @ 734-1924  
4810 No Return  
4812 Shank Diana L Mrs  
4813 Herek Joseph E @ 733-7858  
4814\*Harrison Gary E 733-5429  
4816 Filipowicz Frances G Mrs @ 731-5219  
4817 Martin Thos F @ 731-6252  
4820 Bouckaert Robt A @ 733-8091  
4821 Kantor Timothy J @ 734-3396  
4824 Kurlmel Joseph M @ 733-1046  
4825 Dudzik Robt J @ 733-8419  
4828 No Return  
4829 Elmore Wayne F @ 734-2885  
4832 Catlett Mark D @ 733-3508  
4833 Synowicki Edw G @ 733-6850  
4836 Swirczek Andrew G @ 731-6202  
4837 Renner Cecil P @ 733-1587  
4840 Shaw Raymond J @ 733-4744  
4841 Zuehke Martin A @ 734-5666  
4844 Bernady Stanley G @ 733-2959  
4845 Townsend Matilda E Mrs @ 733-3925  
4848 Rydberg Clarence L @ 733-3624  
49TH ST INTERSECTS

POLK ST (MILLARD)—A CONTINUATION OF POLK ST WEST OF S 132D ST  
ZIP CODE 68137  
S 132D ST INTERSECTS  
13206 Holling Leonard H @  
13207 Grothe Herbert H @ 895-4128  
13215 Kuhlmann Dale D @ 895-3093  
13216 Renk Arth J @ 895-2753  
13223 Riley Max M @ 895-4890  
13226 Jensen A Gerald @ 895-2215  
13229\*Dyer Arth E @ 896-1160  
13236 Henton Robt  
13237 Dye Gary L @ 896-0884  
PONDEROSA DR INTERSECTS  
13406 Divoll Carroll @ 895-4642  
13411 Brainard David L @ 895-2749  
13412 Miller Robt L @ 895-4622  
13417 Rix Willia G @ 895-4465  
13418 Jacobs Corinne M Mrs 896-1098  
13421\*Oddo John G @ 895-4264  
13424 Rys Stanley A @ 895-2184  
13427 E B Construction Co 895-1875  
Bidrowsky Edw T @ 895-1875  
13433 Leist Leroy D @ 895-2573  
13436\*Vasiliasukas Joseph @  
13439 Clark Donald E @ 895-3417  
13444 Rasmussen Lee R @ 895-2422  
13445 Barnes Marvin C @  
S 135TH ST INTERSECTS

PONDEROSA CIR (MILLARD)—A CONTINUATION OF PONDEROSA DR  
ZIP CODE 68137  
6430 Mc Pherson Edw E 895-5953  
6434 Speth Richd L @ 895-0328  
6438 Wizer Philip G Jr @ 895-2965  
6442 O'Gara John H @ 895-6006  
6446 Samsen Donald L @ 895-4993  
PONDEROSA DR INTERSECTS

PONDEROSA DR (MILLARD)—FROM 6200 BLK OF S 132D ST SOUTHWEST  
ZIP CODE 68137  
CYPRESS DR INTERSECTS  
6204 Ehler Loren A @ 895-2996  
6205\*Olmo Raymond F @ 896-1551  
6210 Walker Keith D @ 895-2527  
6216 Nelson Donald R @ 895-2077  
6222 Taggart Donald K @ 895-0841  
6225 Tracy Colleen  
6228\*Reed Paul S @ 896-1706  
6234 Wiegner Andrew C @ 895-6213  
6235 Jackson Jack A @  
6244\*James James @ 895-2484  
6245\*Dufek Rudolph M @ 895-0411  
6249 Rayer Wm J @ 895-2826  
6253 Cook Mead J @ 895-4118  
6254 Velinsky Charles F @ 89-5692  
6257 Armstrong James V @ 895-2770  
6261 Brewer Lloyd J @ 895-4673  
6265 Alexander Joseph S @ 895-0330  
6304 Ruetz Robt G @ 895-1725  
6314 Knust Melvin J @  
6319 Petersen John F @ 895-2574  
6324 Stunkard Lyle R @ 895-9056  
6329 Jordan Arlene Mrs @ 895-0278  
6334 Bernard James W @ 895-0874  
6339\*Falke Darrell D @ 895-3981  
6354 Millard Siding And Repair Inc retail  
als 895-4688

6410\*Warren Guy H @ 895-1989  
6416 Warrick Steph K @ 895-2798  
MADISON ST INTERSECTS  
6424 Fleming Wm C @ 895-3938  
PONDEROSA CIR INTERSECTS  
6504\*Haubensak Richd J @ 895-3843  
6514 Wolf Bernard J @ 895-2070  
6515\*Turman John L @ 895-5227  
CYPRESS DR INTERSECTS  
6604 Jorgensen Richd G @ 895-2661  
POLK ST INTERSECTS  
6810 Horihan Laverne S @ 895-0427

POPPLINGTON AV —FROM MISSOURI RIVER WEST

ZIP CODE 68108  
C B & Q R R (NO CROSSING)  
S 2D ST BEGINS  
S 3D ST INTERSECTS  
S 4TH ST INTERSECTS  
415 No Return  
417 Ferraguti Charles C @  
420 Falcone Louise M Mrs @ 346-0139  
S 5TH ST INTERSECTS  
502 Cappellano Paul Jr carp @ 346-3660  
504 Abraham Edw A 346-5224  
504 1/2 De Petro Joseph S @ 345-8287  
506 No Return  
508\*Degan D 324-6702  
510 Saenz Edna  
511 Abraham Janice A Mrs @ 346-3922  
513 Markezie  
513 1/2 Dydyk Anna Mrs 341-0844  
514 No Return  
515 Sapienza Concetta Mrs @ 342-5715  
1\*Orr Kirk D 354-4690  
517\*Allen Mary C  
S 6TH ST INTERSECTS  
612 Vinci Louise Mrs @ 341-8023  
613\*Kanarsky Dennis 346-4513  
614 Saint Cyr Theo @ 345-6530  
615 Manganaro Veda @ 345-0703  
616 Jacobsen Harald W @ 342-2670  
617\*Roche Fredk M @ 342-4420

(NOT OPEN BET 1 BLK WEST OF S 6TH & S 20TH)  
S 20TH INTERSECTS  
2006 Vacant  
2007 Monarch Uniform Service rental serv  
342-4884  
2010\*Rodman Bennie W Mrs @ 345-2054  
2010 1/2\*Pinkelman Dale R 341-5722  
2012 Mancuso Michl A @ 345-0632  
2014 Scarpino Angelina M Mrs @ 345-3183  
2016 Daniels Constance R Mrs @ 346-7122  
2018 Mauro Nancy C Mrs @ 342-7188  
2054 Perry Mary L @ 346-7570  
S 21ST INTERSECTS  
2100 Brandt Gemma J @ 342-4351  
2106 Di Cola Anthony @ 346-3965  
2107 Franceschini Alessandro G @ 341-2032  
2108 Capellupo Peter @ 345-7467  
2110 Centretto Lore A Mrs @ 341-3743  
2111 Baratta Margt P Mrs @ 346-4220  
2115 Kirby James H @ 345-1021  
2117 Incontro Ida Mrs @ 346-4577  
2119 Sambasile Estella A Mrs @ 342-2768  
2131 Cerone Frank M stge  
S 22D INTERSECTS  
2201 Nebraska Art Statuary Inc 342-4232  
2204 Stella Grace Mrs @ 345-7298  
2204 1/2\*Hammer Patty 342-1856  
2207 Vacant  
2208 Marasco Fred @ 341-8888  
2210 Vacant  
2210 Vacant  
2212 Vacant  
2214 Vacant  
2214 1/2 Vacant  
2216 Gil Ralph A 344-0309  
2218 Muzzy's Ice Service 345-6952  
Cerone Frank M @ 345-6952  
2220 Vacant  
2222 No Return  
2223 Circo Alf A @ 345-2035  
2224 Mahoney Mary Mrs 346-5779  
2225 Wolfsbauer Raymond M @ 345-3607  
2226 Romano Joseph A @ 341-5734  
2228 Szablowski Henry floor mech @ 345-7831  
2230 Vacant  
Rear John Patk J  
2239 Saint Ann's Convent 341-8842  
Saint Ann's School 341-8842  
2247 Whelan Wm S Rev @ 341-6613  
2254 No Return  
2328 Scarpello Teri A @  
S 24TH INTERSECTS

2428 Rossi Raymond E @ 346-6178  
S 25TH INTERSECTS  
2501 Vacant  
2502 O'Brien Mary A Mrs @ 341-3739  
2507 Vacant  
2508 Greise John F 345-6026  
Cole Ann M Mrs 345-3682  
Greise Mary A 345-6026  
2510 Roberts Edw D @ 341-2304  
2511\*Langdon Richd G @ 345-4787  
2514\*Riemer Leonard Rev 346-6265  
2515 No Return  
2517 Ford Robt P 341-7769  
2519 Vacant  
2522 No Return  
S 25TH AV INTERSECTS  
2550 Hemming Richd L @ 346-5105  
2553 Green Lorene L Mrs @ 342-3065  
2556 No Return  
2557 Seward Lance P @ 345-2418  
2562 Hunter Willard M @ 345-5652  
2563 Scalzo Charles A @ 342-0117  
2565 Bonacci Shirley R Mrs @ 345-6833  
2566 Ryan Beverly @ 346-0262  
2570 No Return  
2570 1/2 Meliz Zeta  
2572 Poulos Vasilike Mrs @ 345-7931  
2573 Apartments  
1\*Williams Ronald D  
2\*Hicks Anthony 345-7382  
S 26TH ST INTERSECTS  
2602 No Return  
2602 1/2\*Foreman John B 346-8685  
2606 Lane Mae Mrs @ 345-4596  
2606 1/2 Lane Rene 346-9298  
2609\*Moffett J M 346-6896  
2610 Stuphen Bernice C Mrs 346-4191  
2615 Brennan Kevin P @ 341-3730  
2616 Piccolo Apartment 556-9683  
1 No Return  
2 Stuvick Agnes F 346-5712  
3 Winquist Wm  
4 Vacant  
5 Yzabe Jane  
B1 Nye Geo W  
B2 Taxer Isadore W 346-5712  
2617 Fabbretti Mary A Mrs @ 345-4226  
S 27TH INTERSECTS  
2702 Bonfiglio Frank A @ 341-9967  
2703 Anderson Emma F Mrs @ 345-7358  
2711 Prochaaska Ludwig C @ 346-0688  
2715 Vacant  
Mather L James  
2717 Apartments  
1 Warner N 342-0174  
2 Svntek David A 345-5632  
3 No Return  
2719 Apartments  
1 No Return  
S 28TH INTERSECTS  
INTERSTATE 480 INTERSECTS  
S 29TH INTERSECTS

S 29TH ST INTERSECTS  
2911\*Leonard Dorothy L 341-0395  
Mizan Judy Mrs  
2916 Vacant  
PARK AV INTERSECTS  
2959 Vacant  
2962 Caven Vendia A Mrs @ 341-7593  
2963 Swanson Barbara 342-6131  
Bsm't\*Orso Virgil V Jr 341-7825  
2964 Moore Jewell G Mrs @ 345-2934  
2965 Vacant  
Wehrli Sam C @ 345-6961  
2967\*Smith Richd C 345-1354  
2968 Chula Vista Apartments  
1 Horton Gladia A Mrs @ 345-1605  
2 Foley Mary Mrs 345-8554  
3 Hampson Christine J Mrs @ 345-4234  
4 Vacant  
5 Hadfield Dorothy H Mrs @ 341-5655  
6 Larson Wilma Mrs @ 341-6717  
2969 Vacant  
Caven Kirk M @ 342-2243  
S 30TH AV INTERSECTS  
3\*Coffin M J 342-3081  
4\*Pidlaon Precilia 346-9397  
5 Schoemaker Dan R  
3002 Jensen Larry A @ 346-9152  
3004 Buchta Wm J @ 346-4179  
3006 Holcomb Ralph @ 346-6256  
3008 Deotering Henry F 341-8389  
3009 Thompson Bruce A @ 346-8217  
3058 James Court Apartments  
A No Return  
B Curry E Allene Mrs 346-3438  
C Riley Mildred E Mrs 342-0949  
Rhodes Thos L 346-5970  
E\*Welch Matt D 345-8236  
F Vote Clarence R 341-8298  
3062 James Court Apartments  
1 Greenblatt Edith R Mrs 345-8415

3116 Jandl Floyd D @ 342  
Lustgraaf Clement D  
3124 Apartments  
1 Teeter S James 342-4  
2\*Hejek Richd J 341-  
3 Vacant  
5 Vie Lillian B Mrs 34  
S 32D INTERSECTS  
3205 Dwight Apartments  
Bamt\*Greene Chip 345-416  
1 Joethe Marian W 34  
2 Vacant  
3 No Return  
4 Lindsey Lola I 346-6  
5 Anderson Dexter W  
6 Schuitz Carolyn E 3  
7 Epplen Jane E 342-5  
8 Carroll Cath C 345-4  
9 Sholin Irene Mrs 34  
10 Frisch Marge C M  
11 Ovington Almira C  
12 Metheringham Ren  
STREET CONTINUED  
3208\*O'Donnell John E  
\*Barger David R 346  
3209 Schmidt M A Mrs 346  
3210 Krin James C @ 341-  
3211 Jensen Dorothy G Mr  
3212 Nielsen Donna F Mrs  
\*Westby Steven P 34-  
3213 Drefs Rita B @ 346-5  
3215 Martinec Joseph J @  
3216 Leary W A Berenice  
345-4349  
3217 Bell Steven 341-1778  
3220 Apartments  
1\*Cordoba Felipe H  
2\*Ruiz Wanda K  
3 Vacant  
Vacant  
5 Fiak Roger D 342-22  
6 Vacant  
3221 Vacant  
3224\*Jorgensen Darlene M  
341-6510  
3225 Scallard Ray W 341-6  
Musilek Marilyn B 34  
Bryce Douglas D 346-  
S 33D ST INTERSECTS

3303\*Berigan Mary E 342-4  
3304 Vacant  
3305 Williams Mildred F M  
3306\*Rakes Geo M  
3307\*Olson Bruce 346-9490  
3308 No Return  
TURNER BLVD INTERS.  
3401 Roussel David C @ 34  
3420 Vacant  
3424 Boien Fred @ 345-719  
S 36TH INTERSECTS  
3502 Henriksen Donald R @  
3504 Lutz Patricia K @ 341  
3508 Cambridge Mary E M  
3515 Lalley C Timothy @ 3  
3516 Mattini Frank S @ 34  
3518 Asher Virginia B Mrs  
3520 Vincent R 341-7360  
S 35TH AV INTERSECTS  
3560 Steberg Judith J Mrs  
3564 Mathiesen Robt J priv  
(pharm) @ 345-2280  
S 36TH INTERSECTS

(NOT OPEN BET S 36TH S 40TH)  
4201 Schram Wm R @ 558-  
4202 Antony J E Mrs @ 55  
4205 Houston James J @ 5  
4208 Anderson Jerry D 551-  
4211 Fette Victor @ 553-11  
4212 Lush James B @ 553-1  
4215 Yambor Wm F @ 553-  
4216 Hoyer Herman Z @ 5  
4219 Remar Frank J @ 553-  
4220 Leutenegger Henry A  
4223 Hilgert Wm R @ 556-4  
4224 Baright H P @ 553-07  
4225 Kessler Thos D @ 556  
4226 Morgan Ann J Mrs @  
S 43D INTERSECTS  
4301 Jarosh Agnes L Mrs @  
4305\*Smith Bruce A 553-27  
4308 Cochran D C  
4309 Rivard Paul F @ 553-1  
4311 Bernstien Gerald W @  
4316\*Peterson La Vonne M  
4317 Munger Frank R @ 5  
4320 Hill Steve R @ 556-45  
4321 Miller Martha E Mrs

258

274

514

514

284

**1990  
CITY DIRECTORY  
South 24<sup>th</sup> Street**

**@ HOMEOWNER**

**1990**

**1990**

**N 24TH ST--Contd**  
 5912 Young Ernestine Mrs @ 451-1861  
 5916 Sternberg Tom C @  
 5919 Brayton Jimmy L @  
 5920 Eubanks Rosie M  
 5921 Gleason Patrick J 451-8945  
 5924 Mathiasen Donna F Mrs @  
 5925 Cotton Jack @ 453-1717  
 5927 Visek Steve E @ 455-5974  
**CROWN POINT AV INTERSECTS**  
 6003 Vacant  
 6005 Phillips Connie  
 6011 Regnier Richd A @ 451-5644  
 6012 Williams Shawn M @  
 6015 Larsen Ellen E Mrs @ 455-7556  
 6016 Young Mable F  
 6019 Josephson Kenneth D @ 453-3690  
 6021 Finch W Earl @ 455-1167

**KANSAS AV INTERSECTS**  
 6100 Miller Park Swimming Pool 444-5396  
 Miller Park Golf Course 444-5396  
 Miller Park  
 Morrow Joe W  
 6101 Miller D L  
 6106 Wesley Carla 451-7414  
 6109 Swan Clifford L @ 453-8532  
 6113 Dertli Mary A Mrs @ 455-3241  
 6119 Norine Freeman J @ 453-9612  
 6125 Vacant  
 6125 1/2 Vacant  
 6129 Washington Larry @  
 6133 Shack Jerry @ 457-6245  
 6137 Perkins Greg @ 453-6323  
 6139 Patterson Shirley C 453-0006  
 6141 Marescalco Michl A

**FLORENCE BLVD INTERSECTS**  
 6311 Edwards Myrtle V Mrs @ 455-8631  
 6315 Herlein Gerald @ 455-3809  
 6317 Krumwied Louise M @ 451-3757  
 6325 Kelleher Fidelis Mrs @ 451-1153  
 6329 Beuterbaugh Chas R @ 453-4776  
 6333 Krebs Fredk J @ 455-1983  
 6337 Vacant  
 6339 H and L Laundromat self serv  
 6341 J P's Grocery gro 453-1507  
 6343 Seymour's Integrity Auto Inc rcp  
 451-4184

**ZIP CODE 68112**  
**REDICK AV INTERSECTS**  
 6501 Reeves Rosella H Mrs @ 455-4380  
 6502 Mc Cord Penny A @ 453-8367  
 6505 Adams Dale @ 455-2779  
 6508 Wooster Raymond J @ 455-2909  
 6511 Murrek Donald E @ 451-4119  
 6512 Watson Robt A @  
 6517 Georges David J @ 453-9227  
 6519 Lewis Pat  
 6524 Mustang Gerard J @ 455-7706  
 6525 Nastase Thus J @ 455-0533

**BAUMAN AV BEGINS**  
 6527 Carlsen Sterling M @ 453-2940  
 6535 Callies Lillian O Mrs @ 451-883H  
 6539 Irwin Jack L @ 451-9080  
 6543 Vacant  
 6547 Treyster Barbara J Mrs @ 455-1072  
 6551 Hall John J @ 453-9251  
 6555 Brandt Mark E @ 451-3253  
 6559 Robison Roberta K Mrs @ 453-3231  
 6563 Collins Ardella J Mrs @ 453-9260

**NEWPORT AV INTERSECTS**  
 6604 Halstead Lyle O @ 451-5613  
 6606 Blysee Warren W @ 453-8811  
 6612 Whitehead Inez M @  
 6616 Reid Roy J @ 455-9767  
 6620 David Fern L Mrs @ 450-0800  
**NEWPORT AV INTERSECTS**  
 6701 Coder Richd J 455-8647  
 6704 Johnson Jesse J @ 451-7668  
 6705 Sacco Steve D @  
 6708 Auger Linda S Mrs @  
 6712 Mc Caolin Susan C @ 455-9140  
 6714 Yirak Calvin C @ 451-1125  
 6715 Galloway Linda L Mrs @  
 6719 Lopez Geneva @  
 6720 Laudtke Gary L @ 453-3394

**MARY ST BEGINS**  
 6723 Crane James G @ 451-6991  
 6727 Fisher Wilbert J @ 451-4049  
 6731 Pargin Elizabeth Mrs @  
 6735 Taylor Rhenetta M  
 6739 Day Ronald I @ 451-7705  
 6743 Taylor Horace C @ 457-5548  
 6747 Tucker Martha  
 6755 Simmons David L  
 6759 Gamble Sharon L Mrs @  
 6763 Mc Namara Hester M Mrs 455-7428

**MARY ST INTERSECTS**  
 6904 Cease Carl L @ 453-3805  
 6898 Douglas Vicki @ 455-9739  
 6812 Jackson Ray V @ 453-8887  
 6816 Humphrey Donald L  
 6830 Parks Gary L  
**TITUS AV BEGINS**  
 6852 Christensen Robt N @ 455-9897  
 6858 Johnson Lucille F Mrs @ 455-1167

6811 Kellogg Dorothy M Mrs @  
 6812 Teal Warren R @ 453-3068  
 6815 Mc Guire Donald J @ 455-0333  
 6816 Besty Jimmie D @ 451-1979  
 6818 Allen Rootsey 453-9267  
 6819 York Maurice 455-2561  
 6823 Klahn Anna M Mrs @ 455-6076  
 6827 Coleman Tree Services tree removal  
 tree trim serv 453-4217  
 Coleman Robt L @ 453-4217

6931 Stone Robert @ 451-2336  
**WHITMORE INTERSECTS**  
 7003 Moore Russell L @  
 7004 Mack Cecile L Mrs @ 451-2237  
 7005 Dunbar Wardell @ 451-4880  
 7007 Wolff Frank Jr @ 455-3987  
 7008 Czaplewski Billy A @ 455-1322  
 7009 Matson Elis F @ 453-0738  
 7012 Lee Robt E @ 455-1925  
 7016 Clark Mike L 453-2171  
 7017 Engelhart Leila H Mrs @ 455-0000  
 7019 Hall Denise K  
 7020 Penberthon Robt @  
**VANE ST BEGINS**  
 7102 Loftus Richd P @  
 7103 Brown Donald D 450-0874  
 7106 Ruppel W Mike @ 455-1829

**READ ST INTERSECTS**  
 JOHN J PERSHING DR INTERSECTS

**24TH ST NORTH (EAST OMAHA)  
FROM AVENUE H NORTH TO  
LOCUST**  
 ZIP CODE 68110  
 LOCUST ST INTERSECTS

**24TH ST SOUTH -FROM 2400  
DODGE SOUTH**  
 ZIP CODE 68102  
 102 Vacant  
 109 Lutheran Family Services of Nebraska  
 Inc 342-7007  
 124 Omaha Church Center bldg  
**ROOMS**

200 Augsburg Fortress book store  
 341-9974  
 202 Lutheran Tape Ministry Inc  
 religious tape recordings 346-3013  
 203 Vacant  
 204 Evangelical Lutheran Church in  
 America NE Synod 341-4155  
 207 Lutheran Metropolitan Ministry  
 341-4155  
 208 Bethphage of Omaha rei organ  
 442-1178  
 209 Vacant  
 210 Vacant  
 211 Vacant  
 212 Vacant  
 214 Lutheran Tape Ministry (Addl  
 Sp)

**DOUGLAS ST INTERSECTS**  
 201 Fraternal Order of Eagles (Aerie No  
 38) organs-benevolent & fraternal  
 342-0769  
 204 Eagles Parking Lot  
 210 Hamilton Terrace Apartments  
 344-3411  
 1a Vacant  
 1b Vacant  
 1c Vacant  
 1 Vacant  
 2 Mc Mullen Thomas  
 3 Vacant  
 4 Vacant  
 5 Vacant  
 6 Vacant  
 7 Vacant  
 8 Vacant  
 9 Taylor Robt W  
 10 Vacant  
 11 Vacant  
 12 Vacant  
 14 Vacant  
 15 Vacant  
 16 Vacant  
 18 Vacant  
 19 Vacant  
 20 Gibbs Richd 341-3420  
 21 Vacant  
 22 Vacant  
 23 Vacant  
 24 Richards Rita  
 25 Vacant  
 26 Vacant  
 27 Vacant  
 28 Perry Bruce  
 30 Vacant  
 31 Vacant

306 Vacant  
 Rear Vacant  
 308 Three O Eight Bar 345-2800  
 310 Auto Brake & Clutch Co Inc 342-5011  
**HARNEY ST INTERSECTS**  
 408-1a Koppold  
 408-1b Vacant  
 408-1c Bohle Chas 345-0650  
 408-2a Lange Ern  
 408-2b Mc Gruder Rodney 344-7836  
 420 Metta Community Church 345-2583  
 424 Day-Ranover Motor Inc jeep s/s & serv  
 345-0390

**DEWEY AV INTERSECTS**  
**BOWARD ST INTERSECTS**  
 522 Music Service Co vending mach  
 342-9131  
 524 Automatic Auto Wash 342-0400  
**LONDON CT INTERSECTS**  
 541 Noddsby Apartments 342-3702  
 1 Russell Eva M 344-7645  
 2 Kathleen Clarence A 341-5067  
 3 Barta Frank Jr 345-7087  
 4 Slack  
 5 Vacant  
 6 Barwin Lorin L 345-1417  
 7 Vacant  
 8 Vacant  
 9 Wallen Earl W  
 10 Gaylord Terrace 334-0309  
 11 Reed James  
 12 Williamson Edw C 348-0763  
 13 Cosner Marcy  
 14 Vacant  
 15 Newman Loren W 345-4083  
 16 Pierpont Ralph A 346-1636  
 17 Lindstrom Esther M  
 18 Lambert  
 19 Kraumeyer August J  
 20 Pierpont Maude V  
 21 Vacant  
 22 Sini Leula  
 23 Mc Intosh D B  
 24 Fuhr Eleanor  
 25 Akins Charles

565 First Church of Christ Scientist  
 (Reading Rm) 342-3887  
**ST MARV'S AV INTERSECTS**  
 603 Stops Discount Brake and Repair  
 Shops auto reprs 344-4936  
 610 Vacant  
 613 Wheel Cover World (Addl Sp)  
 346-7090  
 615 Wheel Cover World s/s of used hub  
 caps 346-7090  
 617 Wheel Cover World (Addl Sp)  
 619 Council Thrift Shop (Display Room)  
 621 Council Thrift Shop (display rm)  
 623 Council Thrift Shop used clo 341-3249  
**JONES ST INTERSECTS**  
 701 Tip Top Thrift Shop used mise  
 341-0153  
 702 1/2 Vacant  
 703 Vacant  
 704 Vacant  
 705 Vacant  
 706 Vacant  
 707 Vacant  
 708 Vacant  
 709 Curtis Pawn and Loan pawn shop  
 342-2266  
 710 Vacant  
 710 1/2 Reed Charles L 345-9817  
 712 Vacant  
 714 Vacant  
 715 Ace Liquor Store 342-3199  
 716 Vacant  
 718 Vacant  
 720 Vacant

**LEAVENWORTH ST INTERSECTS**  
 ZIP CODE 68108  
 812 Natl Provert Servs Inc 422-1476  
**STREET CONTINUED**  
 840 Classic In & Out Burger fast food  
 restr 344-8770  
 841 Hadden Auburn R  
 843 Maggard John R 341-2139  
 846 Omaha Antique & Job Plating  
 341-3193  
 847 Vacant  
 849 Tino's Treasures (Sign)  
**MASON ST INTERSECTS**  
 1002 Tino's Treasures antiques dealer &  
 restorer 341-3193  
 1003 Vacant  
 1012 Mason Apartments 345-8902  
 811 Parker Lewis  
 825 Cufflet Christine  
 101 Hollingworth Susetta L  
 102 Kush Sharon  
 103 Morrison Leslie  
 104 Warron L Sharine  
 105 Weeks Tammy

115 Jones Monich  
 116 Dullison Yvette  
 117 Cunningham Melody  
 201 Burns Diane 451-1153  
 202 Johnson Donna  
 203 Shropshire Matoya  
 204 Jeffron Cheryl A  
 205 Payne Marvina  
 206 Davis Deborah  
 207 Clark Valerie 345-1461  
 208 Brooks Cheryl  
 209 Azerret Yvonne  
 210 Mallory Kisha  
 211 Washington Durlene  
 212 Franklin D Wayne  
 213 Johnson Darrell 342-4182

**203**  
 1017 Pokorny Frank N  
 1021 A-K Motor Mart used cars 342-3676  
 1035 Fredell Richd L  
 1037 Apartments  
 1 Janusaska Kostas 344-2345  
 2 Vacant  
 3 Vacant  
 4 Schwartz Larry  
 1041 Cottrell Alma  
**PACIFIC ST INTERSECTS**  
 1102 Butera's Service Station serv sta  
 342-5829  
 Butera & Son Used Cars 342-3829  
 1105 Vacant

**PIERCE ST INTERSECTS**  
 1202 Cernon Phillip 66 gas sta 341-0818  
 1208 Frankie & Phyl's Italian Restaurant  
 342-9721  
 1209 Vacant  
 1215 Allen John L @ 341-8294  
 1221 A I Competition Body & Paint  
 341-8973  
 1222 Seven-Eleven Store No 118 341-1651

**POPPLETON AV INTERSECTS**  
 1301 Saint Ann's Church 341-6613  
 1305 Columbus Bus  
 1306 J R T Enterprises bankrupt closeout  
 inventories 571-1514  
 1312 Mandolfo Esther M Mrs @ 345-1970  
 1314 Pettillo Sami J @  
 1316 Harris Melinda 345-1458  
 6830 Style Painting contractors putg &  
 dec 563-0807  
 1316 Pantoja Nick 345-1375  
 1320 Mallas Froylan B @  
 1322 Marasco Rose A Mrs @ 346-6410  
 Smith Betty J Mrs 346-8466  
 1325 Vacant  
 1326 Guida Angelina M Mrs @ 345-1643  
 1330 Gaudin Hans L @  
 1334 Gutierrez Frank B @ 345-3231  
 1336 Orupeza W Guillermo @ 342-3223  
 1338 Schmitt James J @ 345-7019  
 1344 Cappellano Greg B @ 345-4401  
 1346 No Return  
 1348 Wright Kath M  
 1349 Vacant

**WOOLWORTH AV INTERSECTS**  
 1502 Vacant  
 1510 Scarpello Fred V @ 340-5882  
 1511 Parking Lot  
 1514 Majorek Wm E @ 342-0578  
 1515 Arnette Dino A  
 1520 Lawless Julia M Mrs @ 346-7815  
 1523 City Park & Recreation (Misc  
 Hlps) 444-5665  
 1534 Vacant  
 1536 Krum Darnel L 346-1467  
 1538 Vacant  
 1539 Williams Lloyd L 341-5889  
 1534 Ortega Rita 345-1233  
 1536 Lindahl Gary D @ 346-2178  
 1540 White Lillian H Mrs @ 345-4508  
 1542 Hinchen Ngawang @ 346-3877  
 1548 Apartments  
 Lower Vacant Heating & Air  
 Conditioning 341-3307  
 Vacant Jas C 341-3307

1570 Fine Lines Body & Paint (Side  
 Door) auto body repr 341-2138  
**HICKORY ST INTERSECTS**  
**BN INC UNDERPASS**  
 2121 Browning Ferris Industries of  
 Nebraska Inc refuse removal  
 345-7800  
 2280 Vacant  
 2289 Allied Oil & Supply Inc 344-4349  
 2215 Huck's Tavern 342-5197  
 2223 Total Petroleum gas sta 344-7883  
**ED CREIGHTON AV BEGINS**  
**MARTHA ST INTERSECTS**  
 2305 Kimberling Donald 345-2084  
 2304 Melton & Assoc mfg rep mechanical  
 equip 345-4506  
 2305 Briggs Timothy P @ 345-1828  
 2305 Sanders David S @ 346-3857  
 2311 Collett Gary S 342-3863  
 2316 Anderson Fire Equipment Co Inc

**PONDEROSA DR (MILLARD)  
FROM 6200 BLK OF S 132D ST  
SOUTHWEST**

- ZIP CODE 68137  
S 132D ST INTERSECTS  
6204 Stovall Jack T 895-3090  
6206 Metz Roger L 895-0257  
CYPRESS DR INTERSECTS  
6210 Larsen Steven R 895-6905  
6216 Nelson Donald R 895-2077  
6222 Fyfe May E Mrs 895-2177  
6225 Poulson Sandra K Mrs 895-9657  
6228 Reed Paul S 895-1706  
6234 Badtke Randolph W 895-1125  
6236 Jackson Jack A  
6344 Barnes James T 895-2484  
6345 Dufek Rudolph M  
6349 Pamel Thos S 895-1747  
6353 Cook Mead J 895-4118  
6354 Velinsky Charles F 895-6820  
6357 Begley Phyllis J Mrs 895-1388  
6361 Bogie Loyd 895-3429  
6365 Winchom Kevin B 895-1317  
6364 Rantz Robt G 895-1725  
6314 Barnes Russell B 895-0558  
6319 Petersen John F 895-2574  
6324 Stunkard Lybe R 895-9056  
6329 Bouse Wayne H 895-3915  
6334 Wallchlaenger Barbara A Mrs 895-9664  
6339 Falke Darrel D 895-3681  
BIRCHWOOD AV INTERSECTS  
6364 Millard Siding and Repair Inc retail sh 895-4088  
Brewer Wm E 895-4688  
6339 Panning Janis A 895-8319  
6364 Smith Vaughn N 895-2680  
6374 Wilkerson Frances M Mrs  
6379 Stretcher Joyce D Mrs 895-4180  
6384 Associated Siding 896-8012  
Mohatt Park S 895-7029  
ADAMS ST INTERSECTS  
S 135TH ST INTERSECTS  
6405 Tarr Melvin L 895-3740  
6410 Goodman Kevin R  
6416 Micro-Braush Distributing Co sls ofc 896-0404  
Warrick Steph K 895-2798  
MADISON ST INTERSECTS  
6424 Fleming Wm C 895-2638  
PONDEROSA CIR INTERSECTS  
6504 Haubenaok Richd J 895-3643  
6514 Wolf Bernard J 895-2070  
6515 Shukis Edw V 895-1040  
CYPRESS DR INTERSECTS  
6604 Jorgensen Richd G 895-2661  
POLK ST INTERSECTS  
6810 Walker Keith D 895-2527

**POPPLETON AV -FROM MISSOURI  
RIVER WEST**

- ZIP CODE 68108  
C B & Q R R (NO CROSSING)  
S 2D ST INTERSECTS  
S 3D ST INTERSECTS  
S 4TH ST INTERSECTS  
415 Yates Franklin L  
417 Ferraguti Charles 342-6156  
420 Fairbro Louise M Mrs 349-0199  
S 5TH ST INTERSECTS  
502 Valaquez Linda A 341-8736  
504 Capellano Frank  
506 No Return  
510 Marfin Frank D  
511 Lavopolka Joseph S  
513 Ballow Jr Ann M  
5134 Soach Kimberly  
515 Sapienza Concetta Mrs 342-0715  
Upstr Allen Edith M 341-0948  
Downstairs Alian Mary  
S 5TH ST INTERSECTS  
610 Culp Todd D  
612 Vacant  
613 Apartments  
Lower Lang Joseph T III 346-7910  
Upper Lang Steve A 345-5371  
614 Ferraguti Richd L 345-5882  
615 Mangano Veda 345-0703  
616 Jacobsen Nellie I Mrs 342-8670  
617 Rocha Fredk M 341-8714

(NOT OPEN BET 1 BLK WEST  
OF S 6TH & S 20TH)  
S 20TH ST INTERSECTS

- 2007 Aratek Services Indrs 342-4884  
2010 Rodman Lauretta J Mrs 341-7178  
2010A Mc Kenney Twila 341-5908  
2012 Esser Eug B 340-4554  
2014 Scarpino Angelina M Mrs 341-2534  
2016 Daniels Constance R Mrs 345-7122  
2018 Mauri Nancy C Mrs 342-7188  
2004 Perry Mary L 346-7570  
S 21ST ST INTERSECTS  
2100 Salisbury Michl R 345-2243  
2106 Di Cola Lena A Mrs 346-3965  
2107 White Hawk C  
2108 Capellupe Peter 345-7467  
2110 Centretto Lore A Mrs 341-3740

- 2111 Liedtke Richd P 342-5591  
2115 Kirby James H 345-1021  
2117 Streliski Alvin J 346-4577  
2119 Sambasile Estella A Mrs 342-2768  
S 22D ST INTERSECTS  
2201 Nebraska Art Statuary Inc art gallery 342-4232  
2204 Smith Geo J 342-1856  
2204H Peters Jean  
Rhodes Fern M Mrs 341-0703  
2208 Marasco Fred 341-8888  
2210 Apartments  
Upper Miller Mike 345-2452  
Rear Scarpello Fred  
2212 Vacant  
2214 Vacant  
2214H Vacant  
2216 Jones Mary L 345-6950  
2218 Gerone Mildred D Mrs 345-4583  
2220 Vacant  
2222 O'Connor Beth A  
2223 Circo Lucia A 345-2035  
2224 Mahoney Mary Mrs  
2225 Wolfbauer Raymond M 345-3607  
2226 Romano Joseph A 341-8734  
2228 Szabolowski Henry 345-7831  
2230 Nguyen Lien  
2236 Vacant  
2239 All Saints Cath Sch North pre sch daycare kindergarten 341-8314  
2247 Herik Danl P Rev 341-6613  
Nugyen Loi Rev  
2254 Farano Angilina V 342-6310  
S 24TH ST INTERSECTS

ZIP CODE 68105

- 2406 Armstrong Kristine A  
2438 Simpson Eodytha M Mrs 345-0710  
2417 Isaacs Richd E 345-2919  
2419 Reib Barbara S  
Wich Andrew T 264-7408  
2421 Sanchez Rubin  
2422 Hernandez Abelardo 346-3020  
2423 Under Canales  
2428 Ross Raymond E 346-5428  
S 26TH INTERSECTS  
2501 Apartments  
Datta Christine 345-4367  
Cuthough Alan S 342-0721  
Sprague Bill  
4 Vacant  
2502 O'Brien Mary A Mrs 341-3728  
2508 Greise M 345-6028  
Cole A M 345-3682  
2510 Trussell Owen 345-0937  
2511 Sikora Celeste J Mrs 345-0227  
2514 Herrington Jas E Rev 342-2719  
2515 Mincey Noah W 346-3748  
2517 Ford's Creative Photography coml photog 341-7769  
Ford Robt P 341-7769  
2519 Springer Josephine E 422-1306  
2522 Humbert Socorro F  
2524 Mortenson Connie S  
S 26TH AV INTERSECTS  
2500 Rhode Dim A  
2553 Victor David L 346-2744  
2557 Nolan James P  
2562 Hunter Willard M 345-5622  
2563 Normalie Cynthia L  
2565 Bennett Kenneth L 345-8823  
2566 No Return  
2570 Apartments  
Downstairs Bobin Richd R 346-0943  
Upstairs Robin Lorrinda A 346-0943  
2572 Anaxine Construction concrete contr  
Wastall Peter J 345-4372  
2573H West V  
Whelan Wilfred 342-2449  
S 26TH ST INTERSECTS  
2602 Baber Ralph L 345-2888  
2602H Rapp Pat  
2606 Lane Mar Wm 345-4268  
2609 Children Dennis 345-8754  
2610 Strussell Peter 341-8726  
2615 Gooding Victoria 345-7230  
2616 Angeline Apartments 336-2000  
1 Vacant  
2 Harry John 345-7332  
3 Palomaki J  
4 Walter Cam  
5 Bergam Toledo  
6Worth Richd  
7Trancka C

- 2617 Brazer Fred L 342-0122  
S 27TH INTERSECTS  
2702 Bernigler Phoe A 345-4940  
2705 Linton John L 345-3537  
2711 Prochaska Ludwig C 345-0688  
2716 Apartments  
1 Keeling Eric  
2 Vacant  
2717 Apartments  
Walbridge Joyce R  
Upper Walbridge Joyce A  
S 29TH INTERSECTS  
INTERSTATE 480 INTERSECTS  
S 29TH ST INTERSECTS  
2811 Apartments  
1 Beryl Paul 345-0900  
2 Bokeman Michele

264

258

- 2916 Ullman Joe L  
2920 Apartments  
1 Humphery  
2 Ratay Mikki  
3Wziefel Aaron R  
4 Johnson Edw R  
PARK AV INTERSECTS  
Lower Belmer Ed 341-4408  
2950 Robinson Cindy 345-6928  
2962 Caven Vendia A Mrs 345-0270  
Monnier J Marie 422-0820  
2963 Apartments  
1 Ray Larry F 345-2534  
2 Pontana Melanie 342-0256  
3 Young M L 341-8313  
2964 Apartments  
Bumt Hanson Darrin  
1 Gentsler Lisa L  
2 Navarro  
2965 Michel Ina A Mrs 345-3348  
Vacant  
Lower Janakzon Paul  
Upper Camarsky Dennis  
2966 Chula Vista Apartments Inc  
341-6717  
1 Horton Gladis E Mrs 345-1605  
2 Foley Mary C 345-8564  
3 Peterson Chloee M Mrs 344-4413  
4 Kvetensky Robt N  
5 Applegate Gary A  
6 Larson Wilma S Mrs 341-6717  
Caven Kirk M 345-7466  
S 30TH AV INTERSECTS  
3002 Jensen Larry A 346-9152  
3004 Buchta Wm J 345-4179  
3006 Leach Dwan Dean 348-5709  
3008 Dettering Donald A 343-6266  
3009 Foster Robt W 346-3887  
3008 James Court Apartments 397-8700  
A Rose Leonard 422-0487  
B Curry E Allene Mrs 346-0438  
C Rasmussen Ehdul N Mrs 344-2519  
D Rhodes Molly H Mrs 346-5970  
E Schram Julie A 344-5996  
F Capdevielle Jim J 346-2507  
3062 James Court Apartments  
1 Dugger Lonnie S  
2 Green B Gene 343-0857  
3 Hansen Curtis J 344-0420  
4 Minks Clotis J  
5 Miller Annette S  
6 Brown Stanley B 341-0763  
S 31ST INTERSECTS  
3102 Rice Mary J  
3110 Apartments  
1 Johnson Jerry 345-3214  
2 Johnson Alvin  
3 Waldner Rev  
3114 Novak Robt W 346-3616  
3116 Noble John  
Rolly Halle 342-0619  
3124 Apartments  
1 Yir Lillian B Mrs 345-2972  
2 Bryant Gert L  
3 Snyder Scott B 342-0566  
4 Vacant  
5 No Return  
7 Doherty Michl 345-4878  
3 Vacant  
S 32D INTERSECTS  
3205 Dwight Apartments 334-7260  
Bumt Wiesz Stuart 346-7239  
1 Goothe Marian W Mrs 346-4890  
2 Anderson Dexter W 346-1825  
3 Otcupalik Dick E 341-3016  
4 Schmidt Rebecca  
5 Kuo Lenore 422-1215  
6 Schultz Carolyn E 345-3466  
7 Eppen Jane E 342-2596  
8 Park Debra 341-8045  
9 Cummins Douglas T 345-0906  
10 Smith Jas D  
11 Ovington Almira C Mrs 346-7719  
12 Herndlتمان Tracy S  
3208 Eckil Gregory  
Leatherman Le Mont  
3210 Krim James C 346-3723  
3211 Jensen Dorothy G Mrs 346-8349  
Downstairs Vovofka Alan A  
344-3988  
Upstairs Nastasia Jube M 341-5868  
3213 Deeds Tree Service 346-5329  
Drefs John C 346-6329  
3215 Artman Cliff S 345-2317  
3216 Combs Fred J 346-8182  
3217 Eagle John L 422-1333  
3220 Apartments  
1 Pakkamaa Elmer A Jr  
2 Harrison  
3 Vacant  
4 Johnson Thos M 341-4795  
5 Loges  
6 Schnig  
3221 Grabow Software & Consulting  
computer programmer 341-4017  
Grabow Joseph S 341-4017  
3224 Jorgensen Wells L 341-6510  
3225 Scolland Ray W 341-6725  
Bryce Douglas D 346-2166  
Marshall Craig M 341-3486  
S 33D ST INTERSECTS

261

258

3303 Vacant  
3314 Lincoln

- 3306H  
3306L  
3307  
3308  
TURNER BLVD INTERSECTS  
3401 De Roy Martin J 341-1117  
3420 Hiddleston Lynn A 344-4008  
3424 Williams Jo M  
S 35TH INTERSECTS  
3502 Williams James V 345-7104  
3504 Parolini Roger J 345-1431  
3508 Mitchell Robt E 346-2721  
3515 Lalley C Timothy  
3516 Vacant  
3518 Brown Buster J 345-3099  
3520 Weyant John R 346-1182  
S 35TH AV INTERSECTS  
3560 Davenport Jeffrey L 345-5485  
Davenport Durita K Mrs child care provider  
3564 Mathiesen Robt J  
S 36TH INTERSECTS

(NOT OPEN BET S 36TH AND  
S 40TH)

- S 42D ST INTERSECTS  
4201 Schram Wm R 558-1553  
4202 Antony Josephine E Mrs 558-4688  
4205 Houston James J 551-9000  
4208 Kirchenman Dennis W 558-7354  
4211 Patie Victor 553-1110  
4212 Lush Darrel  
4215 Tantor Wm F 553-3365  
4219 Kesler Thos A 556-4300  
4219 Besmar Frank J 553-8817  
4220 Lenneger Henry A 551-8612  
4222 Hilgert Mary W Mrs 556-6789  
4224 Baright Helen P Mrs 553-0727  
4225 Kestler Thos D 556-3975  
4226 Sterl Barbara S Mrs  
S 43D ST INTERSECTS  
4301 Boeshelm Eva M Mrs 551-5027  
4305 Mueller Mary K Mrs 558-7784  
4308 Cochran D C  
4300 Rivard Sally K Mrs 558-2254  
4311 Monica Gerald J 556-4785  
4316 Pierson L A 553-8119  
4317 Anderson Dean E 558-0772  
4320 Burton Thos A 553-2988  
4321 Murnan James R 556-6664  
4324 Tawser Darrel W 551-0752  
4326 Bradley Ronald C 558-6544  
4327 Rozmajal Cath M Mrs 553-2874  
4330 Mc Ardle Michl J C 551-6316  
S 44TH ST INTERSECTS  
4402 Ferber Susan J  
4408 Bus N Fern Mrs 551-2024  
4409 Smith James T 556-0068  
4413 Riley Donald W 553-8070  
4416 Stopp Renoe M 553-5585  
4417 Larson La Vern E 556-6998  
4420 Stronach Keith A 551-6690  
4421 No Return  
4424 Hair Richd S 556-3267  
4425 Savin Joe  
4427 Griener Douglas D  
4432 Klein Carol A Mrs 551-7316  
4433 Roberts Gary E  
S 46TH ST INTERSECTS

ZIP CODE 68106

- 4506 Lloyd Vernon J 553-7272  
4512 Flegg Marguerite M Mrs 551-0604  
4515 Mc Mahan Kay  
4516 Merrick Rosalie M Mrs 553-5685  
4519 Kieffe Wm C 554-1090  
4520 Clausen Jane  
4522 Sparks Grace E  
4524 Hunzinger Richd R 558-2876  
4525 De Freece J David 551-5339  
4528 Ritzdorf Melvin P 551-7344  
4531 Grafy Kevin L 556-4087  
4532 Conboy Jo Ann L Mrs 558-0830  
4535 Custom Fiberglass & Acrylic Repr 558-3488  
Pederson Larry J 558-2488  
4536 Zelinski Marion A 556-9036  
4538 Anania Steve 558-8909  
4539 Jones Conrad R 551-1118  
4542 Bartell Helim M Mrs 553-5974  
4543 Bell Michl W  
4545 West James A 558-5788  
4548 Ellefson Gary L 556-9127  
4549 Langan Glenn  
4551 Pelan Kenneth J 455-4794  
4552 Brock James J 551-0906  
4554 Olsen Harold E  
4560 Arlington Sara Elaine Mrs 551-3420  
4578 Sullivan James M  
S 40TH ST INTERSECTS  
S 40TH AV INTERSECTS  
4611 Rutherford Donald J 551-4674  
4652 Oliveto Eug C 558-8022  
4658 Conklin Gary A 551-1906  
4659 Robinson Richd A 551-2249  
4663 Nystrum Robt S 553-0622  
4664 Baker Robt E 551-4606  
4666 Mc Mahon Beulah W Mrs 553-0785  
4667 Tetra Richd A 558-6794  
4669 Jackman Mark E 554-0621

264

AND AMERICAN ANTIQUES  
BOUGHT & SOLD  
144 So. 39th St.  
8601 I STREET  
PAINTING CONTRACTORS  
TEL. 592-5174



2000

NEW NEIGHBOR

**S 24TH ST (O)**  
 702 Lopez Miguel A 346-6719  
 2-3 Not Verified (2 Apts)  
 4 Beltran Leticia 346-3718  
 4 Beltran Ana L 346-3718  
 704 Hernandez Modesto G  
 1-2 Not Verified (2 Apts)  
 705 Jones David A 341-8055  
 706 Rumber Daniel 342-6799  
 8 Not Verified  
 709 B & L THRIFT STORE used  
 merch stores 342-2043  
 710 Alvarez Patricia 341-2316  
 Alvarez Pedro 341-2316  
 10 Guzman Azarel  
 10 Guzman Rosalva D  
 2 Not Verified  
 712 Not Verified  
 715 SUPER BEE liquor stores  
 342-3199  
**+LEAVENWORTH ST ENDS**  
 ZIP CODE 68198 CAR-RT C003  
 812 SIOUX BRAKE & EQUIPMENT  
 mtr vchl spz prts 345-0337  
 840 Not Verified  
 848 OMAHA ANTIQUE & JOB  
 PLATING plating polishing  
 341-3193  
**+MASON ST ENDS**  
 1003 MAJA EQUIPMENT  
 COMPANY indus equip  
 346-6252  
 1009 Petersen Dan 293-0289  
 1010 Morris D 346-1792  
 1012 Abungan Bobi T 342-3218  
 Addyman Jay 341-8948  
 Anderson Monique 345-5481  
 Foxley Mathew 346-8049  
 Kulkich Nyachui 341-0514  
 Manton F 346-8319  
 MASON APARTMENTS apart  
 bldg oprs 345-8992  
 1060 Dion 344-3789  
 1061 Pribe Desirae 341-6332  
 1062 Scott Shaunka 342-1065  
 104-105 Not Verified (2 Apts)  
 1064 McDermott James P  
 107 Coulbaly Brahma P  
 109 Elder Keith  
 110 Weesting Daniel J  
 111 Bol Nien C  
 112 Not Verified  
 113 Dare Steven R 346-1797  
 114 Not Verified  
 115 Pokorny Susie J  
 346-1759  
 116 Dollson Yvette A  
 117 Lowe Christine A  
 342-4688  
 201 Not Verified  
 202 Gardner Lisa M  
 207 Clark Darnell 344-3833  
 207 Clark Valerie 344-3833  
 208 Not Verified  
 210 Warren Rainette M  
 341-5476  
 81 Sims Donna 348-1223  
 81 Sims Lacey K Jr 348-1223  
 1021 M T C AUTO SALES used  
 car dealers 341-8341  
 1024 Not Verified  
 1030 OMAHA BAPTIST CENTER  
 religious org 346-4584  
 1037 1041 3-1 Not Verified (2 Apts)  
**+PACIFIC ST ENDS**  
**+PIERCE ST BEGINS**  
 1202 LFC CARS used car dealers  
 344-2277  
 1208 FRANK & PHYLLIS CAFE  
 eating places 342-9721  
 1221 Carone Michael J Jr  
 Cerone Cindy L  
 1222 KUM & GO grocery stores  
 341-1851  
**+POPPLETON AVE BEGINS**  
 1306 J RT ENTERPRISES furniture  
 stores 342-6448  
 1312 Not Verified  
 1314 Psillo Samuel J & Mary  
 342-1840  
 1316 McVay Christopher M  
 McVay Constance M  
 1320 Macias Freyhan B Jr  
 Macias Pamela R  
 1322 1 Bler Roxann  
 20 Marescalco Ellen I  
 3 Not Verified  
 1320 Evangelista Tomas S  
 Lopez Efran F  
 Lopez Fawoja C  
 1330 Brits Kevin C 344-2821  
 1334 Gutierrez Frank M & Dama  
 345-3231  
 1336-1337 Not Verified (2 Hse)  
 1338 Schmidt James J  
 345-7019  
 1344 Purdy Steven W  
 1348 Archbold Deberah S  
 341-8838  
 Wright Kathryn M 342-0064  
 Wright Steven J 342-0064  
**+WOLWORTH AVE BEGINS**  
 1502 SIMPLY OUR GANG indivl  
 famy svcs 342-8050  
 1510 Waterman Paula A  
 1514 Mejores William E  
 342-3578  
 1520 Bathore L J 341-9215  
 1523 BUILDING MAINTENANCE

**S 24TH ST**  
 CITY OF OMAHA PARKS  
 DIVISION 444-5955  
 Garfield Charles J Jr  
 1524 Harmon Anthony E  
 346-6239  
 Harmon Susanne C 346-6239  
 1526 Not Verified  
 1528 Spectral Michael A  
 1530 Byron Jimmie C  
 1534 Adam Gale 344-0226  
 Weiniak Mika 344-0226  
 1536 Lindahl Gary D & Claudia  
 346-2179  
 1540 White Lilian H  
 345-4508  
 1542 Montel Benito M  
 1548 Karr Susan K  
 1549 Vacant  
**+HICKORY ST ENDS**  
**+RAILROAD CROSSES**  
 1824-2041 Not Verified (2 Hse)  
 2121 SUPERIOR LIGHT & SIGN  
 MAINTENANCE elec work  
 345-0800  
 2200 ALLIED CONSTRUCTION brick  
 sin rfd mtr 341-9941  
 2201 Not Verified  
 2208 ALLIED CONSTRUCTION  
 SPECIALISTS tires & tubes  
 344-4343  
**+MARTHA ST ENDS**  
 ZIP CODE 68108 CAR-RT C002  
 2304 MELLEN & ASSOCIATES  
 indus equip 345-4566  
 2305 Briggs Timothy F & Sylvia  
 2309 Hansen Susan M  
 2311 Collett Gary S & Pamela  
 342-9963  
 COLLETT'S SUPPLIES repair  
 svcs 342-9963  
 2316 ASSOCIATED FIRE  
 PROTECTION elec apparatus  
 equip 733-2800  
 2319 Vansant Sandy L  
 342-0217  
 Vansant Sandra L 342-0217  
 2321 Hexco Marjorie C  
 342-0733  
 2325 Higgins Jeffrey S  
 345-4340  
 Higgins Mary L 345-4340  
 2331 Not Verified  
 2332 Hull Lorie L  
 2333 Vassos Donald W 345-8836  
 6 Not Verified  
 2332 Kohler Jeffrey L  
 2333 Dore John T & Sara  
 422-1859  
 2339 Stiel Michael H & Lorraine  
 2341 Not Verified  
 2332 Hull Lorie L  
 2333 Vassos Donald W 345-8836  
 6 Not Verified  
 2332 Kohler Jeffrey L  
 2333 Dore John T & Sara  
 422-1859  
 2339 Stiel Michael H & Lorraine  
**+CASTELAR ST ENDS**  
 2402 Grasser Cheryl L  
 2404 Driscoll Emily B  
 2408 Not Verified  
 2411 Hammyr Daniel F  
 2419 Orlsted S  
 1 Orlsted Stuart T  
 1 Orlsted Wanda E  
 2421 Not Verified  
 2424 Monke James R & Betty  
 Smith Terrence 345-7046  
 2424 Smith Terrence M  
 345-0865  
 Smith Susan 345-0865  
 2425 Not Verified  
 2427 Saxton Travis W  
 346-7922  
 Seaton Debra J 346-7922  
 Stealy Jason L  
 2433 Bloemer Michael J & Susie  
 341-9080  
 4 Not Verified  
 2437 Marlene Tom 346-3824  
 1 Rawson Brent 344-8452  
 1 Rawson Tracy 344-8452  
 2-3 Not Verified (2 Apts)  
 4 Sheela Buty L  
 341-7827  
 5 Hawley Nancy J  
 5 Hawley Joe  
 5 Rickabaugh Dawn  
**+ARBON ST ENDS**  
 2501 Kane Harold A  
 Kane Thelma M 342-2303  
 Kikopsky Frank J 342-1399  
 Kiley Matthew G 342-4817  
 2502 Harlan Alice M  
 Harlan Tara J  
 2505 Groves Raymond M  
 341-1377  
 Groves Raymond J Sr  
 341-1377  
 2508 Palasky Katherine L  
 2509 Not Verified  
 2510 Kopecky Evelyn L  
 345-7179  
 2511 King A 346-9205  
 2514 Hernandez Alvin & Denise  
 932-4454  
 2515 Jaime Sergio G & Raquel  
 2519 Durillo Jose  
 Valdez Juan A  
 2522 Kopecky Steven J & Kathleen  
 2527 Shockey Ryan M  
 346-0349  
 Smith Thomas E

**S 24TH ST**  
 Palmer Michael D 345-0325  
 2531 Kelley M  
 3 Not Verified  
 9 Alvarez Armando B  
 341-9774  
 HOUSE OF SAUSAGE  
 meat 341-7250  
**+BANCROFT ST ENDS**  
 2701 Menozz Cipriani  
 Menozz Meris R  
 2705 Not Verified  
 2708 IMMACULATE CONCEPTION  
 CHURCH religious orgs  
 342-1074  
 McGashin Rev John O  
 342-1074  
 2709 Rausch David W & Patricia  
 346-1739  
 2713 Cortes Jose L 341-2876  
 Huttlinger Patricia A & Jack  
 345-5627  
 Massa Patricia  
 933-4148  
 2710 Baskin Es 933-2858  
 2717a Not Verified  
 2723 Gamet Frank & Margaret  
 2727 Kelly Jocelyn L & David  
 932-0325  
 2729 Ayala-Fortuna Karen E  
 2731 Not Verified  
**+ELM ST ENDS**  
 ZIP CODE 68108 CAR-RT C001  
 2901 Halbrook Jeffrey L  
 Halbrook Hermotta M  
 2905 Stoczyk Andrew T & Grace  
 342-5108  
 2908 Kwasniewski Barbara A  
 346-1879  
 2915 Smolinski Richard H  
 342-2411  
 2917 Peterson John M  
 344-4413  
 Peterson Chior M 344-4413  
 2918 ALEGENT HEALTH VINTON  
 CLINIC medical clinic 341-3368  
 2923 Nguyen Phookash 341-3299  
 Nguyen Ho H 341-9667  
 Nguyen Van K 341-6749  
 2925 Omer Donna J  
 2930 FIRST NATIONAL BANK  
 OF OMAHA natl commnd bank  
 342-3440  
**+OAK ST BEGINS**  
 3001 Beckstrom Joel A  
 3002 Glick Kevin L 345-6267  
 3006 McCarty Paul E 345-9063  
 1 Not Verified  
 4 Hl Branda J 345-5865  
 4 Hl Catharine 345-5865  
 5 Not Verified  
 3013 Andrade John G  
 3017 Robinson Ronald L & Michele  
 346-5714  
 3018 Not Verified  
 3028 BAKERS VINTON SQUARE  
 grocery stores 341-0278  
 3032 MEDICAL medical clinic  
 345-8100  
 3062 Zapp Kevin W  
**+SPRING ST ENDS**  
 3101 AKSARBEN BEEF COMPANY  
 meats meat prts 341-8720  
 Kubatovsky Alan S  
 3106 THORN AMERICA INC  
 compl mtl leasing 341-4204  
 3112 PAYLESS SHOE SOURCE  
 shoe stores 345-4772  
 3117 HOUSE OF PRAYER  
 CHURCH religious orgs  
 348-0540  
 3120 WALGREENS drug store  
 345-5041  
 2125 Not Verified  
**+WINTON ST ENDS**  
 3206 K F C eating places 342-6442  
 3213 A 1 FORKLETT SALES &  
 SERVICE indus equip  
 341-2970  
 3220 Not Verified  
 3222 VALDWIN ELECTRIC elec  
 345-8938  
 3223 1-2 Not Verified (2 Apts)  
 30 Farson Harold R  
 3 Farson Richard M  
 5 Not Verified  
 3228 Not Verified  
 3238 SCHUBB EARL AUTO  
 PAINTING prt & body rpr  
 345-7465  
**+DEER PARK BLVD ENDS**  
 3310 OREILLY AUTOMOTIVE auto  
 home apol atr 733-2900  
**+VALLEY ST BEGINS**  
 3504 Youngman Mason N

**S 24TH ST**  
 3510 MOYER UPHOLSTERY prt &  
 body rpr 731-8361  
 3614 Doughty Rory & Jodi  
 3 Not Verified  
 3621 Inman James W  
 3622 Clausen James E & Sandra  
 731-2921  
 3624 Not Verified  
 3628 Acevedo Miria J 738-8493  
 Bankston Joseph 733-7138  
 3628 Not Verified  
 101 Castaneda Eduardo A  
 102 Peaker Willie L 733-5975  
 51-52 Not Verified (2 Apts)  
 3628H Gawarecki Stanley  
 734-0999  
 3629 Cole Robert D & Valerie  
 3634 2 Not Verified  
 30 Jurado Juan F  
 3637 OMAHA ins 731-2505  
**+B ST ENDS**  
 ZIP CODE 68107 CAR-RT C022  
 3702 Martinez Cesar 932-8670  
 3705 Not Verified  
 3709 Thompson Elizabeth & George  
 3710 Schlichtig Conrad & Pearl  
 733-9300  
 3712 Dye Francis V & Judith  
 734-3527  
 3714 Gonzalez Ruben 734-2624  
 Gonzalez Ruben Jr 734-2624  
 Klekots Waldemar  
 733-7496  
 2 Not Verified  
 3715 SCH STRS OF SAINT FRM  
 grocery stores 731-3185  
 3716 Fernandez Brian  
 3718 Gamboa Javier  
 Gamboa Eva  
 3721 Damassoukas R 731-2285  
 Damassoukas Teresa L  
 731-2285  
 3722 Thomas Matthew J  
 734-7636  
 Thomas Keele S 734-7636  
 3725 Good Donald D & Sharon  
 731-6908  
 3726 1 Not Verified  
 3726 Smith Heather A  
 3728 Hadrthal Eugene J & Patricia  
 734-4621  
 3733 Young David J & Beverly  
 932-9010  
 3735 10 Clyde Patrick 933-8250  
 30 Davis Lyda 733-4231  
**+C ST INTERSECTS**  
 3803 Wootley Robin L  
 Wootley Brandy L  
 3804 Palomares Sebastian  
 Palomares Jose M  
 3807 2-7 Not Verified (4 Apts)  
 3808 Hunter Colleen 734-6809  
 3809 Melendez Frede 738-8109  
 8 Niete Guadaupe C  
 733-3299  
 5 Niete Candelario 733-3299  
 3810 6-1 Not Verified (2 Apts)  
 38110 Kubsha Rudy R  
 38116 Callahan Tracy 734-4183  
 38140 Castellanos Andres 733-2289  
 Hernandez Carlos G  
 731-6009  
 1-3 Not Verified (3 Apts)  
 4 Escobar Isaac  
 5 Not Verified  
 3815 Merrill Kevin T 738-8297  
 3819-3820 Not Verified (2 Hse)  
 3823 Mujica Mario H & Mario  
 733-8336  
 3825 Devaughn Robert E 731-2031  
 3828 Bernth Denise Y & Teresta  
 933-6382  
 3829 Matt Aaron S 733-1799  
 3833 Piatkowski John E & Marieta  
 734-6394  
 3834 Lynch Lynette D  
 733-4734  
 3836 Halvorson Kyle 734-4673  
 Halvey Maria 734-4673  
**+D ST INTERSECTS**  
 3901 Johnson Raymond K  
 Johnson Lucille S 932-4938  
 3902 Garcia Mario 733-1735  
 3906 Deines Victor 734-0298  
 5 Not Verified  
 3907 Mermat Kelly R 734-8059  
 Ortiz Jose L 738-8799  
 Salinas Maria 733-6365  
 4 Not Verified  
 3910 Lopez Yahara J 738-8258  
 2 Not Verified  
 3912 Not Verified  
 3913 Hodges Robert C &  
 Magdalene 733-7756  
 3913 Jungeward Jeffrey J  
 Jungeward Vickie R 733-8494  
 3913 Not Verified  
 3915 Lara Felix  
 Lara Isidro  
 Puentes Ruben H 731-3430  
 3916 Lit Debra W & Michael  
 731-5142  
 3918 Not Verified

3920 Garcia Ramiro  
 3925 Not Verified  
 3926 Marinovich Kristie A  
 731-5786  
 3927 MELGARES RITA L legal svcs  
 738-1033  
 3930 Camarillo Yolanda C  
 3933 Ambrose Leo A 733-7800  
 AMBROSE LEO A dentist  
 733-7800  
 CARROLL LUCINDA R dental  
 733-3932  
 SUMMIT DENTAL  
 ASSOCIATES dentists  
 733-3932  
 3967 8 Not Verified  
**+E ST INTERSECTS**  
 4001 Coalburna Centro R  
 4004 A Not Verified  
 4012 BUSINESS PRINTING  
 SERVICE commnd prtng lth  
 733-5353  
 40270 Paris Theresa 738-9617  
 Woodman Chris 731-5690  
 1R-3R Not Verified (3 Apts)  
 3 Goodell Dorothy A  
 731-7457  
 5 Barnes Teresa L  
 734-7555  
 6 Not Verified  
 7 Chandler Jerry A  
 738-1211  
 8-11 Not Verified (2 Apts)  
 MIDWEST EQUIPMENT  
 ESPRESSO SPECIALISTS  
 elec rpr 734-0704  
 Perez Raymundo A  
 4030H Garhan Theresa 731-9962  
 1 Not Verified  
 2 Wiedner Juan  
 4036 2 Rohan John Jr  
 4036H Costello Thomas J  
 733-6893  
**+F ST INTERSECTS**  
 ZIP CODE 68107 CAR-RT C015  
 4102 CRAFTSMAN WINDOW  
 COVERINGS drpry trdr  
 blind 733-8772  
 Johnson Philip W  
 4106 Not Verified  
 4107 IGLESIA FUENTE DE VIDAA  
 religious org 733-7044  
 Peterson Ronda K  
 4110 Torres Elias T  
 Torres Jose  
 2 Not Verified  
 4110H Not Verified  
 4112 Zamora Roberto 733-8873  
 1 Not Verified  
 2 Gonzales Gregory  
 2 Gonzales Jose G  
 4125 Gau Wayne C 733-0367  
 4126 Shephard Jack E 733-2665  
 4127 Anderson Alan G 734-7161  
 4128 Shadden James H  
 Padilla Isidro J  
 Padilla Jesus  
 4130 LONGSHOTS BAR drinking  
 places 733-9602  
 4133 Loefer Alle A 731-1349  
**+G ST INTERSECTS**  
 4201 SOUTH OMAHA CONOCO  
 gas stations 733-9871  
 4202 VICTORY AUTO SALES used  
 car dealers 731-1800  
 4233 LAGUERA grocery stores  
 733-9194  
 PHOMEX grocx rfd prds  
 733-7881  
**+H ST INTERSECTS**  
 4302 PAYDAY EXPRESS CHECK  
 CASHING facns rhd dep hkg  
 733-8511  
 4303 Not Verified  
 4306H Ramirez Gilbert 731-9522  
 Rodriguez Juan M 731-9103  
 1 Not Verified  
 3 Mora Juan T  
 4308 1 YELVIS UNISEX ETC  
 beauty shops 738-1544  
 4310 Teran Raulo 738-6410  
 4312 Loarca Ana P 738-9324  
 4313 BURGER KING eating places  
 731-2024  
 4314 Not Verified  
 4316 MANARD JAMES E  
 chiropractor 733-1023  
 Pro Armando 734-6545  
 4316H Not Verified  
 4318 EL RANCHO eating places  
 731-9717  
 4322 BOBS BARBER SHOP barber  
 shops 731-9223  
 FERRO UNION STEEL mltls  
 svcs cntrs 734-2664  
 MIDWEST INDUSTRIAL  
 MARKETING mltls svcs  
 cntrs 734-2700  
 4328 Reese Timothy M & Suzanne  
 4330H Hauck John  
 Julian Joy R  
 Minar Penny I  
 OMAHA CONSTANT  
 VELOCITY auto rpr  
 390-1199  
 POWERTRAIN

ST.  
 GIVEN  
 NASTASE  
 Koopung, Inc.  
 OMAHA, NE 68112  
 571-272



5 24TH ST Cont'd

- 210 Dupont Nhal
- 1021 Longwell Terry L
- MTC AUTO SALES INC auto dis-used cars
- 1030 OMAHA BAPTIST CTR churches
- 1035 - 1037 No Current Listing (2 Hses)
- 1041 Lopez Guadalupe
- 2 Gonzalez George M
- 1206 FRANKIE & PHIL'S RESTAURANT eatery
- 1215 No Current Listing
- 1221 A B COMPETITION AUTO SALES auto body-rpr & painting
- 1222 KUM & GO convenience stores
- 1306 JRT ENTERPRISES furniture-used
- 1312 Teeters Sam J
- 1314 Sandoval Tomas
- 1316 Brooks Constance M & Christopher M
- 1320 No Current Listing
- 1322 Kramer Kristi
- 1326 Lopez Ethan F
- 1330 Betts Kevin C
- 1334 Gutierrez Frank B & Mabel
- 1336 No Current Listing
- 1338 Schmidt James J
- 1344 No Current Listing
- 1348 Kush Sharon
- Molden Kay D
- Molden James D
- 1502 SIMPLY OUR GANG child care serv
- 1510 Wilderman Paula A
- 1514 Malajorek William E & Cheryl D
- 1515 COLUMBUS PARK RECREATION CTR recreation centers
- 1516 Amatta Sandra L
- 1520 Seltzer Noel O
- 1523 FACILITIES MANAGEMENT government offices
- LITTER-WEEDS-DEBRIS-TREES government offices
- OMAHA FORESTRY government-forestry serv
- 1524 Lakin Rn N
- Lakin Nicole C
- 1526 Rodriguez Jose M
- 1528 No Current Listing
- 1530 Bocanegra Maria J
- 1534 No Current Listing
- 1536 Miller Pamela J
- 1540 Brummond Nicole
- Brummond Gerald D
- 1542 Mercado Benito M
- 1548 Kaar Susan K
- VACANT HEATING & AIR COND air conditioning contrs & sys
- 2121 SUPERIOR LIGHTING INC lighting fixtures-rpr & mntnc
- 2209 ALLIED OIL & SUPPLY INC oils-industrial
- 2223 BUCKY'S EXPRESS FOOD SHOP convenience stores
- ZIP CODE 68106 CAR-RT C02
- 2305 Gonzalez Sybil K
- 2309 Bogacz John V
- 2311 No Current Listing
- 2316 ASSOCIATED FIRE PROTECTION fire protection consultants
- 2319 No Current Listing
- 2321 Fleming Barbara J
- 2325 Higgins Mary L & B W
- 2331 Ortega Apolinario A
- 2332 Kohler Jeffrey L
- 2333 Dore Michael K
- 2339 Steh Mike H
- Steh Daniel
- 2402 Factor Rosa E
- 2404 Diracott Emily B

5 24TH ST Cont'd

- 2411 Hammerly Elizabeth
- 2416 No Current Listing
- 2419 Martinez Francisco
- 2421 No Current Listing
- 2424 1/2 Haefl J
- 2425 Johnson Patricia J
- 2427 Saxton Travis W & Debra J
- 2430 CORNER FOOD MART convenience stores
- 2433 Bush Orlando R
- Bush Lora
- 2437 Dowland Donald L
- 2501 1 Moss Margaret M
- 3 Kane Harold A
- 2502 Allario Rocio
- 2505 - 2506 No Current Listing (2 Hses)
- 2509 Taliez Popelio L
- Taliez Petra P
- 2510 No Current Listing
- 2511 Morales Delfino
- Morales Fatima
- 2514 Pinales Lisa E
- 2515 Rivera Omar
- 2519 No Current Listing
- 2523 Kopecky Steven J & Kathy J
- 2527 Shockley Ryan M
- 2531 Brauer Nicole
- 2532 STOYSICH HOUSE OF SAUSAGE sausages/other prepared meat
- 2701 Mendez Cipriano C & Maria N
- 2705 Vergin Hans E & Hildegarde C
- 2708 IMMACULATE CONCEPTION CHURCH churches
- 2709 Rausch Tricia A
- Rausch David W
- 2713 Cortez Jose L
- 2716 Alvarez Consuelo
- Alvarez Cenele
- 103 Jada Orasio
- 202 Copeland Robert L
- 202 Copeland Larry
- 204 Hoffman Joan
- 205 Perry Jeanine
- 207 Jimenez Kyle R
- 303 Smith David W & Crystal D
- 305 Banegas Jose M
- 2717 No Current Listing
- 2723 Gomez Frank X & Norva J
- 2727 Kelly David J & Jocelyn L
- 2729 No Current Listing
- ZIP CODE 68106 CAR-RT C001
- 2901 No Current Listing
- 2902 PIZZA HUT pizza
- 2905 Sobczyk Grace C
- 2909 Blair Richard C
- 2915 Smolinski Richard H Sr
- 2917 Peterson Chloee M
- 2922 H & R BLOCK TAX SVC tax return preparation/finng
- 2923 Nguyen Hoi H
- Nguyen Tu Q
- 2925 - 3001 No Current Listing (2 Hses)
- 3002 BLOCKBUSTER VIDEO video tapes & discs
- 3005 No Current Listing
- 3009 Allen Paul E
- 3010 DOLLA MARKET NULL retail shops
- 3015 No Current Listing
- 3025 ADVANCE AUTO PARTS auto parts & suppl-retail-new
- 3026 NO FRILLS SUPERMARKET (grocers-retail)
- US BANK banks
- 3030 SOUTH OMAHA MED ASSOC physicians & surgeons
- 3042 SMILE OMAHA DENTAL dentists
- 3106 RENT-A-CENTER rental serv-

5 24TH ST Cont'd

- 3112 PAYLESS SHOE SOURCE shoes-retail
- 3114 SUBWAY SANDWICHES & SALADS restaurants
- 3116 PAYCHECK ADVANCE loans
- 3118 SHANG-HAI GARDENS restaurants
- 3120 GEN X CLOTHING clothing-retail
- 3121 WALGREENS pharmacies
- 3201 J J'S BAR & GRILL bars
- 3206 AUTOZONE auto parts & suppl-retail-new
- 3212 FAHMY LYLA M MD physicians & surgeons
- FERRER NORMAN E MD physicians & surgeons
- ORTIZ ADA MD physicians & surgeons
- POTTER MARK MD physicians & surgeons
- SOTOLONGO JORGE F MD physicians & surgeons
- 3213 METRO OBGTN physicians & surgeons
- 3220 LABOR SYSTEMS employment contractors
- 3222 VAUGHN ELECTRIC electric contractors
- 3223 Craver Justin M
- 4 Hernandez Mario G
- 4 Hernandez Juliana
- 3229 Cereno Hugo B
- 3256 24TH STREET ANIMAL CLINIC veterinarians
- Dobson Kerry F
- 3310 O'REILLY AUTO PARTS auto parts & suppl-retail-new
- 3328 SOUTH WEST MOTORS auto dis-used cars
- 3333 SHEET METAL APPRENTICESHIP sheet metal/work contractors
- SHEET METAL WORKERS labor org
- 3504 Youngman Mason N & Lynn
- 3510 Moyer Becky L
- MOYER UPHOLESTERY auto seatcovers/upholsterist
- 3614 Doughty Roy D & Jnd D
- 3621 Blausay Jeffrey L
- 3622 - 3625 No Current Listing (2 Hses)
- 3628 Holubeck Pauline
- Madina Debbie A
- 101 Ellenberger Amy J
- 101 Leggit Justin
- 102 Parker Willie L
- 3628 1/2 Gawenski Stanley
- 3629 Cole Robert D & Valerie E
- 3634 Ines John
- Yost David
- 1 Deeville Yolande
- Villanueva Jessica
- 3637 NEW FRONTIER INSURANCE insurance
- ZIP CODE 68107 CAR-RT C022
- 3701 ALLEGIANCE STAFFING employment contractors
- 3702 No Current Listing
- 3705 SOUTH 24TH STREET LAUNDRY laundries
- 3706 1/2 No Current Listing
- 3709 Thompson George M Jr & Elizabeth
- 3710 Schlichtig Conrad R
- 3712 Dye Frank V & Judith B
- 3714 - 3717 No Current Listing (3 Hses)
- 3718 Degante Leonardo
- Degante Iida
- 3721 No Current Listing
- 3722 Jenkins Vanita R
- 3725 Good Donald D & Sharon C
- GRANDMA SHARON'S DAYCARE child care serv
- Lynton Tyler
- 3726 Meiski Roman

5 24TH ST Cont'd

- 3729 Valadez Roberto
- 3730 No Current Listing
- 3732 Natchchal Eugene J & Patricia M
- 3733 Guardado Maria M
- 3735 Zelazny Daniella
- ZIP CODE 68106 CAR-RT C023
- 3802 Ramirez Daniel
- 3804 Palmirares Jose M
- 3807 No Current Listing
- 3809 Munca Debra
- De Laughter Robert A & Tracy
- 3811 De Laughter Robert A & Tracy
- 3814 Castellanes Andres
- 3815 No Current Listing
- 3819 Galica Mujica
- 3820 Deabler Jerry
- 3823 Mujica Mario N Sr
- 3825 Devaughn Robert E Sr
- 3828 Favela Fidel
- 3829 Hiett Aaron S
- 3833 Huerta Juan
- Huerta Mario
- 3834 Lynch Lynette D
- 3836 No Current Listing
- ZIP CODE 68107 CAR-RT C020
- 3901 No Current Listing
- 3902 Jimenez Angel
- 3906 Hardman Robert J
- 3907 Sanchez Mariueta
- 3910 Romero Gonzalo B
- 3912 Hodges Robert C & Magdalene F
- 3913 Harris Helen
- 3915 Lass Felix J
- 3916 Liu Michael E & Debra W
- 3919 Hahn Dale A
- 3920 Villagomez David
- Villagomez Celis
- 3923 Garcia Ramiro
- 3925 No Current Listing
- 3926 Negrete Javier & Ramona
- 3927 MELGARES RITA L attorneys
- 3930 No Current Listing
- 3932 FAMILY DENTAL ASSOC dentists
- RAINBOW DENTAL CTR dentists
- ZIP CODE 68107 CAR-RT C021
- 4001 CENTRO RLOS DE ALABANZA churches
- Olivera Obed F
- 4002 Ambruhl Herbert A
- 4010 ACTIVITY PRODUCTS INTL senior citizens serv
- DIRECT DIGITAL commercial printing
- MIDWEST ENVELOPE CO commercial printing
- Woodsrall M C
- Woodsmal Christophe
- 4034 AUTO ACCESSORIES auto parts & suppl-retail-new
- 4036 BROWN DERBY bars
- 4036 1/2 No Current Listing
- ZIP CODE 68107 CAR-RT C015
- 4102 PAYLESS CHECK CASHING check cashing serv
- 4107 DOUGLAS COUNTY AUTO LICENSE county govt
- DOUGLAS COUNTY TREASURER county government
- IGLESIA FUENTE DE VIDA churches
- 4120 AUTO MAGIC CAR WASH car washing & polishing
- P H POGGE CO INC nonclassified establishments
- 4125 Shephard Laura P
- Shephard Jack E
- 4127 No Current Listing
- 4129 Padilla Isidro J
- 4130 JOHNNY Z'S bars
- 4131 Davison Nathan

2006 CITY DIRECTORY South 24th Street

- 4201 Infarranco Bryan E Sr
- SOUTH OMAHA CONOCO serv stations-gasoline & oil
- 4202 VICTORY TRUCK SALES truck dis-used
- 4212 Diaz Guadalupe V
- 4233 GIROSMEK money transfer serv
- LA GUERA grocers-retail
- ZIP CODE 68106 CAR-RT C024
- 4306 Barrera Erika
- 4308 Barrera Reyes
- YEBLY'S UNISEX INC beauty salons
- 4313 BURGER KING restaurants
- 4314 - 4316 1/2 No Current Listing (2 Hses)
- 4318 EL RANCHO restaurants
- 4322 BOB'S BARBER SHOP barbers
- 4326 LOSPAISANOS AUTO BUSES auto dis-used cars
- 4328 CROSS-STERBA INSURANCE insurance
- 4333 Sbin Inou
- ZIP CODE 68107 CAR-RT C020
- 4419 No Current Listing
- 4420 CAR HOP AUTO SALES auto dis-used cars
- 4425 Harbin Brady J
- MID AMERICA FIRST CALL SVC funeral directors
- 4428 LA FAMILIAR childrens & infants wear
- ZIP CODE 68107 CAR-RT C020
- 4502 SALON DE CHELENA beauty salons
- 4504 - 4506 1/2 No Current Listing (2 Hses)
- 4510 ARNOLD CLARK STUDIO photographers-portrait
- 4518 BASKETFOOD grocers-retail
- 4519 OMAHA SOUTH HIGH SCHOOLS schools
- SOUTH HIGH SCHOOL schools
- 4520 LAOS THAI MARKET oriental food
- 4522 Seymour Eugenia V
- Seymour Vic
- 4526 FLAWLESS CUSTOMS wheels & wheel covers
- 4534 LABOR CONSULTANTS employment contractors
- MIDWEST TEMPORARIES INC employment agencies/opportunt
- INDEPENDENT TAX CONSULTANTS tax return preparation/finng
- ZIP CODE 68106 CAR-RT C022
- 4621 JACOBO'S GROCERY INC grocer retail
- 4650 WELLS FARGO BANK banks
- WELLS FARGO FINANCIAL ACCPTNOC real estate loans
- WELLS FARGO INVESTMENTS stock & bond brokers
- ZIP CODE 68106 CAR-RT C022
- 4721 E Z MONEY PAWN SHOP jeweler retail
- Hultberg Chris C
- Hultberg Jeremy J
- 4723 1/2 Sijlano Nickolas C II
- 4724 BANK OF THE WEST banks
- 4727 GOODFATHER'S PIZZA pizza
- 4731 Acosta Sofia
- Santa Cruz Maria
- 201 Schweiss Shloh M
- 208 Saville Myra J
- 208 Hoffman Deborah
- 211 Paez Silverio
- 310 Pullins Richard E
- 312 Herschlag Fredrick A

**NEW NEIGHBOR**

- POPLAR ST Cont'd**  
112 Paasch Margaret P [H] 402-289-2368  
121 Petersen John J & Helen E [H] 402-289-2724  
122 @ Lirvuh Lazne  
+ **DAK ST BEGINS**  
132 Wilson Nancy J [H] 402-289-0947  
Wilson Rob 402-289-0947  
141 Bridges Gary L & Patricia A [H] 402-289-2009  
151 Sorensen Midred E & Melvin L [H] 402-289-4116  
152 Johnson Gary L & Joan M [H] 402-289-2609  
161 @ Potter Kevin  
162 Barry Lynn M [H] McClallan Joann [H] Solis Eloy R & Iliana M 402-289-2047  
171 Ray Arthur L Jr [H] 402-289-2780  
181 Vitafuerje Louis Jr [H] 402-289-0407

**MARLE ST INTERSECTS**

**HOUSEHOLDS 14**

- POPPLETON AVE (ELKHORN)-FROM 1101 S 217TH AVE WEST**  
+ **ZIP CODE 50022 CAR-RT R004**  
21762 Nelson Stephen V & Erin P [H] 402-289-3736  
21768 Macklem Alan W & Janet J [H] 402-289-2296  
21769 Dykes Brent S & Mary C [H] 402-763-9260  
21774 Goodwin Gary D [H] 402-289-9887  
21780 Clark Dwight W & Lisa S [H] 402-289-3920  
+ **S 217TH ST BEGINS**

**HOUSEHOLDS 5**

- POPPLETON AVE (JOMAHA)-FROM 1299 S 32ND ST WEST**  
+ **S 4TH ST INTERSECTS**  
+ **S 4TH ST CONTINUES**  
+ **ZIP CODE 68108 CAR-RT C011**  
411 @ Comstock Michael J  
415 Comstock Michael J & Diane R [H] 402-932-9251  
@ Hashberger Jeremy C Hashberger Ruth  
417 No Current Listing  
420 Falcone Louise M [H] 402-346-0139  
Falcone Carl 402-346-0139  
+ **S 5TH ST INTERSECTS**  
+ **S 5TH ST CONTINUES**  
502 - 504 No Current Listing (2 Hses)  
510 Barazza Eric [H] 402-964-2357  
511 @ Bloomquist Nikki Vopejka Janice E & Joseph F [H] 402-346-3922

- 513 @ Cappellano Frank  
515 Francia Francisco A [H] 402-346-7134  
517 @ Cervantes Eusebio  
+ **S 6TH ST INTERSECTS**  
613 Lung Joseph T III & Anne M [H] 402-933-1858  
614 Sticy Theodora L [H] 402-345-5999  
615 No Current Listing  
617 Rodha Fred M & Annette L [H] 402-932-4434

- + **S 20TH ST CONTINUES**  
+ **ZIP CODE 50102 CAR-RT C003**  
2007 PLAS-TECH INC begn-plastic 402-342-1207  
2010 @ Martinez Jose 402-934-3450  
2012 Cruz Maria F [H] Rosamero Maria [H] 402-342-7134  
2014 Gonzalez Lopez Virginia M [H] @ Urial Lucy M  
2016 Daniels Constance F & Joseph R [H] 402-342-7134  
2018 Zendejas Humberto [H] 402-964-1820  
2024 Olesse Mary A [H] 402-346-4291

- + **S 31ST ST INTERSECTS**  
2106 Nicola Anthony [H] 402-342-7134  
2107 White Hawk Cheryl A [H] 402-342-7134  
2108 No Current Listing  
2110 Centratto Lore A [H] 402-341-3743  
2111 Liedtke Richard P & Theresa A [H] 402-932-9477  
2115 Kirby Betty L & James H [H] 402-345-1021  
2117 @ Kowalewski Kim L  
2119 Schulte Laura B [H] 402-884-7227  
Schulte Monica M 402-884-7227

- + **S 22ND ST INTERSECTS**  
2201 NEBRASKA ART STATUARY INC statuary 402-342-4232

- POPPLETON AVE Cont'd**  
2208 @ Salvadora Jose @ Saavedra Oscar 402-556-8265  
2210 Scarpello Fred V [H] 402-556-8265  
2212 - 2214 No Current Listing (2 Hses)  
2216 Astuto M L [H] 402-342-9265  
2218 No Current Listing  
2220 Brim Kim S [H] 402-341-5843  
Brim Christopher L 402-341-5843  
2222 Fernandez Alfredo [H] 402-932-8524  
2223 No Current Listing  
2224 @ Valdez Genovevo 402-557-5909  
2225 Wolfsbauer Raymond M [H] 402-345-3607  
Wolfsbauer Rose M 402-345-3607  
2226 Robles Santos M [H] 402-731-9472  
2228 Nava Jose L [H] 402-345-3607  
2230 No Current Listing  
2238 Do Van [H] 402-933-3608  
Do Vy 402-933-3608

2247 Herrera Jose [H] 402-933-3608  
NGUYEN LOI clergy 402-341-5772  
ST ANNS CHURCH amusement & recreation 402-341-1803

- 2254 No Current Listing  
+ **ZIP CODE 68105 CAR-RT C070**  
2406 @ Zamano Francisco 402-505-7803  
2408 McNealy Michael & Vicki [H] 402-344-8471  
2417 No Current Listing  
2419 @ Esquivel Renato 402-884-7821  
2421 @ Galeina Pablo 402-991-8248  
2422 Hernandez Abelardo & Dolores [H] 402-346-3620  
2423 Triplett Michelle M [H] 402-342-1408  
2428 @ Evangelista Tomas E 402-344-4489  
+ **S 26TH ST INTERSECTS**  
+ **S 25TH ST CONTINUES**  
2501 @ Peterson Hugo Diaz Irma [H] 402-341-0371  
2502 Orozco Elias V [H] 402-341-5692  
2507 - 2508 No Current Listing (2 Hses)  
2510 @ Haukaas Kenneth R  
2511 Mercado Rogelio [H] 402-344-4489  
2514 Beber Robert L & Donna B [H] 402-344-4489  
2515 - 2517 No Current Listing (2 Hses)  
2519 @ Boring Amy D  
2529 - 2524 No Current Listing (2 Hses)  
+ **S 25TH AVE INTERSECTS**  
2550 Mendozia Jose H [H] Mendozia Jeanette A [H] 402-814-9511  
2557 Demata Jose E [H] 402-346-6756  
Demata Jessica 402-346-6756  
2562 Lieb George E [H] Lieb Mary 402-346-6756  
2563 - 2565 No Current Listing (2 Hses)  
2566 Perez Jose R [H] Perez Rafael Velazquez Emetano 402-346-6971  
2570 Forsman Lucinda A [H] 402-345-4614  
Forsman Carl P 402-345-4614  
2572 No Current Listing  
2573 @ Flores Gerardo  
+ **S 26TH ST INTERSECTS**  
2602 Conkey Donald A & Catherine C [H] 402-346-6482  
2606 Lane Mae W [H] 402-345-4596  
2609 Hosier Cindy L [H] 402-346-5721  
2610 Scramaki Peter M [H] 402-341-6730  
2612 Waring Dan L [H] 402-342-3747  
Waring Carrie J 402-342-3747  
2616 @ Zamora Elmer 402-884-0651  
@ Gomez Maria L [H] 402-346-9146  
2617 Kangle Robert L & Dorothy M [H] 402-932-8024

- + **S 27TH ST INTERSECTS**  
2702 @ Fries Stacy  
2703 @ Rodgers Michael S  
2711 @ Brink Robert  
2715 Pansa Maria E [H] 402-422-0296  
2717 No Current Listing  
+ **S 28TH ST INTERSECTS**  
+ **ZIP CODE 68105 CAR-RT C074**  
2911 @ Ventura-Seritan April 402-346-0464  
2916 Denkers Bryan [H] 402-345-1449  
2920 Baragan Miguel [H] Torres Rosario [H] 402-345-1449  
+ **PAAR AVE INTERSECTS**  
+ **PAAR AVE CONTINUES**  
+ **ZIP CODE 68105 CAR-RT C069**

- POPPLETON AVE Cont'd**  
2962 Jimenez Ruben [H] 402-934-6432  
2963 @ McDaniel Travis 402-341-9666  
1 Ray Larry [H] 402-344-7860  
3 Brian David [H] 3 Brian Sallie  
2964 Lopez Cheryl A [H] 402-341-9666  
2965 Peters James C Jr [H] 402-341-9666  
2967 No Current Listing  
2968 @ Tahapts Ragb 402-706-8980  
2969 Sanchez Adalberto [H] 402-346-9152  
3002 Jensen Larry A & Carol [H] 402-346-9152  
3004 Bowen Kelli A [H] 402-345-5128  
3006 No Current Listing  
3008 Desaring Donald A [H] 402-342-6399  
3009 No Current Listing  
3058 @ Chabed David  
3060 Sutton Dayne T [H] Sutton Joel  
+ **S 31ST ST INTERSECTS**  
+ **S 31ST ST CONTINUES**  
3102 - 3114 No Current Listing (3 Hses)  
3116 Barajas Luis M [H] 402-933-5914  
3124 Jimenez Christina [H] 402-614-9486  
2 Lahr Lower A [H] 402-933-5914  
+ **S 32ND ST INTERSECTS**  
3208 Davis D [H] @ Hubert Chad PERSONAL COMMUNICATIONS hypnotherapy 402-344-3404  
@ Stevens S  
1 @ Barry Josh  
10 @ Rawlings Jordan A  
11 Henderson Kristan L [H] 402-932-5784  
3208 Vasquez Michele [H] 3209 No Current Listing  
3210 @ Francisco Francisco 402-604-4218  
3211 Meyer Brian E & Melissa S [H] 3212 Kaputo Joseph [H] 402-346-9536  
3213 Zastouli Cynthia K [H] 402-345-9612  
3215 Badami Lucia A [H] 402-346-4811  
3216 Combs Fred J [H] 402-346-8182  
3217 Eagle John [H] 402-422-8989  
Eagle Sara 402-422-8989  
3220 Johnson Thomas M [H] Johnson Bradley G  
3221 Grabow Joe S Jr & Patricia M [H] 402-341-4017  
3224 Syslo Janet L [H] 402-342-6120  
3225 Bryce Douglas D [H] 402-346-2156

- + **S 33RD ST INTERSECTS**  
+ **ZIP CODE 68106 CAR-RT C066**  
3303 @ McClair Erik  
3304 @ Ogborn Jessica A  
3305 - 3308 No Current Listing (4 Hses)  
+ **TUNER BLVD INTERSECTS**  
3401 Barnett James M & Marann B [H] 402-346-2671  
NEBRASKA POLIO SURVIVORS ASSN associations 402-341-6710  
3420 Cheare Lynne A [H] 402-344-4008  
3424 McConnell Bonnie K [H] McConnell Matthew J  
+ **S 38TH ST INTERSECTS**  
3502 Kutas John E & Charity L [H] 402-341-0907  
3504 Parolmi Roger J & Joy A [H] 402-345-8584  
3506 Sahranek John P & Eileen M [H] 402-345-8584  
3515 Garcia Eliah Jr [H] Garcia Mary R  
3516 Emery Roseann C [H] 3518 Corbett Lynn M [H] 402-345-3089  
3520 Weyant John R Sr [H] 402-346-1182  
Weyant Pamela G 402-346-1182  
WEYANT REPORTING ASSOC court & convention reporters 402-345-5202

- + **S 35TH AVE INTERSECTS**  
+ **ZIP CODE 68106 CAR-RT C064**  
3567 Jamison Gabriel S  
3564 Novotny Richard G & Katie M [H] 402-342-6785  
+ **S 36TH ST INTERSECTS**  
+ **S 42ND ST INTERSECTS**  
+ **ZIP CODE 68105 CAR-RT C071**  
4201 No Current Listing  
4202 Jasso Aaron [H] 4203 No Current Listing  
4206 @ Gillespie Dennis P  
4211 Cassidy Theresa [H] 4212 Lush David J & Sharon M [H] 4215 Yambor William F & Joanne S [H] 402-551-9826  
402-558-0830  
402-556-9813  
402-558-2498  
402-556-9935  
402-556-9935  
402-339-5323  
402-551-1115  
402-556-6772  
402-551-7825  
402-551-9826  
402-558-0830  
402-556-9813  
402-558-2498  
402-556-9935  
402-556-9935  
402-339-5323  
402-551-1115  
402-556-6772  
402-551-7825  
402-556-5544  
402-559-0100  
402-551-5099  
402-556-6709  
402-931-2920  
402-713-0224

- POPPLETON AVE Cont'd**  
4216 Kessler Thomas A & Catherine [H] 402-551-9826  
4219 Kover Wyle & Tracey L [H] 402-551-9826  
4220 Heck Martha K [H] 402-551-3715  
4223 Higert William R [H] 402-556-6789  
Higert John 402-556-6789  
4224 Groat Lawrence R [H] 402-551-4203  
4225 Kessler Thomas D & Patricia A [H] 402-556-2978  
4226 Rice Kenneth C & Diana D [H] 402-341-6415  
+ **S 43RD ST INTERSECTS**  
4301 Borsheim Eva L [H] 402-551-0527  
Borsheim Louis C 402-551-0527  
4305 Wall Jerry W & Stacie [H] 402-553-7366  
4308 Junge Jon J [H] 402-558-0374  
Junge Suzanne 402-558-0374  
4309 Pensaud Surendranath [H] Pensaud Raj  
4311 Monico Gerald J & Kathleen A [H] 4316 Pearson Lavonne A [H] 402-503-6119  
4317 Anderson Dean B Sr & Darlene L [H] 402-558-0772  
4320 Sears Ernie C & Suzanne M [H] 402-933-1786  
4321 Murtan James R & Sandra B [H] 402-556-8864  
4324 Taxwer Rosalie J [H] 402-551-0752  
Taxwer Rodney J 402-551-0752  
4326 No Current Listing  
4327 Rozmajal Catherine M [H] 402-553-3874  
4330 Freeman John C & Amanda [H] 402-814-2907

- + **S 44TH ST INTERSECTS**  
+ **S 44TH ST CONTINUES**  
4402 Ferber Susan J [H] 4408 Batts Frederick D [H] @ Fict Jayme R  
4409 Barum Catherine E [H] 402-556-4663  
4413 Hedrick Kerl A [H] 402-932-5940  
4416 Sagon Jeneen M [H] 4417 Larson Lavern E [H] 402-932-5998  
Larson Margaret M @ Daniel B [H] 402-932-5998  
4420 Shuck Barbara A & Daniel B [H] 402-551-4441  
4421 Swartz Kara S [H] 402-551-7296  
4424 @ Miller Michael P & Jennifer L [H] 402-342-1306  
4425 Hull J B [H] 402-561-6741  
Hull Lon 402-561-6741  
4427 Grieser Douglas D [H] 402-558-6310  
Grieser Adam 402-558-6310  
4432 No Current Listing  
4433 Roberts Gary E [H] Roberts Jolisan K  
+ **S 45TH ST INTERSECTS**  
+ **ZIP CODE 68106 CAR-RT C010**  
4506 Lloyd Mildred K [H] 402-932-4506  
4512 Flegg Margaret G [H] 402-551-9604  
4515 King Roger P & Mary C [H] 402-551-9946  
4516 Gatch Carol E [H] 402-551-1124  
4519 Cronch Jennifer L [H] 4520 Early Ann [H] 4523 No Current Listing  
4524 Gonsmakar Joshua J [H] 402-964-2014  
Gonsmakar Lindsay 402-964-2014  
4526 Christy Andrea N [H] 4528 Ritzdorf Melvin F & Mary A [H] 402-551-7344

- 4531 Schwalm Donald R & Helen M [H] 402-551-9826  
4532 Conboy Jo A [H] 402-558-0830  
4535 CUSTOM FIBERGLASS & ACRYLIC RFR fiber glass-rrr Pedersen Larry J & Linda B [H] 402-558-2498  
4536 Zielinski Marlon A [H] 402-556-9935  
Zielinski Gregory J 402-556-9935  
4538 Dahms Jeffrey & Erin M [H] 4539 Jones Conrad R & Esther V [H] 402-551-1115  
4542 No Current Listing  
4543 Brunnett Paula M [H] 4545 No Current Listing  
4548 Eitelson Gary L & Brenda H [H] 402-551-9826

- 4552 @ Miller John D Miller Shirren  
4554 Helt Matthew R & Janie L [H] 402-346-0330  
4560 Lantz Jason C [H] 402-614-4680  
4651 Lipschutz Jeremy H & Alexandra L [H] 402-551-1908  
4652 Oliveto Mary P & Eugene C [H] 4658 Conkan Gary A & Cullen M [H] 402-851-1908  
4659 Anderson Mark [H] 4663 Nystrom Robert S & Nancy J [H] 402-553-0622  
4664 Pogge Philip A [H] 402-884-6879  
4666 Draper Victoria L [H] 402-553-5260  
4667 Tajari Richard A & Luann K [H] 402-558-6706  
4669 Bush James M [H] Bush Erica S  
4670 No Current Listing  
4673 Waggoner Kelly K [H] 402-556-9640  
Waggoner Laura K 402-556-9640  
4674 Griffin Jennifer L [H] 4678 Richter Thomas S & Pamela [H] 402-932-4617  
4679 No Current Listing  
4682 Jarecki Leonard L & Helen C [H] 402-553-5795  
4683 @ Mansour Michael P Mansour Karl  
4684 Hahn Joel W & Barbara J [H] 402-551-7795  
4685 Jensen Donald D & Celesta A [H] 402-553-6303  
4688 @ Sandhurst Holly @ Schlesinger Sue A  
4689 Jensen Phyllis S [H] 402-553-2679  
4694 @ Hernandez Maria C Miranda Natalia  
+ **ZIP CODE 68106 CAR-RT C004**  
4802 Mulcahy Kevin E & Rosanna L [H] 402-553-1963  
4804 Colley Carol H [H] 402-551-6367  
4806 Scott Donna J [H] Scott Patrick M  
4809 Anania Graze M [H] 4811 Nusaratiah James P & Leann M [H] 402-554-1026  
4814 @ Curen Charles L Rahaman Azeem [H] Rahaman Jachyn  
4817 Graeve Mark D & Sheryl L [H] 402-553-7241  
4818 @ Patterson Michelle K Zielinski Robert E Jr [H] 4822 No Current Listing  
4825 Danner Caroline G [H] 402-556-0141  
4826 @ Griffin Amanda Griffin Dicky D  
4827 Shea Michael T & Maureen [H] 4830 Kochanowicz Sophia Z [H] 402-556-8856  
Kochanowicz Leo J 402-556-8856  
4831 - 4835 No Current Listing (2 Hses)  
4836 @ Buchholz Steven [H] 4840 Schumaker Eric T & Angela D [H] 402-864-0247  
4841 Bakhti Edward J [H] 4844 Felici Angelo L Jr & Sandra L [H] 402-551-4638  
4847 Norlin-Giron Nicole [H] 402-556-6772  
4848 Detwiler John M & Carolee A [H] 402-551-7825

- 4901 Cahill Larry D [H] 4902 Ferrin Phillip H & Sandra L [H] 402-554-0822  
4907 Hampel Donald F [H] 402-551-0438  
4923 @ Bassest Robert Fink Peter J [H] Fink Carolyn I STONCO concrete products  
4948 R SERVICES handyman serv  
RNLEGAL.NET business mgmt consultants 402-551-5099  
ROBERTS INVESTMENTS storage-household & commercial  
5001 Gordon J [H] 402-931-2920  
5023 Cichomski Neil M & Cynthia A [H] 402-713-0224

STREET GUIDE



POPPLETON AVE - POPPLETON AVE

2014

POPPLETON AVE Cont'd

6314 Barnes Russell B & Julie G ✓ (1996) 402-495-2528

6318 Peterson John F & Sharon G ✓ (1971)

6324 Stuard Wood A ✓ (1971)

6326 No Current Listing

6324 Duckley Marlene J ✓ (1975)

SURVEY STEPHEN

GRANT ROYGER lawn & grounds maintenance ✓ (402-896-0363)

6330 No Current Listing

6334 Brewer William E & Lane T ✓ (1972) 402-896-0418

6336 Burger Daniel L & Michelle R ✓ (1967) 402-896-2150

6364 Higgins Judith ✓ (1976)

6374 Wilkinson Frances J ✓ (1975)

6378 Elyson Richard C & Evelyn M ✓ (1970) 402-896-1138

6384 ASSOCIATED BEING REMODELED AND selling contractors ✓ (402-896-8512)

6405 Tan Mahin L & Fain L ✓ (1972) 402-896-3740

6410 Rorick Jason M ✓ (1994)

6418 Warnick Stephen K & Doranna R ✓ (1971) 402-895-3798

6424 No Current Listing

6504 Kuzdoski Thomas P & Tammi J ✓ (1972) 402-896-9135

6514 Zatsouk John A & Barb E ✓ (1974) 402-891-8264

6515 Klotz James M ✓ (1973)

6524 Jorgensen Richard ✓ (1990)

6510 Walker Nath G & Sarlene E ✓ (1990) 402-896-2527

SUBDIVISIONS HOUSEHOLDS 25

POPPLETON AVE (OMAHA)

2190 CODE 68103 CAR-RT REG

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

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2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

2190 Code Angela ✓ (1987)

POPLAR ST Cont'd

20484 Johnson Gary L & Joan M ✓ (1985) 402-289-2638

20487 No Current Listing

20488 Johnson Gary L & Joan M ✓ (1979)

20489 Johnson Gary L & Joan M ✓ (1979)

20490 Johnson Gary L & Joan M ✓ (1979)

20491 Johnson Gary L & Joan M ✓ (1979)

20492 Johnson Gary L & Joan M ✓ (1979)

20493 Johnson Gary L & Joan M ✓ (1979)

20494 Johnson Gary L & Joan M ✓ (1979)

20495 Johnson Gary L & Joan M ✓ (1979)

20496 Johnson Gary L & Joan M ✓ (1979)

20497 Johnson Gary L & Joan M ✓ (1979)

20498 Johnson Gary L & Joan M ✓ (1979)

20499 Johnson Gary L & Joan M ✓ (1979)

20500 Johnson Gary L & Joan M ✓ (1979)

20501 Johnson Gary L & Joan M ✓ (1979)

20502 Johnson Gary L & Joan M ✓ (1979)

20503 Johnson Gary L & Joan M ✓ (1979)

20504 Johnson Gary L & Joan M ✓ (1979)

20505 Johnson Gary L & Joan M ✓ (1979)

20506 Johnson Gary L & Joan M ✓ (1979)

20507 Johnson Gary L & Joan M ✓ (1979)

20508 Johnson Gary L & Joan M ✓ (1979)

20509 Johnson Gary L & Joan M ✓ (1979)

20510 Johnson Gary L & Joan M ✓ (1979)

20511 Johnson Gary L & Joan M ✓ (1979)

20512 Johnson Gary L & Joan M ✓ (1979)

20513 Johnson Gary L & Joan M ✓ (1979)

20514 Johnson Gary L & Joan M ✓ (1979)

20515 Johnson Gary L & Joan M ✓ (1979)

20516 Johnson Gary L & Joan M ✓ (1979)

20517 Johnson Gary L & Joan M ✓ (1979)

20518 Johnson Gary L & Joan M ✓ (1979)

20519 Johnson Gary L & Joan M ✓ (1979)

20520 Johnson Gary L & Joan M ✓ (1979)

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20522 Johnson Gary L & Joan M ✓ (1979)

20523 Johnson Gary L & Joan M ✓ (1979)

20524 Johnson Gary L & Joan M ✓ (1979)

20525 Johnson Gary L & Joan M ✓ (1979)

20526 Johnson Gary L & Joan M ✓ (1979)

20527 Johnson Gary L & Joan M ✓ (1979)

20528 Johnson Gary L & Joan M ✓ (1979)

20529 Johnson Gary L & Joan M ✓ (1979)

20530 Johnson Gary L & Joan M ✓ (1979)

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20533 Johnson Gary L & Joan M ✓ (1979)

20534 Johnson Gary L & Joan M ✓ (1979)

20535 Johnson Gary L & Joan M ✓ (1979)

20536 Johnson Gary L & Joan M ✓ (1979)

20537 Johnson Gary L & Joan M ✓ (1979)

20538 Johnson Gary L & Joan M ✓ (1979)

20539 Johnson Gary L & Joan M ✓ (1979)

20540 Johnson Gary L & Joan M ✓ (1979)

20541 Johnson Gary L & Joan M ✓ (1979)

20542 Johnson Gary L & Joan M ✓ (1979)

20543 Johnson Gary L & Joan M ✓ (1979)

20544 Johnson Gary L & Joan M ✓ (1979)

20545 Johnson Gary L & Joan M ✓ (1979)

20546 Johnson Gary L & Joan M ✓ (1979)

POPPLETON AVE Cont'd

2225 Wolfbauer Rose M ✓ (1895) 402-345-3607

2226 Rubes Santos M & Eustolia R ✓ (1905)

2228 No Current Listing (3 Hses)

2230 No Current Listing (3 Hses)

2232 No Current Listing (3 Hses)

2234 No Current Listing (3 Hses)

2236 No Current Listing (3 Hses)

2238 No Current Listing (3 Hses)

2240 No Current Listing (3 Hses)

2242 No Current Listing (3 Hses)

2244 No Current Listing (3 Hses)

2246 No Current Listing (3 Hses)

2248 No Current Listing (3 Hses)

2250 No Current Listing (3 Hses)

2252 No Current Listing (3 Hses)

2254 No Current Listing (3 Hses)

2256 No Current Listing (3 Hses)

2258 No Current Listing (3 Hses)

2260 No Current Listing (3 Hses)

2262 No Current Listing (3 Hses)

2264 No Current Listing (3 Hses)

2266 No Current Listing (3 Hses)

2268 No Current Listing (3 Hses)

2270 No Current Listing (3 Hses)

2272 No Current Listing (3 Hses)

2274 No Current Listing (3 Hses)

2276 No Current Listing (3 Hses)

2278 No Current Listing (3 Hses)

2280 No Current Listing (3 Hses)

2282 No Current Listing (3 Hses)

2284 No Current Listing (3 Hses)

2286 No Current Listing (3 Hses)

2288 No Current Listing (3 Hses)

2290 No Current Listing (3 Hses)

2292 No Current Listing (3 Hses)

2294 No Current Listing (3 Hses)

2296 No Current Listing (3 Hses)

2298 No Current Listing (3 Hses)

2300 No Current Listing (3 Hses)

2302 No Current Listing (3 Hses)

2304 No Current Listing (3 Hses)

2306 No Current Listing (3 Hses)

2308 No Current Listing (3 Hses)

2310 No Current Listing (3 Hses)

2312 No Current Listing (3 Hses)

2314 No Current Listing (3 Hses)

2316 No Current Listing (3 Hses)

2318 No Current Listing (3 Hses)

2320 No Current Listing (3 Hses)

2322 No Current Listing (3 Hses)

2324 No Current Listing (3 Hses)

2326 No Current Listing (3 Hses)

2328 No Current Listing (3 Hses)

2330 No Current Listing (3 Hses)

2332 No Current Listing (3 Hses)

2334 No Current Listing (3 Hses)

2336 No Current Listing (3 Hses)

2338 No Current Listing (3 Hses)

2340 No Current Listing (3 Hses)

2342 No Current Listing (3 Hses)

2344 No Current Listing (3 Hses)

POPPLETON AVE Cont'd

3205 Linki Jacob J ✓ (1971)

PERSONAL COMMUNICATIONS

hypotherapy ✓ (402-344-3414)

1 Lewis David M ✓ (1971)

2 Westphal Jason E ✓ (1971)

3 Shuff Tracy M ✓ (1971)

4 Phoo Christina J ✓ (1971)

5 Kimble Shan S ✓ (1971)

6 Higgins Katharina A ✓ (1971)

7 Parsha Stephen ✓ (1971)

8 Percha Arianna ✓ (1971)

9 No Current Listing

10 Brown Bradley W ✓ (1938)

11 No Current Listing

12 Meyer Brian S & Sally J ✓ (1971)

13 No Current Listing

14 Shanks Charles A ✓ (1971)

15 Gratesh Rhonda J ✓ (1971)

16 Zaidouli Lyrika K ✓ (1971)

17 Radant Louis A ✓ (1971)

18 No Current Listing

19 Corbis Fred J ✓ (1971)

20 Hahnleit Dale J ✓ (1971)

21 Eagle John L ✓ (1971)

22 No Current Listing

23 Eagle Sara ✓ (1971)

24 Smotky Pauline J ✓ (1971)

25 No Current Listing

26 Gadow Joe S & Patricia M ✓ (1971)

27 Rodsch Joe ✓ (1971)

28 Rodsch Chlo ✓ (1971)

29 Spole Gerald J & Janet L ✓ (1971)

30 Bryce Marilyn B ✓ (1971)

31 Bryce Lexis N ✓ (1971)

32 No Current Listing

33 No Current Listing

34 No Current Listing

35 No Current Listing

36 No Current Listing

37 No Current Listing

38 No Current Listing

39 No Current Listing

40 No Current Listing

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42 No Current Listing

43 No Current Listing

44 No Current Listing

45 No Current Listing

46 No Current Listing

47 No Current Listing

48 No Current Listing

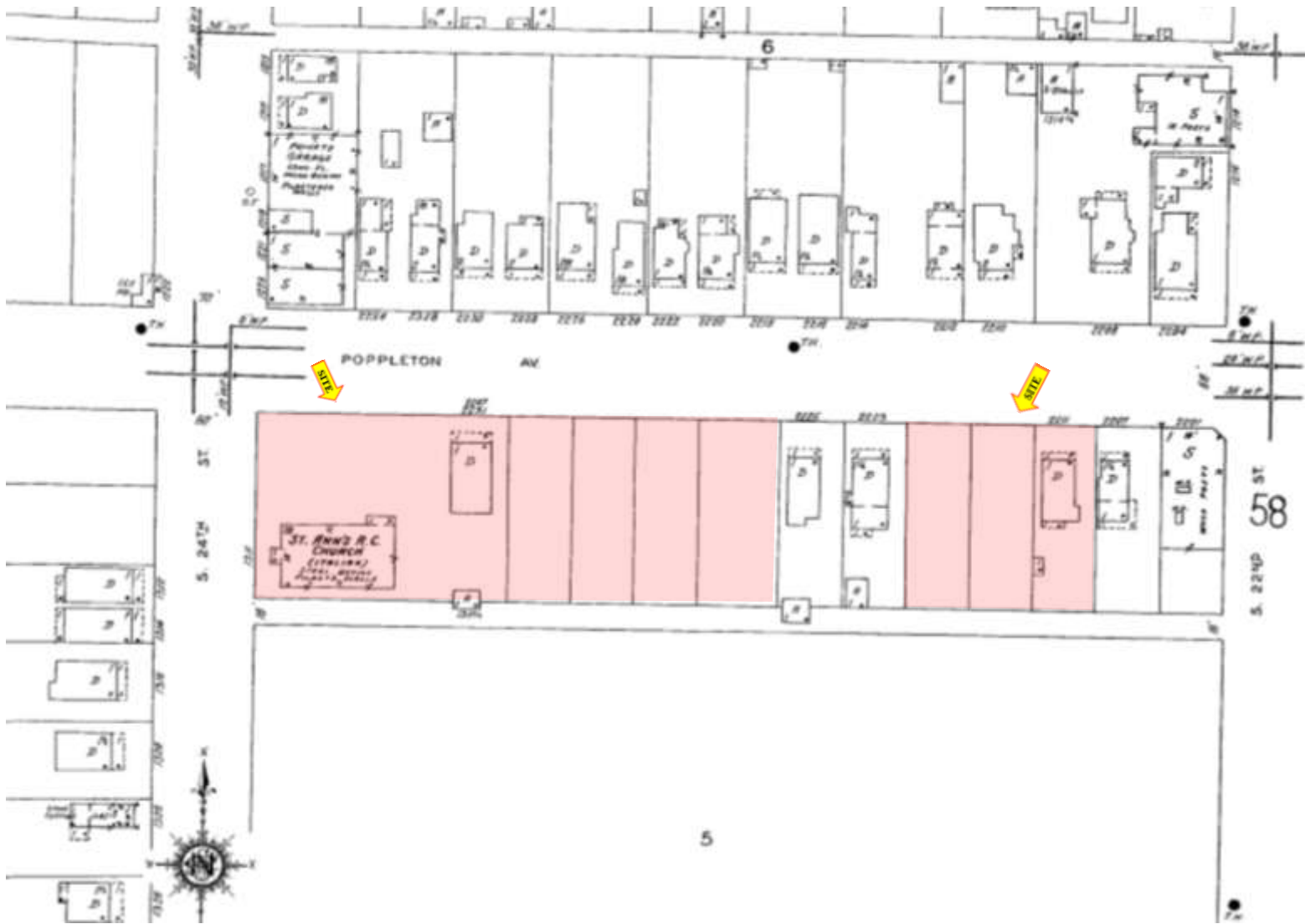
49 No Current Listing

50 No Current Listing

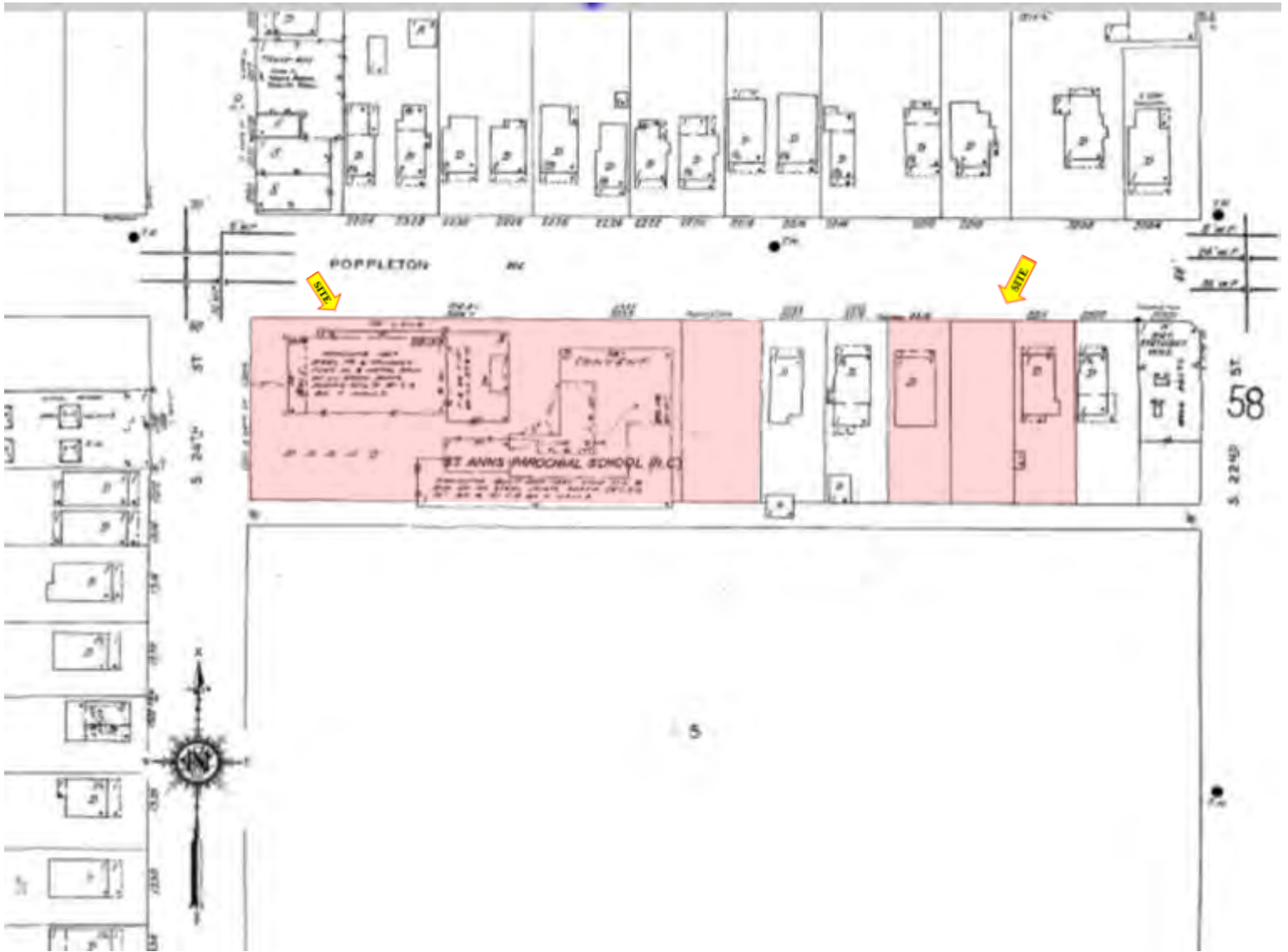
51 No Current Listing

5

1934  
SANBORN FIRE  
INSURANCE MAP



1962  
SANBORN FIRE  
INSURANCE MAP





**8.3**  
**REGULATORY**  
**DOCUMENTATION**

July 18, 1990

ST ANN CHURCH  
2247 POPPLETON AVE  
OMAHA NE 68108

Facility ID Number: 3381  
Facility Location: 2247 POPPLETON AVE City: OMAHA

Dear Sir/Madam:

This letter is in regard to the site assessment conducted in accordance with the Underground Storage Tank System Site Assessment Protocol for Permanent Closure and Change-in-Service for the above referenced facility.

At this time, the Department will not require any further action at this facility. However, if a problem is recognized in the future that may be attributed to a release of a regulated substance from this tank system, the last owner/operator, as defined by Nebr. Rev. Stat. 81-15,119, will be held responsible for further remedial action.

Thank you for your cooperation in this matter. If you have any questions, please call Kelly Ahlschwede (402) 471-4230.

Sincerely,

A handwritten signature in cursive script that reads "David Chambers".

David Chambers, Section Supervisor  
Ground Water Section  
Water Quality Division

cc State Fire Marshal

rdg

CLOSE

**Release Detection and Geology, Inc.**

Specializing in Underground Storage Tank Site Assessments and Release Detection

**SITE ASSESSMENT**

**Underground Storage Tank Removal**

RECEIVED

JUL 16 1990

DEPT. OF ENVIRONMENT & CONTROL

CHURCH OF SAINT ANN  
2247 Poppleton Avenue  
Omaha, Nebraska 68108-3494

Facility ID. #3381

Date of Report: July 12, 1990

SITE ASSESSMENT FOR UST REMOVAL  
Church of Saint Ann  
Omaha, NE 68108-3494

rdg

INTRODUCTION

This report summarizes the site assessment conducted by Release Detection and Geology, Inc. (R.D.G.) on June 29, 1990 at the Church of Saint Ann, 2247 Poppleton Ave., Omaha, NE 68108-3494. The church's on-site representative was Rev. Mr. Lawrence S. Anderson, Deacon of the church. The Facility ID. number for this location is #3381. The site assessment consisted of the analysis of one tank (Tank #1), which was removed by T&R Trenching of Omaha, NE, and associated product lines (see Figure 1). The tank was not replaced and the excavation was filled in. Surface covering for the tank was dirt and sod.

SAMPLING METHODS

Field samples at this location were obtained following NDEC sampling standards. Grab samples were collected and placed in clean jars (half-filled), covered and sealed by aluminum foil and metal lids. Sample maturation time was at least 30 minutes at a temperature exceeding 65°F. Head-space samples were analyzed by a PHOTOVAC MicroTIP photoionization detector. Field sample numbers and locations are illustrated on Figure 1 and sample depths and results are listed in Figure 2. Weather conditions during the site assessment were hot (90-95°F) and humid.

TANK HISTORY AND CONDITION

Tank 1 was a 3000 gallon steel tank that contained #2 heating oil. Mr. Anderson indicated the tank was installed in 1952 and taken out of service in 1964 when the church connected to the city gas line. External surface coating of the tank appeared to be paint. Internal surface coating is unknown. Upon removal, the tank was scraped with shovels and hand scrapers to remove debris and was visually examined for corrosion and holes. The tank was removed from the site by T&R Trenching. Backfill consisted of brown clay and did not exhibit any contamination. Following tank removal, the excavation was filled in with backfill material. There was no evidence of free-floating product in the excavation, and ground water was not encountered.

Tank 1 was found to be rusted and slightly pitted but no holes penetrating the tank were observed (Photos 1 and 2). Soil sample 1A from the north end of the excavation exhibited 2.4ppm contaminant. Soil sample 1B from the south end of the excavation exhibited 5.1ppm contaminant (Figure 2). Samples 1A and 1B were obtained at an approximate depth of 10 feet, 2 feet below excavation base. Based on the low contaminant

readings, over-excavation was not conducted.

#### PRODUCT LINE HISTORY AND CONDITION

A supply and return line ran from the southeast corner of Tank 1 to the Church of Saint Ann building (Figure 1). Length of these lines was approximately 7 feet. The two product lines outside the excavation were near an 8 inch city gas line and a 6 inch city water line. Product lines were not removed due to concerns of rupturing these lines. Soil samples 1C and 1D (Figures 1 and 2) were obtained by digging approximately 2 feet into the east side of the excavation, directly beneath product lines. Sample 1C beneath the supply line exhibited 3.6ppm contaminant and sample 1D beneath the return line exhibited 8.5ppm contaminant. Both product lines were constructed of steel, were slightly rusted, but no holes penetrating the lines were observed. Backfill around the lines appeared to be clay.

#### SOIL PROPERTIES

Soils in the excavation consisted of clays. Near the surface, 1.5 foot brown, fat clay (CH) was observed (Photo 3). Directly beneath this clay was a 4 to 6 inch dark brown to black clay (OL) that did not possess a petroleum odor. Beneath this clay, and extending to the base of the excavation, was a brown, fat clay (CH). No visual or olfactory evidence of contamination was observed in these soils. A 1 foot thick layer of orange brick and clay occurred approximately 4 feet beneath the ground surface.

#### CONCLUSION

The one tank removed at the Church of Saint Ann was rusted and corroded, but no holes penetrating the tank were observed. The two product lines connecting the tank to the Church of Saint Ann building were slightly rusted but no holes were observed. Soil samples beneath the tank and product lines exhibited low levels of contaminant. Over-excavation was not conducted. Neither ground water or other types of contaminant (e.g. waste oil, heavy fuel oils, etc.) were encountered at this site. Further decisions concerning this site assessment will be made by the NDEC.

If any questions pertaining to this report arise, please contact either Jon Gross or Jeff Johnson of R.D.G. at (402) 339-7198.

Site Plan

Layout of the tank system (tank and product lines) placement of excavation and dispenser(s) location. The site plan must be approximately to scale, including distances and the north arrow. Also show the tanks relationship to permanent objects.

Location Church of Saint Ann

Facility ID# 3381

Date June 29, 1990

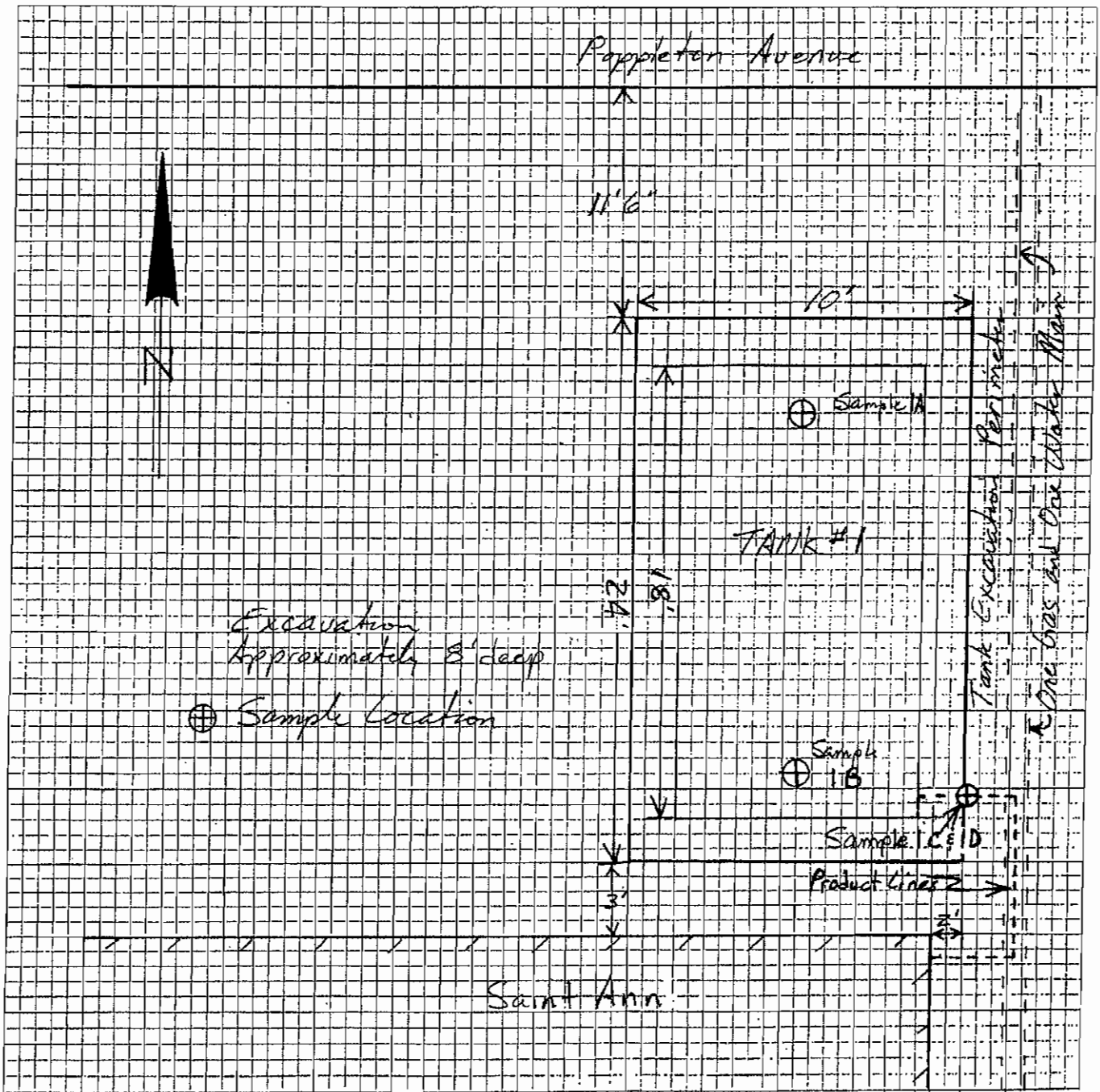


Figure 1. Site plan of Tank 1 illustrating excavation, tank product lines and sample locations.

Sampling Results- is

Collect and analyze two samples per tank. Indicate the locations where the samples were collected and their respective identification numbers on the site plan. In the table below place the results of sampling in the tank number columns. Indicate the depth at which each sample was taken in the depth column.

		Tank 1	Tank 2	Tank 3	Tank 4	Tank 5	Tank 6	Tank 7	Tank 8
		Test Results	Depth	Test Results	Depth	Test Results	Depth	Test Results	Depth
North	Sample 1	IA	2.4 ppm	10' below ground level					
South	Sample 2	IB	5.1 ppm	10' below ground level					
	3								
	4								
	5								
	6								
	7								
	8								
	9								
	10								

Lines

Indicate where each sample was taken and their respective identification number on the site plan.

		Line 1	Line 2	Line 3	Line 4	Line 5	Line 6	Line 7	Line 8
		Test Results	Depth	Test Results	Depth	Test Results	Depth	Test Results	Depth
supply-	Sample 1	IC	3.6 ppm	4' below ground level					
return-	Sample 2	ID	8.5 ppm	4' below ground level					
	3								
	4								
	5								
	6								
	7								
	8								

Dispenser Islands

Indicate where each sample was taken and their respective identification number on the site plan.

		DI 1	DI 2	DI 3	DI 4	DI 5	DI 6	DI 7	DI 8
		Test Results	Depth	Test Results	Depth	Test Results	Depth	Test Results	Depth
	Sample 1								
	2								
	3								
	4								

Figure 2. Sample numbers, depths and results for Tank 1 at the Church of Saint Ann.

Certification of Compliance

A. Type of Site Assessment Conducted                      Facility I.D.                      # 3381

- In-place assessment
- Tank system removal

B. Type of Analysis Conducted

- Field
- Lab

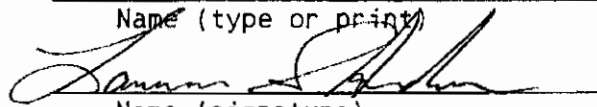
C. Site Status

- No contamination detected
- Contamination detected, soils only
- Contamination detected, extend undefined
- Contamination detected, ground water impacted

D. Certification of Owner/Operator of Underground Storage Tank(s).  
Check One:

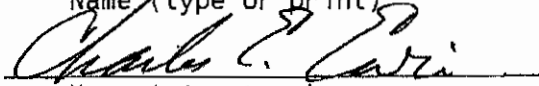
- a.  I certify that I am the owner and/or operator and last user of the underground storage tank system.
- b.  I certify that I am the current owner but have never owned or operated the underground storage tank system while it was used for storage of a regulated substance.

Also, I certify that the site assessment was conducted in accordance with the Underground Storage Tank System Site Assessment Protocol for Permanent Closure and Change-In-Service and that all data presented is correct and accurate to the best of my knowledge and belief.

<u>LAWRENCE S. ANDERSON</u> Name (type or print)	<u>Representation of St. Ann DEARON</u> Company/Position
 Name (signature)	<u>341-6613</u> Phone Number

E. Certification of Closure Individual

I certify that the site assessment was conducted in accordance with the Underground Storage Tank System Site Assessment Protocol for Permanent Closure and Change-In-Service and that all data presented is correct and accurate to the best of my knowledge and belief.

<u>Charles E. Ewin</u> Name (type or print)	<u>T&amp;P Trenching 2023</u> Company/Certification #
 Name (signature)	<u>402 731 5622</u> Phone Number

F. Submit this form, the site assessment report, the methods and results of analysis, and the site plan to the NDEC 90 days from the date of the permit.



SITE ASSESSMENT CHECKLIST

UST owner Church of Saint Ann Facility ID# 3381  
Address 2247 Poppleton Avenue Date Removed June 29, 1990  
City/State Omaha, NE 68108-3494 Phone (402) 341-6613  
Location 2247 Poppleton Ave., Omaha, NE 68108-3494  
Address City

Type of Site Assessment Conducted

In-Place  Tank System Removal

Sampling Method

Boring Sample - Soil to 50' or groundwater  
 Excavation Sample  
 Vapor Monitoring Well (constructed according to Title 159, Chapter 7, 004.05)  
 Ground Water Monitoring Well (constructed according to Title 159, Chapter 7, 004.06)

Analysis Method

Operator

<input checked="" type="checkbox"/>	Photoionization Detector	<u>Mr. Jon Gross</u>
<input type="checkbox"/>	Organic Vapor Analyses	_____
<input type="checkbox"/>	Gas Chromatograph	_____
<input type="checkbox"/>	Lab Analysis	Lab Name _____
<input type="checkbox"/>	Other	Explain _____

Inspector Signature

Jon Gross

License # \_\_\_\_\_

	<u>Contents</u>		<u>Capacity</u>	<u>#1 Hole(s) in Tank</u>		<u>#2 Other Signs of Leakage</u>		<u>#3 Did Contractor try to over-excavate</u>		
Tank #1	Gas	<u>Diesel</u>	Other Specify	3000 gal	Yes	No	Yes	No	Yes	No
Tank #2	G	D	0	---	Yes	No	Yes	No	Yes	No
Tank #3	G	D	0	---	Yes	No	Yes	No	Yes	No
Tank #4	G	D	0	---	Yes	No	Yes	No	Yes	No
Tank #5	G	D	0	---	Yes	No	Yes	No	Yes	No
Tank #6	G	D	0	---	Yes	No	Yes	No	Yes	No

1. If yes, explain in detail and include drawing locating hole(s).
2. If yes, explain in detail and include drawing locating points of leakage.
3. If yes, explain the results of over-excavating. Include the initial and final results.

**OMAHA FIRE DIVISION  
UNDERGROUND TANK STORAGE  
1819 Farnam Street  
(402) 444-5711**

**Application for Permit to Permanently Close Tank**

TANK LOCATION			TANK OWNERSHIP		
Name of Business/Company <i>Church of Saint Ann</i>			Name of Owner/Operator <i>Church of Saint Ann</i>		
Street <i>2247 Poppleton Ave.</i>			Street <i>2247 Poppleton Ave.</i>		
City <i>Omaha, NE.</i>	Zip <i>68108</i>	County <i>Douglas</i>	City <i>Omaha</i>	State <i>NE.</i>	Zip <i>68108</i>
Telephone <i>(402) 341-6613</i>			Telephone <i>(402) 341-6613</i>		

**STATUS OF TANKS**

Are tanks registered with the State Fire Marshal's Office?  Yes  No  
 If yes, give Facility IS # 3381 If no, give year of last use \_\_\_\_\_

NOTE: If tanks are not registered or if registration fees are past due, civil penalties may be considered against the owner prior to approval of this permit application.

Will a site assessment be performed in accordance with Department of Environmental Control protocol?  Yes  No  
 If yes, what other contractors or laboratories will be involved? RDC

If no, list reasons for not performing site assessment. \_\_\_\_\_

LICENSED INSTALLATION CONTRACTOR			CERTIFIED CLOSURE INDIVIDUAL		
Name <i>T &amp; R Trenching Inc.</i>			Name <i>Tom Weidner</i>		
Street <i>6139 O St.</i>			Certification # <i>2020</i>		
City <i>Omaha</i>	Zip <i>68117</i>	County <i>Douglas</i>	Expiration Date <i>4-1-92</i>		
Telephone <i>(402) 731-5622</i>			Telephone <i>(402) 731-5622</i>		

Projected Tank Closure Date ASAP 6-29-90 Number of Tanks Being Closed \_\_\_\_\_  
 List Tank ID #'s 001

**METHOD OF CLOSURE**

TANK:  Removal  Closure in Place      PIPING:  Removal  Closure in Place

Will tanks be replaced with new USTs?  Yes  No

Will tanks be emptied and cleaned by removing all liquids and accumulated sludge?  Yes  No

If yes, will all liquids and sludges be recycled or disposed of in accordance with all state and local regulations?  
 Yes  No

If tank(s) are removed, indicate storage location or final destiny. Bob's Tank Destruction

If tank(s) are closed in place, indicate type of inert material used. \_\_\_\_\_

All tanks must be closed in accordance with Title 159, State Fire Marshal Underground Storage Tank Rules and Regulations.

APPLICATION SUBMITTED BY Charlie Ewin  
PLEASE PRINT  
Charles E. Ewin

*6-28-90*

## Underground Storage Tank Removal Form

OWNER OF UNDERGROUND TANK(S)				LOCATION OF UNDERGROUND TANKS			
Name <u>ST ANN'S HIGH SCHOOL</u>				If same as owner's address, mark box here <input checked="" type="checkbox"/>			
Street Address/Legal Description <u>2239 POPPLETON</u>				Street Address/Legal Description			
County <u>DOUGLAS</u>				County <u>DOUGLAS</u>			
City <u>OMAHA</u>		State <u>NE</u>		City <u>OMAHA</u>		State <u>NE</u>	
Zip Code <u>68108</u>		Zip Code <u>68108</u>		Zip Code <u>68108</u>		Zip Code <u>68108</u>	
Telephone <u>(402) 341-8842</u>							

TANKS REMOVED					
State Tank #	Date Removed	Substance Last Stored in Tank	Tank Size (in gallons)	Approx: Tank Age When Taken Out of Service	Surface Over Tanks Concrete/Asphalt Plus Earth or Other (Specify)
<u>001</u>	<u>6-29-90</u>	<u>FUEL OIL</u>	<u>5,000</u>	<u>12</u>	<u>EARTH</u>

	Yes	No	NW
Piping drained and remaining products flushed into tank.	<input checked="" type="checkbox"/>		
All liquid pumped out of tank.	<input checked="" type="checkbox"/>		
Fill tube removed, fill gauge and product lines disconnected.	<input checked="" type="checkbox"/>		
All piping removed (look for corrosion holes in piping).			<input checked="" type="checkbox"/>
Vent line cut off at ground level and capped.			<input checked="" type="checkbox"/>
All remaining openings temporarily plugged, excavation completed, and de-gassing measures undertaken.		<input checked="" type="checkbox"/>	
Inspect tank sides, ends, seams and welds for corrosion, pitting or holes. (scrape dirt off tank in suspected areas)	<input checked="" type="checkbox"/>		
A. Is corrosion present?	<input checked="" type="checkbox"/>		
B. Corrosion holes through tank.		<input checked="" type="checkbox"/>	
Type of backfill material used: <u>Sand</u> / Gravel / <u>Soil</u> / Other _____ (Circle one)			
Does backfill have petroleum odor or appear grey/green in color?		<input checked="" type="checkbox"/>	
If backfill exhibits odor or tank has severe corrosion or holes, excavate below grade of pit to extent of equipment reach:			<input checked="" type="checkbox"/>
A. Does soil extracted have a petroleum odor or appear grey/green in color?			<input checked="" type="checkbox"/>

9  
2  
C  
11  
10-01-16

Comments:

TANK  
Pits Bu

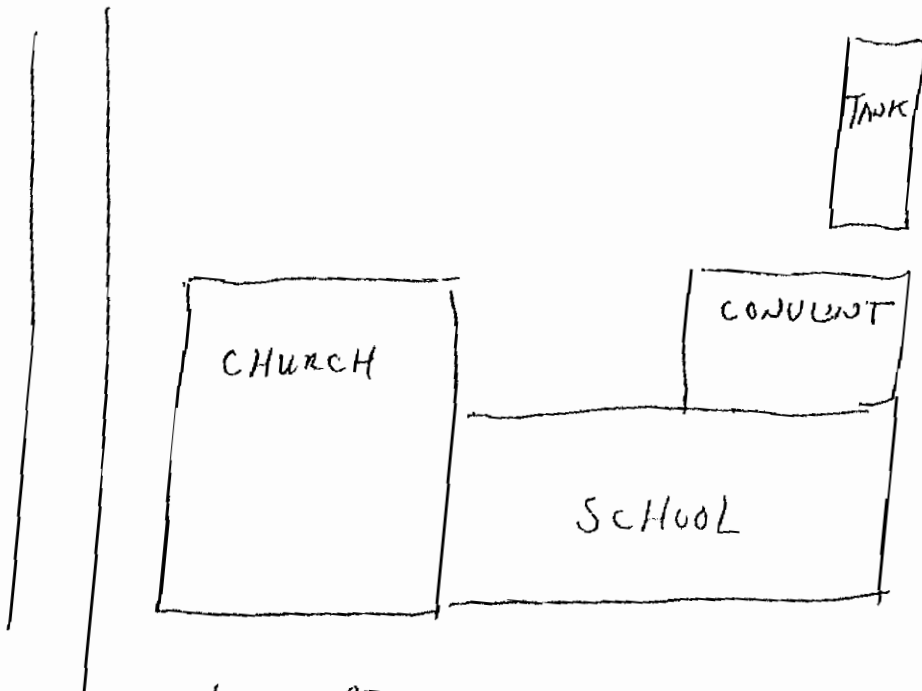
SOME CORROSION + A FEW DEEP  
HOLES SWAN SOIL LOOKED CLEAN

Tank Site Sketch

24 3/4

N

POPPLINGTON



- 11 Dec. 20

6-27-90

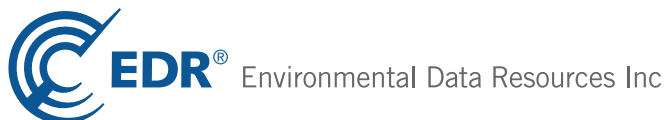
**St. Ann Redevelopment**

2247 Poppleton Avenue  
Omaha, NE 68108

Inquiry Number: 3792491.1s

November 21, 2013

## FirstSearch Radius Screen



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## Search Summary Report

**TARGET SITE      2247 POPPLETON AVENUE  
OMAHA, NE 68108**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	1	0	0	0	0	1
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	1	0	1	-	1	3
<i>NFRAP</i>	Y	0	0	0	4	-	3	7
<i>RCRA COR ACT</i>	Y	0	0	0	0	1	0	1
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	4	-	-	1	5
<i>Federal IC / EC</i>	Y	0	2	0	0	-	0	2
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	1	2	6	15	-	4	28
<i>State/Tribal Tanks</i>	Y	0	3	4	-	-	1	8
<i>State/Tribal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	1	1
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	3	3
<i>Other</i>	Y	1	2	-	-	-	3	6
- Totals --		2	11	14	20	1	17	65

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## Search Summary Report

**TARGET SITE: 2247 POPPLETON AVENUE  
OMAHA, NE 68108**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>NPL</b>	NPL	04/26/2013	1.000	0	1	0	0	0	0	1
	Proposed NPL	04/26/2013	1.000	0	0	0	0	0	0	0
<b>NPL Delisted</b>	Delisted NPL	04/26/2013	1.000	0	0	0	0	0	0	0
<b>CERCLIS</b>	CERCLIS	04/26/2013	0.500	0	1	0	1	-	1	3
<b>NFRAP</b>	CERC-NFRAP	04/26/2013	0.500	0	0	0	4	-	3	7
<b>RCRA COR ACT</b>	CORRACTS	07/11/2013	1.000	0	0	0	0	1	0	1
<b>RCRA TSD</b>	RCRA-TSDF	07/11/2013	0.500	0	0	0	0	-	0	0
<b>RCRA GEN</b>	RCRA-LQG	07/11/2013	0.250	0	0	0	-	-	0	0
	RCRA-SQG	07/11/2013	0.250	0	0	1	-	-	0	1
	RCRA-CESQG	07/11/2013	0.250	0	0	3	-	-	1	4
<b>Federal IC / EC</b>	US ENG CONTROLS	06/17/2013	0.500	0	1	0	0	-	0	1
	US INST CONTROL	06/17/2013	0.500	0	1	0	0	-	0	1
<b>ERNS</b>	ERNS	12/31/2012	TP	0	-	-	-	-	0	0
<b>State/Tribal SWL</b>	SWF/LF	10/22/2013	0.500	0	0	0	0	-	0	0
<b>State/Tribal LTANKS</b>	LUST	10/01/2013	0.500	1	2	6	13	-	4	26
	LAST	10/01/2013	0.500	0	0	0	2	-	0	2
	INDIAN LUST	02/01/2013	0.500	0	0	0	0	-	0	0
<b>State/Tribal Tanks</b>	UST	07/03/2013	0.250	0	3	4	-	-	1	8
	AST	09/16/2013	0.250	0	0	0	-	-	0	0
	INDIAN UST	09/28/2012	0.250	0	0	0	-	-	0	0
<b>State/Tribal IC / EC</b>	INST CONTROL	04/01/2013	0.500	0	0	0	0	-	0	0
<b>State/Tribal VCP</b>	VCP	04/01/2013	0.500	0	0	0	0	-	1	1
<b>US Brownfields</b>	US BROWNFIELDS	06/24/2013	0.500	0	0	0	0	-	0	0
<b>Other Haz Sites</b>	US CDL	08/06/2013	TP	0	-	-	-	-	0	0



## Search Summary Report

**TARGET SITE: 2247 POPPLETON AVENUE  
OMAHA, NE 68108**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>Spills</b>	HMIRS	12/31/2012	TP	0	-	-	-	-	1	1
	SPILLS	10/01/2013	TP	0	-	-	-	-	2	2
	SPILLS 90	10/09/2012	TP	0	-	-	-	-	0	0
	SPILLS 80	04/15/2003	TP	0	-	-	-	-	0	0
<b>Other</b>	RCRA NonGen / NLR	07/11/2013	TP	0	-	-	-	-	0	0
	TRIS	12/31/2011	TP	0	-	-	-	-	0	0
	TSCA	12/31/2006	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	1	1
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	ICIS	07/20/2011	TP	0	-	-	-	-	0	0
	PADS	06/01/2013	TP	0	-	-	-	-	0	0
	MLTS	07/22/2013	TP	0	-	-	-	-	0	0
	RADINFO	09/30/2013	TP	0	-	-	-	-	0	0
	FINDS	03/08/2013	TP	1	1	-	-	-	2	4
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	PRP	04/15/2013	TP	0	1	-	-	-	0	1
	US AIRS	01/23/2013	TP	0	-	-	-	-	0	0
	- Totals --				2	11	14	20	1	17

# Site Information Report

**Request Date:** NOVEMBER 21, 2013  
**Request Name:** TOM WILSON

**Search Type:** COORD  
**Job Number:** 1113-379-21

**Target Site:** 2247 POPPLETON AVENUE  
 OMAHA, NE 68108

## Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	95.946100	95.9461000 - 95° 56' 45.96"	Easting: 253133.9
Latitude:	41.246800	41.2468000 - 41° 14' 48.48"	Northing: 4570129.0
Elevation:	1107 ft. above sea level		Zone: Zone 15

## Demographics

<b>Sites:</b> 50	<b>Non-Geocoded:</b> 17	<b>Population:</b> N/A		
<b>RADON</b>				
Federal EPA Radon Zone for DOUGLAS County: 1				
Note: Zone 1 indoor average level > 4 pCi/L. : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L.				
-----				
Federal Area Radon Information for Zip Code: 68108				
Number of sites tested: 1				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	5.300 pCi/L	0%	100%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.800 pCi/L	100%	0%	0%
-----				
Federal Area Radon Information for DOUGLAS COUNTY, NE				
Number of sites tested: 123				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	3.853 pCi/L	53%	47%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	6.903 pCi/L	33%	63%	5%

# Site Information Report

## RADON

State Database: NE Radon

### Radon Test Results

Num Tests	Avg pCi/L	# > pCi/L	% > pCi/L	Max pCi/L
87	4.2	44	51%	60.6

# Target Site Summary Report

Target Property: 2247 POPPLETON AVENUE  
OMAHA, NE 68108

JOB: 1113-379-21

TOTAL: 67

GEOCODED: 50

NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A2	FINDS	ST ANNS CHURCH	2247 POPPLETON AVE OMAHA, NE	0.00	+ 0	N/A
A1	LUST --071890-99-0006 --No Further Action	ST ANN CHURCH	2247 POPPLETON AVE OMAHA, NE	0.00	+ 0	N/A

## Sites Summary Report

Target Property: 2247 POPPLETON AVENUE  
OMAHA, NE 68108

JOB: 1113-379-21

TOTAL: 67

GEOCODED: 50

NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
21	CERC-NFRAP --NED981127905	BLAZEK, DON AUTO PARTS	1020 S 20TH ST OMAHA, NE 68108	0.30 NE	- 6	N/A
H25	CERC-NFRAP --NED007292568	ANDERSON EXCAVATING & WRECKING	1824 S 20TH STREET OMAHA, NE 68108	0.40 SSE	- 21	N/A
H28	CERC-NFRAP --NED986367530	OMAHA GAS CO	20TH & CENTER ST OMAHA, NE 68108	0.42 SSE	- 19	N/A
31	CERC-NFRAP --NED981707730	DRUM INDUSTRIES	2623 CENTER ST OMAHA, NE 68105	0.45 SW	- 4	N/A
	CERC-NFRAP --NEN000704910	FORMER LAWRENCE SHOT & LEAD FA	24TH & BEUCROFT OMAHA, NE 68102	NON GC	N/A	N/A
	CERC-NFRAP --NED000822866	OMAHA PUBLIC POWER DISTRICT -	4TH ST & MARCY ST OMAHA, NE 68108	NON GC	N/A	N/A
	CERC-NFRAP --NEN000704911	FORMER OMAHA SHOT WORKS FACILI	MASON & 18TH STREET OMAHA, NE 68105	NON GC	N/A	N/A
Reg	CERCLIS --NESFN0703481	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
35	CERCLIS --NEN000704254	ANDERSON EXCAVATING FIRE SITE	902 S 18TH ST OMAHA, NE 68108	0.47 NE	- 21	N/A
	CERCLIS --NEN000703252	OMAHA (EX) AF STA Z-71	4 MILES NORTHWEST OF OMAH OMAHA, NE 68108	NON GC	N/A	N/A
40	CORRACTS	GREDE OMAHA LLC	2614 MARTHA ST OMAHA, NE 68105	0.57 SSW	- 15	N/A
Reg	FINDS	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
A2	FINDS	ST ANNS CHURCH	2247 POPPLETON AVE OMAHA, NE	0.00	+ 0	N/A

## Sites Summary Report

Target Property: 2247 POPPLETON AVENUE  
OMAHA, NE 68108

JOB: 1113-379-21

TOTAL: 67

GEOCODED: 50

NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	FINDS	ST JOSEPH HOSPITAL	UNKNOWN OMAHA, NE	NON GC	N/A	N/A
	FINDS	OMAHA, CITY OF (WOOLWORTH ST D	510 WOOLWORTH OMAHA, NE	NON GC	N/A	N/A
	FTTS	OMAHA, CITY OF (WOOLWORTH ST D	510 WOOLWORTH OMAHA, NE	NON GC	N/A	N/A
	HMIRS	4423 SOUHT 67TH ST.	4423 SOUHT 67TH ST. OMAHA, NE	NON GC	N/A	N/A
I27	LAST --061792-NM-1100 --013092-ML-1625 --Priority List for orphan sites (Responsible Party not viable)	MILDER OIL	1920 S 26TH OMAHA, NE	0.42 SSW	- 19	N/A
I29	LAST --051304-TD-0815 --High-risk site, currently in active investigation or remediation	FORMER MILDER OIL	1946 S 26TH ST OMAHA, NE	0.43 SSW	- 18	N/A
A1	LUST --071890-99-0006 --No Further Action	ST ANN CHURCH	2247 POPPLETON AVE OMAHA, NE	0.00	+ 0	N/A
B4	LUST --071693-NM-1015 --Priority List for orphan sites (Responsible Party not viable)	MIDTOWN GAS & GROCERY	1222 S 24TH ST OMAHA, NE 68108	0.09 NNW	+ 4	N/A
B6	LUST --060391-CT-0600 --Additional work needed, DEQ has not yet directed the work to begin	ANNA ROTELLA BAKER	1202 S 24TH OMAHA, NE	0.10 NNW	- 3	N/A
C7	LUST --112487-TH-1200 --073096-GW-0845 --082197-NM-0800 --121991-CT-0800 --No Further Action --Additional work needed, DEQ has not yet directed the work to begin *Additional key fields are available in the Map Findings section	MAINTENANCE FACILI	1523 S 24TH ST OMAHA, NE	0.13 SSW	- 1	N/A

## Sites Summary Report

Target Property: 2247 POPPLETON AVENUE  
OMAHA, NE 68108

JOB: 1113-379-21

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C9	LUST --03060-JHB-1430 --No Further Action	MAINTENANCE FACILI	1523 S 24 ST OMAHA, NE	0.13 SSW	- 1	N/A
D11	LUST --06290-RJF-0900 --No Further Action	BUTERA & SON SERVI	1102 SOUTH 24TH ST OMAHA, NE	0.15 NNW	- 13	N/A
E13	LUST --052193-NM-1458 --No Further Action	DEPT OF THE ARMY	2101 WOOLWORTH OMAHA, NE	0.17 SE	- 41	N/A
F16	LUST --052990-99-0004 --No Further Action	ARATEX SERVICES	2007 POPPLETON AVE OMAHA, NE	0.20 East	- 58	N/A
G18	LUST --AP11731 --No Further Action	GREDE OMAHA LLC MACHINE SHOP	1041 S 21ST ST OMAHA, NE 68108	0.21 NE	- 16	N/A
22	LUST --090288-TH-1200 --010896-99-0000 --No Further Action	ROBERTS & DYBDAHL WHOLESALE	1109 S 19TH ST OMAHA, NE 68108	0.32 ENE	- 40	N/A
23	LUST --040488-TH-0715 --081889-TH-0800 --No Further Action	SHARED SERVICE SYSTEM INC	1725 S 20TH ST OMAHA, NE 68108	0.38 SSE	- 25	N/A
24	LUST --AP3910 --No Further Action	INTERSTATE FOODS	2215 LEAVENWORTH ST OMAHA, NE 68102	0.39 North	+ 41	N/A
H25	LUST --092200-99-0000 --No Further Action	ANDERSON EXCAVATING & WRECKING	1824 S 20TH STREET OMAHA, NE 68108	0.40 SSE	- 21	N/A
26	LUST --12089-KSA-1015 --Priority List for orphan sites (Responsible Party not viable)	GREYHOUND MAINTENA	2116 LEAVENWORTH OMAHA, NE	0.40 NNE	+ 37	N/A

## Sites Summary Report

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 OMAHA, NE 68108

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
30	LUST --040797-GW-0850 --Priority List for orphan sites (Responsible Party not viable)	DRAKE COURT APARTM	701 S 22ND ST OMAHA, NE	0.44 North	+ 48	N/A
32	LUST --100292-NM-1130 --Priority List for orphan sites (Responsible Party not viable)	OMAHA PRINTING	1260 S 16TH ST OMAHA, NE 68103	0.46 East	- 4	N/A
33	LUST --092989-99-0004 --No Further Action	US CHECKBOOK	1201 S 16TH ST OMAHA, NE	0.46 East	- 9	N/A
34	LUST --080993-CT-1500 --Risk Based Corrective Action investigation	GRUNWALD MECH CONT	714 S 20TH ST OMAHA, NE	0.47 NNE	+ 18	N/A
36	LUST --09237-DBH-0800 --Priority List for orphan sites (Responsible Party not viable)	POST OFFICE STATIO	26 & LEAVENWORTH, OMAHA, NE	0.47 NNW	+ 65	N/A
37	LUST --110988-TH-1130 --No Further Action	MILLER ELECTRIC	2501 ST MARY'S OMAHA, NE	0.48 NNW	+ 64	N/A
38	LUST --051998-GW-1017 --No Further Action	ALLIED CONSTRUCTIO	2209 S 21ST ST OMAHA, NE	0.49 SSE	- 2	N/A
39	LUST --12069-DWT-1000 --No Further Action	FRANKS SERVICE	603 S 24 ST OMAHA, NE	0.49 North	+ 58	N/A
	LUST --092288-TH-1010 --No Further Action	LOGAN-FONTENELLE H	21ST & HAMILTON OMAHA, NE	NON GC	N/A	N/A
	LUST --093011-TH-0942 --Risk Based Corrective Action investigation	OPPD SERVICE CENTE	4646 JONES PLZ (60 OMAHA, NE	NON GC	N/A	N/A



## Sites Summary Report

Target Property: 2247 POPPLETON AVENUE  
OMAHA, NE 68108

JOB: 1113-379-21

TOTAL: 67                      GEOCODED: 50                      NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	LUST --122310-NM-1030 --Additional work needed, DEQ has not yet directed the work to begin	PREMIERE PLASTICS	3092 LEAVENWORTH S OMAHA, NE	NON GC	N/A	N/A
	LUST --051112-DB-1155 --No Further Action	PIERCE ST TANK SIT	N SIDE PIERCE ST, OMAHA, NE	NON GC	N/A	N/A
E14	MANIFEST	OMAHA USARC	2101 WOOLWORTH AVENUE OMAHA, NE	0.17 SE	- 41	N/A
20	MANIFEST	NOX-CRETE MANUFACTURING INC	1444 SOUTH 20TH STREET OMAHA, NE 68108	0.24 SE	- 54	N/A
Reg	NPL --NESFN0703481	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
Reg	PRP	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
C8	RCRA-CESQG --NE0000384701	CITY OF OMAHA BUILDING SERVICE	1523 S 24TH ST OMAHA, NE 68108	0.13 SSW	- 1	N/A
E14	RCRA-CESQG --NE7210090034	OMAHA USARC	2101 WOOLWORTH AVENUE OMAHA, NE	0.17 SE	- 41	N/A
19	RCRA-CESQG --NER000508606	DRAKE-WILLIAMS STEEL INC	2301 HICKORY ST OMAHA, NE 68108	0.24 South	- 29	N/A
	RCRA-CESQG --NED000822866	OMAHA PUBLIC POWER DISTRICT -	4TH ST & MARCY ST OMAHA, NE 68108	NON GC	N/A	N/A
20	RCRA-SQG --NED007284128	NOX-CRETE MANUFACTURING INC	1444 SOUTH 20TH STREET OMAHA, NE 68108	0.24 SE	- 54	N/A
	SPILLS --041811-JB-2335 --NFA	UPRR NEAR 10TH ST	NEAR 10TH ST CROSS OMAHA, NE	NON GC	N/A	N/A
	SPILLS --102709-SM-0800 --NFA	PACIFIC ST & BOB B	PACIFIC ST & BOB B OMAHA, NE	NON GC	N/A	N/A

## Sites Summary Report

Target Property: 2247 POPPLETON AVENUE  
OMAHA, NE 68108

JOB: 1113-379-21

TOTAL: 67

GEOCODED: 50

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
Reg	US ENG CONTROLS	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
Reg	US INST CONTROL	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
3	UST --1 / Not Reported	ST ANNS HIGH SCHOOL	2239 POPPLETON OMAHA, NE 68108	0.05 ENE	- 20	N/A
B4	UST --1 / Currently in Use --2 / Currently in Use	MIDTOWN GAS & GROCERY	1222 S 24TH ST OMAHA, NE 68108	0.09 NNW	+ 4	N/A
B5	UST --1 / Not Reported	PISTILLO SERVICE STATION	1202 S 24TH ST OMAHA, NE 68108	0.10 NNW	- 2	N/A
C10	UST --1 / Not Reported	CENTRAL MAINTENANCE HDQ	1523 S 24TH ST OMAHA, NE 68108	0.13 SSW	- 1	N/A
D12	UST --1 / Not Reported	BUTERA & SONS	1102 S 24TH ST OMAHA, NE 68108	0.15 NNW	- 13	N/A
F15	UST --1 / Not Reported	ARATEX SERVICES	2007 POPPLETON AVE OMAHA, NE 68108	0.20 East	- 58	N/A
G17	UST --1 / Not Reported	PAXTON MITCHELL CO	1041 S 21ST ST OMAHA, NE 68105	0.21 NE	- 16	N/A
	UST --1 / Not Reported	CITY OF OMAHA/VACANT LOT	21ST & LOCUST ST OMAHA, NE 68108	NON GC	N/A	N/A
	VCP	20TH AND CENTER FMGP/ LYNCH PA	20TH AND CENTER STREETS. OMAHA, NE 68108	NON GC	N/A	N/A

## Database Descriptions

**NPL:** NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

**NPL Delisted:** DELISTED NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. DELISTED NPL - National Priority List Deletions

**CERCLIS:** CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

**NFRAP:** CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

**RCRA COR ACT:** CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

**RCRA TSD:** RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

**RCRA GEN:** RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

**Federal IC / EC:** US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

**ERNS:** ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

## Database Descriptions

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Licensed Landfill List

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tank Sites LAST - Leaking Aboveground Storage Tank Sites. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Facility and Tank Data AST - AST Data. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: INST CONTROL A list of sites within Nebraska that have institutional controls. According to the Environmental Protection Agency (EPA), institutional controls are "non-engineering measures designed to prevent or limit exposure to hazardous substances left in place at a site, or assure effectiveness of the chosen remedy. Institutional controls are usually, but not always, legal controls, such as easements, restrictive covenants, and zoning ordinances." In short, institutional controls are a type of environmental covenant typically used when property is to be cleaned up to a level determined by the potential environmental risks posed by a planned use, rather than to unrestricted use standards. This method of control has proven to be both environmentally and economically beneficial. INST CONTROL - Nebraska's Institutional Control Registry

State/Tribal VCP: VCP The Remedial Action Plan Monitoring Act (RAPMA), initially created in 1995, provides property owners and parties responsible for contamination with a mechanism for developing voluntary environmental cleanup plans which are reviewed and approved by the Department. VCP - RAPMA Sites

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

## Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Surface Spill List. SPILLS 80 - SPILLS80 data from FirstSearch. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. FEDLAND - Federal and Indian Lands. US AIRS MINOR - Air Facility System Data. PRP - Potentially Responsible Parties. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS).

## Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal SWL: Department of Environmental Quality

Updated Semi-Annually

State/Tribal LTANKS: Department of Environmental Quality

Updated Quarterly

State/Tribal Tanks: Nebraska State Fire Marshal

Updated Annually

State/Tribal IC / EC: Department of Environmental Quality

Varies

## Database Sources

State/Tribal VCP: Department of Environmental Quality

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

# Street Name Report for Streets near the Target Property

Target Property: 2247 POPPLETON AVENUE  
OMAHA, NE 68108

JOB: 1113-379-21

Street Name	Dist/Dir	Street Name	Dist/Dir
Hickory St	0.22 SSE		
Pacific St	0.14 North		
Pierce St	0.09 North		
Poppleton Ave	0.01 North		
Rees St	0.20 NW		
S 20th St	0.20 East		
S 21st St	0.14 East		
S 22nd St	0.08 East		
S 23rd St	0.14 North		
S 24th St	0.05 West		
S 25th Ave	0.17 West		
S 25th St	0.11 West		
S 26th St	0.23 West		
Woolworth Ave	0.11 SSE		



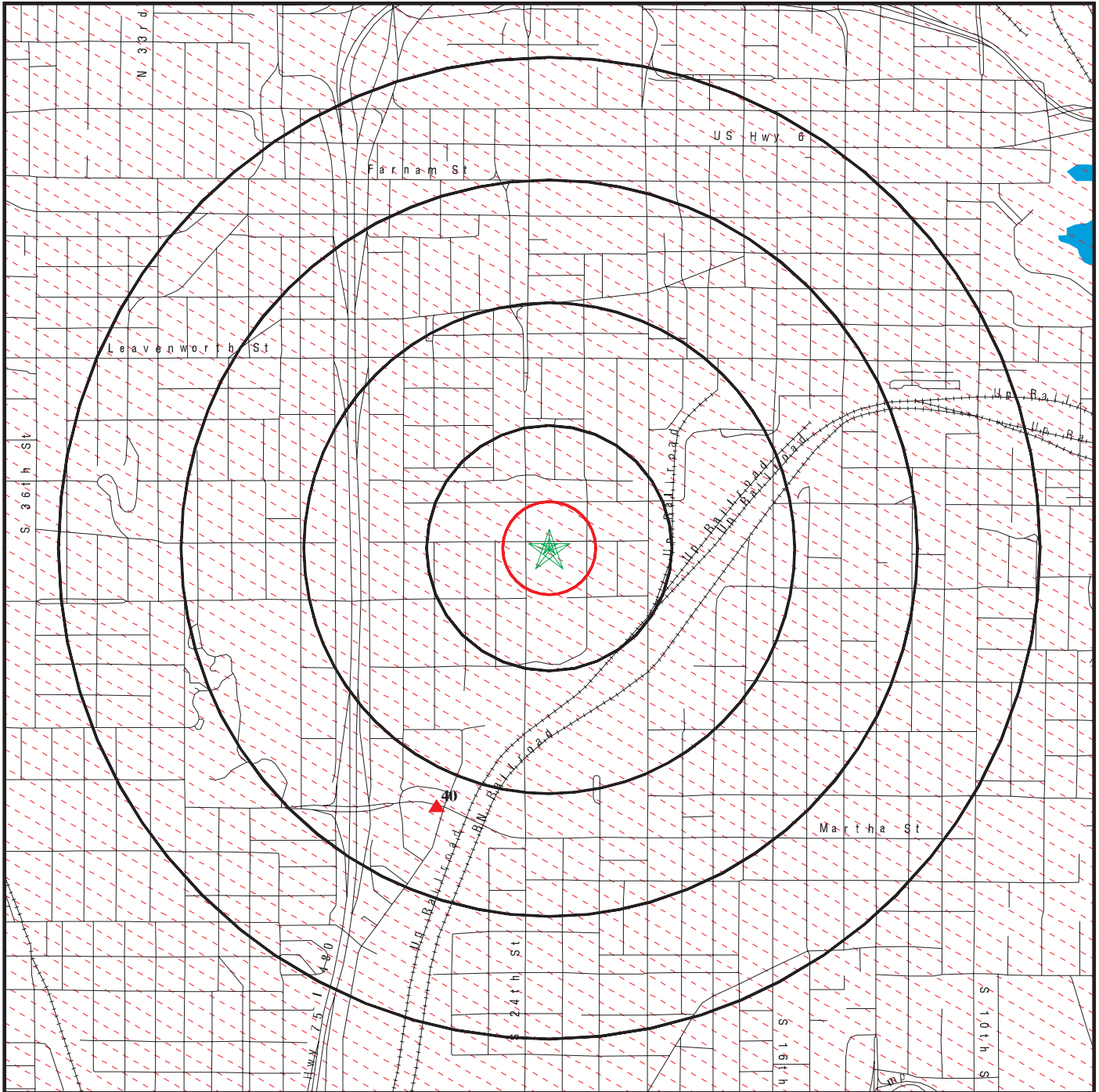
# Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRA COR, STATES Sites



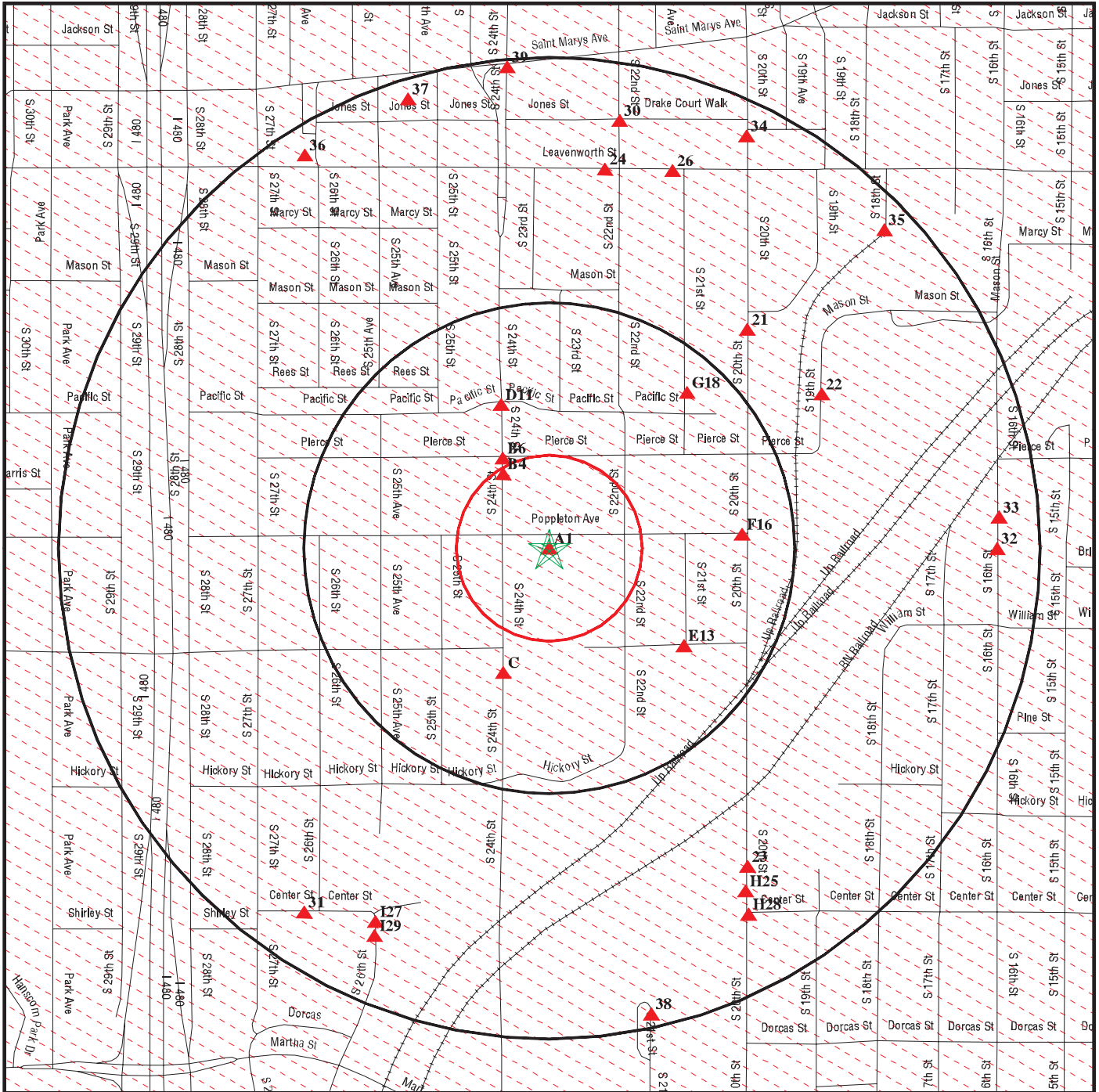
2247 POPPLETON AVENUE OMAHA, NE 68108



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 41.2468 Longitude: 95.9461)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ▣ National Priority List Sites

2247 POPPLETON AVENUE OMAHA, NE 68108



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

-  **Target Property (Latitude: 41.2468 Longitude: 95.9461)**
-  **Identified Sites**
-  **National Priority List Sites**
-  **Indian Reservations BIA**

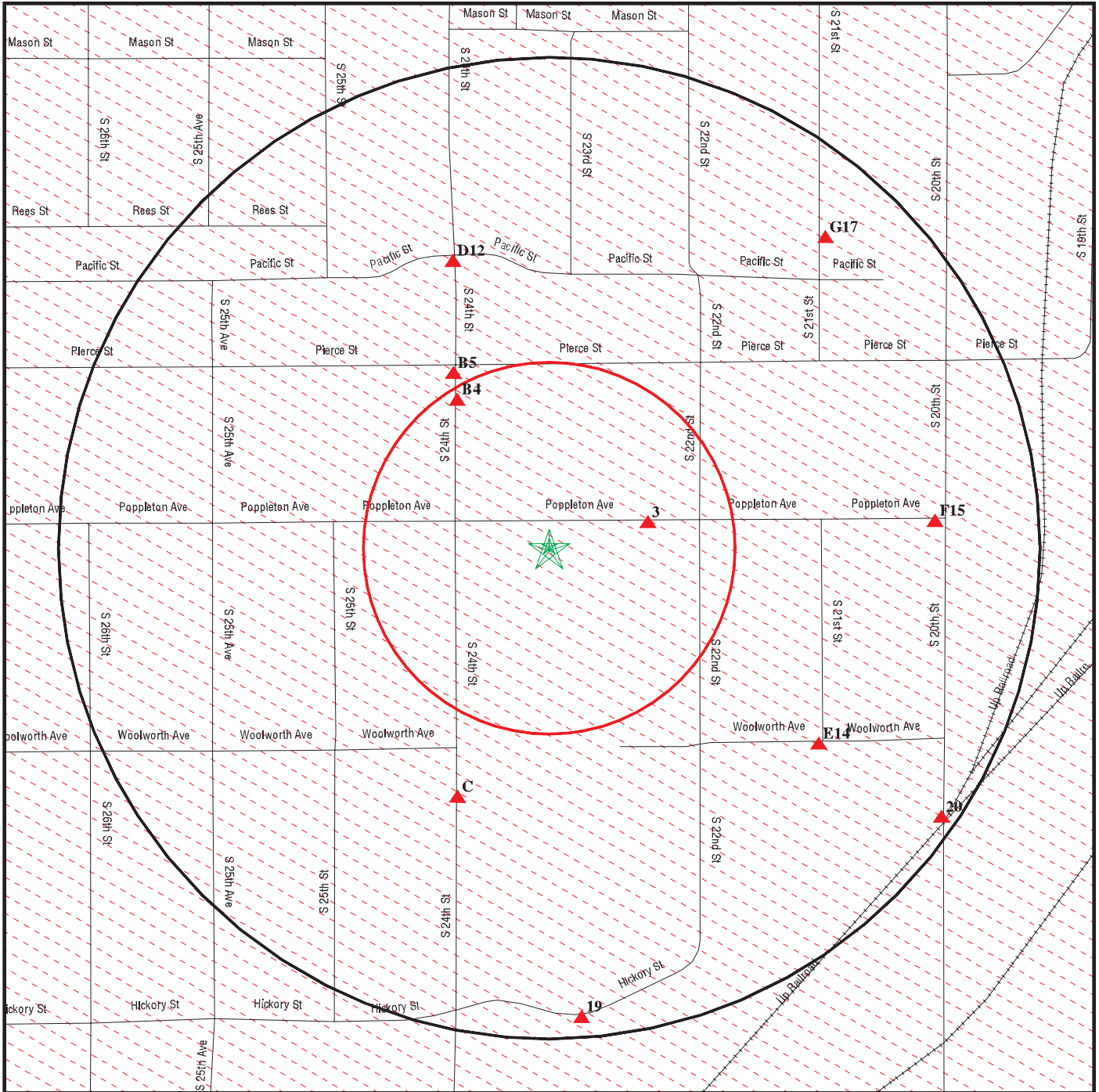
# Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



2247 POPPLETON AVENUE OMAHA, NE 68108



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

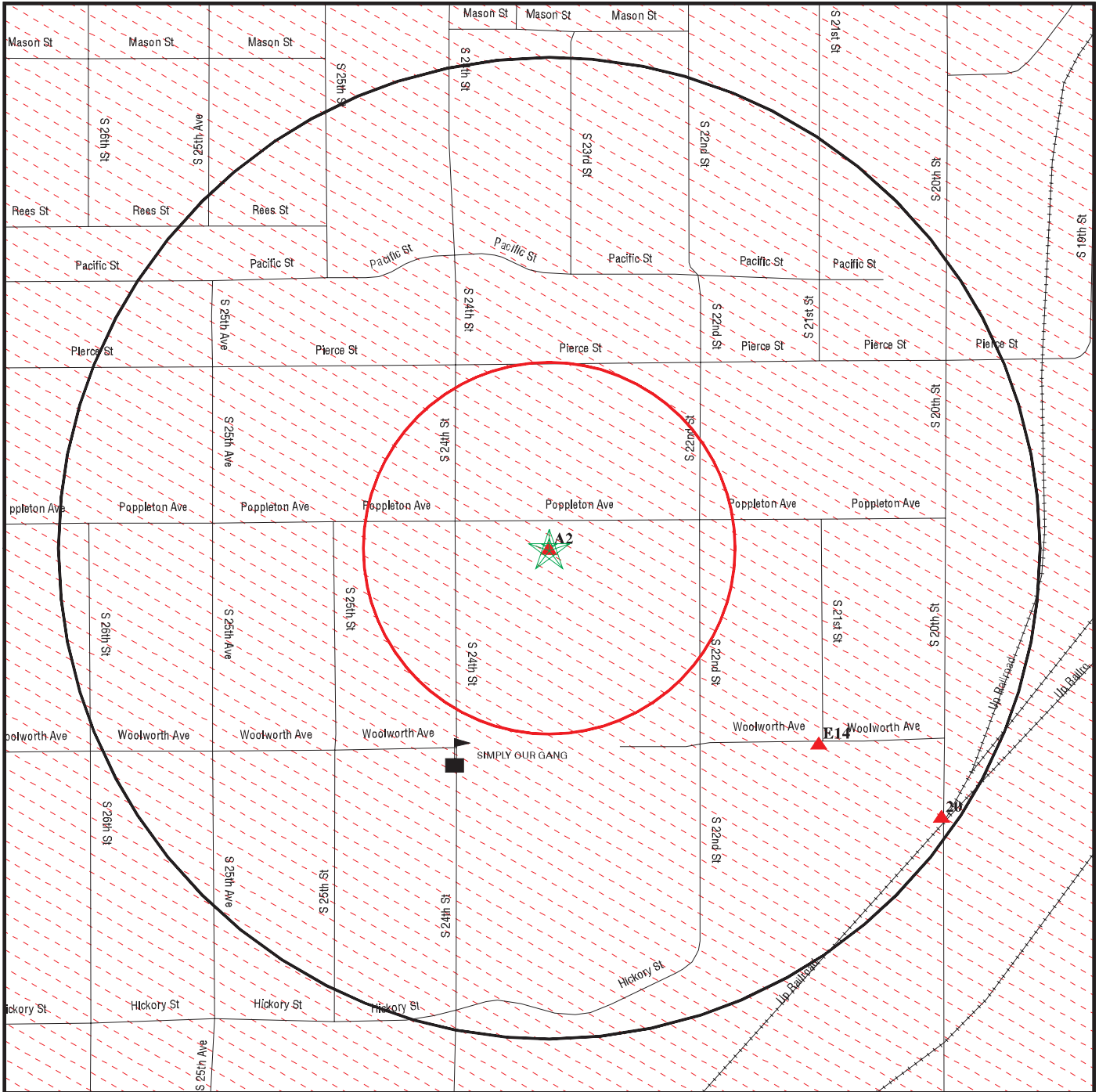
- ★ Target Property (Latitude: 41.2468 Longitude: 95.9461)
- ▲ Identified Sites
- National Priority List Sites
- Indian Reservations BIA

# Environmental FirstSearch

0.25 Mile Radius  
Non ASTM Map, Spills, FINDS



2247 POPPLETON AVENUE OMAHA, NE 68108



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 41.2468 Longitude: 95.9461)
- ▲ Identified Sites
- Sensitive Receptors
- ▣ National Priority List Sites
- ▨ Indian Reservations BIA

# Grant Application

Row 265

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**Organization Name (if applicable)** Cultivating Paths Counseling

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**Physical Address** 1941 South 42nd Street, Suite 307

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**Mailing Address**

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**Website** <https://cultivatingpathscounseling.com/contact-us>

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**Social Media Accounts**

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**Name** Mildred Tucker

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**Title** Owner/Supervisor/ Lead therapist

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**Email Address** cultivatingpaths@gmail.com

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**Phone** +1 (140) 297-9835

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**Team** Yes

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Mildred Tucker-Owner/Management/lead counselor

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**Organizational Chart** Mildred Tucker, MS, PLMHP, LADC  
Owner/Management/Supervising Substance Abuse Counselor  
Experience in program development, case coordination with outside entities and providers, State provider. Provisional Mental Health provider since June of 2021. Substance Abuse Counselor since 2014. Experience in practice credentialing, medical billing, and record keeping. Phone: 402-979-8350 FAX: 1-888-490-0210 Email: Cultivatingpaths@gmail.com Team: Earl Brown, MS, LMHP Supervisor/ Therapist Owner of Tubman Center counseling, ten years of supervision of internships and onsite training. Experience in HR and case management. 5 years of group facilitating. Intake, assessments, and case coordination. 10 years of experience working for individuals with mental health challenges. Monroe Evans, MS, PLMHP Provisional Therapist/ EMDR Specialist Three years of experience as a provisional Mental Health provider. Two years of EMDR Experience. Mental Health group facilitating, family therapy, and individual sessions. Experience in past residential treatment at Open door Mission and former teacher. Intake coordination and mental health assessments. Mitch Almeida, AAS, PLADC Provisional Substance Abuse Counselor Metropolitan Community College Graduate 2022. Completed Practicum training at Cultivating Paths Counseling in June of 2021. One year of experience in Intensive Outpatient group facilitating addition to providing Case Management services, Substance Use evaluation and assessment, crises interventions, and supports intake coordination.

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**Other Completed** Cultivating Paths Counseling is going to offer varieties of

**Projects and/or Accomplishments** counseling services within the scope mental health and substance use in North and South Omaha. We started our private counseling business on April 1, 2022, is to assist our program participants with increasing the ability to adopt healthy coping skills to sustain in their life challenges; achieve and their personal goals. CPC has accomplished by assisting to increase services providers by assisting upcoming professionals with hands on education to prepare them for state licensing testing, and knowledge of culturally competent services. Our service offerings are listed below: • Mental health • Family therapy • Teletherapy • Interpreters (Espanol) • Intensive Outpatient/Outpatient Programming (AM and PM groups available). • EMDR (Trauma Approaches) • Group Therapy • Alanon Group Meeting (Psychoeducation for a family of substance use individuals). • Community Resources (e.g., Utilities, Education, Employment, and outside healthcare). • Practicum student training site.

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**Proposal Title** Cultivating Paths Counseling Proposal for North and South Omaha

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**Total Budget (\$)** 245.494

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**LB1024 Grant Funding Request (\$)** \$300.00

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**Proposal Type** Combination of capital project and service/program

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**Brief Proposal Summary** Cultivating Paths Counseling, LLC is incorporated in Omaha, Nebraska 1941 South 42nd Street, Suite 307 Omaha, Nebraska 68105 Cultivating Paths Counseling, LLC is a professional and licensed counseling (private practice) firm that is specialized in helping its clients overcome their challenges and achieve their personal goals and improve their competence and lifestyles. The scope of our business offerings covers areas such as substance use, mental health, Intensive outpatient programming, family therapy, child, and family mental health services. Our business will be located in – between a well-populated residential estate and a business district in Omaha, Nebraska United States of America. Cultivating Paths Counseling (CPC), LLC is a client-focused and result-driven private counseling that provides counseling to clients that face issues with mental health and substance use issues. Individuals and families will have the ability to learn approaches and experience at an affordable fee. The agency is established as a State provider for assistance with the re-entry population (Justice System), and including CPC accepts Nebraska State Medicaid. We will ensure that we work hard to meet and surpass all individual client expectations as it relates to their career, personal relationship, and personal goals in their life of sobriety whenever they hire our services. At Cultivating Paths, our client's' overall best interest would always come first, and everything we do is guided by our values and professional ethics. We will ensure that we hire professional and licensed substance use counselors and mental health therapist with various skills set who are well experienced and passionate in helping our clients achieve their personal goals within record time. Cultivating Paths Counseling, LLC will always demonstrate commitment to sustainability, both individually and as a private counseling organization, by actively participating in our communities and integrating sustainable business practices wherever possible. We will ensure that we hold ourselves accountable to the highest standards by meeting our clients'

needs precisely and completely. We will cultivate a working environment that provides a human, sustainable approach to earning a living, and living in our world, for our partners, employees and for our clients.

<b>Timeline</b>	<p>Availability of Cultivating Paths Counseling Name Check: Completed • Business Incorporation: Completed • Credentialing with the State of Nebraska Medicaid: Completed • Opening of Corporate Bank Accounts at various banks in the United States: Completed (Cobalt Credit Union). • Opening Online Payment Platforms: (State Medicaid completed, State Probation Completed). • Application and Obtaining Taxpayer's ID: Completed • Application for business license and permit: Completed • Purchase of All forms of Insurance for the Business: Completed • Contracted Interrupter-In Progress • Leasing a standard office facility in a good location plus reconstruction: Completed • Conducting Feasibility Studies: Completed • Generating part of the start-up capital for grant: In Progress • Writing of business plan: Completed • Drafting of Employee's Handbook: Completed • Design of Logo for the business: Completed • Graphic Designs and Printing of Packaging Marketing / Promotional Materials: In Progress • Recruitment of employees: 4 Hired and ready to serve. • Purchase of the needed furniture, office equipment, electronic appliances, and facility facelift: Some completed and Additional needed. • Creating an Official Website for the business: In-Progress • Creating awareness for the business in Omaha, Nebraska- In Progress • Health and Safety and Fire Safety Arrangement: Completed • Teletherapy Equipment-In progress • Establishing business relationships with Justice System, Psychiatrist, health clinics, Nebraska Total Care, Healthy Blue, United Healthcare, and Inpatient treatment facilities: In Progress/completed (continued task)</p>
<b>Percentage completed by July 2025</b>	90%
<b>Funding Goals</b>	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)</p>
<b>Community Needs</b>	<p>Other Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)</p>
<b>"other" explanation</b>	<p>Mental Health Counseling and Provider training</p>
<b>Proposal Description and Needs Alignment</b>	<p>The overall goal of Cultivating Paths Counseling is to reduce symptoms, improve mental health status, improve functionality, and improve quality of life. Decreased use of illicit substances in the North Omaha and South Omaha Communities. These results are measured through clinician tracking of goals that are agreed upon by the client and clinician, and through biannual client surveys that ask clients to assess their satisfaction with the program. For all programs and services for which the agency surveys clients, Cultivating Paths Counseling will utilize Results-Based Accountability principles. Cultivating Paths</p>

Counseling desired outcomes will include: • 90% of clients will make progress to or achieve a mental health goal (goals include: addressing anger, anxiety, depression, grief/loss, social adjustment, trauma, substance abuse and relationship issues) • 90% of clients will report an improvement in quality of life • 90% of clients will report improved mood/reduced depression • 100% of respondents will report experiences with Telehealth was at least “very good” or “excellent.” on a satisfaction rating scale. • We will have at least 6 therapists offering an average 5 to 6 sessions 5 days per week. • We will have access to 6 private counseling rooms. • We will serve at minimum of 300 North and South Omaha clients before year 2025.

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**Visioning Workshop Findings Alignment** Cultivating Paths Counseling proposal aligns with Visioning Workshop Summary because it will assist with strengthen the North and South Omaha communities by decreasing symptoms that are increased from Covid with mental health and substance, and increasing employment and training for Metropolitan Community College students and surrounding institutes in the human service field.

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**Priorities Alignment** Cultivating Paths Counseling, LLC (CPC) seeks to expand clinical mental health counseling and substance use treatment to support vulnerable populations who are also disproportionately affected by COVID pandemic and traumas in North and South Omaha area. CPC provides one point of entry, allowing for increased coordination of in-house services for those experiencing mental health impacts of COVID, including depression, anxiety, isolation, grief, PTSD, and substance use addictions. Through our wraparound services, CPC is a gateway to numerous of community social support services for substance use issues, and mental health services. CPC is dedicated to offering more education opportunities to chemical dependency practicum students, and employment opportunities to upcoming professionals at Metropolitan Community College. With the support of Grant Funding, CPC will provide more counseling for individuals with barriers to access; deepen community outreach and education to promote preventative measures to support the mental health of individuals with even higher vulnerability, before they reach a crisis; and provide easier access and more flexible counseling options through Telehealth. Telehealth Intensive Outpatient/ Outpatient substance use and mental health services. The requested funding could be assisting with long-lasting economic growth by creating wellness in mental health stability support and educational facilities for upcoming professionals to continue serving the North and South Omaha communities.

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**Economic Impact** Cultivating Paths Counseling Proposal is assisting with creating Jobs by providing onsite training and possible upcoming human services students and provisional licenses.

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6 positions

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Three temporary practicum placements from Metropolitan Community College every three month.s.

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Provisional Substance use Counselors -\$38.400

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Cultivating Paths Counseling will provide jobs to upcoming substance use counselors ongoing by providing practicum sites to students and possible hiring after completion.



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<b>Community Benefit</b>	The services of Mental health and substance abuse treatment will improve healthy living, health, and decrease the recidivism of incarcerations in the North and South Omaha Community. The contract with Metropolitan Community College will promote career training to all North Omaha Community.
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**Best Practices/Innovation**

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<b>Outcome Measurement</b>	Cultivating Paths Counseling will assist in improving higher wages employment to upcoming substance use counselors.
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Cultivating Paths will include a hired analysis into the budget. Midred Tucker will gather all surveys from clients and practicum students.

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No

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<b>Partnerships</b>	Yes
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Metropolitan Community College

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<b>Displacement</b>	No
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**Displacement explanation**

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**Physical Location**

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<b>Qualified Census Tract</b>	Within one or more QCTs
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**Additional Location Documents**

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<b>Property Zoning</b>	Yes
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**Is the project connected to utilities?**

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Yes

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No

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<b>Design, Estimating, and Bidding</b>	Yes
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<b>General Contractor</b>	No
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**Request Rationale**     \$ 245,494.00

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**Grant Funds Usage**     • The budget for liability insurance– \$750.00 Annually. • Acquiring an office space that will accommodate the number of employees we intend to employ for at least one year (Re-Construction of the facility inclusive) will cost –\$14,928. Three years =\$44, 784. • Equipping the office (computers, new white board, new printer, markers, copy paper, pens, note pads, sticky note, staplers, folders, file labels, staples, journals, and pencils, additional furniture, additional telephones, office computers, estimated cost – \$10,000 annually. • 1 -Staff payment-therapist/EMDR specialist-\$84.264 Annually (\$42.13 hourly). • 2-therapist co-occurring treatment specialist- Three years 252, 792. • 3- Staff Substance Use Counseling - \$38.400 Annually (\$20.00). Three years \$115,200. • The cost for accounting electronic record-keeping software – \$3,192 annually. • Cost for payroll software\$960.00 annually. • Teletherapy equipment-Additional cost of \$20,000 startup (e.g., Wall mounting, cameras, carts, HIPPA approved software). • Interpreters contracted company estimated cost: 145.00 per hour. 3-hour intensive Outpatient Groups monthly \$5220.00. Annually- \$62.640. • Additional Expenditures such as Business cards, Signage, Advertisement, and Promotions will cost annually– \$5360.00. • Miscellaneous – \$5000. Check List / Milestone • Availability of Cultivating Paths Counseling Name Check: Completed • Business Incorporation: Completed • Credentialing with the State of Nebraska Medicaid: Completed • Opening of Corporate Bank Accounts at various banks in the United States: Completed (Cobalt Credit Union). • Opening Online Payment Platforms: (State Medicaid completed, State Probation Completed). • Application and Obtaining Taxpayer's ID: Completed • Application for business license and permit: Completed • Purchase of All forms of Insurance for the Business: Completed • Contracted Interrupter-In Progress • Leasing a standard office facility in a good location plus reconstruction: Completed • Conducting Feasibility Studies: Completed • Generating part of the start-up capital for grant: In Progress • Writing of business plan: Completed • Drafting of Employee's Handbook: Completed • Design of Logo for the business: Completed • Graphic Designs and Printing of Packaging Marketing / Promotional Materials: In Progress • Recruitment of employees: 4 Hired and ready to serve. • Purchase of the needed furniture, office equipment, electronic appliances, and facility facelift: Some completed and Additional needed. • Creating an Official Website for the business: In-Progress • Creating awareness for the business in Omaha, Nebraska- In Progress • Health and Safety and Fire Safety Arrangement: Completed • Teletherapy Equipment-In progress • Establishing business relationships with Justice System, Psychiatrist, health clinics, Nebraska Total Care, Healthy Blue, United Healthcare, and Inpatient treatment facilities: In Progress/completed (continued task)

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**Proposal Financial Sustainability**     Yes

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Cultivating Paths Counseling will maintain all financial obligation following all use of funds.

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**Funding Sources**     • Payment with sliding scales fee • Payment via check • Payment through voucher from third party source (State

Probation/Scholarships) • Payment through state provided Medicaid insurance (DHHS) • Private insurance billing

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State Of Nebraska Medicaid-Completed

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No.

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**Scalability** No

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**Financial Commitment** In connection with your consideration of honoring the grant to Cultivating paths the described above commitment to purchasing and providing documentation the obligations from financial accounts. Cultivating Paths financial commitment is to pay cost for all providers licenses to practice in the State of Nebraska. Pay all cost for continuing education to maintain licenses.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads** Additional Location Documents (see application for list)  
Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)  
Organizational Chart Proposal Budget/Sources and Uses  
Request Rationale Documentation

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1100 Virginia Drive, Suite 250  
Fort Washington, PA 19034-3278  
Phone: 1-800-982-9491 Fax: 1-800-758-3635  
Website: www.hpso.com

04/19/22

Mildred Tucker  
6463 N 107th Ct  
Omaha, NE 68134-1191

Dear Mildred Tucker:

Enclosed is the replacement certificate of insurance that you requested.

If you have any questions or need assistance, please call us toll free at 1-800-982-9491. Our Customer Service Representatives are available weekdays from 8:00 a.m. to 6:00 p.m., EST.

Sincerely,

Customer Service

Enclosure

*Dedicated To Serving The Insurance Needs of Healthcare Providers*

Healthcare Providers Service Organization is a registered trade name of Affinity Insurance Services, Inc.; (AR 244489); in CA & MN, AIS Affinity Insurance Agency, Inc. (CA 0795465); in OK, AIS Affinity Insurance Services Inc.; in CA, Aon Affinity Insurance Services, Inc., (OG94493), Aon Direct Insurance Administrators and Berkely Insurance Agency and in NY, AIS Affinity Insurance Agency.

Q032



**Certificate of Insurance**  
**OCCURRENCE PROFESSIONAL LIABILITY POLICY FORM**

Print Date: 4/19/2022

The application for the Policy and any and all supplementary information, materials, and statements submitted therewith shall be maintained on file by us or our Program Administrator and will be deemed attached to and incorporated into the Policy as if physically attached.

<b>PRODUCER</b> 018098	<b>BRANCH</b> 970	<b>PREFIX</b> HPG	<b>POLICY NUMBER</b> 0696384271	<b>POLICY PERIOD</b> From: 05/01/22 to 05/01/23 at 12:01 AM Standard Time
<b>Named Insured and Address:</b> Mildred Tucker 6463 N 107th Ct Omaha, NE 68134-1191			<b>Program Administered by:</b> Healthcare Providers Service Organization 1100 Virginia Drive, Suite 250 Fort Washington, PA 19034 1-800-982-9491 www.hpsso.com	
<b>Medical Specialty:</b> Clinical Counselor/LPCC		<b>Code:</b> 80723		<b>Insurance Provided by:</b> American Casualty Company of Reading, Pennsylvania 151 N. Franklin Street Chicago, IL 60606

**Professional Liability** \$ 1,000,000 each claim \$ 3,000,000 aggregate

Your professional liability limits shown above include the following:

- \* Good Samaritan Liability
- \* Sexual Misconduct Included in the PL limit shown above subject to \$ 25,000 aggregate sublimit
- \* Malplacement Liability
- \* Personal Injury Liability

**Coverage Extensions**

License Protection	\$ 25,000	per proceeding	\$ 25,000	aggregate
Defendant Expense Benefit	\$ 1,000	per day limit	\$ 25,000	aggregate
Deposition Representation	\$ 10,000	per deposition	\$ 10,000	aggregate
Assault	\$ 25,000	per incident	\$ 25,000	aggregate
Includes Workplace Violence Counseling				
Medical Payments	\$ 25,000	per person	\$ 100,000	aggregate
First Aid	\$ 10,000	per incident	\$ 10,000	aggregate
Damage to Property of Others	\$ 10,000	per incident	\$ 10,000	aggregate
Information Privacy (HIPAA) Fines and Penalties	\$ 25,000	per incident	\$ 25,000	aggregate
Media Expense	\$ 25,000	per incident	\$ 25,000	aggregate

**Workplace Liability**

Workplace Liability	Included in Professional Liability Limit shown above
Fire & Water Legal Liability	Included in the PL limit shown above subject to \$150,000 aggregate sublimit
Personal Liability	\$1,000,000 aggregate

Total \$ 53.00

Base Premium \$53.00

Premium reflects Employed , Full Time , 1st Year Graduate Discount

**Policy Forms and Endorsements** (Please see attached list of policy forms and endorsements)

**Chairman of the Board**

**Secretary**

Keep this Certificate of Insurance in a safe place. It and proof of payment are your proof of coverage. There is no coverage in force unless the premium is paid in full. To activate your coverage, please remit premium in full by the effective date of this Certificate of Insurance.

**Coverage Change Date:**

CNA93692 (11-2018)

**Endorsement Date:**

Master Policy: 188711433

## POLICY FORMS & ENDORSEMENTS

The following are the policy forms and endorsements that apply to your current professional liability policy.

### **COMMON POLICY FORMS & ENDORSEMENTS**

<b>FORM #</b>	<b>FORM NAME</b>
G-121500-D (04-08)	Common Policy Conditions
G-121503-C (07-01)	Workplace Liability Form
G-121501-C (07-01)	Occurrence Policy Form
CNA94164 (11-18)	Amendment Definition of Claim Endorsement
G-145184-A (06-03)	Policyholder Notice - OFAC Compliance Notice
G-147292-A (03-04)	Policyholder Notice - Silica, Mold & Asbestos Disclosure
GSL15563 (02-10)	Information Privacy Coverage Endorsement HIPAA Fines, Penalties & Notification Costs
GSL15564 (10-09)	Sexual Misconduct Sublimits of Liability Professional Liability & Sexual Misconduct Exclusion
GSL15565 (03-10)	Healthcare Providers Professional Liability Assault Coverage
GSL17101 (02-10)	Exclusion of Specified Activities Reuse of Parenteral Devices and Supplies
GSL13424 (05-09)	Services to Animals
CNA80051 (09-14)	Amended Definition of Personal Injury Endorsement
CNA80052 (10-14)	Distribution or Recording of Material or Information in Violation of Law Exclusion Endorsement
G-123816-C26 (07-01)	Nebraska Amendatory Change
G-123846-C26 (07-01)	Nebraska Cancellation and Non-Renewal
CNA81753 (03-15)	Coverage & Cap on Losses from Certified Acts Terrorism
CNA81758 (01-21)	Notice - Offer of Terrorism Coverage & Disclosure of Premium
CNA82011 (04-15)	Related Claims Endorsement
CNA89027 (10-17)	Entity Exclusion Endorsement
CNA89026 (05-17)	Media Expense Coverage

### **PLEASE REFER TO YOUR CERTIFICATE OF INSURANCE FOR THE POLICY FORMS & ENDORSEMENTS SPECIFIC TO YOUR STATE AND YOUR POLICY PERIOD.**

For NJ residents: The PLIGA surcharge shown on the Certificate of Insurance is the NJ Property & Liability Insurance Guaranty Association.

For KY residents: The Surcharge shown on the Certificate of Insurance is the KY Firefighters and Law Enforcement Foundation Program Fund and the Local Tax is the KY Local Government Premium Tax. As required by 806 Ky. Admin Regs. 2:100, this Notice is to advise you that a surcharge has been applied to your insurance premium and is separately itemized on the Declarations page or billing instrument attached to your policy, as required KRS. §136.392.

For WV residents: The surcharge shown on the Certificate of Insurance is the WV Premium Surcharge.

For FL residents: The FIGA Assessment shown on the Certificate of Insurance is the FL Insurance Guaranty Association - 2022 Regular Assessment.

Form #:CNA93692 (11-2018)

Named Insured: Mildred Tucker

Master Policy #: 188711433

Policy #: 0696384271



Cultivating Paths Counseling Services LLC

Business Proposal

For

Nebraska Legislative Bill 1024 (LB1024)

**Mildred Tucker, Owner**  
**Created on September 9, 2022**

## Company Description

### **Purpose:**

To provide and increase quality mental health and substance abuse services to the North and South Omaha community that are affected by Covid.

### **Vision:**

In addition to our mission statement to the North and South Omaha, Cultivating Paths Counseling, LLC (CPC) has committed the agency to ongoing practicum hands-on training to upcoming counseling professionals at Bellevue University and Metropolitan Community College to assist with increasing culturally competent providers in the North and South Omaha Communities. CPC commits services provided to increase healthy lifestyles in the North and South Omaha communities.

### **PERSONAL / ORGANIZATION INFORMATION:**

Cultivating Paths Counseling, LLC is incorporated in Omaha, Nebraska

1941 South 42<sup>nd</sup> Street, Suite 307

Omaha, Nebraska 68105

Cultivating Paths Counseling, LLC is a professional and licensed counseling (private practice) firm that is specialized in helping its clients overcome their challenges and achieve their personal goals and improve their competence and lifestyles.

The scope of our business offerings covers areas such as substance use, mental health, Intensive outpatient programming, family therapy, child, and family mental health services.

Our business will be located in – between a well–populated residential estate and a business district in Omaha, Nebraska United States of America.

Cultivating Paths Counseling (CPC), LLC is a client-focused and result-driven private counseling that provides counseling to clients that face issues with mental health and substance use issues. Individuals and families will have the ability to learn approaches and experience at an affordable fee. The agency is established as a State provider for assistance with the re-entry population (Justice System), and including CPC accepts Nebraska State Medicaid. We will ensure that we work hard to meet and surpass all individual client expectations as it relates to their career, personal relationship, and personal goals in their life of sobriety whenever they hire our services.

At Cultivating Paths, our client's' overall best interest would always come first, and everything we do is guided by our values and professional ethics. We will ensure that we hire professional and licensed substance use counselors and mental health therapist with



various skills set who are well experienced and passionate in helping our clients achieve their personal goals within record time.

Cultivating Paths Counseling, LLC will always demonstrate commitment to sustainability, both individually and as a private counseling organization, by actively participating in our communities and integrating sustainable business practices wherever possible.

We will ensure that we hold ourselves accountable to the highest standards by meeting our clients' needs precisely and completely. We will cultivate a working environment that provides a human, sustainable approach to earning a living, and living in our world, for our partners, employees and for our clients.

Our overall business goal is to position our private counseling organization to become the leading private counseling brand in the clinical counseling and substance use industry in the Omaha and South Omaha lower income population. CPC passion is to assist with breaking recidivism of generational substance use and criminal activities within the North Omaha and South Omaha communities.

This might look like a towering of a dream, but CPC is optimistic that this will surely come to pass do to our research and feasibility studies and we are enthusiastic and confident that North Omaha and South Omaha is the right place to launch our private counseling business.

Cultivating Paths Counseling is founded by Mildred Tucker, and she will the business alongside with contracted mental health and substance use counselors. Mildred Cassandra Tucker has well over nine (9) years of experience working with State probation, Federal probation, State Parole, Federal Parole, attorneys, other private practices, and the Douglas and Sarpy County Justice System

## **Proposal Leadership**

### **Primary Contact for Application:**

Mildred Tucker, MS, PLMHP, LADC

Owner/Management/Supervising Substance Abuse Counselor

Experience in program development, case coordination with outside entities and providers, State provider. Provisional Mental Health provider since June of 2021. Substance Abuse Counselor since 2014. Experience in practice credentialing, medical billing, and record keeping.

Phone: 402-979-8350

FAX: 1-888-490-0210

Email: Cultivatingpaths@gmail.com

### **Team:**

Earl Brown, MS, LMHP

Supervisor/ Therapist

Owner of Tubman Center counseling, ten years of supervision of internships and onsite training. Experience in HR and case management. 5 years of group facilitating. Intake, assessments, and case coordination. 10 years of experience working for individuals with mental health challenges.

Monroe Evans, MS, PLMHP

Provisional Therapist/ EMDR Specialist

Three years of experience as a provisional Mental Health provider. Two years of EMDR Experience. Mental Health group facilitating, family therapy, and individual sessions. Experience in past residential treatment at Open door Mission and former teacher. Intake coordination and mental health assessments.

Mitch Almeida, AAS, PLADC

Provisional Substance Abuse Counselor Metropolitan Community College Graduate 2022. Completed Practicum training at Cultivating Paths Counseling in June of 2021. One year of experience in Intensive Outpatient group facilitating addition to providing Case Management services, Substance Use evaluation and assessment, crises interventions, and supports intake coordination.

## **Job Roles and Responsibilities**

### **Owner/ Management/Supervisor of Substance use Treatment Department:**

- Increases management's effectiveness by recruiting, selecting, orienting, training, coaching, counseling, and disciplining managers; communicating values, strategies, and objectives; assigning accountabilities; planning, monitoring, and appraising job results; developing incentives; developing a climate for offering information and opinions; providing educational opportunities.
- Creates, communicates, and implements the organization's vision, mission, and overall direction – i.e. leading the development and implementation of the overall organization's strategy.
- Responsible for fixing prices and signing business deals
- Responsible for providing direction for the business
- Creates, communicates, and implements the organization's vision, mission, and overall direction – i.e. leading the development and implementation of the overall organization's strategy.
- Responsible for signing checks and documents on behalf of the company
- Evaluates the success of the organization
- Identifies, prioritizes and reaches out to new students, and business opportunities et al.
- Identifies development opportunities; follows up on development leads and contacts; participates in the structuring and financing of projects; assures the completion of development projects.

- Writes winning proposal documents, negotiates fees and rates in line with organizations' policy
  - Responsible for handling business research, market surveys, and feasibility studies for clients
  - Responsible for supervising implementation, advocating for the customer's needs, communicating with clients
  - executes and evaluates new plans for expanding increase sales
  - Documents all customer contact and information
  - Represents Cultivating Paths Counseling in strategic meetings
  - Responsible for preparing financial reports, budgets, and financial statements for the organization
  - Provides managements with financial analyses, development budgets, and accounting reports; analyzes financial feasibility for the most complex proposed projects; conducts market research to forecast trends and business conditions.
  - Responsible for financial forecasting and risks analysis.
  - Performs cash management, general ledger accounting, and financial reporting for one or more properties.
  - Responsible for developing and managing financial systems and policies
  - Responsible for administering payrolls
- 
- Ensures compliance with taxation legislation. Identifies, prioritizes, and reaches out to new students, and business opportunities et al
  - Identifies development opportunities; follows up on development leads and contacts; participates in the structuring and financing of projects; assures the completion of development projects.
  - Writes winning proposal documents, negotiate fees and rates in line with organizations' policy.
  - executes and evaluates new plans for expanding increase sales.
  - Represents Cultivating Paths Counseling in strategic meetings
  - Helps to increase sales and growth for Cultivating Paths Counseling, LLC.
  - Responsible for overseeing the smooth running of administrative tasks for Cultivating Paths Counseling, LLC
  - Designs job descriptions with KPI to drive performance management for all contacted counselors.
  - Regularly hold meetings with key stakeholders to review the effectiveness of the organizations' Policies, Procedures and Processes.
  - Maintains office supplies by checking stocks; placing and expediting orders; evaluating new products.
  - Ensures operation of equipment by completing preventive maintenance requirements, calling for repairs.
  - Defines job positions for recruitment and managing interviewing process
  - Carries out staff induction for new team members
  - Responsible for training, evaluation and assessment of employees
  - Responsible for arranging travel, meetings and appointments
  - Updates job knowledge by participating in educational opportunities; reading professional publications; maintaining personal networks; participating in professional organizations.

- Oversees the smooth running of the daily activities of Cultivating Paths Counseling, LLC
- executes and evaluates new plans for expanding increase sales

## **Mental Health Therapist/ Provisional Mental Health Therapist**

- In charge of clinical psychology services.
- Responsible for handling industrial-organizational substance use services
- Handles all Intensive Outpatient/Outpatient services (
- Handles Evaluation Screening Assessments Procedures for program participants.
- Handles outpatient group sessions for program participants needing support groups.
- In charge of teletherapy private substance use/mental health counseling sessions.
- Handles any other duty as assigned by the owner Mildred Tucker.
- Documents all customer contact and information and electronic record-keeping systems (Therasoft).
- Helps to increase participants from North and South Omaha Communities and growth for Cultivating Paths Counseling, LLC by outside networking.

## **Substance Abuse Counselors**

- In charge of clinical psychology services.
- Responsible for handling industrial-organizational substance use services
- Handles all Intensive Outpatient/Outpatient services and Outpatient programming.
- Handles Evaluation Screening Assessments Procedures for program participants.
- Handles outpatient group sessions for program participants.
- In charge of teletherapy private substance use/mental health counseling sessions.
- Handles any other duty as assigned by the owner Mildred Tucker.
- Documents all customer contact and information and electronic record-keeping systems (Thera soft).
- Helps to increase participants from North and South Omaha Communities and growth for Cultivating Paths Counseling, LLC by outside networking.

## **EMDR Specialist**

- Counsel clients (children, adolescents, adults, and possibly families), individually to assist them in making significant life changes in the North and South Omaha Communities.
- Modify counseling activities and approaches as needed to comply with changes in client status.
- Maintain accurate electronic records of sessions, emails, and phone calls related to client counseling with family members, medical doctors, police, school representatives, specialists, and other professionals working with the client.
- Maintain confidentiality relating to client counseling and records.
- Encourage clients to express emotions and discuss what is happening in their lives and help them to develop insight into themselves and their relationships.
- Guide clients in the development of skills and strategies for coping with their problems.
- Collect information about clients through interviews, observations, and assessments.

- Act as client advocate to coordinate services or resolve emergency problems in crisis situations.
- Develop and implement counseling plans based on clinical experience and knowledge.
- Collaborate as necessary with staff members to perform clinical assessments and develop treatment plans.
- Evaluate clients' physical, emotional, and/or mental condition based on review of client information.
- Meet with families, law enforcement, school representatives, psychiatrists, and doctors, and other interested parties as needed to exchange necessary information during the counseling process.
- Refer clients or family members to community resources or to specialists as necessary.

#### **ADDITIONAL RESPONSIBILITIES:**

- Attend and participate in weekly or bi-weekly supervision.
- Maintain effective communication with direct supervisor.
- Participate in weekly clinical and collaborative staff meetings.
- Represent and promote Creative Counseling Center as needed at community functions.
- Promote cooperative working relationships and positive team atmosphere.
- Ability to work evening and/or weekends, enabling us to build your caseload quickly.
- Gather information about community mental health needs and resources that could be used in conjunction with counseling.
- Maintain professional development in the field of counseling by reading professional literature, attending courses and seminars, and establishing and maintaining contact with other social service agencies.
- Maintain registration with Colorado State of Department of Regulatory Agency (DORA) database and maintain licensing requirements.
- Maintain Professional Liability insurance of \$1million/\$3million/\$1million policy.

### **Client Service Receptionist**

- Welcomes clients and visitors by greeting them in person or on the telephone, answering or directing inquiries.
- Ensures that all contacts with clients (e-mail, walk-In center, SMS or phone) provide the client with confidentiality and excellent customer service experience.
- Through interaction with clients on the phone and in person, utilizes every opportunity to build client's interest in the company's services
- Manages administrative duties assigned by the owner/CEO in an effective and timely manner.
- Manages all electronic documentation and case audits.
- Consistently stays of any new information on the organizations' products, promotional campaigns etc. to ensure accurate and helpful information is supplied to clients when they make inquiries.
- Ensures operation of equipment by completing preventive maintenance requirements and calling for repairs.

- Ordering of agency of all office materials.
- Documents all customer contact and information
- Receives parcels/documents for Cultivating Paths Counseling, LLC.

Cultivating Paths Counseling is going to offer varieties of counseling services within the scope mental health and substance use in North and South Omaha.

We started our private counseling business on April 1, 2022, is to assist our program participants with increasing the ability to adopt healthy coping skills to sustain in their life challenges; achieve and their personal goals.

CPC goal is to increase services provide by assisting upcoming professionals with hands on education to prepare them for state licensing testing, and knowledge of culturally competent services.

Our service offerings are listed below:

- Mental health
- Family therapy
- Teletherapy
- Interpreters (Espanol)
- Intensive Outpatient/Outpatient Programming (AM and PM groups available).
- EMDR (Trauma Approaches)
- Group Therapy
- Alanon Group Meeting (Psychoeducation for a family of substance use individuals).
- Community Resources (e.g., Utilities, Education, Employment, and outside healthcare).
- Practicum student training site.

## Proposal Overview:

**Amount of Funds Requested\*** \$ 245,494.00

3 year \$736,482.00 cost

### Category

- Sustainable Community (Mental Health/Substance Use Treatment Services).
- Employment Opportunities/Onsite Practicum for upcoming providers.

## **Funding Goals:**

Cultivating Paths Counseling, LLC (CPC) seeks to expand clinical mental health counseling and substance use treatment to support vulnerable populations who are also disproportionately affected by COVID pandemic and traumas in North and South Omaha area. CPC provides one point of entry, allowing for increased coordination of in-house services for those experiencing mental health impacts of COVID, including depression, anxiety, isolation, grief, PTSD, and substance use addictions. Through our wraparound services, CPC is a gateway to numerous of community social support services for substance use issues, and mental health services. CPC is dedicated to offering more education opportunities to chemical dependency practicum students, and employment opportunities to upcoming professionals at Metropolitan Community College. With the support of Grant Funding, CPC will provide more counseling for individuals with barriers to access; deepen community outreach and education to promote preventative measures to support the mental health of individuals with even higher vulnerability, before they reach a crisis; and provide easier access and more flexible counseling options through Telehealth. Telehealth Intensive Outpatient/ Outpatient substance use and mental health services. The requested funding could be assisting with long-lasting economic growth by creating wellness in mental health stability support and educational facilities for upcoming professionals to continue serving the North and South Omaha communities.

Cultivating Paths Counseling (CPC) increased our footprint since opening in April 1, 2021. When the owner safely returned to the office - by subleasing private office space in an adjacent suite. Cultivating Paths Counseling will: - amending our current lease to include the entire adjacent office suite, adding 3 total private offices, for a total of 6 private offices dedicated to mental health counseling. Cultivating Paths Counseling will hire 2 additional substance use counselors to provide Telehealth services, individual sessions, and group facilitation. We are now needing additional private space to facilitate our operations to serve in-person and Telehealth clients. - Immediately begin the process of hiring additional counselors specialized mental health counseling and chemical dependency counseling for diverse populations. Cultivating Paths Counseling has identified and contacted licensed provisional chemical dependency counselors, Cultivating Paths Counseling currently does not turn away sliding scale clients. CPC currently accepts State Medicaid. CPC also accepts Stae vouchers for probation and reentry populations. eligibility and remains optimistic we can secure consistent funding to support these individuals. CPC will increase efforts to educate the community of the benefits of mental health counseling, including efforts to educate individuals on how to identify symptoms of mental illness and substance abuse. -Over the following weeks, increase the Case Manager's hours to provide additional client intake and assessment support. - Over the following months, extend office hours beyond 5 p.m. to further lower barriers to access, and offer Saturday appointments should there become a need.

## **Economic impact:**

## **Community Benefit:**

CPC offers case management services, mental health, and substance use treatment program. Our credentialing with Nebraska State Medicaid for mental health counseling and substance use treatment

program is designed to benefit those who are living below. The federal poverty Line - of which many of our clients are living in the North and South Omaha areas are living well below. We offer counseling via multiple platforms, which addresses the barriers to access based on neighborhood, access to transportation (owned or public), and stigma. Cultivating Paths Counseling is actively working to meet people where they are - emotionally, physically, and financially.

## Best Practices:

## Outcome Measurement:

The overall goal of Cultivating Paths Counseling is to reduce symptoms, improve mental health status, improve functionality, and improve quality of life. Decreased use of illicit substances in the North Omaha and South Omaha Communities. These results are measured through clinician tracking of goals that are agreed upon by the client and clinician, and through biannual client surveys that ask clients to assess their satisfaction with the program. For all programs and services for which the agency surveys clients, Cultivating Paths Counseling will utilize Results-Based Accountability principles. Cultivating Paths Counseling desired outcomes will include:

- 90% of clients will make progress to or achieve a mental health goal (goals include: addressing anger, anxiety, depression, grief/loss, social adjustment, trauma, substance abuse and relationship issues)
- 90% of clients will report an improvement in quality of life
- 90% of clients will report improved mood/reduced depression
- 100% of respondents will report experiences with Telehealth was at least “very good” or “excellent.” on a satisfaction rating scale.
- We will have at least 6 therapists offering an average 5 to 6 sessions 5 days per week.
- We will have access to 6 private counseling rooms.
  - We will serve at minimum of 300 North and South Omaha clients before year 2025.

## Partnership:

Cultivating Paths Counseling has a current contract with Metropolitan Community College to assist with providing onsite training with practicum students in Human Services and Chemical dependency courses. Cultivating Paths Counseling is receiving 2-3 practicum students per term from Metropolitan Community College. Cultivating Paths Counseling has additional resources with Dr. Daran Penson, PHD, LIMHP and DR. Date Keens Mind for psychiatric evaluation and Initial Diagnostic Interviews (IDI) for our populations served.

## Location:

Cultivating Paths Counseling is currently located 1941 south 42<sup>nd</sup> street, Suite 307. Our office currently has a reception and waiting area, Group facilitating room, and three offices for clinician and client private individual sessions.

## Qualified Census Track:



## Property Zoning:

Cultivating Paths Counseling Property zoning is currently in a commercial area. Cultivating Paths Counseling property zoning code is GC.

## Utilities:

Cultivating Paths Counseling utilities is included in the monthly rent. Cultivating Paths Counseling will not have a need to include any other utilizes.

### I. Timesheet:

See attachments...

One thing is certain, the trend in the psychologists, social workers and marriage counselor's industry is such that if you want to be ahead of your competitors, you should be able to acquire as much certifications as possible and you should be able to have loads of testimonies from your clients.

The truth is that, if your clients experienced huge difference in their life as a result of hiring the services of your organization, then they will be compelled to help promote your organization.

Another notable trend in this industry is the influence of technology; the advent of technology is responsible for the increase in income generated by private counselors all over the world. With technology, it is no easier for private counselors to counsel their clients that are thousands of kilometers away from them. Tools like video calling / Skype, YouTube, live chat and Webcast et al are being used by private counselors to counsel clients in different parts of the world.

Below is a list of the clients that we have specifically design our private counseling services for:

- Low-income individuals
- Homeless
- Justice System population
- Re-entry Programs
- Transitional living
- State and Federal Program
- People with undergoing depression
- People with mental challenges
- People with substance use issues.

## Our competitive advantage

No doubt, the counseling industry is indeed a very prolific and highly competitive industry. Clients will only hire your services if they know that you can successfully help them overcome their challenges and achieve their personal goals. It is the practice for private counselors to acquire as much certifications as it relates to their area of specialization; it is part of what will make them stay competitive in the industry

Cultivating Paths Counseling, LLC might be a new private counseling firm in Omaha, Nebraska but the management team and the owner of the business are considered gurus in the industry. They are people who are core professionals, licensed and highly qualified counselors that can successfully help clients overcome their challenges and achieve their personal goal within a short period of time. These are part of what will count as a competitive advantage for us.

## II. SALES AND MARKETING STRATEGY

### • Sources of Income

Cultivating Paths Counseling, LLC is established with the aim of maximizing profits in the industry and she is going to go all the way to ensure that we do all it takes to attract clients on a regular basis.

- Nebraska State Medicaid
- Nebraska State Probation Vouchers (Third Party Payer).
- Self-pay
- Sliding Scale Fee

Cultivating Paths Counseling, LLC will generate income by offering the following private counseling services.

- Clinical counseling
- Substance Use Counseling
- EMDR
- Industrial-organizational counseling
- Group Therapy
- Online counseling services
- self – help worksheets and materials

This projection is done based on what is obtainable in the industry and with the assumption that there won't be another major economic meltdown Please note that the above projection might be lower and at the same time it might be higher.

CPC is requested funding in this proposal for adding additional office space to assist with increasing services offered to the North and South Omaha Communities.

- Introduce our private counseling firm by sending introductory letters alongside our brochure to corporate organizations, religious organizations, households and key stake holders in Omaha, Nebraska.

- Print out fliers and business cards and strategically drop them in offices, libraries, public facilities, resources for community AA meetings, transitional housing, shelters, residential treatment facilities, re-entry programs, probation offices, parole offices (Federal and State) et al.
- Use friends and family to spread word about our private counseling firm
- Post information about our private counseling firm on bulletin boards in places like schools, libraries, and local coffee shops.
- Placing a small or classified advertisement in the newspaper, or local publication about our private counseling firm
- Advertise our private counseling firm in relevant educational magazines, newspapers, TV stations, and radio station.
- Attend relevant educational expos, seminars, and business fairs et al
- Engage direct marketing approach
- Encourage word of mouth marketing from loyal and satisfied clients.

## **Publicity and Advertising Strategy**

We have been able to work with our brand and publicity consultants to help us map out publicity and advertising strategies that will help us walk our way into the heart of our target market. We are set to become the number one choice for both corporate clients and private clients in the whole of Omaha, Nebraska which is why we have made provisions for effective publicity and advertisement of our business.

Below are the platforms we intend to leverage on to promote and advertise Cultivating Paths Counseling, LLC place adverts on both print (community-based newspapers and magazines) and electronic media platforms

- Sponsor relevant community-based events / programs
- Leverage on the internet and social media platforms like; Instagram, Facebook, Twitter, YouTube, Google + et al to promote our brand
- Install our Billboards on strategic locations all around Cultivating Paths Counseling, LLC.
- Engage in road show from time to time in targeted neighborhoods
- Distribute our fliers and handbills in target areas
- Contact corporate organizations by calling them up and informing them of Cultivating Paths Counseling, LLC and the services we offer
- List our private counseling firm in local directories / yellow pages
- Include Cultivating Paths Counseling, LLC on state providers listings.
- Advertise our life private counseling firm in our official website and employ strategies that will help us pull traffic to the site.

## **Our Pricing Strategy**

Generally counseling and consulting services are billed on per hour billing rate and flat fees on a weekly or monthly basis as it applies. As a result of this, Cultivating Paths Counseling, LLC will charge our self-pay clients a sliding scale fee, except for occasions where there will be need for us to charge special clients on hourly basis.

Cultivating Paths Counseling, LLC we will keep our fees below the average market rate for all of our clients by keeping our overhead low and by collecting payment in advance for self-

pay clients. In addition, we will also offer special discounted rates to all our clients at regular intervals.

We are aware that there are some clients that would need special assistance, we will offer the sliding scale for such services that will be tailored to take care of the low-income client's needs. Third party such as State Probation/ State Medicaid providers/private insurances will be charging the state mandated rates.

- **Payment Options**

The payment policy adopted by Cultivating Paths Counseling, LLC is all inclusive because we are quite aware that different customers prefer different payment options as it suits them but at the same time, we will ensure that we abide by the financial rules and regulation of the United States of America.

Here are the payment options that Cultivating Paths Counseling, LLC will make available to her clients.

- Payment with sliding scales fee
- Payment via check
- Payment through voucher from third party source (State Probation/Scholarships)
- Payment through state provided Medicaid insurance (DHHS)
- Private insurance billing

In view of the above, we have chosen banking platforms that will enable our client make payment for private counseling services without any stress on their part. Our bank account numbers will be made available on our website and promotional materials to clients who may want to deposit cash or make online transfer for our services.

### **13. Startup Expenditure (Budget)**

The materials and equipment that will be used are nearly the same cost everywhere, and any difference in prices would be minimal and can be overlooked. As for the detailed cost analysis for starting a standard private counseling firm with a handful of employees; it might differ in other countries due to the value of their money.

However, this is what it would cost us to start our own standard and world-class private counseling firm in the United States of America.

- The budget for liability insurance– **\$750.00** Annually.
- Acquiring an office space that will accommodate the number of employees we intend to employ for at least one year (Re-Construction of the facility inclusive) will cost – **\$14,928**. Three years =\$44, 784.
- Equipping the office (computers, new white board, new printer, markers, copy paper, pens, note pads, sticky note, staplers, folders, file labels, staples, journals, and pencils, additional furniture, additional telephones, office computers, estimated cost – **\$10,000 annually**.
- 1 -Staff payment-therapist/EMDR specialist-**\$84.264** Annually (\$42.13 hourly).
- 2-therapist co-occurring treatment specialist- Three years 252, 792.

- 3- Staff Substance Use Counseling - **\$38,400** Annually (\$20.00). Three years \$115,200.
- The cost for accounting electronic record-keeping software – **\$3,192** annually.
- Cost for payroll software **\$960.00** annually.
- Teletherapy equipment-Additional cost of **\$20,000** startup (e.g., Wall mounting, cameras, carts, HIPPA approved software).
- Interpreters contracted company estimated cost: **145.00 per hour**. 3-hour intensive Outpatient Groups monthly \$5220.00. Annually- **\$62,640**.
- Additional Expenditures such as Business cards, Signage, Advertisement, and Promotions will cost annually– **\$5360.00**.
- Miscellaneous – **\$5000**.

### Check List / Milestone

- Availability of Cultivating Paths Counseling Name Check: **Completed**
- Business Incorporation: **Completed**
- Credentialing with the State of Nebraska Medicaid: **Completed**
- Opening of Corporate Bank Accounts at various banks in the United States: **Completed (Cobalt Credit Union)**.
- Opening Online Payment Platforms: **(State Medicaid completed, State Probation Completed)**.
- Application and Obtaining Taxpayer's ID: **Completed**
- Application for business license and permit: **Completed**
- Purchase of All forms of Insurance for the Business: **Completed**
- Contracted Interrupter-**In Progress**
- Leasing a standard office facility in a good location plus reconstruction: **Completed**
- Conducting Feasibility Studies: **Completed**
- Generating part of the start-up capital for grant: **In Progress**
- Writing of business plan: **Completed**
- Drafting of Employee's Handbook: **Completed**
- Design of Logo for the business: **Completed**
- Graphic Designs and Printing of Packaging Marketing / Promotional Materials: **In Progress**
- Recruitment of employees: **4 Hired and ready to serve.**
- Purchase of the needed furniture, office equipment, electronic appliances, and facility facelift: **Some completed and Additional needed.**
- Creating an Official Website for the business: **In-Progress**
- Creating awareness for the business in Omaha, Nebraska- **In Progress**
- Health and Safety and Fire Safety Arrangement: **Completed**
- Teletherapy Equipment-**In progress**
- Establishing business relationships with Justice System, Psychiatrist, health clinics, Nebraska Total Care, Healthy Blue, United Healthcare, and Inpatient treatment facilities: **In Progress/completed (continued task)**

## Cultivating Paths One Year Timeline

Cultivating Paths Counseling Year One Plan					
Duties Performed	1 M	2 M	3 M	4 M	5 M
Office Space payment for 12 months	X				
Office Equipment	X	X	X		
Hire of Additional staff to meet demand.	X	X	X		
The budget for liability insurance	X				
1 -Staff Therapist /EMDR specialist	X				
A 2-therapist co-occurring treatment specialist	X				
3- Staff Substance Use Counseling	X	X			
Accounting electronic record-keeping software	X				
Teletherapy equipment and install	X	X			
Interpreters contract	X	X			
Additional Expenditures	X	X	X		
Advertise to the North Omaha community	X	X	X	X	X
Advertise to the South Omaha community	X	X	X	X	X
Provide Services to 50 North and South Omaha individuals.	X	X	X	X	X

CPC Intern/Practicum Student Culturally Competent Training Timeline Year One Plan- 10 Students												
Duties Performed	1 M	2 M	3 M	4 M	5 M	6 M	7 M	8 M	9 M	10 M	11 M	12 M
Equipment/ Office Supplies	X	X										
intern and practicum student placement	X											
Provide education on how to complete documentation as specified by the agency guidelines that include intake assessments, case notes, letters, memoranda, discharge summary, provide training on 12 core-functioning detail pertaining to the State license board test, and computer-based CPC record entry by month three.	X	X	X									
Preparation of 150 units of onsite training completion for the term.	X	X	X									
Select New practicum candidates or consider second-term practicum for students.				X								
Provide education on how to complete documentation as specified by the agency guidelines that include intake assessments, case notes, letters, memoranda, discharge summary, provide training on 12 core-functioning detail pertaining to the State license board test, and computer-based CPC record entry by month three.					X	X	X					

Preparation of 150 units of onsite training completion for the term.								X	X	X		
Prepare North and South Omaha practicum student counselors for State provisional license requirements.											X	X



***INCORPORATION WORKSHEET***  
***prepared on December 02, 2020***

**INCORPORATOR:**

Name: Mildred C Tucker  
Street Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132  
Telephone: 4024159665 Ext. \_\_\_\_\_

**CORPORATION NAME:**

Legal Name: Cultivating Paths Counseling  
Trade Name: \_\_\_\_\_

**PRINCIPAL PLACE OF BUSINESS:**

The address where the corporation's principal place of business will be located is:

Street Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132  
County: \_\_\_\_\_  
Telephone: 402-415-9665

Mailing Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132

**BUSINESS ACTIVITIES:** This corporation will begin on December 02, 2020, with an initial number of employees of approximately 0, and anticipated first year gross revenues of approximately \$50.00.

The primary activities of the corporation can be described as follows: Addiction Counseling: Intensive Outpatient Services, Drug and Alcohol Education, Outpatient Services, and Individual Mental Health Services..

**GEOGRAPHICAL AREA OF BUSINESS OPERATIONS:**

The business will conduct its operations in the following geographical area: Douglas County metropolitan area or within a 100-mile radius of Omaha, Nebraska.

**STOCK:**

The corporation will authorize the following number of shares: 10,000

The shares will be: no par value

The shareholders will have preemptive rights with respect to additional shares of stock sold by the corporation.

The shareholders will be required to first offer their shares to the corporation before selling to other parties.

**FISCAL YEAR:**

The fiscal year of the corporation will end each year on December 31.

**DIRECTORS:**

The following persons will be the initial directors of the corporation:

Name: Mildred  
Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132  
Telephone: 4024159665 Ext. \_\_\_\_\_

Each director will serve for a term of 3 year(s).

The directors will not be personally liable to the corporation or its shareholders for obligations arising out of the performance of the directors' duties.

**OFFICERS:**

The following persons will be elected to fill the respective offices:

President: Mildred C Tucker  
Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132  
Telephone: 4024159665 Ext. \_\_\_\_\_

Vice President: Mildred C Tucker  
Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132  
Telephone: 4024159665 Ext. \_\_\_\_\_

Treasurer: Mildred C Tucker  
Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132  
Telephone: 4024159665 Ext. \_\_\_\_\_

Secretary: Mildred C Tucker  
Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132  
Telephone: 4024159665 Ext. \_\_\_\_\_

The corporation will defend the directors and officers against lawsuits.

Business transactions between the corporation and its officers and directors will be allowed.

Instruments which relate to an interest in real estate must be signed by the following:

President or Vice-President and Secretary or Treasurer

The officers are authorized to do the following:

Open a corporate bank account  
Obtain a bank loan  
Elect Subchapter "S" tax status  
Lease office space at 6463 North 107th Court, Omaha, Nebraska from Mildred upon such terms as the officers deem appropriate.

Employment agreements will be authorized with the following officers:

Mildred C Tucker

#### **FRINGE BENEFITS:**

The owners are interested in establishing the following:

Health care plan for employees  
AlFlac

#### **SEAL:**

The corporation will not have a corporate seal.

#### **STOCK CERTIFICATES:**

The corporation will issue stock certificates.

**REGISTERED AGENT:**

The name and address of the registered agent of the corporation is:

Name: Mildred C Tucker  
Company Name: Counseling  
Address: 6463 North 107th Court  
City, State, Zip: Omaha, Nebraska 68132  
Telephone: 4024159665 Ext. \_\_\_\_\_

Date of this notice: 11-13-2020

Employer Identification Number:  
85-3880800

Form: SS-4

Number of this notice: CP 575 G

CULTIVATING PATHS COUNSELING  
MILDRED C TUCKER SOLE MBR  
6463 N 107TH CT  
OMAHA, NE 68134

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-3880800. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is CULT. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.



# Grant Application

Row 266

<b>Organization Name (if applicable)</b>	Legacy Demolition LLC
<b>Physical Address</b>	4021 Wirt St, Omaha, NE 68111
<b>Mailing Address</b>	5616 N 78th Ave, Omaha, NE 68134
<b>Website</b>	
<b>Social Media Accounts</b>	
<b>Name</b>	Jerry Johnson
<b>Title</b>	sole managing member
<b>Email Address</b>	5jerryjohnson4@gmail.com
<b>Phone</b>	+1 (402) 763-0749
<b>Team</b>	No
<b>Organizational Chart</b>	sole managing member members can be added
<b>Other Completed Projects and/or Accomplishments</b>	Our companies goal is to provide training, job experience, and reduce recidivism by providing employment opportunities to previously incarcerated individuals. This proposal will help with initial startup and salary costs.
<b>Proposal Title</b>	Second Chance
<b>Total Budget (\$)</b>	\$315,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$315,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	As a black owned startup construction company newly incorporated in September 2022, our mission began with the goal of providing second chances to individuals with previous convictions and/or life struggles primarily located in north Omaha. The goal of our company is to provide training, job experience, and reduce recidivism by providing employment opportunities to previously incarcerated individuals. Our company recently established an agreement with a local black female owned construction company that will provide sustainability throughout our company. We will consistently receive jobs located throughout Omaha but specifically north

Omaha. With job sites located in various locations, there will be no home office. Travel will be necessary for all employees. With these items in place, our goal is to begin hiring more employees with an initial goal of ten employees and accepting more jobs by January 2023.

<b>Timeline</b>	October 2022 - two employees; currently accepting 3 jobs per week October 2022 - purchase additional necessary tools and equipment November 2022 - purchase commercial truck for transportation of supplies and employees if necessary January 2023 - begin hiring employees with a goal of 10 employees by February 1st February 2023 - purchase commercial space to store tools and equipment and any necessary employee meetings and training February 2023 - purchase additional necessary tools and equipment February 2023 - increase jobs to 15 per week August 2023 - begin hiring an additional 10 employees with a goal of 20 employees September 2023 - expand accepted job types
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	Other Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.)
<b>"other" explanation</b>	financial stability through employment
<b>Proposal Description and Needs Alignment</b>	Our proposal will play a large role in the community need of infrastructure by assisting with the improvement of residential homes and business districts through construction such as remodeling and demolition for home improvement. Our proposal will also assist the large community need of financial stability by providing employment to individuals that typically struggle to find employment opportunities..
<b>Visioning Workshop Findings Alignment</b>	Our proposal specifically aligns with the opportunity to decrease the unemployment rate in North Omaha by adding an additional 20 employees by the end of 2023 and providing salaries greater than industry average to assist with the persistent poverty levels.
<b>Priorities Alignment</b>	The proposal has a focus of increasing job opportunities and economic relief by providing greater than industry average salaries.
<b>Economic Impact</b>	28 employees @ \$17 - \$20 per hour
	20
	10



\$17/hr - \$20/hr

Our job sites will primarily be within the qualified census tracts in Figure 1.1. We also plan to utilize commercial space within the allocated area.

**Community Benefit** This proposal will provide financial stability to individuals and in turn reduce crime in local neighborhoods. It will also help to improve the economy based on an increase in jobs and income.

This proposal will help to improve the infrastructure throughout north Omaha providing quality housing options as well as economic improvement through jobs and high salaries.

**Best Practices/Innovation** Our company will act as a leader for providing second chances to individuals with records and providing on the job training and job experience to them.

**Outcome Measurement** We would like to offer above average salaries to our employees.

We will compare to industry average and adjust accordingly.

no

**Partnerships** Yes

24th Street Corridor

no

**Displacement** No

**Displacement explanation**

**Physical Location** The company currently does not have a home office but has a goal of expanding to a commercial space in north Omaha. The space will be utilized for team meeting and training as well as storage for tools and equipment.

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

**Additional Location Documents**

**Property Zoning** Yes

**Is the project connected to utilities?**

No

No

<b>Design, Estimating, and Bidding</b>	No
	No
	cost vary per job
<b>General Contractor</b>	No
<b>Request Rationale</b>	The dollar amount will cover upfront cost as well as expansion cost such as additional commercial vehicles, tools and equipment, commercial space, and salaries.
<b>Grant Funds Usage</b>	The funds will be used for expansion specifically for additional commercial vehicles, tools and equipment, commercial space, and salaries.
<b>Proposal Financial Sustainability</b>	Yes
	Please see the budget for additional accounting details
<b>Funding Sources</b>	self-financing
	N/A
	No
<b>Scalability</b>	scalable
	N/A
<b>Financial Commitment</b>	The company has committed to the initial financial commitment to purchase tools and equipment for a small team of two and is committed to continue the financial committee throughout the growth of the company.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgme</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Proposal Budget/Sources and Uses

**Legacy Demolition LLC  
Proposal Budget**

<b>One-time Costs:</b>	<b>Cash Needed</b>	<b>Percent of Total</b>
Commercial vehicles	\$80,000.00	25%
Commercial space down payment	\$200,000.00	64%
Equipment	\$20,000.00	6%
Tools	\$15,000.00	5%
<b>Total</b>	<b>\$315,000.00</b>	<b>100%</b>

<b>Monthly Costs:</b>	<b>Cash Needed</b>	<b>Percent of Total</b>
Salary of sole-managing member	\$2,500.00	2%
All other salaries and wages	\$100,000.00	72%
Rent	\$760.00	1%
Insurance	\$7,020.00	5%
Gas	\$600.00	.05%
Advertising	\$500.00	.05%
Utilities	\$1,500.00	1%
Taxes	\$25,000.00	18%
Miscellaneous	\$500.00	.05%
Tools/Equipment	\$200.00	.05%
<b>Total</b>	<b>\$138,580.00</b>	<b>100%</b>

# Grant Application

Row 267

<b>Organization Name (if applicable)</b>	N3WDOOM Inc.
<b>Physical Address</b>	1299 Farnam St. Suite 300 Omaha, Ne 68102
<b>Mailing Address</b>	Attention: D. Wright-Reed 272 Kapiolanai St. Unit 304 Hilo, HI 96720
<b>Website</b>	n3wdoom.com
<b>Social Media Accounts</b>	@n3wdoom
<b>Name</b>	Devin Wright-Reed
<b>Title</b>	Director
<b>Email Address</b>	Devin@n3wdoom.com
<b>Phone</b>	+1 (537) 777-0193
<b>Team</b>	Yes
	Devin Wright-Reed Director, Jazzmyne Miller Major Gifts Director, Jasmine Tate Vice Chair, Germain Pentsil Grant Writer, Shriah Marshall, Susan Payne Media Manager, Kim Anderson Volunteer Director, Cat Rehberg Asset Advisor, Karoli Sawka IT Director.
<b>Organizational Chart</b>	The Governance of the nonprofit consists of 5 board members with oversight of general programs, finances, and operations. The next 5 positions, Social Media Manager, Volunteer Director, Program Manager, IT Director, and Marketing Manager outline the key components of leadership positions for operations. Those managerial roles are followed by team leads and then program staff with an extensive list of volunteers that are not pictured below.
<b>Other Completed Projects and/or Accomplishments</b>	N3WDOOM Inc. is a united collective that consists of an alliance between community members, local entrepreneurs, and nonprofits, culminating in a synergy that flips the status quo by creating opportunities for Black and Brown community healing via self-expression, educational advancement, and professional development. Since 2020, we have successfully hosted and organized music events, art shows with live paintings and leading to the release of the N3WDOOM "Zine" which highlights healing artistic expressions through community representation. N3WDOOM has since grown its scope of focus to developing educational programs that help bridge the gap caused by systemic racism and prejudice on the Black community. The COVID era has shine a light on regarding racism and its role in shaping Omaha dating back prior to Will Brown's murder on judicial grounds in 1919. We strive to

establish a new paradigm in rejecting the systemic societal norms that have restricted the advancement of Black and Brown residents for generations, such as through our Return to Citizenship program providing professional development opportunities for recently incarcerated individuals. During the COVID-19 pandemic since 2020, we offered classes online. The most recent class series consisted of six meetings over a time period spanning 12 weeks. We received great feedback and establish over 16 different businesses and entities in support of Omaha's entrepreneurship in the Black and Brown community. That list is ever-growing with additional groups underway, including multiple nonprofits and even facilitating the setup of our first school. Due to COVID we offered our classes online with the last series providing six meetings every other week spanning 12 weeks. We had great feedback and participation. Thanks to the community response, the next cohort starts October 16th, 2022 with additional courses and expanded coursework to support enrollment which has doubled since last fall. With COVID subsiding, the community is eager for N3WDOOM Inc to establish a Community center for in-person classes. This will improve accessibility for those with limited or unreliable access to computers and the internet. We are currently in the early stages of planning N3WDOOM's annual Youth Summer Breakfast Program, starting June-August 2023, to provide breakfast 3 days a week for 6 weeks spanning summer break. The meals will be prepared by various catering companies within or network of local businesses, rotating weekly with volunteers and potential interns from the workplace development program. Lastly, we have fostered a partnership with a school in Ghana. We have recently finished the process of creating/donating crosswalk flags for students who have to cross a deadly busy intersection on their commute to school. This is one of our many important partnerships that expands outside of our immediate community while striving to make the world a little bit more accessible.

<b>Proposal Title</b>	N3wdoom Center of Empowerment
<b>Total Budget (\$)</b>	\$10,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$10,000,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	The N3WDOOM Center of Empowerment will provide a space for the community of Omaha to receive personal and professional education opportunities leading to job cultivation and a community-operated second-hand store. In 2020 COVID highlighted the economic and racial disparity gap which N3WDOOM Inc. is poised to tackle through self-improvement opportunities by 2026.
<b>Timeline</b>	As soon as the funds are made available N3WDOOM Inc. will initiate its detailed plan to procure property for the community center within 6 months, and implement systems of operation directly following a hiring push spanning 30 new positions in the first year, with 10 more added each subsequent year. N3WDOOM Inc. has currently identified 3 potential locations for sale which could serve as the N3WDOOM Center of Empowerment. Each space has the capacity to serve as office space for admin with a resource center for workshops as well

as a retail storefront for the resale of used goods. The following milestones will include: Milestones Secure Center of Empowerment Hiring and Training Administrative and Program staff directly involved with the community center Procuring Resources for Programs Purchase Program Vehicles Fundraising and developing opportunities to raise money Obtain Program software Outfitting Community Center Partnering with community service providers Growing Program Reach and Participants Collect and process community-sourced donated items Staging retail store front Unfolding of Marketing Plan Onboard new staff and program facilitators 100% - Once the funds are made available, a property will be purchased and outfitted for the community center. N3WDOOM Inc. will utilize all funds by the deadline through monitoring an extensive program budget and developing various services and employment opportunities through the nonprofit's network of community partnerships and our parent organization via NEWDOOM Business Services. N3WDOOM Inc. will hire four individuals for our grant compliance group to make sure spending and the collection of data is completed accordingly.

**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**

The N3WDOOM Center of Empowerment will allocate the grant funds to obtain a community resource center for in-person trainings, mentorship meetings, workshops, and internships in addition to establishing a Resale Store supplied and operated by the community it serves. The Center of Empowerment will consist of office spaces, classrooms, a store for donated secondhand goods, and a community professional development space, providing access to stable internet for all participants seeking gainful employment and/or support with business plan development. At N3WDOOM Inc. our motto is to "turn individuals into assets", helping them understand their greatest treasure in life is the choice of how to spend it. We will be a driving force of economic growth by fostering entrepreneurship in the Black and Brown community, leading to job creation and generational enhancement. This resource center will be the number one asset for our workforce

development programs where recently incarcerated individuals come for community advocacy and take the initial steps to “Return to Citizenship”. Outside of providing resources and employment opportunities for all our participants, the N3WDOOM Center of Empowerment will cultivate a safe space with special attention towards mental health resources and skill development through partnerships. Some of the annual programs offered through the Center are workshops focused on Problem-Solving, Communication Skills Development, Life Beyond School, Life Beyond Incarceration, and Financial Literacy, to name a few. Childcare stipends for accommodations will be available for participants during classes to help close the gender-disparity gap for female entrepreneurship. Additionally, the Center of Empowerment will house a retail space for secondhand goods cycled through the community. Participants in the education, professional and personal development courses will be rewarded with non-fungible tokens through N3WDOOM Inc. that allows them to purchase household necessities by choosing to spend their time investing in themselves. Excess overstock will become a revenue stream sold internationally to business partners in Africa creating revenue with international partnerships.

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**Visioning Workshop Findings Alignment**

We believe our organization's mission and programs are exactly what many communities across the county need to address the race-based economic gap on a larger scale and are proud to establish the start of this process in Omaha. The Visioning Workshop provided key perspectives through the voice of the engaged community at large that were highlighted throughout COVID-19. The initial steps for favorable community advancement in overcoming the deficits indicated by the Visioning Workshop will be to provide assistance supporting local entrepreneurs in the creation of small businesses. Our educational courses will cover a wide range of subjects, our Educators Union will foster mentorships and our second-hand resale store will create employment opportunities for the community. The N3WDOOM Center of Empowerment provides a new grassroots form of unorthodox education applicable to life outside of the public school system. One way the participants in our programs receive instant personal gain from completing a course is through receiving N3WDOOM tokens (called Doom Dollars / DDs) which in turn can be spent at the second-hand store, rewarding the fundamental notion that investing in themselves pays off beyond the economic limitations that were identified in the Visioning Workshop and that have historically plagued our community for generations. Additionally, the nonprofit pledges to provide program participants with access to Chromebooks and free wifi for three consecutive years at our N3WDOOM Center of Empowerment, culminating in upwards of over 800 laptops in the hands of the underserved. Emphasizing education centered on economics and financial literacy is the most essential component of lasting economic growth for the unsupported and under-resourced communities in Omaha. Not only will our programs save a large demographic of underserved individuals, but we will also be an intricate part in developing those individuals into future assets to their community. With opportunities and appropriate resources, we aim to foster the values that create generational wealth by facilitating the creation of general businesses through guiding and fostering the entrepreneurial spirit within North and South Omaha. Under the nonprofit's four pillars of programming, our courses on context-sensitive education and finance fall under the Sustainable Community category. Our resale store will be an intricate part of the business districts

they reside in, enhancing Infrastructure while bringing in customers from all walks of life from across the community. The job-specific training under our workforce development programs for recently incarcerated community members will improve the quality of life for many as we provide relatable work skills that translate into upward mobility for individuals, families and the community at large. The strengths of South Omaha's volunteerism and strong entrepreneurship can help leverage opportunities and mentor roles of aspiring program participants looking to replicate similar business structures. The vacant buildings in North Omaha can be renovated by small business contractors using our network once our union programs are established. Our emphasis on education regarding life skills and economics will provide the necessary tools for transformation change not only in the workforce but for generations to come. These fundamental changes will not only improve the perception outside and within these communities, but they will also create a bridge to unify resources amongst both for support and collaboration, healing the race-based gap and strengthening Omaha as a whole.

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**Priorities Alignment** The N3WDOOM Center of Empowerment would combat job loss experienced during COVID, and foster job growth through supporting community-centered entrepreneurship initiatives. Our nonprofit, business, and services fall in the QTC communities with a large proportion of low-income residents, disproportionately impacted by the COVID pandemic. Much-needed services will include behavioral therapy, trauma recovery, job training, and education. With remote education rates going up our center will be a resource for high-speed internet.

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**Economic Impact** The economic impact of the N3WDOOM Center of Empowerment will not only be measured in job creation but N3WDOOM Inc. will literally and figurately recycle wealth and resources among community members. The outline for the community center employees sits at a projected 26 staff members with an additional 10 collection crew members. These 35-plus employees will be a mix of full-time and part-time positions on the budget for an annual basis. With the intent to grow and scale out programs we anticipate these positions will increase by 10 each year. 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, starting our part-time employee's wages in 2024 at the 2026 projection of \$15 dollars per hour. Full-time employees and Adminstarions roles will be competitive compared to the market average.

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Measuring the creation of jobs can be one metric, N3WDOOM Inc. and its Workforce Development Programs are centered around the scaling of each business's range and services. Not only do we aim to create jobs within those businesses we aim to help foster the network where those businesses have the necessary support to duplicate processes and linkages between businesses and service providers. A minimum of 25 jobs will be created within N3WDOOM Inc. through the Center of Empowerment staff with an additional 10 positions created specifically for the Donations Collection team. As a modern-day business incubator, we aim to be a catalyst for the early developmental stages of start-ups. Our goal is to connect investors, mentors, and professionals from our Educators Union and other community members within our Network to entrepreneurs, interns, and potential employees. In short, there is no limit and exactly how many jobs we help create will be



endless, with a specific goal to create 50 businesses per year within a year of opening the N3WDOOM Center of Empowerment doors. This could translate into 250 different employees if each business onboards 5 employees.

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This answer is dependent on the needs of the building and property we are able to secure by the time the grant funds are available. We have projected services for HVAC, cleaning, painting, landscaping, electrical, general contracting, plumbing, electrical, ADA compliance alterations, and other essential services. This projected budget is under \$1,000,000. Not only is it highly sensible, but it would also be our honor to source local contractors directly from within our backyard, allowing for relationships to develop and creating awareness of the programs we offer that further support the community.

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Our proposed minimum wage for our employees will be ahead of Initiative 433. We aim to start all our employees at a \$15 dollar per hour minimum wage. We support the idea that more money for workers means more money for local small businesses.

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Community members who benefit from courses and internships offered through the N3WDOOM Center of Empowerment will have first access to employment opportunities cultivated through the small-business incubator mentorship programs. As the success of the businesses launched through N3WDOOM's support spreads, more entrepreneurs will be attracted as well as community members seeking self-improvement to better qualify for these newly established business opportunities.

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**Community Benefit**

The scope of benefits the QTC 20 community will experience from the establishment of the N3WDOOM Center of Empowerment is vast, spanning our self-improvement programs via work skills development, employment opportunities, and start-up entrepreneurship support for and from individuals with similar backgrounds, obstacles, and achievements. From a proof of concept standpoint, not only do we plan to diversify group economics by recycling wealth within the community, we also plan to greatly improve the quality of life for many from a non-traditional educational role while doing so. Under our four pillars of programming, we start with the youth, as they are not only the bloodline of our community but of our nation as a whole. Our Youth Programs directed at our M.I.P.'s (Most Important People) include educational workshops on financial literacy and entrepreneurial endeavors. Through the structure of our Educators Union as a collective think tank, many community-wide challenges will be explored and addressed at the N3WDOOM Center of Empowerment engaging a dialog rooted in community-sourced solutions through ongoing discourse with city-wide community leaders. Our Return to Citizenship programs will do exactly that, returning recently incarcerated individuals into moldable and formable citizens. Our overarching goal is to "Turn Individuals into Assets". We'd like to think that the fallacy of rehabilitation behind bars will be synonymous with us, but with a greater impact as there are no bars, only personal commitment to self-improvement. We aim to provide resources, support, and life skills to the demographic of people who need it the most, utilizing community counselors with a program focused on communication skills, conflict resolution, and social engagement. The three previously stated pillars of N3WDOOM Inc. empowerment model conveniently transition individuals into

the fourth pillar, our Workforce Development program, wherein business owners and nonprofits within our network looking to duplicate and/or scale their operations can be outfitted with eager, vetted, potential employees and interns. This will allow for a fit placement hiring process for businesses as well as a learning experience for potential employees.

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Collectively our nonprofit will provide the community and businesses alike with key elements necessary to thrive. N3WDOOM Inc. attracts like-minded entrepreneurs and community leaders committed to improving quality of life by investing directly in the community through youth programs, professional development skill building, and generating opportunities for previously incarcerated individuals (who are disproportionately Black and Brown folks) to create a new life. Our hope is that future generations following our programs will have a better foundation of support and intuitive direction toward entrepreneurial endeavors, helping them avoid the trap of choices that lead to incarceration.

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**Best Practices/Innovation**

Our model is recycled, but the strategy behind the operations of our business is innovation at its finest. The classic “drop your household goods off at the Goodwill” is obviously sustainable, as there are over 4000 satellite Goodwills worldwide, offering solid job opportunities for the elderly and individuals with disabilities. The model is strong enough to make Goodwill Industries considered in the top 100 retailers in the United States. 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. The Black and Brown community is by far the leading consumer of material goods in our nation with household goods being the leading expenditure. Sympathetic non-black community members will feel good about their donations, while Black and Brown dollars will circulate within the Black and Brown community a little while longer. The overall knowledge and understanding that profits will be recycled into programs for a cause providing opportunities for disenfranchised individuals is conservative, yet liberal, but most important, revolutionary. 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.

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**Outcome  
Measurement**

Our programs are built around turning disenfranchised individuals in North and South Omaha into legitimate entrepreneurs and future business owners through our network of business partners and industry leaders looking to hire and support the advancement of the Black and Brown community. The years following the launch of the N3WDOOM Center of Empowerment will be shaped by the previous successful program pupils, returning to equip their entrepreneurial endeavors with our newest program members, providing the mentorship and employment opportunities to the next generation that they were once so grateful to receive. Within the N3WDOOM Center of Empowerment model emphasizing community enhancement through self-learning, outcome metrics based on overall communal/social cohesiveness can be measured through gainful employment, wage statistics, and a decrease in crime rates. N3WDOOM Inc strives to provide wages ahead of the proposed 2026 minimum wage change, offering part-time employees a base pay rate of \$15 dollars per hour with the aspiration that our base pay rate increases to \$18 dollars/hour within our company by 2026. Communities with enhanced job security and access to emotional and professional skill-building resources lead to a decrease in crime statistics. Our adjacent projects with Newdoom Business Services (see separate grant proposal) will lead to the growth of our processes and an increase in employment opportunities. The more donations we are able to collect from community members translates to different phases of our recycling business model. More collections equate to more jobs for both collections and distributions processed by our workforce development participants. Another metric for outcome success within the second-hand store will be the eventual expansion into exporting goods internationally to 3rd hand stores in Africa due to a surplus of collected goods. This will measure two things, we are collecting donations at a rate where it is necessary to replenish inventory, and second profit margins are allowing us to outsource materials tapping into new forms of service on a global scale.

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The measurement of our outcomes can be monitored through new businesses established through N3WDOOM mentorship, increased job creation within the network, an increase in

programs and program enrollment, an increase in base pay rate for direct employees, the overall growth of our network, and the expansion of second-hand goods shipped internationally after the community has received first dibs, creating a stable income stream for supporting the nonprofit.

Not only do we feel our proposal will attract additional investments, but we also welcome any and all investments through our major gifts director. We anticipate co-investments once programs go through their annual cycle demonstrating profound community impact and professional workforce development. We aim to have an extensive manager relationship network and a robust due diligence process which are 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.

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**Partnerships** Yes

Our network of growing partners is too long to list. Please View our website [www.n3wdoom.com](http://www.n3wdoom.com) for a more extensive look at our partnerships. The nonprofit has fiscal sponsorship from The Simple Foundation in addition to being a proud member of the Nonprofit of the Midlands and formidable North Omaha Community Partnerships. We are also partnering with The Honeycomb Foundation developing a housing resource for our Return to Citizenship Program. The main partnership between N3WDOOM Inc. and its parent organization dba Newdoom Business Services will be a key supplier of resources and additional partnerships with an ever-expanding network of 20+ local businesses. As the N3WDOOM Inc. mission is to foster entrepreneurship and help build start-up small businesses, the nonprofit prioritizes growing individuals into assets for themselves, their families, and the community which leads to the N3WDOOM network of continued success.

---

**Displacement** No

---

**Displacement explanation**

---

**Physical Location** 1474 S 16th St, Omaha, NE 68108

---

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

---

**Additional Location Documents** The N3WDOOM Community Center of Empowerment falls 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. The proposed property is zoned R4 and has a park within a 5-10 minute walking distance. Outside of a neighborhood park, there are no major community resources regarding a Library or any other major points of interest in this community area. It is not in a flood zone and has little specific danger regarding natural features. Air Quality is in the 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, this place also has relatively low health factors. Per the survey, 76 to 90 percent of residents in the area have access to the internet. With all three

properties, we are soliciting between N3wdoom Inc. and Newdoom Business Services Distribution Warehouse and the Recycling Center all within the same census tract, there are obvious and unlimited benefits that come from all three assets with such close proximity. Considering how all three properties hold crucial roles as a collective it makes sense to advantage of this close proximity.

---

**Property Zoning** Yes

---

**Is the project connected to utilities?**

---

Yes

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No

---

**Design, Estimating, and Bidding** No

---

No

---

**General Contractor** No

---

**Request Rationale** Our request includes all the major start-up costs of nonprofit N3wdoom Inc. These costs include the funds for brick-and-mortar building, and program budget, 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, training, and recruitment of program coordination and assistants.

---

**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 a brick-and-mortar building to house the N3WDOOM Community Center of Empowerment and thrift store 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 Sustainability**

Yes

The model that outlines our Nonprofit's Financial Sustainability is an innovative version of Goodwill Industries. With a modern approach and a target market group that consists of the economics largest consumer group on the planet, we have extreme confidence in the support our services will receive and provide, as well as the recycling of used goods across the nation. We also have a business model in place to outdo the competition of loyal Goodwill customers by providing pick-up services where employees collect donations from scheduled household sites rather than having the hassle and obstacle of hauling donations to a local goodwill store, as many don't have their own transportation. We will simply outdo the competition by the convenience factor alone by coming to you. Not only do we provide jobs and resources to a target group of disadvantaged citizens, but we will also be recycling wealth within our community members, a feat never achieved in such a way, propelling groups and economies to a new level. We have broken down the necessary phases for managing expenses and obtaining assets essential to our business's operations. The phases are broken down from essential use to the necessary time to obtainment. In our attached PowerPoint the phases are elaborated on from an operational standpoint. Fiscal expenditure also is aligned with specific goals

---

**Funding Sources**

The primary driving source of funding for our programs to continue after grant funds have been committed will be based on the business model we have to resale donations of clothes and home goods. Once our brick-and-mortar foundation and community space are in place we will allocate our resources to the acquisition and development of assets in the form of service vehicles in order to collect donations from community members and partners. We will also seek funds from membership dues, program enrollment outside of network participants, in-kind donations, annual fundraisers as well as additional office space and event rentals through our Center of Empowerment. Additionally, the service vehicles can solicit services for hauling items that don't fall under one of our donation classifications. As a nonprofit community-based service entity, we maintain a grant writer amongst the board members that will continue to pursue additional funds through the continued pursuit of other grants and other methods of funding.

---

N/A

---

Yes. Without adequate funds from the grant to purchase the community center and thrift store, N3WDOOM Inc will be required to continue operating solely online with limited scope and access to the population that the nonprofit strives to uplift. As the nonprofit is composed of dedicated and resourceful individuals, the community center is indeed inevitable, though the timeline would be greatly hindered without the grant funds outlined in this proposal.

---

**Scalability**

This proposal and business model are beyond scalable, the sole purpose of building this model is to make an impact on communities across the county on a national scale. The process can be completed in smaller components but consequently, the ability to scale would be delayed. As proven through the initial operation of N3WDOOM Inc, empowerment-

based courses can be made available online for immediate access in any community across the country. To truly scale the impact of this empowerment model, a community center building will need to be procured in order to support individuals with limited access to a computer or the internet. A program-based reward system of non-fungible tokens (Doom Dollars - DDs) is earned through program participation and completion in addition to those rewarded for small business development and entrepreneurship efforts are achieved through membership enrollment, with any future membership dues being paid through donors, business partners, sponsors, and grants. As program membership grows and the community enjoys the benefits of a local thrift store with door service for donated items picked up at households by partner organizations, such as Newdoom Business Services (see separate grant application for details), the community center can expand its scope to additional locations as well as establishing international partnerships shipping surplus items to 3rd Hand retails in Africa. As the thrift store does not exclusively operate on the DDs and accepts cash purchases from the general public, community awareness will grow pertaining to the use of DDs provided to members based on program participation which creates a cycle of self-empowerment not dependent on draining a family's already strained resources. More and more of the community will register for courses and seek self-improvement to cultivate their own upward mobility through program participation and small business development support, enhancing economic growth across the race-based disparity gap, highlighted during COVID-19 throughout Omaha and beyond. Additionally, the model can be scaled back to an online platform in the event another pandemic occurs. This community center resource would be able to survive unforeseen tumultuous times, scaling up or down as needed to accommodate public health concerns as they arise.

---

**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 se, 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 Recycle 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.



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**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 Pro Forma Proposal Budget/Sources and Uses

---





Catherine Rehberg &lt;cat@thishawaiinest.com&gt;

## Property Search Criteria - N3WDOOM Community Center

2 messages

**Catherine Rehberg** <cat@thishawaiinest.com>  
To: danyelle.shaw@exp Realty.com

Fri, Oct 7, 2022 at 1:58 PM

Hello Danielle,

Would you please set up a property search for a **N3WDOOM Inc Community Center** in Central-South Omaha and Central-North Omaha with the following criteria:

**Office space**  
**Workshop space**  
**Thrift Store - storefront**  
**Multi functional Warehouse**  
**Minimum 10,000 sqft**  
**Maximum 60,000 sqft**  
**No min/max acreage**  
**Parking for program participants and community shoppers**  
**Zoning: Industrial, commercial, 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.

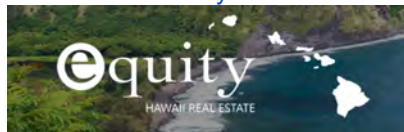
I am really excited for this community center to move from the online space it operated in during COVID to an in person building where the community can experience connection and self improvement together.

When 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.

It is so awesome working with you! Thank you for all you do!

Kind regards,

**Catherine F. Rehberg**  
 REALTOR | RS-83645  
 Equity Hawaii Real Estate LLC  
**c: 808.987.1139**  
 e: [cat@thishawaiinest.com](mailto:cat@thishawaiinest.com)  
 follow @ this.hawaii.nest  
[SEARCH & FIND your.hawaii.nest](#)



**Club President 2022-23**  
[www.rotarysouthhilo.org](http://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

Yes!! I most definitely will.

Thank you,  
Danyelle  
[Quoted text hidden]

FOR LEASE > RETAIL/FLEX SPACE

1458 SOUTH 16<sup>TH</sup> STREET

OMAHA, NE 68108



Accelerating success.



## Building information

Type of Listing:	Retail/Flex for Lease	Intersection:	16 <sup>th</sup> & Hickory
Price:	\$7.25/SF	Submarket:	Southeast
Operating Type:	NNN	Heat & A/C:	Forced air
Est. Expenses:	\$1.67/SF (2021)	Ceiling Height:	9' – 10'
Available:	Immediately	Sprinkler:	No
Total SF Available:	2,645 SF	Restrooms:	Two (2), ADA
Total Building SF:	2,645 SF	Parking:	Street
Year Built/Renovated:	1949 / 2017		
Zoning:	GI		

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

## Overview

Built as a retail store, this property is ideal for a small contractor or creative space for a studio. Close to downtown and many area amenities.

*Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.*

## Contact us

AGENT: Cori Adcock  
+1 402 763 1712  
Omaha, NE  
Cori.Adcock@colliers.com

FOR LEASE > RETAIL/FLEX SPACE

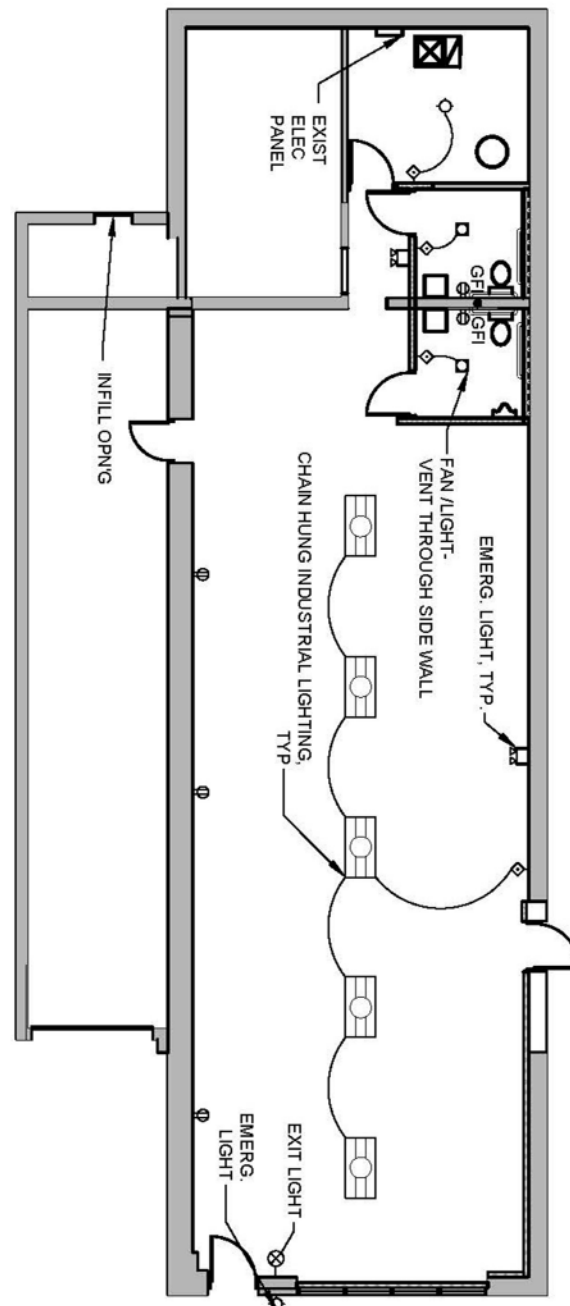
1458 SOUTH 16<sup>TH</sup> STREET

OMAHA, NE 68108



Accelerating success.

## Floor plan



## Contact us

AGENT: Cori Adcock  
+1 402 763 1712  
Omaha, NE  
Cori.Adcock@colliers.com

FOR LEASE > RETAIL/FLEX SPACE

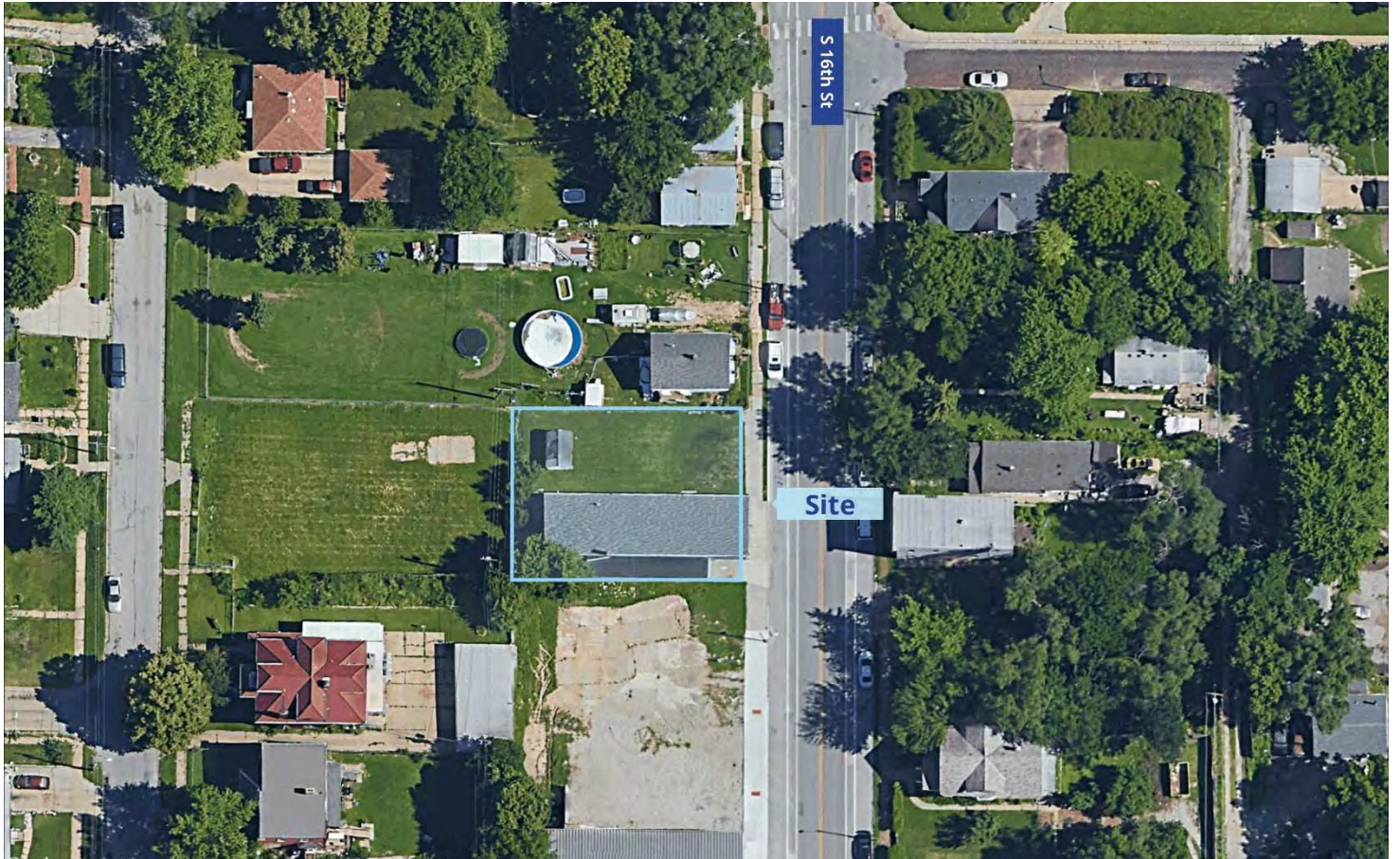
1458 SOUTH 16<sup>TH</sup> STREET

OMAHA, NE 68108



Accelerating success.

## Aerial



## Contact us

AGENT: Cori Adcock  
+1 402 763 1712  
Omaha, NE  
[Cori.Adcock@colliers.com](mailto:Cori.Adcock@colliers.com)

FOR LEASE > RETAIL/FLEX SPACE

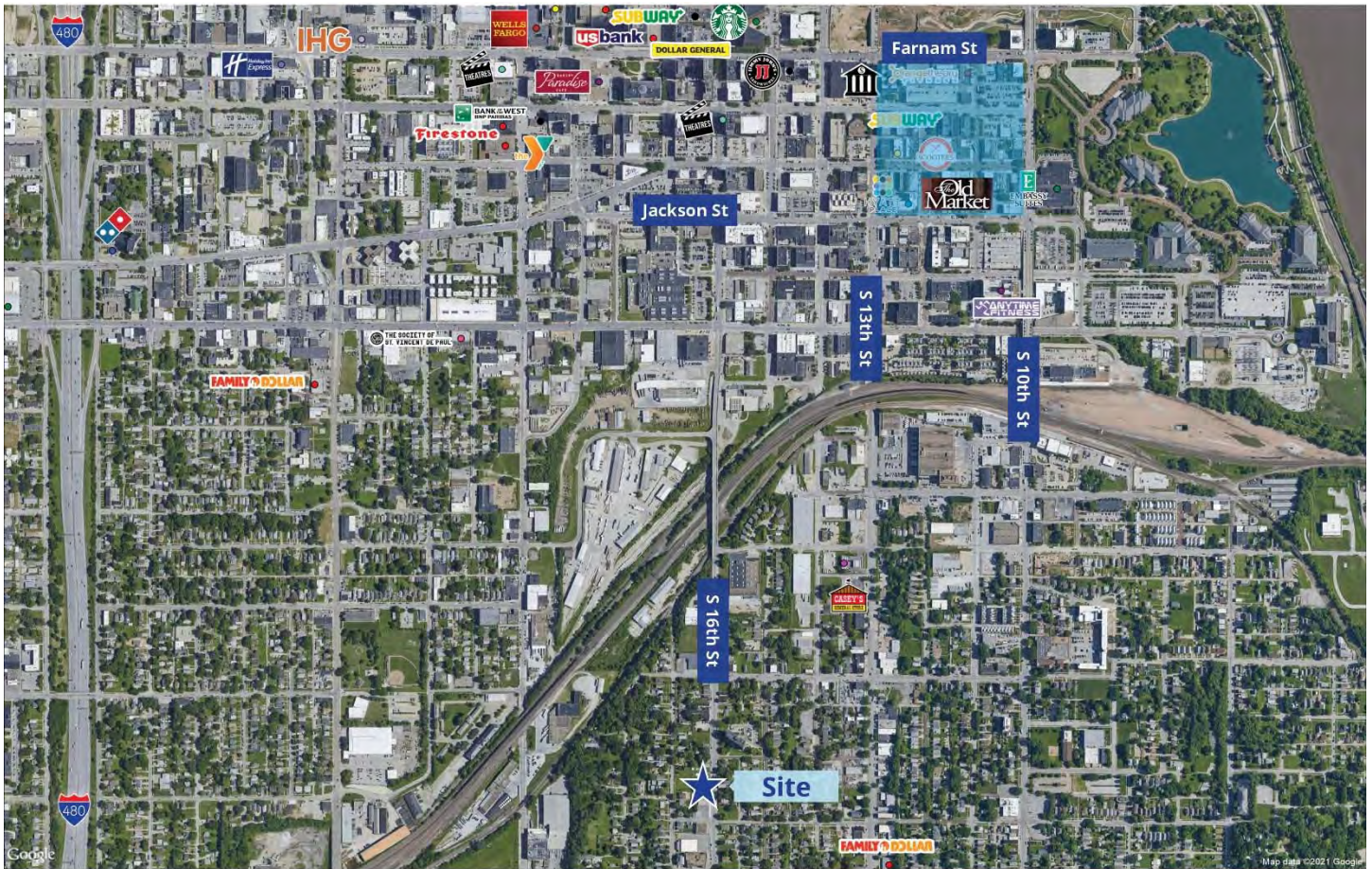
1458 SOUTH 16<sup>TH</sup> STREET

OMAHA, NE 68108



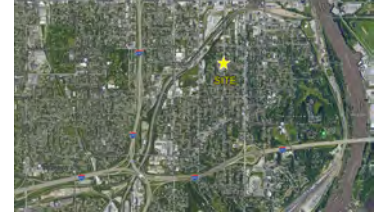
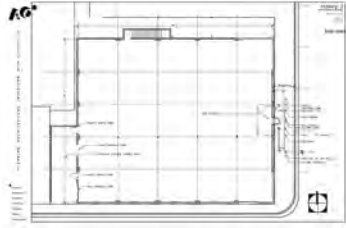
Accelerating success.

Aerial



Contact us

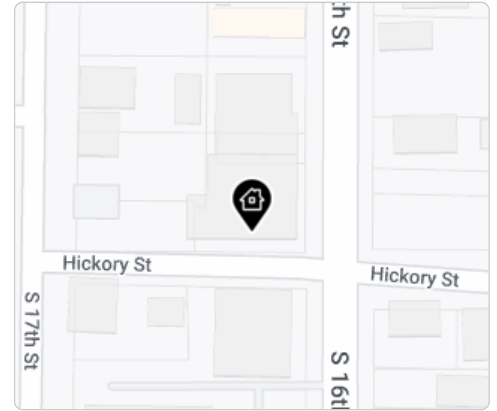
AGENT: Cori Adcock  
+1 402 763 1712  
Omaha, NE  
Cori.Adcock@colliers.com



Property Information



MAP



## Property Summary

● Active / For Sale • Active: 10/6/2020

Last Sold Price

**\$285,000**

Closed Date  
6/27/2016

Basic Facts

<b>Building Size</b> 20,293 sqft	<b>Type</b> Industrial	<b>Days in RPR</b> 727 days	<b>Last Sold Date</b> 6/27/2016
<b>Lot size</b> 10,454 sqft	<b>Subtype</b> Industrial	<b>Owner</b> Hickory li Llc	<b>Number of Units</b> 1

## Property Facts

	Public Facts	Listing Facts	Your Changes
<b>Property Type</b>	Retail	Industrial	
<b>Property Subtype</b>	Mini-Warehouse, Self-Storage	Industrial	
<b>Number of Buildings</b>	—	—	
<b>Number of Units</b>	1	—	
<b>Number of Stories</b>	1 story with Basement	—	
<b>Building Area (sq ft)</b>	10,216	20,293	
<b>Lot Size</b>	10,469 sqft	10,454 sqft	

## LISTING AGENT

Agent Cori Adcock  
 Phone 402-763-1712  
 E-Mail [Cori.Adcock@colliers.com](mailto:Cori.Adcock@colliers.com)  
 Website [www.crexi.com/properties/485287?](http://www.crexi.com/properties/485287?utm_source=RPR_web&utm_medium=api_partner&utm_campaign=NAR_tech)

Office Name  
 Colliers International Omaha

## MULTIPLE LISTINGS

**CIE/MLS Name**  
 CREXi

**Listing ID** ● Active / For Sale  
 485287

**Agent**  
 Cori Adcock



		sq ft
<b>Lot Dimensions</b>	10469 SF	–
<b>Year Built</b>	1925	1925
<b>Heating</b>	Forced Air Unit	–
<b>Basement</b>	Basement	No

## 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	–	–
9/11/2022	Active	–	–
8/24/2022	Price Change	–	–
8/24/2022	Active	\$600,000	–
8/19/2022	Active	\$600,000	–
8/17/2022	Active	\$600,000	–
8/15/2022	Active	\$600,000	–
8/4/2022	Active	\$600,000	–
7/28/2022	Active	\$600,000	–
6/17/2022	Active	\$600,000	–
6/9/2022	Active	\$600,000	–
6/2/2022	Active	\$600,000	–
5/31/2022	Active	\$600,000	–

 **CREXi (L)**

 **Listing ID** ● Active / For Lease  
232125

 **Agent**  
Cori Adcock

 **CREXi (L)**

 **Listing ID** ● Active / For Lease  
232125-479759

 **Agent**  
Cori Adcock

## SILVERLINE TITLE AND ESCROW



[← Previous](#)

[Next →](#)

## HISTORICAL RECORDS FOR THIS PROPERTY

### CURRENT RECORD

 **CREXi**

 **LISTING ID**  **DATE**  
485287 10/6/2020

● Active / For Sale

 **CREXi (L)**

Change Date	Description	New List Price	% Change
5/27/2022	Active	\$600,000	–
4/20/2022	Active	\$600,000	–
4/7/2022	Active	\$600,000	–
3/24/2022	Active	\$600,000	–
3/11/2022	Active	\$600,000	–
3/6/2022	Active	\$600,000	–
2/25/2022	Active	\$600,000	–
2/19/2022	Active	\$600,000	–
1/13/2022	Active	\$600,000	–
1/12/2022	Active	\$600,000	–
12/10/2021	Active	\$600,000	–
8/23/2021	Active	\$600,000	–

SOURCE: LISTING

## Interior Features

PUBLIC	
<b>Basement</b>	9800 sq ft
<b>Building Perimeter</b>	422 sq ft

SOURCE: LISTING/PUBLIC

## Exterior Features

PUBLIC	
<b>Lot Size - Square Feet</b>	10469 sq ft
<b>Lot Size - Acres</b>	0.240 ac
<b>Roof Type</b>	Gable

SOURCE: LISTING/PUBLIC

 **LISTING ID**  
232125  **DATE**  
10/7/2020

 Active / For Lease

 **CIE/MLS NAME**  
CREXi (L)

 **LISTING ID**  
232125-479759  **DATE**  
10/7/2020

 Active / For Lease

## LISTING DETAILS

**Listing ID**  
485287

**Listing Source**  
CREXi

**Original List Date**  
10/6/2020

SOURCE: LISTING

## MISCELLANEOUS DETAILS

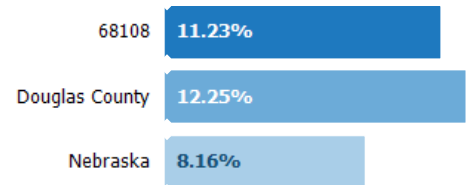
**Subtype**  
Warehouse

SOURCE: LISTING

## HOW THIS TRADE AREA COMPARES

### Omaha, NE 68108

#### Population Change



#### Median Age



## Other Details

### LISTING/OTHER

<b>Effective Year Built</b>	2017
<b>Building Condition</b>	Fair
<b>Building Quality</b>	C+

SOURCE: LISTING/OTHER

## Location Details

### Flood Zone

X (unshaded)

SOURCE: LISTING

## Notes

## Owner Facts

### Owner Name (Public)

Hickory li Llc

### Vesting

Et al (and others)

### Mailing Address

999 S Logan St STE 300 Denver CO  
80209-5801

## Legal Description

### Parcel Number

1263490000

### Carrier Route

C015

### Tax ID

R1263490000

### Abbreviated Description

HARTMANS ADD LOT 64 BLOCK 0 N 26  
W 14 1/2 E 125 & S 49 W 102 E 125 FT LT  
63 & N 45 W 113 1/2 E 136 1/2 FT

### Census Tract

310550020.001004

### Plat Map

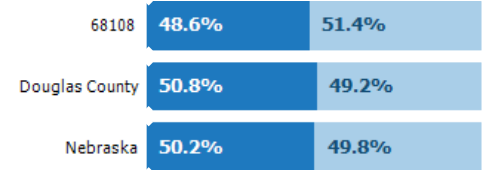
[Check for Plat Map](#)

SOURCE: PUBLIC

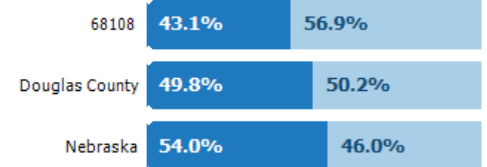
## Notes



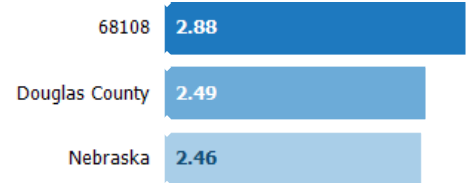
### Female / Male Ratio



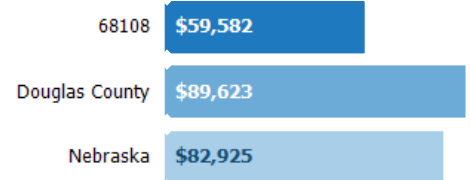
### Married / Unmarried Adults Ratio



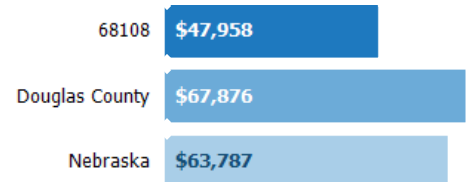
### Average Household Size



### Average Household Income



### Average Disposable Income



## Tax Information

<b>Assessment Year</b> 2021	<b>Assessor Market Value - Improvements</b> \$210,000
<b>Assessed Value - Land</b> \$44,000	<b>Total Assessor Market Value</b> \$254,000
<b>Assessed Value - Improvements</b> \$210,000	<b>Tax Year</b> 2021
<b>Total Assessed Value</b> \$254,000	<b>Total Tax Amount</b> \$5,376
<b>Assessor Market Value Year</b> 2021	<b>Tax Account ID</b> R1263490000
<b>Assessor Market Value - Land</b> \$44,000	

SOURCE: PUBLIC

## Notes

## Deed Records

<b>Document Type</b>	Personal Representatives Deed	<b>Buyer ID</b>	Living Trust
<b>Contract Date</b>	6/22/2016	<b>Seller Name</b>	JAMES R SACOMAN, ESTATE OF RODERICK L LEBORN
<b>Recording Date</b>	6/27/2016	<b>Seller ID</b>	Personal Representative (Attorney in Fact/Power of Attorney)
<b>Sales Price</b>	\$285,000	<b>Document #</b>	2016049792
<b>Sales Price Code</b>	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	<b>Total Transfer Tax</b>	\$641
<b>Buyer Name</b>	JAMES AND BARBARA WATSON LIVING TRUST		

SOURCE: PUBLIC

### 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 listings available from a participating MLS.

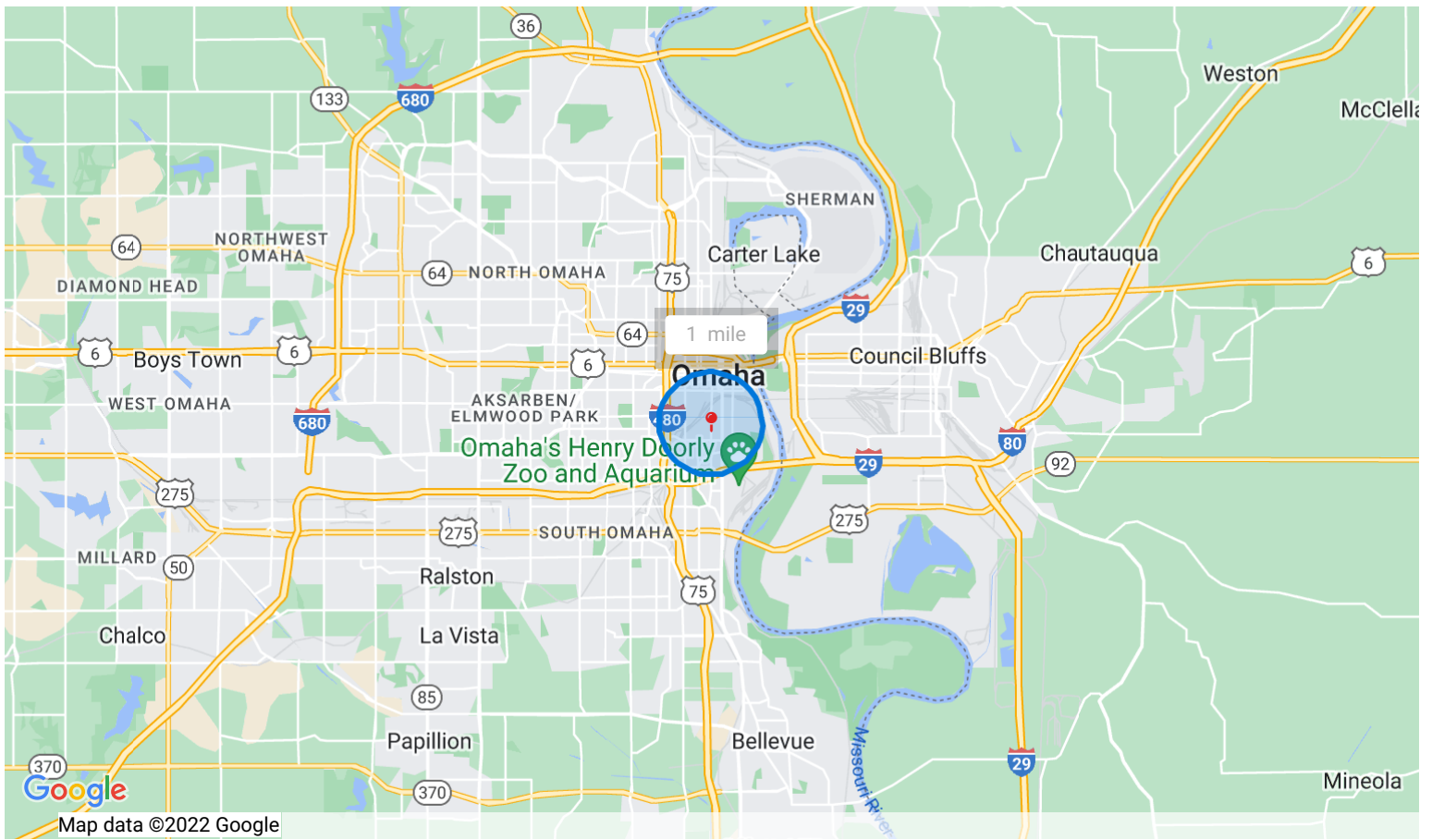


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10/3/2022

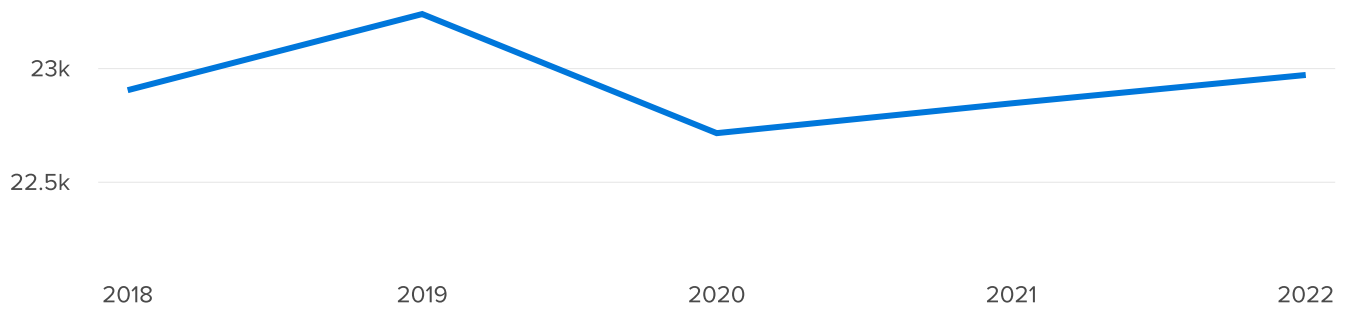
# Demographic Insights



## Population

**22.9k**

**0%** Compared to 22.8k in 2021  
**0%** Compared to 22.9k in 2018



### Household Income

**\$53.4k**

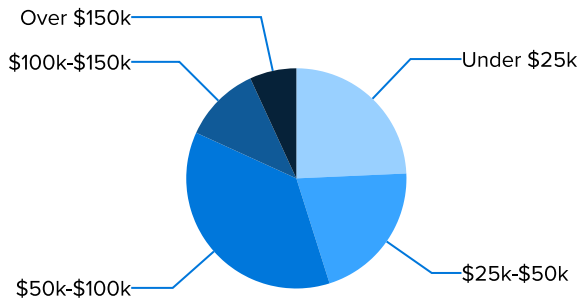
Median Income

**\$62.7k**

2026 Estimate

**↑ 3%**

Growth Rate



### Age Demographics

**33**

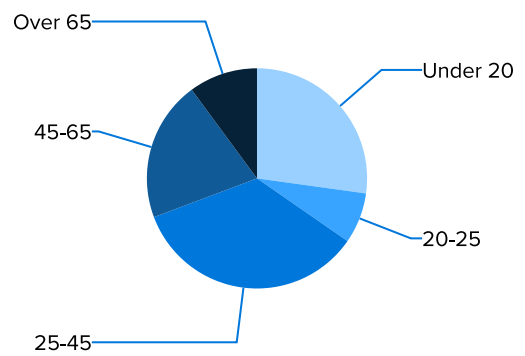
Median Age

**33**

2026 Estimate

**↑ 1%**

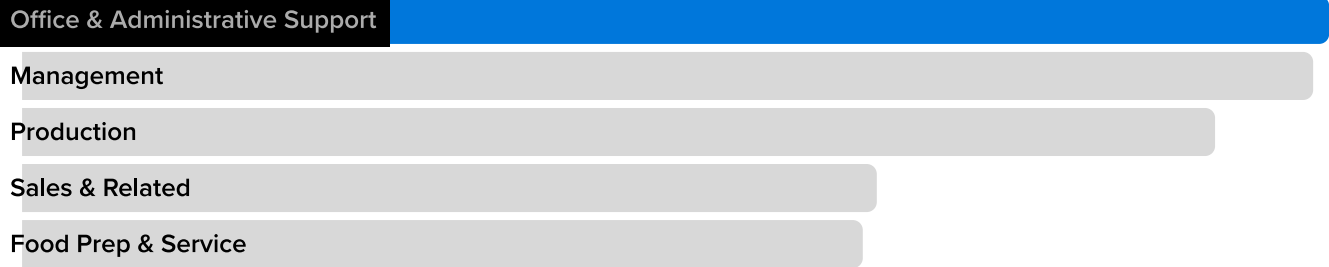
Growth Rate



### Number of Employees

**22k**

#### Top 5 Employment Categories



### Housing Occupancy Ratio

**6:1**

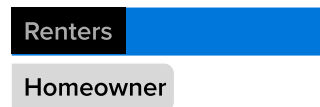
6:1 predicted by 2026



### Renter to Homeowner Ratio

**2:1**

2:1 predicted by 2026





Catherine Rehberg &lt;cat@thishawaiinest.com&gt;

**Letter of Intent ~ 1474 S 16th St, Omaha, NE 68108 ~ N3WDOOM INC**

2 messages

**Catherine Rehberg** <cat@thishawaiinest.com>  
To: "Adcock, Cori" <cori.adcock@colliers.com>  
Cc: danyelle.shaw@exprealty.com, devin@n3wdoom.com

Fri, Oct 7, 2022 at 5:52 AM

Hello Cori,

Thank you so much for speaking with me 9/27, 10/4, 10/5 and 10/6 regarding the sale of 1474 S. 16th St, Omaha, NE 68108.

The Director of N3WDOOM INC was grateful to watch the video you sent 9/28 and see how truly perfect this property would be for the Nonprofit's mission to establish a thrift store for the community using program-based experience-earned tokens to purchase goods and provide employment opportunities for individuals who have participated in the educational programs.

**Please see attached the Director's Letter of Intent.  
Please confirm receipt and that it has been forwarded to the seller.**

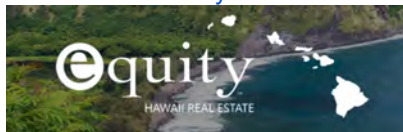
Per our conversation 10/6, the grant funds will be made available to the applicant winners between July-December 2023. In the event N3WDOOM INC is selected as a grant winner, we will reach out to you with a formal offer to purchase.

Thank you for your patience and understanding as we navigate this unknown timeline.

Hoping and praying we get to support the South-Omaha community together through the fortuitous scenario of securing the grant and buying S 16th St.

Kind Regards,

**Catherine F. Rehberg**  
REALTOR | RS-83645  
Equity Hawaii Real Estate LLC  
c: **808.987.1139**  
e: [cat@thishawaiinest.com](mailto:cat@thishawaiinest.com)  
follow @ this.hawaii.nest  
[SEARCH & FIND your.hawaii.nest](#)



**Club President 2022-23**  
[www.rotarysouthhilo.org](http://www.rotarysouthhilo.org)





**Contact me to learn**  
**more about Rotary &**  
**Service Projects in HI!**

 **Letter of Intent - 16th .pdf**  
 520K

**Adcock, Cori** <Cori.Adcock@colliers.com>

Fri, Oct 7, 2022 at 7:02 AM

To: Catherine Rehberg <cat@thishawaiinest.com>

Cc: "danyelle.shaw@exprealty.com" <danyelle.shaw@exprealty.com>, "devin@n3wdoom.com" <devin@n3wdoom.com>

Hi Catherine,

Thank you for submitting the LOI today. I will forward on to the landlord for their consideration and response and explain to them in more detail, information about the non-profit as well as the grant details as you explained them. I will be in touch if they have any questions. Thank you.

### **Cori Adcock**

Vice President | Nebraska

Brokerage Services

[cori.adcock@colliers.com](mailto:cori.adcock@colliers.com) | [View my profile](#)

Direct: +1 402 763 1712 | Mobile: +1 402 871 4506

11516 Miracle Hills Drive, Suite 400 | Omaha, Nebraska 68154 | USA



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[Quoted text hidden]



## NEWDOOM INC.

**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.n3wdoom.com](http://www.n3wdoom.com)

October 7th, 2022

**Owner:** Hickory li LLC  
**Mailing Address:** 999 S Logan St STE 300 Denver, CO 80209-5801  
**Property Listed:** 1474 S 16th St, Omaha, NE 68108

Dear Hickory li LLC,

N3WDOOM INC is a non-profit with four key pillars designed to empower the historically disadvantaged Black and Brown community of Omaha, through educational programs supporting youth, financial literacy, return to citizenship and workforce development.

The Non-Profit is submitting applications 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 N3WDOOM INC application, the non-profit intends to present a formal purchase contract to buy 1474 S 16th St, Omaha, NE 68108, finalizing the terms below.

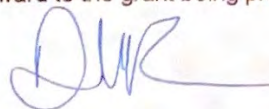
N3WDOOM INC intends to provide an official cash offer of \$1,200,000.00, with \$10,000.00 earnest money deposit and a 60 day escrow.

Buyer understands this is a non-binding Letter of Intent, that 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 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.

N3WDOOM INC recognizes this property is ideal for the Nonprofit's mission to establish a donations center and thrift store, where the community can purchase goods using a program-based (NFT) currency system that rewards participants for their time and dedication to self-improvement. Surplus items will be sold internationally to the "third-hand" markets in Africa, creating a sustainable stream of income to facilitate the thrift store maintenance. Additionally, the second building would be ideally converted into office space for the Non-Profit's ongoing management.

Looking forward to the grant being processed and hopefully working with you in the sale of S 16th St.!

Sincerely,

 10/7/22





Flyers			Flyers			Flyers		
Brouchures			Brouchures			Brouchures		
Handout			Handout			Handout		
Group Trainings			Insurance			Insurance		
Childcare Stipen	\$1,000	\$35,000	Childcare Stipen	\$1,000	\$35,000	Childcare Stipen	\$1,000	\$35,000
Meeting Snacks			Meeting Snacks			Meeting Snacks		
<b>Subtotal-Program Budget</b>		\$740,000	<b>Subtotal-Program Budget</b>		\$1,165,000	<b>Subtotal-Program Budget</b>		\$1,315,000
<i>(Year 1, continued from previous page)</i>			<i>(Year 2, continued from previous page)</i>			<i>(Year 3, continued from previous page)</i>		
<b>Administration</b>			<b>Administration</b>			<b>Administration</b>		
Wireless Service and 2 phone lines		\$1,800	Wireless Service and 2 phone lines		\$1,800	Wireless Service and 2 phone lines		\$1,800
Data System (Salesforce)		\$15,000	Data System (Salesforce)		\$15,000	Data System (Salesforce)		\$15,000
Bookkeeping		\$10,000	Bookkeeping		\$10,000	Bookkeeping		\$10,000
Audit		\$20,000	Audit		\$20,000	Audit		\$20,000
Insurance		\$10,000	Insurance		\$10,000	Insurance		\$10,000
Fees		\$5,000	Fees		\$5,000	Fees		\$5,000
Board Events		\$25,000	Board Events		\$25,000	Board Events		\$25,000
CoachLogix software		\$16,000	Coaching licenses (\$2000/coach)		\$10,000	Coaching software		\$20,000
Travel & Meetings		\$25,000	Travel & Meetings		\$25,000	Travel & Meetings		\$25,000
Printing & Copying (Toshiba)		\$3,000	Printing & Copying (Toshiba)		\$3,000	Printing & Copying (Toshiba)		\$3,000
501(c)3		\$5,000	501(c)3		\$5,000	501(c)3		\$5,000
HR consulting (Silverstone)		\$30,000	HR consulting (Silverstone)		\$30,000	HR consulting (Silverstone)		\$30,000
Legal Fees		\$10,000	Legal Fees		\$10,000	Legal Fees		\$10,000
Emergency Client funds		\$100,000	Emergency Client funds		\$100,000	Emergency Client funds		\$100,000
<b>Subtotal-Admin</b>		\$275,800	<b>Subtotal-Admin</b>		\$269,800	<b>Subtotal-Admin</b>		\$279,800
<b>Facilities &amp; Equipment</b>			<b>Facilities &amp; Equipment</b>			<b>Facilities &amp; Equipment</b>		
Rent/Utilities		\$60,000	Rent/Utilities		\$60,000	Rent/Utilities		\$60,000
Telephone		\$10,000	Telephone		\$10,000	Telephone		\$10,000
Office Supplies		\$17,000	Office Supplies		\$17,000	Office Supplies		\$17,000
Postage		\$5,000	Postage		\$5,000	Postage		\$5,000
Program Supplies		\$20,000	Program Supplies		\$20,000	Program Supplies		\$20,000
Desktops computers		\$5,000	Desktops computers		\$5,000	Desktops computers		\$5,000
Laptops		\$18,000	Laptops		\$18,000	Laptops		\$18,000
Chromebooks for client use		\$7,000	Chromebooks for client use		\$7,000	Chromebooks for client use		\$7,000
Technology Maintenance		\$5,000	Technology Maintenance		\$5,000	Technology Maintenance		\$5,000
Equip/Rental Repair		\$5,000	Equip/Rental Repair		\$5,000	Equip/Rental Repair		\$5,000
Maintenance		\$5,000	Maintenance		\$5,000	Maintenance		\$5,000
Office Furniture		\$25,000	Office Furniture		\$25,000	Office Furniture		\$25,000
<b>Subtotal-Facilities &amp; Equipment</b>		\$182,000	<b>Subtotal-Facilities &amp; Equipment</b>		\$182,000	<b>Subtotal-Facilities &amp; Equipment</b>		\$182,000
<b>TOTAL EXPENSES</b>		\$2,682,400	<b>TOTAL EXPENSES</b>		\$3,202,394	<b>TOTAL EXPENSES</b>		\$3,568,331

<b>One Time Expense / Start-Up Funding</b>		
1474 S 16th St, Omaha, NE 68108		
23,000 / sq ft		
Property Purchase	\$1,200,000	
Title Insurance 3%	\$2,600	
Closing Costs: 6%	\$72,000	
Property insurance (annual)	\$120,000	
Property Tax (annual) 2.3%	\$10,000	
Building Rehap (1st year)	\$1,000,000	
Ongoing building maintenance (per year)	\$500,000	
Power (\$0.06/sq ft)	\$5,000	
Water	\$5,000	

<b>Service Vehicles Expansion Year 2</b>		
<b>Service Vehicles (6)</b>		
4 pickup trucks	\$50,000	\$200,000
1 flat bed truck	\$50,000	\$50,000
1 service cargo van	\$50,000	\$50,000
<b>Service Vehicles</b>		

<b>Service Vehicles Expansion Year 3</b>		
<b>Service Vehicles (6)</b>		
4 pickup trucks	\$50,000	\$200,000
1 flat bed truck	\$50,000	\$50,000
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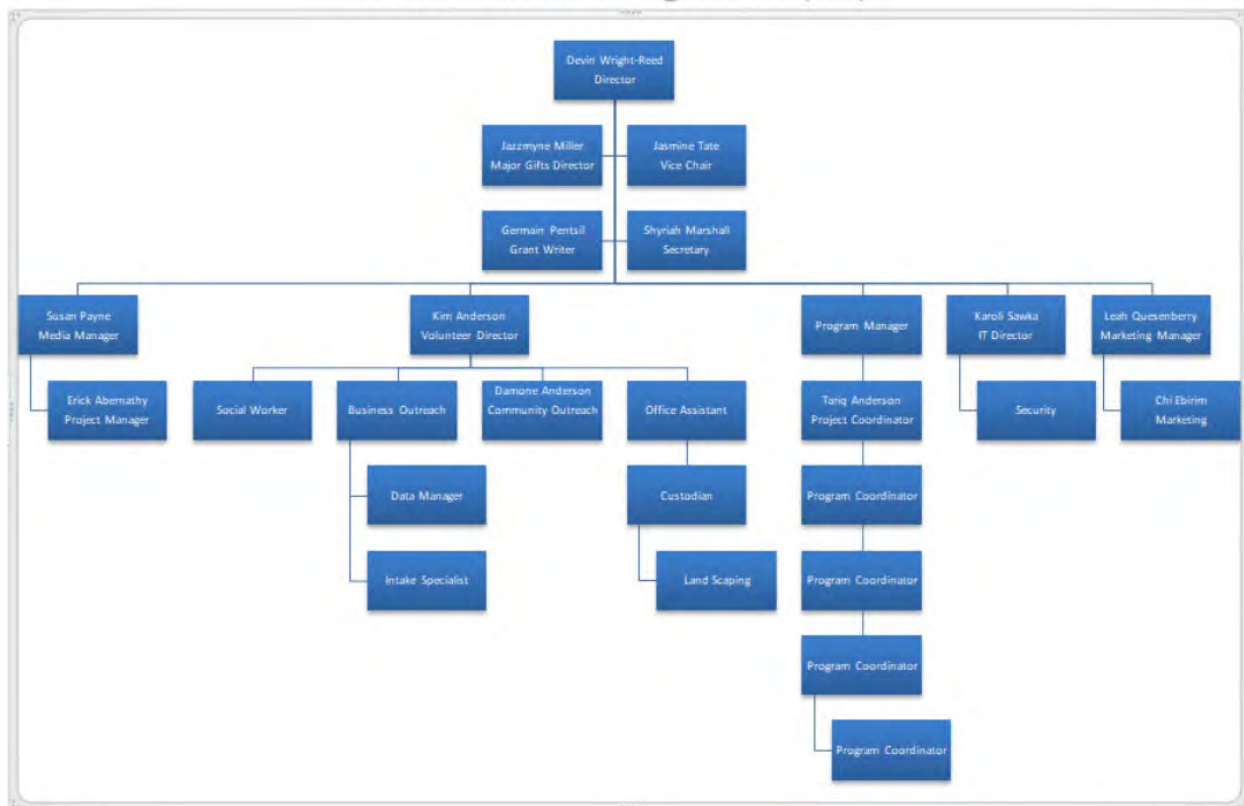
Sincerely,







# NEWDOOM INC.

N3Wdoom Inc. Center of Empowerment Proposal  
Organizational Chart









N3wdoom Inc. Org Chart (26)



### Board of Directors

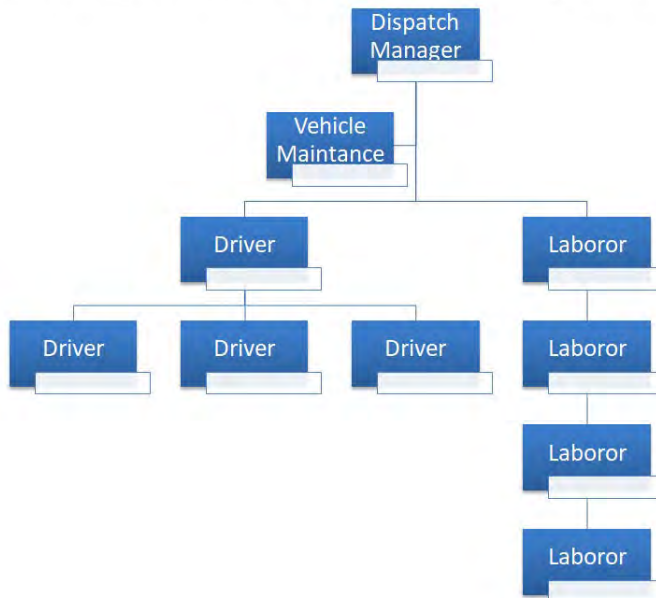
 <p><b>Devin Wright-Boad</b> President &amp; Executive Director @ N3wdoom Inc. Devin provides overall leadership, vision, and support for our operations in achieving and exceeding their financial and strategic goals. f in @devin@n3wdoom.com</p>	 <p><b>Jazzmyne Miller</b> Treasurer &amp; Senior Ops Director @ N3wdoom Inc. Jazzmyne provides support in strategic development, budgeting, and managing day-to-day operations while working to meet organizational objectives. in @jazzmyne@n3wdoom.com</p>	 <p><b>Shyriyah Marshall</b> Secretary @ N3wdoom Inc. Co-Founder of The New 800 Club. Shyriyah provides support through listening and offering collaboration and feedback to help improve the Board's goals. f in @shyriyah@n3wdoom.com</p>	 <p><b>Jasmine Tate</b> Vice Chair &amp; Development Director @ N3wdoom Inc. &amp; Co-Founder. Jasmine brings a wealth of experience and strategic thinking to the Board, working to ensure that the Board is able to engage community and business leaders in our mission. f @jasminetate@n3wdoom.com</p>
---	--	--	--

### Advisory Board

 <p><b>Karol Sawka</b> IT Director @ N3wdoom Inc. CEO of Curved Development Services. Karol helps us manage and build our technology stack, ensuring our systems are secure and scalable. in @karol@n3wdoom.com</p>	 <p><b>Susan Payne "Bea"</b> Vice Manager @ N3wdoom Inc. CEO of Beer Experience. Susan is our go-to for all things beer and provides strategic insight into the beverage industry. in @bea@n3wdoom.com</p>	 <p><b>Kim Anderson</b> Vice Manager @ N3wdoom Inc. CEO of Amethyst &amp; Ruby LLC. Kim manages our operations and helps us grow our business while ensuring our customers have the best experience. in @kim@n3wdoom.com</p>	 <p><b>Scott D. Anderson</b> Community Outreach Coordinator @ N3wdoom Inc. President of Atlanta Co. QP of Atlanta LLC. Scott is our go-to for all things community outreach and helps us build relationships with our neighbors. f @scott@n3wdoom.com</p>	 <p><b>Germain Pentall</b> Copy Writer @ N3wdoom Inc. Co-Founder of The New 800 Club. Germain writes our content, manages our social media, and ensures our messaging is clear and consistent. f in @germain_pentall@n3wdoom.com</p>	 <p><b>Chikaelia Ebarin "Ch"</b> Accountant @ N3wdoom Inc. Founder of Ch's Pops LLC. Ch handles all of our financials, ensures we are compliant, and helps us manage our budget. f @chikaelia@n3wdoom.com</p>	 <p><b>Erik Abernathy</b> Project Manager @ N3wdoom Inc. CEO of Project Manager Group. Erik oversees the delivery of our projects and ensures we are meeting our deadlines and budget. f @erik@n3wdoom.com</p>	 <p><b>Tariq Anderson</b> Project Coordinator @ N3wdoom Inc. Director of Strategic Support @ N3W. Tariq oversees our project team and ensures we are meeting our deadlines and budget. in @tariq@n3wdoom.com</p>
--	---	---	--	---	---	---	---

The Governance of the nonprofit consists of 5 board members with oversight of general programs, finances, and operations. The next 5 positions, Social Media Manager, Volunteer Director, Program Manager, IT Director, and Marketing Manager outline the key components of leadership positions for operations. Those managerial roles are followed by team leads and then program staff with an extensive list of volunteers that are not pictured below.

N3wdoom Inc. Donations Collection Crew Org Chart (10)



# Grant Application

Row 268

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**Organization Name (if applicable)** Wright Enterprise, LLC

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**Physical Address**

---

**Mailing Address**

---

**Website**

---

**Social Media Accounts**

---

**Name** Vanessa Wright

---

**Title** Managing Member

---

**Email Address** wrightenterprisellc@gmail.com

---

**Phone** +1 (510) 480-6560

---

**Team** No

---

**Organizational Chart**

---

**Other Completed Projects and/or Accomplishments** I am the CRO of Out in Tech, a non profit organization that has spent the last 10 years creating community for underserved communities in technology. Helping members gain and leverage their careers for personal gain and social change. I have a deep understanding of how to bring community together and impact them socioeconomically.

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**Proposal Title** North Omaha Food Hall and Indoor Green Space

---

**Total Budget (\$)** \$42,000,000.00

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**LB1024 Grant Funding Request (\$)** \$42,000,000.00

---

**Proposal Type** Combination of capital project and service/program

---

**Brief Proposal Summary** Food is the heart of any urban culture. The North Omaha Food Hall & Indoor Greenspace will create a place for small business owners and community to collide. We will work with the city to choose a location and build a multi functional environment designed to bring jobs and revenue to North Omaha while also creating a beautiful and safe space for residents to gather, shop, walk, eat, be entertained. The Food Hall provides stalls (10-12) for many small businesses to display their culinary skills while highlighting the many different cultures the live, grow, and



thrive in Omaha, NE. Ideally we want to bring a small produce space as well ensuring fresh food is available to the residents of the area. We also envision retail or commercial spaces allowing for other businesses to benefit from the increased traffic. The indoor green space provides visitors with places to sit, gather, and work. Spaces for artist to perform and small communities to meet. This multifunctional space gives residents and reason to come and stay in the area. This project has the potential to bring hundreds of jobs to North Omaha while impacting the entire area economically and socially.

<b>Timeline</b>	I do not yet know the complete timeline of this project, but know we can delivery a viable project ready for public interaction by July 2026. We can then continue the other phases.
<b>Percentage completed by July 2025</b>	70%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	The North Omaha Food Hall will make North Omaha a destination giving folks from all over Omaha a reason to come to and embrace the area.
<b>Visioning Workshop Findings Alignment</b>	
<b>Priorities Alignment</b>	
<b>Economic Impact</b>	approximately 150-300 temporary and permanent jobs with wages ranging \$12-15 per hour to \$180k+ salary.
	125+
	200+
	\$12hr to \$180K+ salary
	The food hall will work with community groups to prioritize hiring of local workers and entrepreneurs

**Community Benefit** North Omaha needs a place to call it's own. Gather community where they can be, learn, grow and thrive. This project will provide all of those. It will increase the community as well as the entire area. Bringing outside residents to the area to spend money while improving the lives of the people already living there.

The indoor garden gives a place for people to come, walk, rest, meet and gather, work etc. Food helps sustain the community 365 days a year

**Best Practices/Innovation**

**Outcome Measurement** High wage jobs, Small business support, beautification of the area

**Partnerships** Yes

I do not know who yet, but we will partner with organizations to help

**Displacement** No

**Displacement explanation**

**Physical Location**

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

**Additional Location Documents**

**Property Zoning**

**Is the project connected to utilities?**

**Design, Estimating, and Bidding** No

No

I took examples of other food halls and spaces built in Atlanta, GA who has used this model to really grow their urban landscape

**General Contractor** No

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**Request Rationale**

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**Grant Funds Usage**

---

**Proposal Financial Sustainability**      Yes

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**Funding Sources**

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**Scalability**                      It can be completed in smaller components. It can be paired down if a lower amount than requested is provided. It can also be scaled up with the right partners and we will have/find the right partners

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**Financial Commitment**              I do not know

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**ARPA Compliance Acknowledgment**     

---

**ARPA Reporting and Monitoring Process Acknowledgme**     

---

**LB1024 Funding Sources Acknowledgment**     

---

**Public Information**             

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**File Uploads**                      Additional Location Documents (see application for list)

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# Grant Application

Row 269

<b>Organization Name (if applicable)</b>	SheMate
<b>Physical Address</b>	6339 Pierce St Omaha, NE 68106
<b>Mailing Address</b>	
<b>Website</b>	<a href="https://www.shemate.club">https://www.shemate.club</a>
<b>Social Media Accounts</b>	LinkedIn: <a href="https://www.linkedin.com/in/friesenteresa/">https://www.linkedin.com/in/friesenteresa/</a> Instagram: <a href="https://www.instagram.com/shemate.club/">https://www.instagram.com/shemate.club/</a>
<b>Name</b>	Teresa Friesen
<b>Title</b>	Founder and CEO
<b>Email Address</b>	teresa@shemate.club
<b>Phone</b>	+1 (402) 515-1340
<b>Team</b>	Yes
	Kristin Stone, Co-Founder and COO
<b>Organizational Chart</b>	
<b>Other Completed Projects and/or Accomplishments</b>	2300+ collegiate, professional, Olympic, and Paralympic athletes have applied to join the SheMate community since starting in November 2021. SheMate has conducted hundreds of interviews with female athletes and completed over 200 athlete deals. Completed projects with Hail Varsity Club and The Granary District. Placed higher than 90% in Founder.University, awarding \$25,000 investment from Jason Calacanis.
<b>Proposal Title</b>	SheMate HQ
<b>Total Budget (\$)</b>	\$4,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$3,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	SheMate is enhancing the sports industry for women through community and publicity. Over 2300 collegiate, professional, Olympic, and Paralympic athletes have applied to join the SheMate community since starting in November 2021. SheMate connects this community to the youth sports industry through interactive virtual mentoring and consultation to provide

strategy and support for navigating sport, life goals, and transitions. In addition to direct support for youth in sport and their parents and coaches, SheMate increases positive representation of women on-screen by increasing media coverage for female athletes. SheMate submits this proposal to add in-person offerings to SheMate's list of services. Developing a physical SheMate space in North or South Omaha will directly connect SheMate's diverse community of athletes with the local community. This physical hub will serve as a community space to integrate mental and physical wellness, healthy activity, body positivity, therapeutic strategies, and safety to progress toward holistic wellness by way of meaningful support from SheMate athletes all across the country.

<b>Timeline</b>	2022: build community of diverse athletes, develop brand, deepen research, and form community partners. 2023: procure physical headquarters in Omaha and LOIs from universities, K12 school districts, and nonprofits. 2024: open community center for in-person holistic healthy living by way of community.
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	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.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	The establishment of a physical SheMate location in Omaha aligns with community needs. SheMate creates recreation and holistic health activations for North and/or South Omaha, requires high-quality broadband, and creates opportunities for mixed use spaces.
<b>Visioning Workshop Findings Alignment</b>	SheMate places priority focus on community involvement and input, with particular attention on diversifying visibility and representation of women on-screen. Broadband and transit required for SheMate will generate increased demand for community-wide resources and access. Agile ability for SheMate to activate existing vacant building enables revitalization and job opportunities. SheMate is a for-profit

business driven by the belief that women should be paid for their work; vision requires intersectional lens, recognizing that without explicit inclusion of Black and Brown women and gender-expansive athletes and fans, it is impossible to enact vision. Potential for SheMate to connect North and/or South Omaha to downtown depending on building assignment through LB1024 funding and lack of displacement required for SheMate to occupy a space. SheMate utilizes media and prohibits negative depictions of North and South Omaha. The success of SheMate requires, encourages, and celebrates community involvement and positive community engagement opportunities. SheMate adheres to both the needs of mental health and the right to mental wellness while promoting holistic wellness in the forms of physical, mental, and community health.

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

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**Economic Impact** SheMate will produce revenue in the next five years through university, K12, and media partnerships, all with a focus on connecting diverse community of SheMate athletes with youth and their parents, coaches, and school staff. This business model will expand throughout the country to produce sustainable revenue growth YoY.

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50

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30

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\$30/hour

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

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**Community Benefit** Surrounding Omaha communities will benefit through women-owned business, empowerment of diverse local community and female athletes, improvements in infrastructure, and positive media coverage. Drawing on community-based models aimed to strengthen cities they reside in, including KC Current and Angel City Futbol Club, SheMate will integrate into the fabric of Omaha through local partnerships, youth-centered in-person engagements, and strong relationships with Omaha Public Schools.

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The SheMate community center supplements existing spaces focused on health and wellness by integrating mental health, therapeutic modalities, and interactive live-streaming support by diverse female athletes all across the country.

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**Best Practices/Innovation** The SheMate community center provides the physical space for youth and families to connect and support one another while receiving virtual support from diverse SheMate athletes across the country. This proposal reflects the findings SheMate founders have uncovered during research and development

throughout the first year of inception. Integration of proven practices and innovation increases potential for significant economic growth within Omaha.

<b>Outcome Measurement</b>	Increased access to therapeutic modalities, positive and vetted mentorship, and safe community spaces.
	Internal teams and external community partners will assess, measure, and engage in continuous process improvement.
	Yes. SheMate will be raising a pre-seed funding round in November 2022. LB1024 funding will act as catalyst for secondary investment.
<b>Partnerships</b>	Yes
	SheMate has partnered with athlete studio, Ivy League Youth Sports Academy, Local Art Plug, NUVision Creatives, FNBO, Event Vesta, Hail Varisty, The Granary District, NMotion, House of 5th, and Project Repat, and has prospective partnerships with Paul G. Smith Associates, Carson Wealth, All Of Us Together Co., Omaha Public Schools, UNO, Paramount+, CBS Sports, and iHeartMedia. Partnerships exist in three realms: mutually supported community engagements, research and development, and investment.
	athlete studio, Ivy League Youth Sports Academy, NUVision Creatives, FNBO, Event Vesta, Hail Varisty, The Granary District, NMotion, House of 5th, and Project Repat
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	SheMate has ability to headquarter in several areas within Qualified Census Tracts, including, but not limited to, properties listed. 4808 S 26th St, Omaha, NE 68107: close to highway 75 with open industrial layout and 22 ft ceilings enabling community-health activities and holistic wellness events. 1929 S 20th Street: close to downtown and interstate access, 33,000 SF building, across the street from green space and skate park. 1474 S 16th St, Omaha, NE 68108: vacant warehouse on 16th street corridor with updated electrical and lighting, proximity to downtown with bike lanes for transportation, and open space for both offices and community engagement. 1713 Cuming St, Omaha, NE 68102: large open warehouse with proximity to area sports-related entities, startup communities, and transportation thoroughways.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Uploaded at end of form
<b>Property Zoning</b>	Yes
<b>Is the project connected to</b>	

utilities?

Yes

Yes

**Design, Estimating,  
and Bidding**

No

No

Market research, consultation

**General Contractor**

No

**Request Rationale**

Please see uploads

**Grant Funds Usage**

Please see uploads

**Proposal Financial  
Sustainability**

Yes

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

**Funding Sources**

Venture capital follow-on investment

11-01-2022

Yes

**Scalability**

Establishing a physical location is part of the necessary progression toward scaling SheMate offerings

**Financial  
Commitment**

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

**ARPA Compliance  
Acknowledgment**



**ARPA Reporting and  
Monitoring Process  
Acknowledgme**



**LB1024 Funding  
Sources  
Acknowledgment**



**Public Information**



**File Uploads**

Additional Location Documents (see application for list) Data



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

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1474 S 16th St, Omaha, NE 68108

**Unpriced**

**1474 South 16th Street**

Industrial | 20,293 SF



Cori Adcock  
NE 20110465  
402.763.1712

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



**Details**

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

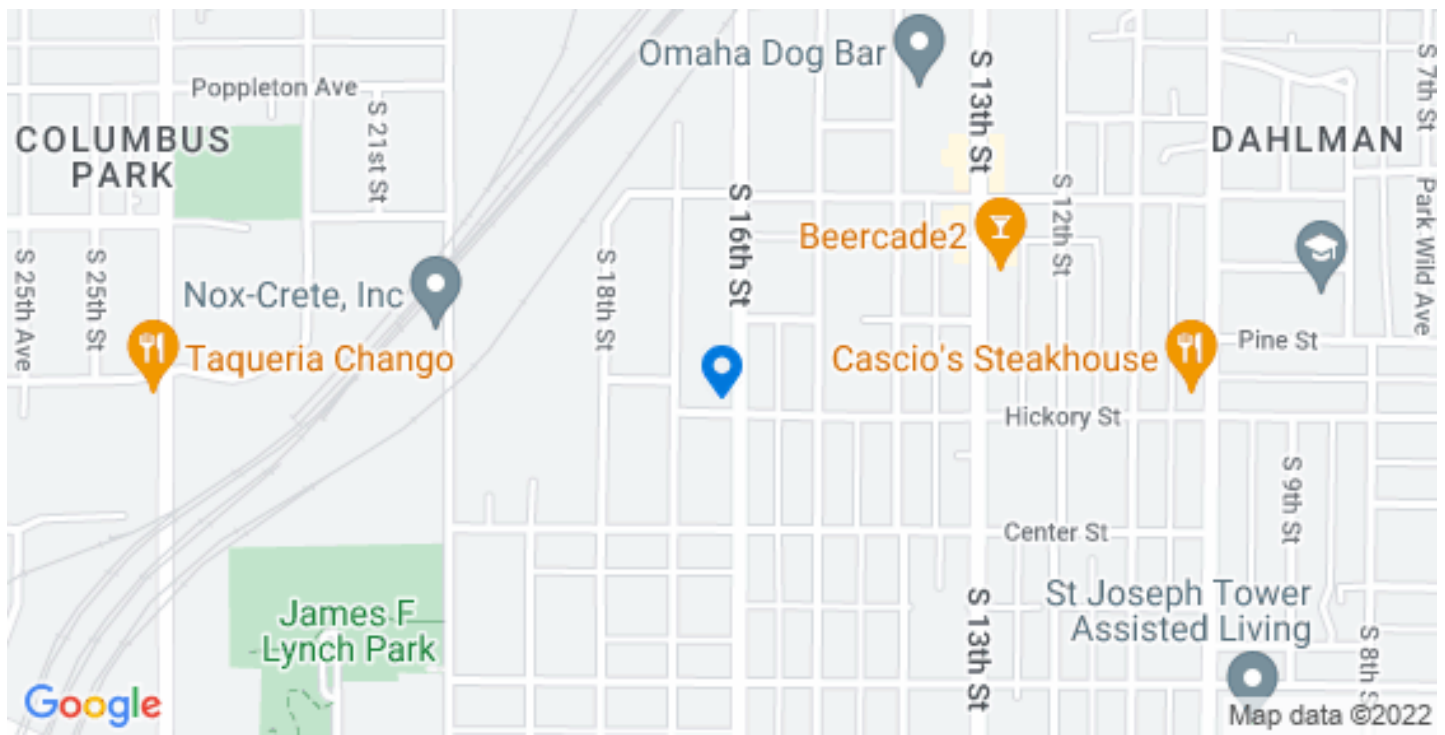
**Marketing Description**

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

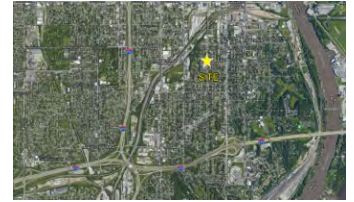
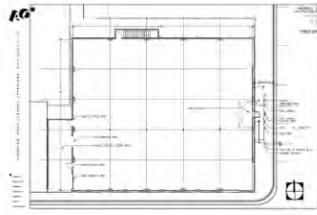
Main level consists of + 10,216 SF with drive-door and the lower level has drive-in access as well with approximately 9,800 SF of usable space.

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

**Location (1 Location)**



Property Photos (4 photos)



## Demographic Insights

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Sign In to View

### Household Income



### Age Demographics



### Number of Employees



### Housing Occupancy Ratio

### Renter to Homeowner Ratio





1713 Cuming St, Omaha, NE 68102

**Unpriced**

1711-1715 Cuming

Industrial | 14,289 SF



Lisa Zimmerman  
NE 20150747, IA S65916000  
402.660.9078

Listing Added: 07/14/2020

Listing Updated: 10/07/2022





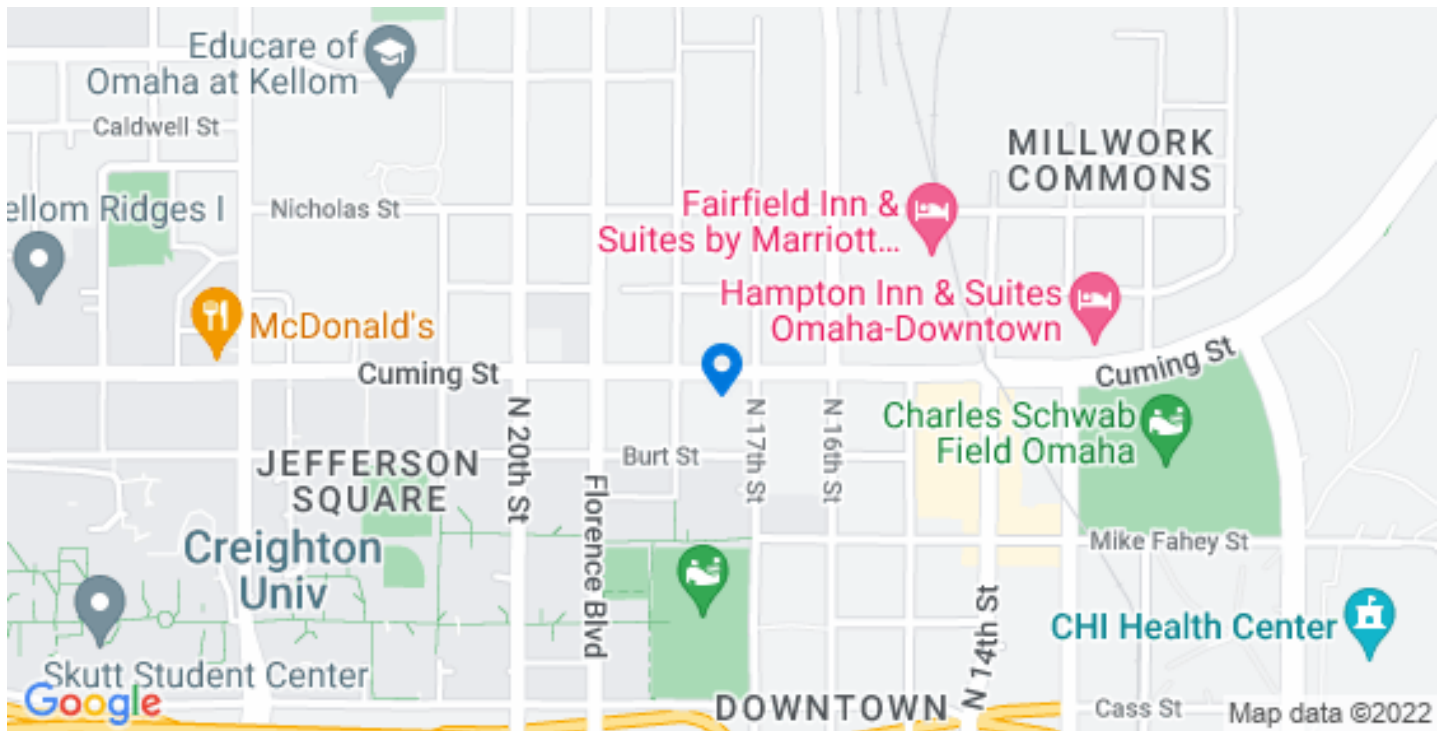
**Details**

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

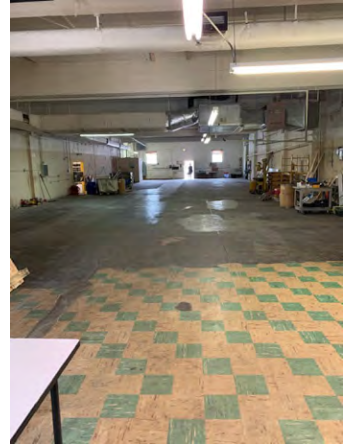
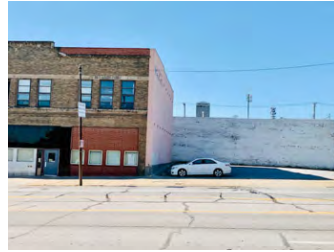
**Marketing Description**

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

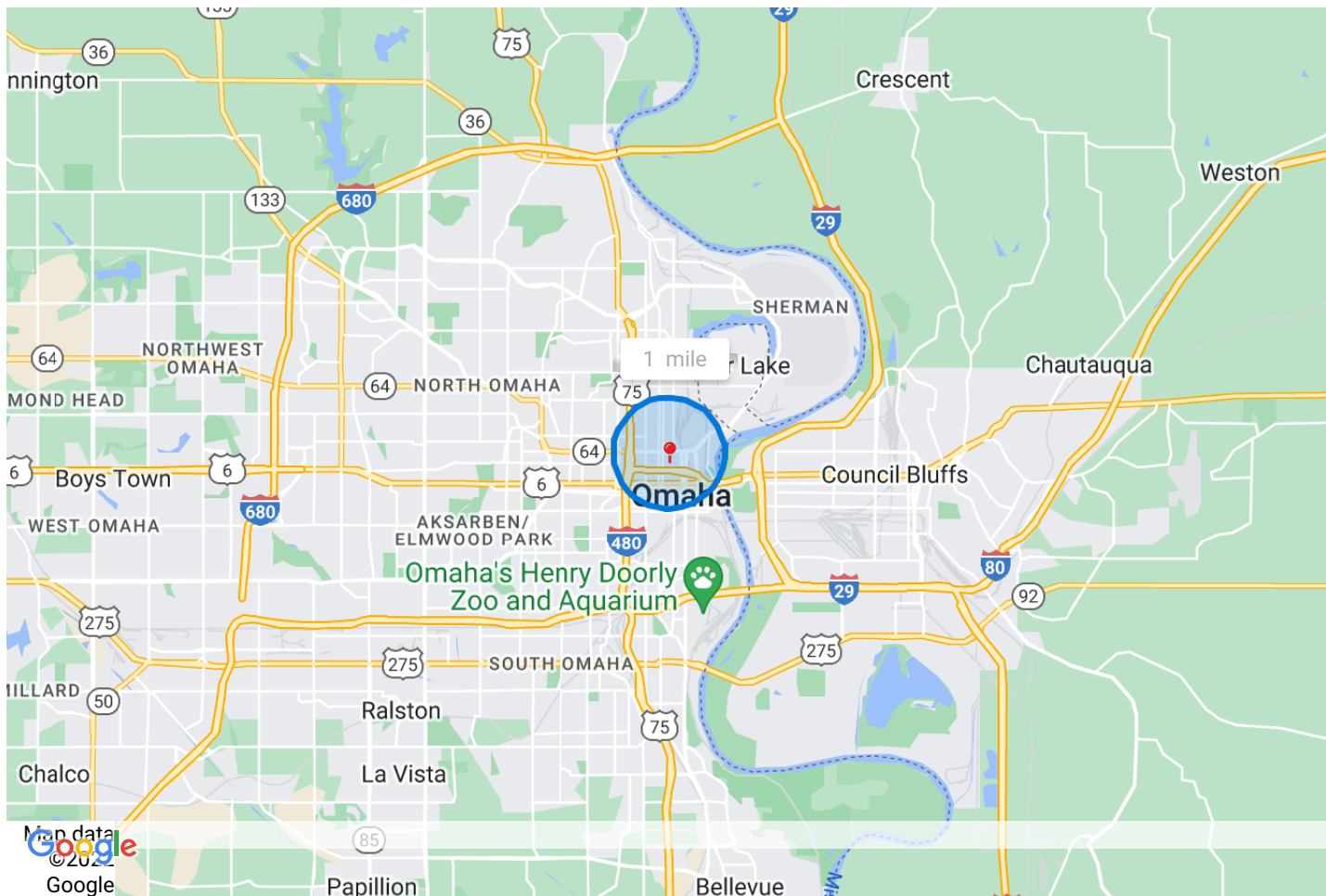
**Location (1 Location)**



Property Photos (8 photos)



# Demographic Insights

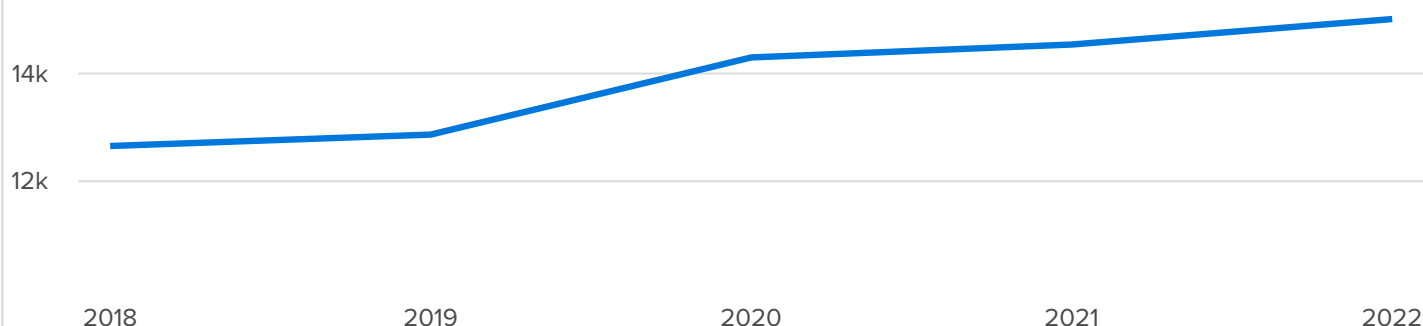


## Population

**15k**

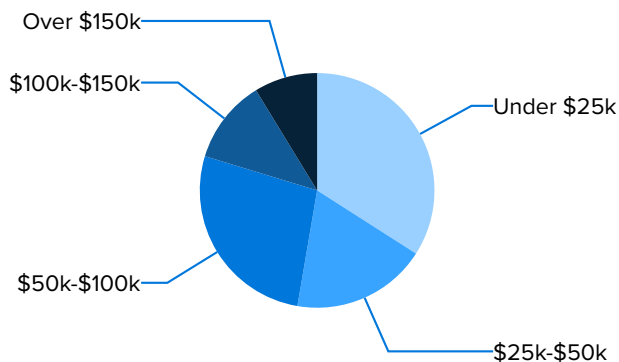
↑ 3%  
Compared to 14.5k in 2021

↑ 18%  
Compared to 12.6k in 2018



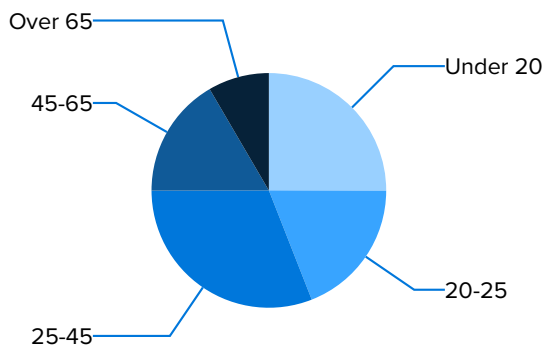
### Household Income

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



### Age Demographics

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



### Number of Employees

**39.2k**

### Top 5 Employment Categories

Office & Administrative Support

Management

Sales & Related

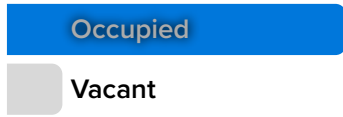
Food Prep & Service

Production

### Housing Occupancy Ratio

# 5:1

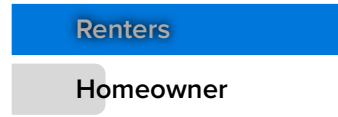
5:1 predicted by 2026



### Renter to Homeowner Ratio

# 4:1

4:1 predicted by 2026





Danielle  
Lowry  
(402) 690-

2488



## 1929 S 20th St

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



**BUILDING FOR SALE**

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



## INVESTMENT HIGHLIGHTS

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

## EXECUTIVE SUMMARY

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

## PROPERTY FACTS

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

## TRANSPORTATION

### AIRPORT

Eppley Airfield Airport 13 min drive 5.5 mi

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### FREIGHT PORT

Port Milwaukee 559 min drive 506.4 mi

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### RAILROAD

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

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## PROPERTY TAXES

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

## ZONING

Zoning Code  
HI (High Industrial)

## MAP OF 1929 S 20TH ST OMAHA, NE 68108



## ADDITIONAL PHOTOS



Primary Photo



Building Photo



Building Photo



Building Photo





Building Photo



Building Photo

**Listing ID: 23977545**

**Date Created: 8/25/2021**

**Last Updated: 10/4/2022**

**Address: 1929 S 20th St, Omaha, NE**

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4808 S 26th St, Omaha, NE 68107

**\$1,700,000**

**Industrial For Sale 4808 S 26th St Omaha NE 68107**

Industrial | 27,480 SF



Gary Kuklin  
NE 20050960  
402.880.1887

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



**Details**

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

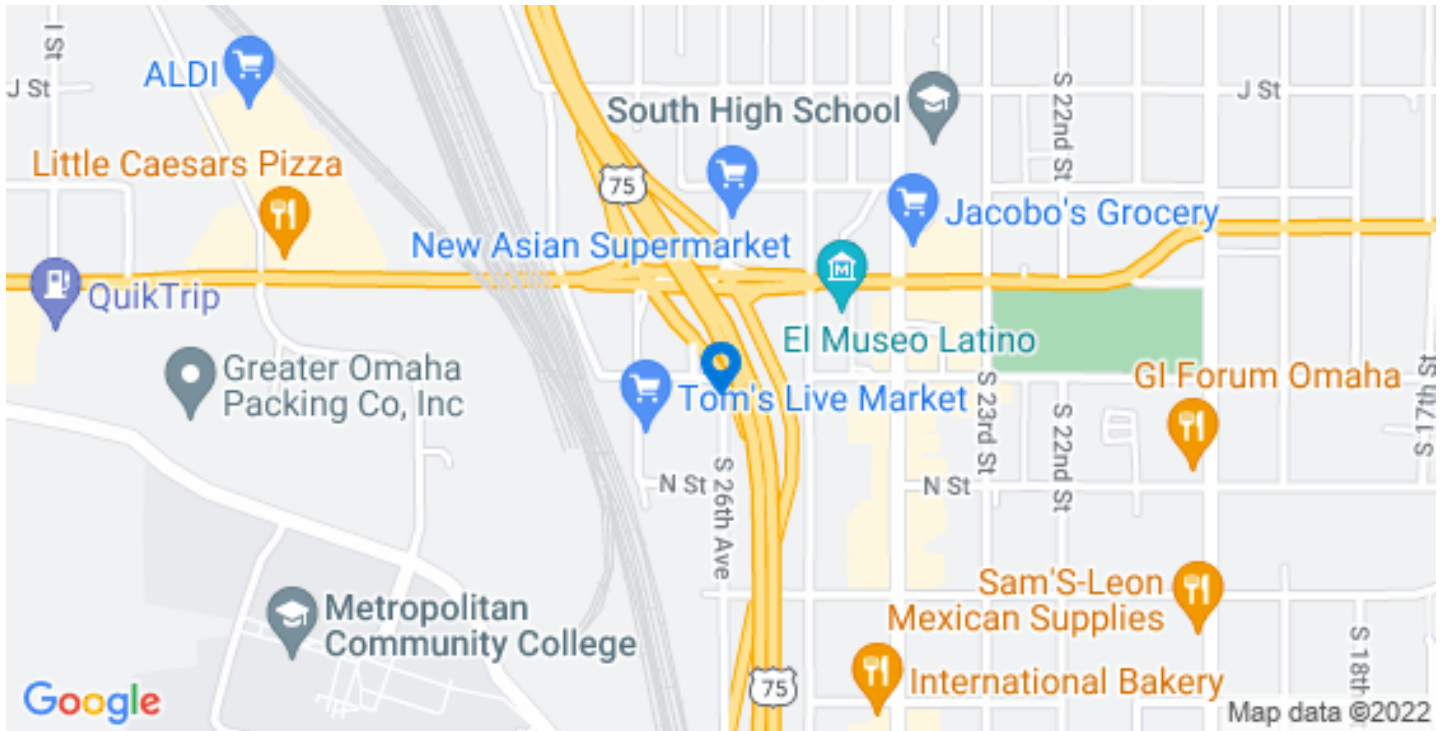
**Marketing Description**

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

**Investment Highlights**

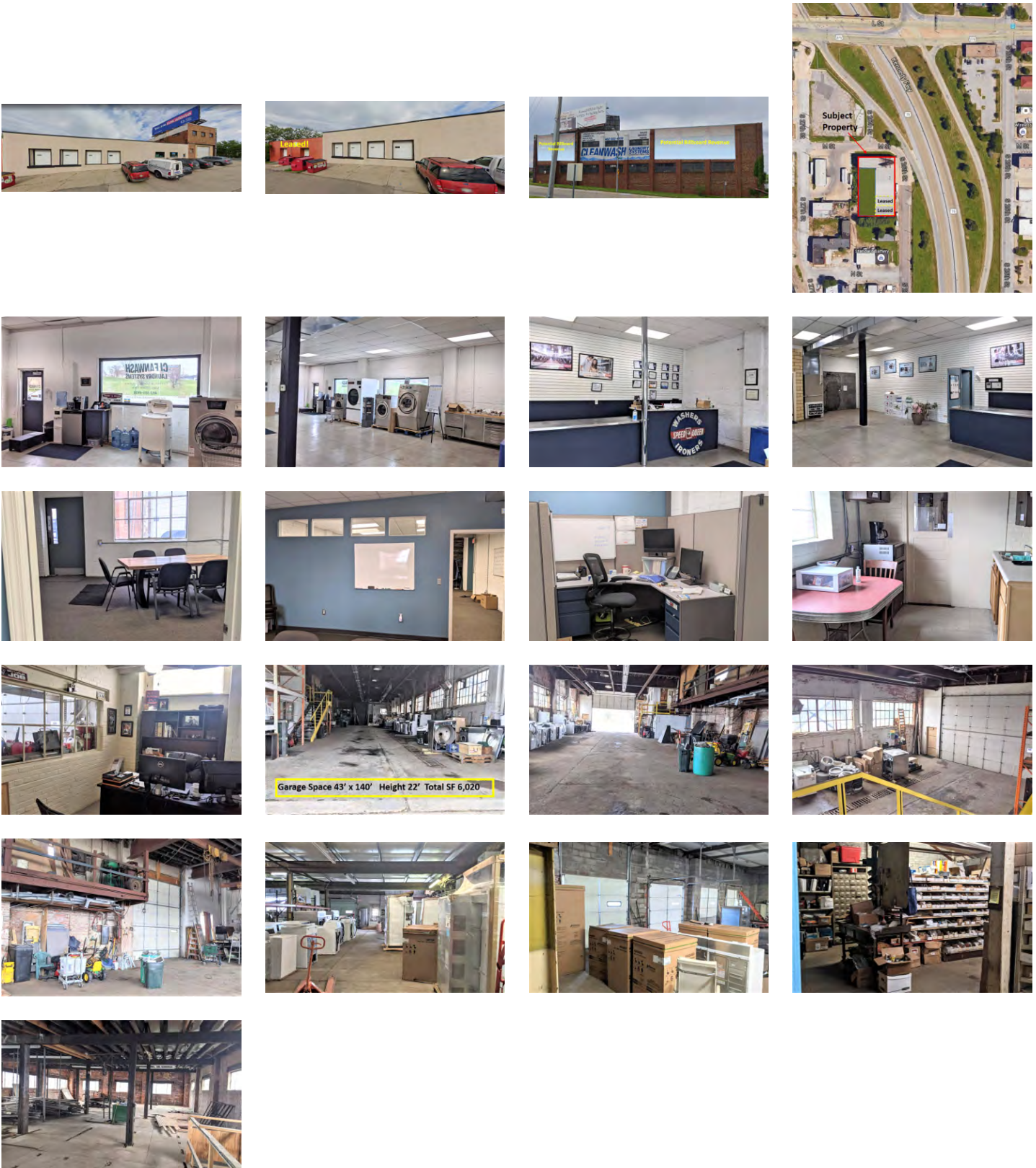
- 27,480 SF Zoned Heavy Industrial building. \$1,700,000 with 10K SF outside storage. 0.85 AC Subdivide for more flex bays. Minutes off the Kennedy Fwy & "L" St. National Billboard Company 20 year Lease and also large wall billboard facing the Kennedy Freeway/Hwy 75 traffic. Building contains: Garage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

Location (1 Location)





Property Photos (21 photos)



## Demographic Insights

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Sign In to View

### Household Income



### Age Demographics



### Number of Employees



### Housing Occupancy Ratio

### Renter to Homeowner Ratio



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

PRO FORMA			
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Expenses:	2023	2024	2025
Payroll	\$ 40,000.00	\$ 90,000.00	\$ 189,000.00
Contracted services (accounting, tech support, etc.)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Marketing, branding	\$ 40,000.00	\$ 45,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Building expenses (utilities, maintenance)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00
Research and development	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00
<b>Total:</b>	<b>\$ 172,000.00</b>	<b>\$ 279,000.00</b>	<b>\$ 403,000.00</b>
Revenue:			
Membership	-	\$ 50,000.00	\$ 75,000.00
Media	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00
Contracts	\$ 100,000.00	\$ 200,000.00	\$ 430,000.00
Advertisements	\$ 20,000.00	\$ 60,000.00	\$ 72,000.00
Sponsorship	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00
Rental	\$ 10,000.00	\$20,000	\$30,000
Ticketed Events	\$36,000	\$54,000	\$76,000
<b>Total:</b>	<b>\$ 225,100.00</b>	<b>\$ 462,200.00</b>	<b>\$ 774,840.00</b>



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

PRO FORMA			
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Expenses:	2023	2024	2025
Payroll	\$ 40,000.00	\$ 90,000.00	\$ 189,000.00
Contracted services (accounting, tech support, etc.)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Marketing, branding	\$ 40,000.00	\$ 45,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
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Building expenses (utilities, maintenance)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00
Research and development	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00
<b>Total:</b>	<b>\$ 172,000.00</b>	<b>\$ 279,000.00</b>	<b>\$ 403,000.00</b>
Revenue:			
Membership	-	\$ 50,000.00	\$ 75,000.00
Media	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00
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Rental	\$ 10,000.00	\$20,000	\$30,000
Ticketed Events	\$36,000	\$54,000	\$76,000
<b>Total:</b>	<b>\$ 225,100.00</b>	<b>\$ 462,200.00</b>	<b>\$ 774,840.00</b>





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

PRO FORMA			
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Expenses:	2023	2024	2025
Payroll	\$ 40,000.00	\$ 90,000.00	\$ 189,000.00
Contracted services (accounting, tech support, etc.)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Marketing, branding	\$ 40,000.00	\$ 45,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Building expenses (utilities, maintenance)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00
Research and development	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00
<b>Total:</b>	<b>\$ 172,000.00</b>	<b>\$ 279,000.00</b>	<b>\$ 403,000.00</b>
Revenue:			
Membership	-	\$ 50,000.00	\$ 75,000.00
Media	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00
Contracts	\$ 100,000.00	\$ 200,000.00	\$ 430,000.00
Advertisements	\$ 20,000.00	\$ 60,000.00	\$ 72,000.00
Sponsorship	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00
Rental	\$ 10,000.00	\$20,000	\$30,000
Ticketed Events	\$36,000	\$54,000	\$76,000
<b>Total:</b>	<b>\$ 225,100.00</b>	<b>\$ 462,200.00</b>	<b>\$ 774,840.00</b>



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

PRO FORMA			
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Expenses:	2023	2024	2025
Payroll	\$ 40,000.00	\$ 90,000.00	\$ 189,000.00
Contracted services (accounting, tech support, etc.)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Marketing, branding	\$ 40,000.00	\$ 45,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Building expenses (utilities, maintenance)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00
Research and development	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00
<b>Total:</b>	<b>\$ 172,000.00</b>	<b>\$ 279,000.00</b>	<b>\$ 403,000.00</b>
Revenue:			
Membership	-	\$ 50,000.00	\$ 75,000.00
Media	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00
Contracts	\$ 100,000.00	\$ 200,000.00	\$ 430,000.00
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Rental	\$ 10,000.00	\$20,000	\$30,000
Ticketed Events	\$36,000	\$54,000	\$76,000
<b>Total:</b>	<b>\$ 225,100.00</b>	<b>\$ 462,200.00</b>	<b>\$ 774,840.00</b>



# Grant Application

Row 270

<b>Organization Name (if applicable)</b>	FBJ LOGISTICS LLC
<b>Physical Address</b>	1299 FARNAM ST STE 300 OMAHA,NE 68102
<b>Mailing Address</b>	13110 bIRCH DR STE 148-227
<b>Website</b>	
<b>Social Media Accounts</b>	
<b>Name</b>	Darris Johnson
<b>Title</b>	MANAGING MEMBER
<b>Email Address</b>	DARRIS@XCLUSIVEENTERTAINMENT.NET
<b>Phone</b>	+1 (888) 454-3303
<b>Team</b>	No
<b>Organizational Chart</b>	N/A
<b>Other Completed Projects and/or Accomplishments</b>	I HAVE COMPLETED MY COMMERCIAL DRIVERS LICENSE COURSE INCLUSIVE OF A HAZARDOUS MATERIALS ENDORSEMENT AND IVE ALSO RECEIVED MY ARTICLES OF ORGANIZATION AND EIN# AND OPENED A BUSINESS BANK ACCOUNT
<b>Proposal Title</b>	THE FBJ PROJECT
<b>Total Budget (\$)</b>	\$2,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$1,999,999.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	I AM LOOKING FOR A GRANT TO ASSIST IN PURCHASING DUMP TRUCKS TO REVITALIZE NORTH OMAHA
<b>Timeline</b>	3-6 MONTHS FOR ACQUISITION OF SAID DUMPTRUCKS AND COMPLETION DATE BY 3-6 MONTHS FOLLOWING
<b>Percentage completed by July 2025</b>	96%

<b>Funding Goals</b>	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)
<b>Community Needs</b>	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	BY PROVIDING DUMPTRUCKS TO AID IN THE CONSTRUCTION AND REVITALIZATION OF NORTH OMAHA
<b>Visioning Workshop Findings Alignment</b>	THE PROPOSAL NOT ONLY ALIGNS WITH THE FINDINGS BUT FULFILLS THE GAPS AND OTHER COMMUNITY NEEDS BY PROVIDING THE VERY MUCH NEEDED DUMP TRUCKS AND BULLDOZERS THAT WILL AIDE AND ASSIST IN THE REVITALIZATION OF NORTH OMAHA
<b>Priorities Alignment</b>	THE STRATEGIC PRIORITIES WILL BE FULFILLED BY PROVIDING THE NECESSARY EQUIPMENT TO BE USED TO REVITALIZE NORTH OMAHA
<b>Economic Impact</b>	A SUBSTANTIAL INCREASE IN BOTH TEMPORARY AND PERMANENT JOB CREATION AND RETENTION
	3-40
	20-30
	RANGING FROM 12-20/HR
	ELECTRICIANS, PLUMBERS, GENERAL CONTRACTORS, DRYWALLERS, HVAC, ETC...
<b>Community Benefit</b>	FIRST OF ALL THE COMMUNITY WILL BENEFIT DIRECTLY FROM ALL THE NEWLY BUILT SINGLE FAMILY HOMES AND COMMERCIAL BUILDINGS
	BY PROVIDING A NEW TAX BASE, JOB CREATION AND RETENTION, WHICH IN TURN WILL WELCOME NEW INNOVATIVE THOUGHTS AND CONCEPTS TO NORTH OMAHA
<b>Best</b>	BY FOLLOWING ALREADY PROVEN PRACTICES AND

**Practices/Innovation** INCORPORATING NEW CONCEPTS TO NORTH OMAHA

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**Outcome Measurement** BY CREATING NEW HIGH WAGE JOB OPPOROTUNITIES AND LONG TERM EMPLOYMENT

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BY RATES OF EMPLOYMENT AND BY THE ENTITY AND YOUR BOARD

---

WITH THE NEW CONSTRUCTION THIS WILL ACT AS AN OPEN INVITATION TO ASSIST IN THE REVITIZATION

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**Partnerships** No

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**Displacement** No

---

**Displacement explanation**

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**Physical Location** N/A

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

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**Additional Location Documents** N/A

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**Property Zoning** Yes

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**Is the project connected to utilities?**

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Yes

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No

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**Design, Estimating, and Bidding** No

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No

---

TO BE DETERMINED

---

**General Contractor** No

---

**Request Rationale** 2000000

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**Grant Funds Usage** SPECIFICALLY FOR THE ACQUISITION OF DUMP TRUCKS AND OTHER RELATED COSTS

---

**Proposal Financial** Yes

**Sustainability**

---

FISCAL OPERATIONS WILL BE HANDLED BY MY CPA

---

**Funding Sources** FBJ LOGISTICS LLC

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FBJ LOGISTICS LLC [TO BE DETERMINED]

---

NO

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**Scalability** YES

---

PROPERTY ACQUISITION, STORAGE FACILITY

---

**Financial Commitment** IVE BEEN IN THIS COMMUNITY OVER 40YRS WITH VARIOUS BUSINESSES AND GREW UP IN NORTH OMAHA SO I WOULD LIKE TO VERY MUCH SEE AND IMPROVEMENT

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads**

---



# Grant Application

Row 271

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**Organization Name (if applicable)** Locust Street Development

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**Physical Address** 2809 North 16th Street Omaha, NE 68110

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**Mailing Address**

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**Website**

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**Social Media Accounts**

---

**Name** Larry Russell

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**Title** Parter

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**Email Address** Ljr1064@gmail.com

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**Phone** +1 (402) 677-9496

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**Team** Yes

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Oliver Piatek - Partner

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**Organizational Chart** N/A

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**Other Completed Projects and/or Accomplishments** N/A

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**Proposal Title** Locust Street Development

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**Total Budget (\$)** 35,353,853.47

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**LB1024 Grant Funding Request (\$)** \$10,606,156.00

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**Proposal Type** Capital project

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**Brief Proposal Summary** Locust Street Development (LSD) is a joint venture to bring 80 unit, mixed use development to 16th Street and Locust area. Located at 16th and Locust, the concept of Sankofa is a 100-acre innovation district in Omaha, NE that will be anchored by the Cathy Hughes Innovation Center. LSD will be the ideal place to live work and play. Larry Russell Investments current owns 2823, 2821, 2819 North 16th and has options on 2809, 2807, and 2801 North 16th St. I also own 2814 N 15 ST and 2821 N 15 AV. Locust Street Carpet (Oliver) has options on several property in the same area. Locust Street Carpet will be

housed in the mixed use development and have a retail carpet store serving North Omaha and Downtown.

---

**Timeline**

- November 2022 • Finalize all joint ventures partners and development group • Secure Land Options for Parcels in the area
- January 2023 • Land Purchase • Removal of Debris
- Jan-March 2023 • Design • Engineering • Equipment ordered • Permits issues • Select contractors
- April • Site Prep • Survey • Layout • Excavation • Site Clearing • Utilities • Foundation • Deposit on Equipment
- May - July • Footings poured • Slab Poured • Temp Power installed • Steel Building Erected • Rough Framing of Offices completed • Windows and Doors installed
- Aug-Oct • Rough Plumbing Elec, and HVAC installed • Insulation Installed • Sheetrock installed in offices
- Sept -Jan 2024 • Finish work begins • Electrical • Plumbing • HVAC
- Feb-April • Texture and paint in offices, • Trim Installed • Office and Handling equipment arrives
- May 2024 • Final inspection • Final testing

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**Percentage completed by July 2025** 100%

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**Funding Goals**

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

---

**Community Needs**

Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

---

**"other" explanation**

---

**Proposal Description and Needs Alignment**

- Transformational Change - This proposal will transform would literally transform 16th Street through major investments in underutilized lands. The investment will generate construction jobs and allow for recruiting companies that will add high paying jobs in much needed office and retail space.
- Fundamental Change - By strategically locating on 16th street, the LSD will reconnect North Omaha with the downtown community (both through a trail and 16th street), a connection that was previously severed. In addition to connecting the community, the District will also create a true business district in North Omaha which has been missing.
- Long-Lasting Economic Growth - The proposal provides multi-faceted economic growth, in digital, manufacturing, construction, as well as, entrepreneurship and innovation all within one mile. The Revitalization of the 16th Street Corridor is crucial to the overall development of North Omaha. The revitalization of the 16th Street Corridor ties together the community with the business park and IHub. By creating additional commercial spaces, small businesses will have access to store fronts and have the ability to continue to grow in the community. Moreover, with

multipurpose building that have retail on the bottom and housing on top, much needed housing stock will be added to the area enabling people to work live and play. Finally with a true commercial BID in North Omaha, businesses will be able to contribute and continue to invest in the community creating longevity and lasting change after federal dollars have been spent.

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**Visioning Workshop Findings Alignment** Affordable housing and walkable communities were at the top of the needs list in the Visioning Workshop. This proposal addresses both. We will seek RFPs for development of mixed-use and affordable housing units along 16th Street thereby locating housing where jobs will be created, eliminating the barriers that lack of transportation has created.

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**Priorities Alignment** see above

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**Economic Impact**

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50 in office spaces, 25 with the Locust Carpet

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75

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55,000 and above

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All of these opportunities will be within Qualified Census Tracts and serving those from Qualified Census Tracts.

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**Community Benefit** In addition to catalyzing the growth of jobs and businesses, LSD will spur new economic investment It will also create a business core district allowing for the recycling of capital in the community creating a sense of pride and ownership.

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LSD is a “live, work, play” place. This will be the new Blackstone for those working in the Enterprise park.

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**Best Practices/Innovation** WE hope to partner with local Modern Eminence to build sustainable housing.

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**Outcome Measurement** 80 units

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Either we build them or we dont.

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No

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**Partnerships** Yes

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We want to be provide workforce housing with all local employers along with student housing for graduate students.

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**Displacement** No

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**Displacement explanation**

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<b>Physical Location</b>	See above
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
<b>General Contractor</b>	No
<b>Request Rationale</b>	
<b>Grant Funds Usage</b>	
<b>Proposal Financial Sustainability</b>	
<b>Funding Sources</b>	Other sourcing TIF, Imagine Revolving Fund and Bank and Private Financing. Decision date is concurrent with the proposed.
	Estimated timelines are within approximately thirty (30) days of the proposed submission and approval.
<b>Scalability</b>	
<b>Financial Commitment</b>	Yes we have equity ready to go.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process</b>	<input checked="" type="checkbox"/>

**Acknowledgme**

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**LB1024 Funding  
Sources  
Acknowledgment**



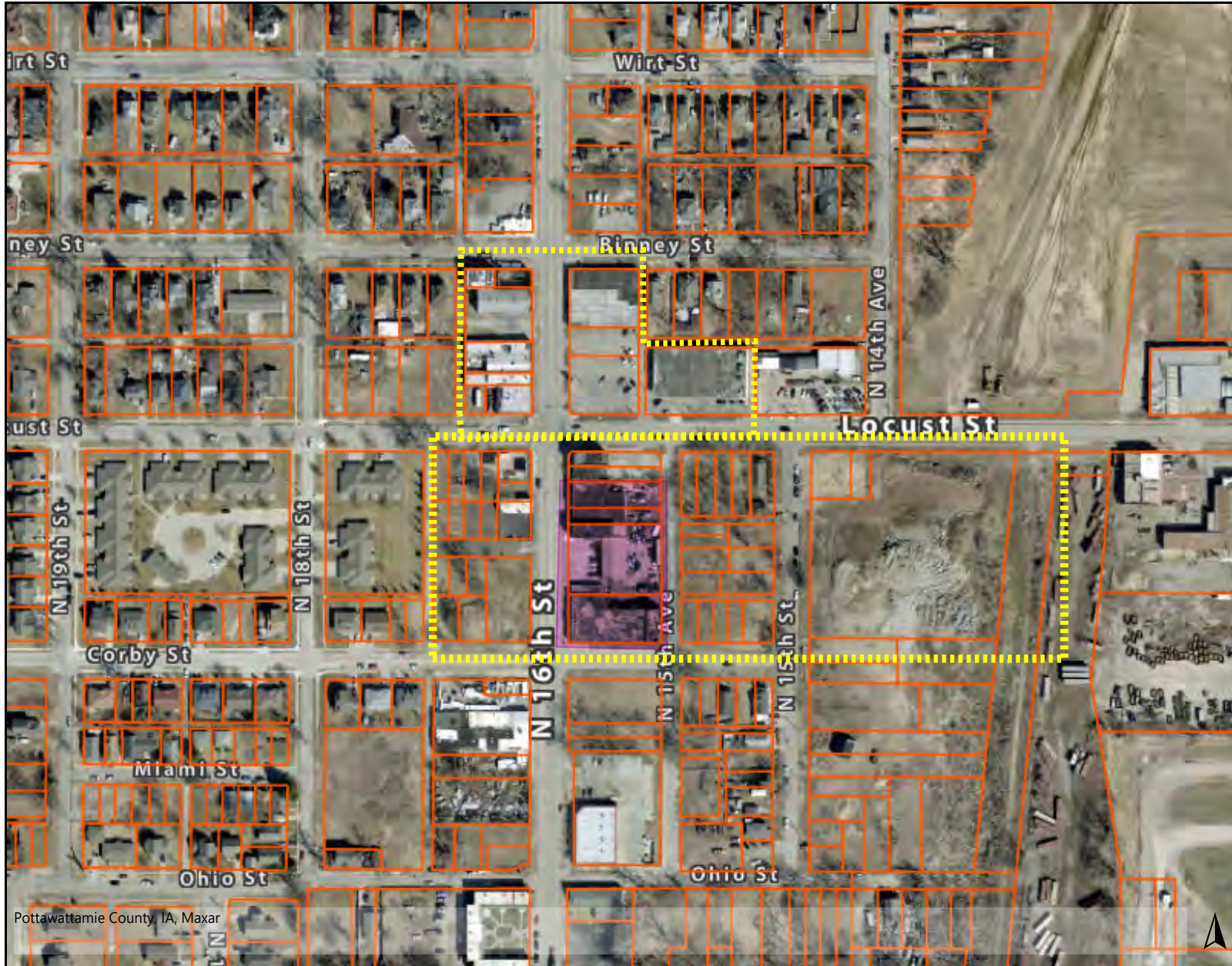
**Public Information**



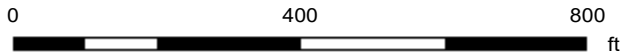
**File Uploads**

Additional Location Documents (see application for list) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

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Pottawattamie County, IA, Maxar



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

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

Legend

- Parcels
- Property Lines



Project: Locust Street Development

Budget	Amount	% Budget	\$/LF
Land	\$5,000,000.00	14.27%	
Construction Costs & Contingency	\$28,000,000.00	79.91%	
Soft Costs & Contingency	\$2,000,000.00	5.71%	
TIA, Commissions, Fees & Other	\$39,915.50	0.11%	
<b>Total Budget</b>	<b>\$35,039,915.50</b>	<b>100.00%</b>	
Loan Fees, Interest Reserve & Opeaarting Loss	\$313,937.97		
<b>Total Budget w/ Loan</b>	<b>\$35,353,853.47</b>		

Sources	Amount	% Total	% Value
ARPA	\$10,606,156.00	30.00%	
Construction Financing	\$18,247,697.47	51.61%	
TIF Financing	\$4,500,000.00	12.73%	
Equity	\$2,000,000.00	5.66%	
<b>Total Sources</b>	<b>\$35,353,853.47</b>	<b>100.00%</b>	

Type	PSF	Count	Avg. SF	GRP
Studio	\$1.89	25	569.3	\$322,793.10
1 Bed	\$1.78	27	731.19	\$421,691.90
2 Bed	\$1.82	18	942.25	\$370,417.32
3 Bed	\$1.94	10	1200	\$279,360.00
<b>Total</b>		<b>80</b>		<b>\$1,394,262.32</b>

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
GPR	\$1,394,262.32	\$1,422,147.56	\$1,450,590.51	\$1,479,602.32	\$1,509,194.37	\$1,539,378.26	\$1,570,165.82	\$1,601,569.14	\$1,633,600.52	\$1,666,272.53	
Parking Income											
Other Income	\$47,520.00	\$48,708.00	\$49,925.70	\$511.74	\$52,453.19	\$53,764.52	\$55,108.63	\$56,486.35	\$57,898.51	\$59,345.97	
Vacancy & Loss	5.50%	(\$76,684.43)	(\$71,107.38)	(\$72,529.53)	(\$73,980.12)	(\$75,459.72)	(\$76,968.91)	(\$78,508.29)	(\$80,078.46)	(\$81,680.03)	(\$83,313.63)
<b>Total Revenue</b>	<b>\$1,365,097.89</b>	<b>\$1,399,748.18</b>	<b>\$1,427,986.69</b>	<b>\$1,406,133.95</b>	<b>\$1,486,187.84</b>	<b>\$1,516,173.87</b>	<b>\$1,546,766.16</b>	<b>\$1,577,977.03</b>	<b>\$1,609,819.01</b>	<b>\$1,642,304.88</b>	
<b>Expense</b>											
Salaries and Burden	\$775.00	\$62,000.00	\$63,240.00	\$64,504.80	\$65,794.90	\$67,110.79	\$68,453.01	\$69,822.07	\$71,218.51	\$72,642.88	\$74,095.74
Adversting	\$75.00	\$6,000.00	\$6,120.00	\$6,242.40	\$6,367.25	\$6,494.59	\$6,624.48	\$6,756.97	\$6,892.11	\$7,029.96	\$7,170.56
Adminstrative	\$75.00	\$6,000.00	\$6,120.00	\$6,242.40	\$6,367.25	\$6,494.59	\$6,624.48	\$6,756.97	\$6,892.11	\$7,029.96	\$7,170.56
Utilities	\$150.00	\$12,000.00	\$12,240.00	\$12,484.80	\$12,734.50	\$12,989.19	\$13,248.97	\$13,513.95	\$13,784.23	\$14,059.91	\$14,341.11
R&M	\$150.00	\$12,000.00	\$12,240.00	\$12,484.80	\$12,734.50	\$12,989.19	\$13,248.97	\$13,513.95	\$13,784.23	\$14,059.91	\$14,341.11
PM Fee	4.00%	\$55,770.49	\$56,885.90	\$58,023.62	\$59,184.09	\$60,367.77	\$61,575.13	\$62,806.63	\$64,062.77	\$65,344.02	\$66,650.90
Insurance	\$200.00	\$16,000.00	\$17,632.00	\$19,430.46	\$21,412.37	\$23,596.43	\$26,003.27	\$28,655.60	\$31,578.47	\$34,799.48	\$38,349.03
Taxes		\$178,191.00	\$181,754.82	\$185,389.92	\$189,097.71	\$192,879.67	\$196,737.26	\$200,672.01	\$204,685.45	\$208,779.16	\$212,954.74
<b>Total Expenses</b>		<b>\$347,961.49</b>	<b>\$356,232.72</b>	<b>\$364,803.20</b>	<b>\$373,692.56</b>	<b>\$382,922.23</b>	<b>\$392,515.58</b>	<b>\$402,498.16</b>	<b>\$412,897.88</b>	<b>\$423,745.28</b>	<b>\$435,073.74</b>
<b>NOI</b>		<b>\$1,017,136.40</b>	<b>\$1,043,515.46</b>	<b>\$1,063,183.49</b>	<b>\$1,032,441.38</b>	<b>\$1,103,265.61</b>	<b>\$1,123,658.28</b>	<b>\$1,144,268.00</b>	<b>\$1,165,079.15</b>	<b>\$1,186,073.73</b>	<b>\$1,207,231.14</b>
Debt Services		\$858,449.58	\$858,449.58	\$858,449.58	\$858,449.58	\$858,449.58	\$858,449.58	\$858,449.58	\$858,449.58	\$858,449.58	\$858,449.58
Replacement Reserve	2.00%	\$27,301.96	\$27,994.96	\$28,559.73	\$28,122.68	\$29,723.76	\$30,323.48	\$30,935.32	\$31,559.54	\$32,196.38	\$32,846.10
Free Cash Flow		\$131,384.86	\$157,070.92	\$176,174.17	\$145,869.12	\$215,092.27	\$234,885.22	\$254,883.10	\$275,070.03	\$295,427.77	\$315,935.46

# Grant Application

Row 272

<b>Organization Name (if applicable)</b>	RenMind
<b>Physical Address</b>	518 N 40th St Omaha, NE 68131
<b>Mailing Address</b>	
<b>Website</b>	RenMind.com, RenMind.in, Common.Network, CaliCommons.com, JCNAOmaha.org
<b>Social Media Accounts</b>	facebook.com/renmind, linkedin.com/company/renmind, <a href="https://www.linkedin.com/in/lukearmstrong/">https://www.linkedin.com/in/lukearmstrong/</a>
<b>Name</b>	Luke Armstrong
<b>Title</b>	Partner
<b>Email Address</b>	luke@renmind.com
<b>Phone</b>	+1 (402) 618-1981
<b>Team</b>	Yes
	Luke Armstrong (Partner, Design) + Feysel Rahmeto (Partner, Relationships)
<b>Organizational Chart</b>	Org chart – to be determined
<b>Other Completed Projects and/or Accomplishments</b>	Major projects include: RenMind, Cali Commons, Common.Network, TextyPitch, InPublic.design, NEWbraska CommonSense
<b>Proposal Title</b>	RenMind's "Common Network" Provides a Common Communication Platform for Engaging and Building Trust with Local Community
<b>Total Budget (\$)</b>	\$2,500,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$1,750,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	RenMind delivers a "common network" a communication platform for helping community organizations connect compelling content with the right people, in the right way, at the right time to engage their local community. Great communication is really hard and critically important. That's why we help community organizations send key messages to create awareness, grow and protect their supporting



community. Common.Network collects and stores information on an organizations community members like how to reach them and what services they prefer. We make it easy for organizations to tell their story, to get community action. Modern communication is difficult in part because money buys advantage. The best marketing, sales and fund raising software systems can be extremely expensive. These systems also make communication more efficient. These systems often require special content marketing help from communication agencies who also charge large service fees. This translates into competitive advantage for the established players. Common.Network creates affordable infrastructure that builds direct connections. It provide space for an organization to post accessible public messages, manage event communication, send direct messages, and keep track of direct communication history with each connection and org. Each organization gets its own private space but the platform promotes this activity to a community feed to promote the community as a whole. This community approach can also surface valuable meta information about the health of community communications. "Providing digital communication infrastructure is a community service because it can provide a level playing field for building awareness of who our community might support with their time and money. Without this central platform, providers and users must accommodate many systems and communication fractures from there, often times excluding interested people from being invited or aware of opportunities." – Luke Armstrong (RenMind) "When we post updates on our own media channel (CaliCommons.net) we know that users can see this message without having to sign up for an account. Our artists, members and customers don't have to give Meta or Twitter their information, its just between us." – Molly Nicklin (Cali Commons)

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## Timeline

July of 2023 - Soft Launch and User Studies We launch our efforts with a demonstration of the existing Common.Network software and a call for early participation. We start doing research on community communication needs to identify service gaps and primary opportunities, as well as, identify user experience issues on existing platforms. Most of the work product is shared publicly at InPublic.design. We are actively looking for early adopting organizations and adding them into our system. December 2023 - Next Generation build begins with Development Team Our initial research phase has concluded and we have started implemented key solutions into our next generation Common.Network product with our preferred development partners (and internal team). We've received and analyzed feedback on our designs and created definition for expected development outcomes. July 2024 - Next Generation Base Product released for Customer Experience Testing We've refactored Common.Network and our next generation product is ready for release and another round of testing. Our plugin team begins to work on the first set of extensions as defined by the core team, as well as, documentation the process for others. Our business development team is actively soliciting as many organizations, communities and partners as possible. December 2024 - Stable Release with initial Plugin from Extension Team We've launched our initial plugin and we are getting feedback on our early platform decisions. We've patched a few bugs, improved some processes and we are about to release the stable release of our base product with two plugins. July 2025 - Reseller Release with Account Management Controls for Indie Representatives We've released our reseller release for the

platform. This lets resellers spin up instances for themselves, clients and collaboratively manage lots of accounts from a single secure login. We commit to a core set of plugins and a maintenance cycle. We release a third plugin for the system. We've earned commitments from community partners to support our continued development of this critical infrastructure through a community accepted approach. With this continued support we will maintain and refine our communication system to serve our core community needs. December 2025 - Get Sustaining Commitments from Orgs and Partners, Keep Improving All the parts and pieces exists and we've demonstrated our product and processes along the way. Our focus now is on growing a sustaining base, listening to their needs and increasing satisfaction on our core product. From here on out the mission is the same. How can we help our community to communicate more effectively?

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**Percentage completed by July 2025**      100%

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

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**Community Needs**      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**

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**Proposal Description and Needs Alignment**      A compelling common communication platform will provide an advantage to local organizations, businesses and individuals in North and South Omaha who would like to get a larger percentage of the public's attention. Decreasing the amount of time and effort it takes to communicate will ensure it happens regularly, which will deepen relationships and increase the reach of these organizations. This increase in public awareness will result in more attendees, more donations, and more money staying in our local communities to be reinvested by our community. We can enable community communication to evolve in ways that may not be profitable but are beneficial for the public, and our collective experience of our communication experience in our community. As new technology enters the market we need ways to learn, adapt and continue to communicate clearly. Seeing communication as a public good can help address this problem together in open educational environments where we can learn and grow.

---

**Visioning Workshop Findings Alignment**      With more consistent communication efforts the diversity of culture, talent and character of North and South Omaha will attract new and returning people to support these

neighborhoods. We can nurture and support what already exists with tools and technical assistance. We can promote networking related to entrepreneurs and community groups (opportunities) in digital and physical spaces. This will help circulate money throughout the city and help communities establish their own unique identities. By building awareness of the entrepreneurial activities of current residents we can create positive experiences that will address negative external media/perception building positive memories over time. Alternative preferences for media may replace those that profit off of fear generated for advertising purposes. We can help facilitate opportunities to market the areas uniqueness and diversity and positives! We look forward to working with as many partners as possible to remove common communication barriers and ensure that community generated information is our primary way of experiencing the world.

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**Priorities Alignment** This proposal addresses a key issue with many COVID policies, inadequate communication. Nearly every organization struggled to effectively communicate during the recent pandemic, from the CDC to our local organizations and businesses. We have the ability to provide an infrastructure that reduces the technical challenge of communication so that we can focus on the message. The response to COVID moved many workers to remote and hybrid working situations, but the technologies and processes that came out of that move have just begun to ripple through our environments. Communication demands in a completely digital world are even more time consuming, but open the door for asynchronous opportunities (where we don't share the same space at the same time). Our communities need to get in front of this, and Common.Network can help.

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**Economic Impact** The permanent and temporary jobs created by this project cannot be counted at this time. Our platform and business operations will require a minimum of 2-3 full time employees. We would expect contributions from various contractors and employees specific to the designing and developing future software releases of Common.Network. The platform itself allows for direct fractional labor from local, community service providers (independent workforce).

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2-3

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unknown

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high wage

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We are located in the qualified census tracts and would hire for our core roles.

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**Community Benefit** Better community communication ensures many cascading benefits. Community members will know how to support their local businesses. They will be aware of important perspectives in their community. Community organizations and businesses will have better community awareness, which will result in more activity at their events and in their stores. A vibrant community is one that is buzzing with information and creativity.

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Without people consuming their services, businesses and organizations can't deliver on their promised value. When community voices go unheard, wonderful events go

unattended. Without communication, we are each on an island, we are unaware and we can't be supportive even if we would want to.

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**Best Practices/Innovation** RenMind believes in extending permission based communication practices to everyone. We strive for empathetic, direct communication that connects and engages audiences. At RenMind we've spent more than a decade designing and deploying communication software, providing direct services to and studying communication processes and systems of franchises and independent local businesses. We'd love to simplify the process of communication and share the knowledge it takes to improve communication and grow a more vibrant community together.

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**Outcome Measurement** Our Common.Network platform metrics should demonstrate communication trends on a macro level. We wish to reveal the general processes that demonstrate effective communication without compromising the privacy of organizations or their contacts and customers. We will be able to see metrics on regular messaging from each of our participants and the direct correlation to their growth by measuring various forms of activity on the platform (message engagement, information collection, payments).

---

As our service partners begin to build their own businesses, we will see data about how many we have and how many clients they are supporting. Educational services will also be measurable in terms of number who have participated and found benefit in our efforts to demonstrate effective communication and public collaboration.

---

Funding from this proposal will act as a catalyst to get other funding from satisfied organizations, sustaining partners and state prototype and commercialization grants.

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**Partnerships** Yes

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We have actively developed these concepts with help from individuals like Lee Myers, Dawaune Hayes, Lynn Hinderaker, Nic Clapper, Shawn Clapper, Bryan Buckles, Susan Price, Brian Harvey, Leah Buller, Steve Lorenz and community partners like NEWbraska, Dynamo, TextyPress, CaliCommons, Joslyn Castle Neighborhood Association, Friends of Art of UNO, Sarpy County Museum, ModeShift, OneOmaha, Startup Collaborative and National Property Inspections. Other example partners we look forward to working with include Local Art Plug, Culxr House, Hot Shops, Benson Theatre, Union for Contemporary Art, Bluebarn Theatre, 1M Cups, and many more.

---

We have no formal agreements

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**Displacement** No

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**Displacement explanation**

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**Physical Location** RenMind has operated out of the lower level of 518 N 40th St, Omaha, NE 68131 at the identified Qualified Census Tract #50 since 2013.

<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	No
	No
<b>Design, Estimating, and Bidding</b>	No
	No
	We aren't doing anything to the building.
<b>General Contractor</b>	No
<b>Request Rationale</b>	<p>We will need funds to build a stable and reliable community platform that can prove the value of utility like community managed communication systems. Employee to manage user needs discovery and alignment with the community. Employee to design software solutions and communicate this work to ensure desirability and feasibility. Employee to oversee the development of our the next generation is secure, sharable and scalable software platform that aligns with community needs. We need funds to actually build the software with best practices and extensibility in mind. We need to support documentation and open source / closed source releases for our community to support the platform and potentially adopt this platform for new purposes.</p>
<b>Grant Funds Usage</b>	<p>LB1024 grant funds would allow us to restart RenMind after COVID had knocked us out. It would allow us to focus on proving value and growing a community who loves communicating. We'll need several full time people to get all of our software and support services ready and we are ready to start today. Building a solid, open source platform that enables omni channel communications but for smaller teams will be difficult engineering work. We will need to engage with local and regional partners to establish a foundation that is easy to scale here in our backyards and beyond.</p>
<b>Proposal Financial Sustainability</b>	Yes
	<p>The goal is to be financially sustainable by the end of this grant cycle. While we've operated similar services for profit, we'd like to initially provide these services for free. We'd like help from</p>

both the community and the committee in determining an ideal funding structure for operations beyond 2026. Our main goals are to keep communication direct and not use advertising based funding (as that compromises the communication experience). If we choose to use direct subscription funding, we'd like to be able to project that cost in year two after the options of our next generation system.

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**Funding Sources** Other funding sources are available to stretch our funding such as the Nebraska prototype and commercialization grants, as well as, community partners and sources.

---

Decisions on other funding sources can be coordinated with LB1024 schedules.

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Probably though they might affect the scope and quality of the project.

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**Scalability** This project can be undertaken in smaller components by partnering with key organizations and/or sequencing work into the future.

---

This is difficult due to the research nature of our software design and development process. Please see the timeline for best available answer.

---

**Financial Commitment** Partners in this project have committed more than 10 years of effort and delivered hundreds of thousands of dollars in direct services. We've research the problem, creating and testing platform solutions, as well as, communication materials.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

---

**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads**

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# Grant Application

Row 273

<b>Organization Name (if applicable)</b>	Leading edge Entrepreneur Group, LLC DBA The Business Connectionne
<b>Physical Address</b>	8305 Weber street, Omaha Ne 68122
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.thebusinessconnectionne.com">www.thebusinessconnectionne.com</a>
<b>Social Media Accounts</b>	<a href="https://www.facebook.com/byBCClark">https://www.facebook.com/byBCClark</a>
<b>Name</b>	BC Clark
<b>Title</b>	President/Program director
<b>Email Address</b>	bc@thebusinessconnectionne.com
<b>Phone</b>	+1 (402) 763-0540
<b>Team</b>	Yes
	Dr. Martin Williams, Business Advisor/mentor; Nicole Louis, Program Coordinator; Angelia thomas, Financial Advisor, Diva Mejias, Tax Advisor;
<b>Organizational Chart</b>	uploaded
<b>Other Completed Projects and/or Accomplishments</b>	Building credit as an asset, business plans, proven facilitation for 3 Sisters, Director of programs for 3 cohorts for Grow Nebraska WBC, clients of the business connection proven stats, credit increased, for the immigrants and many women owned small businbesses.
<b>Proposal Title</b>	Small Business Education Academy
<b>Total Budget (\$)</b>	\$60,449.00
<b>LB1024 Grant Funding Request (\$)</b>	\$36,269.00
<b>Proposal Type</b>	Service/program
<b>Brief Proposal Summary</b>	Our focus at The Business Connection is to prepare small business owner for success from the start of their business. The Small Business Education Academy is a six-month program geared to provide education. We will cover business plan development, financial literacy for both business and personal, credit repair and building credit as an asset, filing legal documents for business, taxes, professional development,

money management, funding sources, business resumption planning, mentoring, one on one consultations, marketing, brand development, company culture development, organizational charts and pitch development. We will be working with 25 business owners in each session to build their business to be successful enough to hire a minimum of one new employee. We are also looking to increase their credit score by 100 pts. All the participants will be from North of Cummings to Martin Avenue and East of N 72nd Street to N 10th Street as well as South of Martha to U street and East of S 50th street to S 10th Street. The Small Business Education Academy will be in two sessions the January to June session and July to December session of 2023. The first two sessions will be completed by December 31, 2023. At which time will have graduated 50 small business owners, created 100 jobs. We are also looking to prepare all participants to be ready to obtain loans if applicable.

<b>Timeline</b>	24 week program starts January 2023: Cohort 1- 25 people July 2023 : Cohort 2-25 people The program plans to continue in 2024, collected data and accountability of funds will be gathered by January 2024, as Cohort 3 gets started) and by July 26, we plan to have trained 175.
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	Other 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.)
<b>"other" explanation</b>	ould push for viable business operating on North 24th street
<b>Proposal Description and Needs Alignment</b>	Addressing underserved, underemployed, unemployed, LMI and increasing quality of life through employment, job creation, wealth creation, new businesses boosting local economy, decreasing crime in low income communities.
<b>Visioning Workshop Findings Alignment</b>	My experience over the last 20+ years, I have seen the needs and have collected data. Especially North Omaha businesses, that have started without the business education and often times the business fails. With the Small Business Education Academy cohorts are in a program that takes them from beginning of the start to a successful launch, and then ongoing mentoring to assist along the way.
<b>Priorities Alignment</b>	A few things needed in the business community, business



owners need capital, there's capital, but they are not prepared for it. In the (Small Business Education Academy(SBEA), they get to have a certified master trainer to build credit as an asset, change their credit status in 4-6 months. Financial literacy, Understanding business taxes, Business credit and how to obtain it, management & operation, marketing their small business. By training business owners to manage and operate their business with knowledge allows them to continue to grow their business and begin to hire employees. That will change the neighborhood and the community along with the new hires and their families.

<b>Economic Impact</b>	If we get the funding we train 50 entrepreneurs/business owners a year over the next 3 1/2 years, 175 trained business owners, with viable businesses, they each have a job and hire at least 1 employee, the potential of 350 jobs by 2026.
	Anticipated 175 jobs
	175 Entry level to advanced according
	25,000-75,000
	Collaboration with other larger organizations, as well as Work Force Development Solutions
<b>Community Benefit</b>	By educating business owners to build viable businesses in the community, to hire in the community, by increasing the value of the properties in the community. When people work and own their property they tend to take care of it. That changes the community and can cause community buy in.
	Just think about it, we have growing businesses in the community, we have people hired from the community, so we have changed 2 to 3 families in that one change. If multiple businesses hire in the community how many communities could we change. It would change their quality of lie there would be hope.
<b>Best Practices/Innovation</b>	Innovation is key to moving the needle even in the small communities in north omaha, having innovative systems that brings efficiency to economic growth.and
<b>Outcome Measurement</b>	If the buiness owner is educated and applying the knowledge sustainable job creation, better credit scores, higher wages.
	Assessments, credit review, access to capital, census reporting
	It has the potential depending on the type of business
<b>Partnerships</b>	Yes
	Martin Williams International-Business Advisory & mentorship, NEF-business loans, ILoveMe Enterprises Business facilitation,MOWBC -Technical Assistance
	1
<b>Displacement</b>	No

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**Displacement  
explanation**

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**Physical Location** The workshops will be held at the Connects, 2112 N. 30th Street , Ste 105 this location is a meeting space for training and other community needs.

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

---

**Additional Location Documents** Is not a brownfield site,

---

**Property Zoning** Yes

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**Is the project connected to utilities?**

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Yes

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No

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**Design, Estimating, and Bidding** No

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No

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The space is just a rental, you can rent by the hour and set the space for to re-occur

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**General Contractor** No

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**Request Rationale** see budget

---

**Grant Funds Usage** It will be used to acquire equipment, supplies, materials for the proposal

---

**Proposal Financial Sustainability** Yes

---

By raising funds through sponsorship, training fees, offering additional master classes, book sales, online courses.

---

**Funding Sources** Anticipating exploring for this proposal.

---

Not sure when will be finalized,

---

Yes

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**Scalability** It is scalable, but can also be completed in smaller stages/components

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Each session can be separated and be a complete package

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**Financial  
Commitment**

24179, through other items described in the proposal

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**ARPA Compliance  
Acknowledgment**



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**ARPA Reporting and  
Monitoring Process  
Acknowledgment**



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**LB1024 Funding  
Sources  
Acknowledgment**



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**Public Information**



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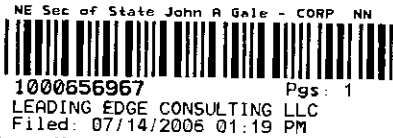
**File Uploads**

Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

---

**AMENDED ARTICLES OF ORGANIZATION  
LIMITED LIABILITY COMPANY**

Submit in Duplicate



John A. Gale, Secretary of State  
Room 1301 State Capitol, P.O. Box 94608  
Lincoln, NE 68509  
(402) 471-4079  
<http://www.sos.state.ne.us>

Name of Limited Liability Company LEADING EDGE PROPERTY MANAGEMENT & CONSULTING SERVICES LLC

Please check the item or items that are being amended and provide the appropriate information as changed by the amendment:

Name of Limited Liability Company Leading Edge Consulting LLC

Purpose of Limited Liability Company \_\_\_\_\_

Period of duration is \_\_\_\_\_

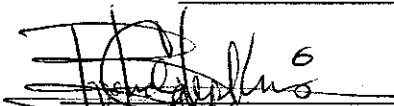
Change in stated capital \_\_\_\_\_

Change to any other statement in the articles of organization \_\_\_\_\_

(attach additional pages if needed)

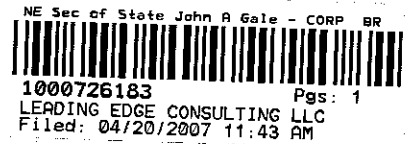
This change to the articles of organization was made pursuant to an affirmative of vote of the majority in interest of the members or in such manner as specifically provided in the articles of organization.

DATED July 13, 2006

  
Signature of Authorized Representative

Brenda C. Hopkins  
Printed Name of Authorized Representative

LIMITED LIABILITY COMPANY  
BIENNIAL REPORT 2007 - 2008



John A. Gale, Secretary of State  
Room 1301 State Capitol, P.O. Box 94608  
Lincoln, NE 68509  
(402) 471-4079

LEADING EDGE CONSULTING LLC  
BRENDA C. HOPKINS  
8305 WEBER ST  
OMAHA, NE 68122

**This report shall be filed between January 1 and April 1 2007. Failure to file the report between those dates may result in the dissolution of a limited liability company or revocation of a foreign limited liability company's certificate of authority to transact business in this state by operation of law.**

1. Name of Limited Liability Company LEADING EDGE CONSULTING LLC

Leading Edge Consulting LLC 10049205  
(Please state the name of the limited liability company exactly as it appears on the Articles of Organization or Certificate of Authority filed with the Nebraska Secretary of State)

(Note: You must provide a Nebraska address in either Item #2 or Item #3 below. If your LLC has a principal place of business, in Nebraska, provide the street address in #2. If your LLC does not have an office in this state, provide the name and street address of the LLC's agent for service of process in #3.)

2. Street Address of principal place of business in Nebraska 8305 Weber St.  
Omaha NE 68122  
City State Zip

OR

3. Name of Nebraska Agent for Service of Process \_\_\_\_\_

Agent Address for Service of Process \_\_\_\_\_ NE  
Street Address City Zip

4. State or other jurisdiction under whose laws the limited liability company is formed Nebraska

Tina Hopkins CAO 4/17/07  
Signature of person completing the form Printed Name Title Date  
(Optional: signature is not required by law)

**FILING FEE: \$10.00. Make check payable to: Secretary of State**

<b>Small Business Academy Budget</b>		
<b>Expenses</b>		
	<b>Staffing/Project Oversight</b>	
24 wks x 6 hrs per wk =144 hrs	Program Director [\$60 per hour]	9936.115
	3 X Instructors [\$25 pr hr]	12420
	Administraion ( Budget, Contact oversight, Scheduling)	4312.5
	<b>Personnel Subtotal</b>	<b>\$21,825.00</b>
	<b>Direct Expenses</b>	
	Meeting Location (200 per mth)	1200
	Meeting Food (12 per person)	7200
	Printing/Design (tool kit Resource & Mtg Materials)	30000
	<b>Direct Expenses Subtotal</b>	<b>\$38,400.00</b>
	<b>Other Expenses</b>	
	Participant Stipends (must complete program)	2500
	equipment (chromebooks) \$199.99 x 25	4999.75
	<b>Subtotal</b>	<b>\$7,499.75</b>
	<b>Expenses Total</b>	<b>\$60,449.75</b>
<b>Income</b>		
	Request from grant	\$36,269.85
	Participant	6,045
	Sponsorships for scholarship	15,112
	In-Kind Contributions (Stakeholder Input & Outreach)	3,022
	<b>Subtotal</b>	<b>\$60,449.75</b>

# Small Business Education Academy

## **Business 101:**

The Power of purpose

Refine Your Idea

- Define Your “Why”

- Brainstorm your business name

- Clarify your target market

Business Legal Structure:

- Sole proprietorship

- Partnership

- Limited Liability Company (LLC)

## **Business 102:**

Carrying Your Business Online

- Learn online business laws

- Create a website

- Setup shop

Register Your Business Name

- Make sure the name you want is available in your state

Permits

Write a business plan

- Conduct market research

- Consider an exit strategy

## **Business 103**

Customer Acquisition Strategy for a new business

Assess your finances

- Perform a break-even analysis

- Determine profitability

- Watch your expenses

Consider your funding options

Business loans

Business grants

Investors

Crowdfunding

Choose the right business bank

## **Business 104**

Register with the government and IRS

Articles of incorporation and operating agreements

Doing Business as (DBA)

Employer Identification number (EIN)

Income tax forms

Federal, state, and local licenses and permits

Understanding Small Business Tax Requirements

Self-Employment tax (SE Tax)

Employment Tax

Excise Tax

Purchase an insurance policy

Build your team

Choose your vendors

Brand yourself and advertise

Company website

Social media

CRM

LOGO

## **Business 105**

Marketing Your Small Business

Narrow down your target customer

Develop a brand identity



Build your online presence

Generate and nurture leads

Selling Your Products or Services

Setup your sales infrastructure

Identify your sales goals

Hire a sales rep or

Get more out of your sales activities

## **Business 106**

Keeping Your Customers Happy

React quickly

Keep track of touchpoints w/ individual customers

Create feedback loops

Create a Q&A page on your website

Grow your business

Info about starting a business

How can I start my own business with no money?

What is the easiest business to start?

When is the best time to start a business?

Sales tools that are free, and resources.



The Business Connection

# Organizational Chart



**BC Clark**

President & Program Director

**Dr. Martin Williams**  
Business  
Advisor/mentor

**Angelia Thomas**  
Financial Advisor

**Nicole Louis**  
Program  
Coordinator

**Dr. Sheena Reynolds**  
Facilitator



# STATE OF NEBRASKA

United States of America, } ss.  
State of Nebraska }

Secretary of State  
State Capitol  
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the  
State of Nebraska, do hereby certify that

## **LEADING EDGE ENTREPRENEUR GROUP, LLC**

**was duly formed under the laws of Nebraska on August 15, 2003;**

**all fees, taxes, and penalties due under the Nebraska Uniform Limited  
Liability Company Act or other law to the Secretary of State have been paid;**

**the Company's most recent biennial report required by section 21-125 has  
been filed by the Secretary of State;**

**the Secretary of State has not administratively dissolved the company;**

**the Company has not delivered to the Secretary of State for filing a Statement  
of Dissolution;**

**a Statement of Termination has not been filed by the Secretary of State.**

*This certificate is not to be construed as an endorsement,  
recommendation, or notice of approval of the entity's financial  
condition or business activities and practices.*

In Testimony Whereof,

I have hereunto set my hand and  
affixed the Great Seal of the  
State of Nebraska on this date of

**October 9, 2022**



A handwritten signature in black ink, appearing to read "Robert B. Evnen".

Secretary of State





# Grant Application

Row 274

<b>Organization Name (if applicable)</b>	Union Omaha
<b>Physical Address</b>	12356 Ballpark Way, Papillion, NE 68046
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.unionomaha.com">www.unionomaha.com</a>
<b>Social Media Accounts</b>	Facebook: unionOMA Twitter: Union_Omaha Instagram: Union_Omaha YouTube: Union Omaha
<b>Name</b>	Martie Cordaro
<b>Title</b>	President
<b>Email Address</b>	martiec@omahastormchasers.com
<b>Phone</b>	+1 (402) 734-2550
<b>Team</b>	Yes
	Mark McCullers, Principal, McCullers Sports Group; Randy Swanson, Project Director, Legends; Joe Kohout, Kissel - Kohout- ES Associates; Emiliano Lerda, President, PGSA
<b>Organizational Chart</b>	Attached
<b>Other Completed Projects and/or Accomplishments</b>	Union Omaha History In its inaugural season in 2020, Union Omaha announced itself to the rest of USL League One not just by leading the league in attendance, but by finishing the season as a league finalist. Union Omaha then followed up on its stellar organizational performance by repeating its performance in attendance and finishing as League One champions in 2021. By demonstrating strength on the field and in the stands, Union Omaha has already made itself known as a strong organization deserving of the support of its community. "One Means All" The team motto promotes diversity and inclusion on the field, in the grandstands, and in the community.
<b>Proposal Title</b>	Omaha Multi-Use Stadium Grant Request
<b>Total Budget (\$)</b>	\$100,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$50,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal</b>	The proposed funds would be used to fund part of the

**Summary**

construction costs associated with a 7,000-seat, multi-use, rectangular stadium. The stadium would anchor a mixed-use development. The 2021 USL League One Champions, Union Omaha, will be the primary tenant at the stadium. In addition to Union Omaha, the stadium would host concerts, festivals, community events, high-school sports, collegiate sports, U.S. Open Cup games and international friendly matches. Our projections expect around 160 events annually in the stadium, at stabilization. This project will be transformative for the City of Omaha and the State of Nebraska. In addition to the construction jobs from the project, we would anticipate an influx of jobs to support the operations of the stadium. We intend to deploy as many North and South Omaha contractors in the construction process. The stadium will accelerate and drive traffic to the retail and hospitality offerings. The first phase of the development will be over \$150 million in private investment including a hotel, retail, and multi-family residential. The second phase will bring total private investment over \$300 million. The funding plan for the Stadium calls for contributions from the Sports Facility Financing Assistance Act, the formation of an Enhanced Employment Area district, TIF Funding, assistance from the City Capital Improvements Program, funding from other State grants, philanthropic dollars, and private dollars from Union Omaha. The stadium is planned to open in the Spring of 2025. To meet this deadline, construction needs to begin in January of 2024. Design is expected to be complete in May of 2023, with infrastructure and site preparation following immediately thereafter. Project funding needs to be secured and finalized by the end of June 2023. The planned development would occur South of Seward Street, North of Cuming Street, and East of 16th Street. The Stadium is proposed to go into the NE corner of the development.

---

**Timeline** Targeted Opening Date – Spring 2025 Construction – Jan 2024 – Opening Infrastructure Construction- June 2023- Jan 2024 Design- Oct 2022- Sep 2023 Final Funding Approval – June 2023 Timeline also attached

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**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** Sustainable Community – The stadium will be a resource to host community and civic events. The team and other stadium uses will positively contribute to recreation for all residents. Other Infrastructure – The creation of the Stadium and Millwork Commons development will prime the entire area for further reinvestment and create a new destination for the residents of Omaha. Quality of Life – This Stadium will improve the quality of life for the residents of Omaha. The stadium will attract many concerts, events, and other entertainment offerings to the area. As well as providing adequate infrastructure to a championship contender.

---

**Visioning Workshop Findings Alignment** This project is in alignment with the vision workshop findings. This project will increase the infrastructure in the community and incentivize further development and infrastructure improvements. This stadium asset will also serve a diverse and multi-cultural segment of the population and become a community living room for all resident of Greater Omaha.

---

**Priorities Alignment** This project will help provide incentive, development, and opportunity to a community that was disproportionately impacted by the Covid-19 pandemic. This project will increase the quality of life, address infrastructure needs, and create many employment opportunities for the community.

---

**Economic Impact** Total Impact over 32 years is projected at 420 jobs and \$429 million in economic impact All numbers come from a market feasibility/ economic impact report from Convention, Sports, and Leisure commissioned in 2021

---

195 FTE jobs from ongoing stadium operations, paying total wages of \$7.2 million -annually

---

225 Construction Jobs, paying total wages of \$22.7 Million

---

Total Wages given in each category.

---

We will make it a priority to engage small businesses from North and South Omaha in the design process by choosing an architecture firm that is committed to working with construction firms that have a demonstrated track record and institutional capacity.

---

**Community Benefit** This project will be transformational for the Millwork Commons neighborhood. This Stadium will drive foot traffic and sports tourism to the area – creating jobs and incentivize private investment. The presence of a professional sports franchise, increased entertainment offerings, and additional recreation space will increase the quality of life in the area. The benefits of this project will go far beyond just the immediate community. This level of infrastructure and investment in professional sports will aid and increase efforts to attract and retain young professionals.

---

Sustainable Community – The stadium will be a resource to host community and civic events. The team and other stadium uses will positively contribute to recreation for all residents.

---

**Best Practices/Innovation** Sports anchored Mixed-use developments are being built all around the United States. This project will allow Omaha to have



a sports-anchored district to attract national and international tourism.

---

**Outcome Measurement** This Stadium will be a catalytic asset. As previously mentioned, initially the stadium will anchor \$150 million in private real estate development which is expected to grow to \$300 million at full build out. We would expect even more investment to follow to the area after the anchor asset is online. \$150 million Phase I will include 350 apartment units, a hotel, retail, and land development.

---

This outcome could be measured by economic development professionals in Omaha.

---

Yes, the planned mixed-use development will include private investment of \$150 million in phase 1 and a total of \$300 million in private investment at the completion of phase 2

---

**Partnerships** Yes

---

Future Forward

---

No MOU is in place now, but the organization is working to come to terms on a MOU

---

**Displacement** Yes

---

**Displacement explanation** Future Forward will need to be temporarily relocated but they will be offered affordable space in the accompanying development.

---

**Physical Location** 11th and Millwork Ave. Site Diagram attached.

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**Qualified Census Tract** Adjacent to one or more QCTs

---

**Additional Location Documents** We are working towards an LOI to acquire the required land from Union Pacific, this process is ongoing. A land acquisition diagram is also attached. The site is not a brownfield.

---

**Property Zoning** No

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**Is the project connected to utilities?**

---

No

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Yes

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**Design, Estimating, and Bidding** No

---

No

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Cost Estimating was completed by Randy Swanson from Legends.

---

**General Contractor** No

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**Request Rationale** The total project cost is \$100 million. We see \$50 million in funding coming from LB1024 as part of the Public-Private Partnership required to get this Stadium project completed.

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**Grant Funds Usage** LB1024's Grant funding will be used to pay hard construction costs and other costs associated with the construction of the Stadium, including softs costs and land acquisition.

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**Proposal Financial Sustainability** Yes

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If awarded funding, the project would be fiscally sustainable. Union Omaha will operate the stadium and cover the cost of operations. Furthermore, our budget has built-in soft costs, a project contingency, and escalation to protect from cost overruns. The 1024 grant funding will be part of an overall funding plan to pay for the construction of the Stadium. After the initial investment, Union Omaha will operate the stadium and cover the costs of operations. Part of the operations plan calls for Union Omaha to create a capital expenditures fund that is paid into each year to help cover the cost of future maintenance.

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**Funding Sources** Our proposed capital stack includes funding from the City of Omaha from EEA turnback. The proposed project also accounts for funding from the City Capital Improvement Program. The proposal also calls for turnback through the State's Sports Arena Facility Financing Assistance Act. Lastly, we are exploring the possibilities of a one-time grant from the State's cash reserve fund.

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State, SAFFAA Turnback, Pending, June 2023 State, Cash Reserve Drawdown, Pending, June 2023 City, Creation of EEA District, Pending, March 2023 City, CIP, Pending March 2023

---

This proposal will not be able to continue without the turnback from the EEA District or the turnback through the Sports Arena Facility Financing Assistance Act.

---

**Scalability** This proposal is not scalable. The stadium needs to be completed to design to ensure the greatest economic impact for the community.

---

**Financial Commitment** The team will lease the stadium and pay an annual rent to play in the stadium. These rent payments will be bonded against and will contribute roughly \$6,000,000 to the capital stack.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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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 Proposal Budget/Sources and Uses Schedule

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# **UNION OMAHA STADIUM PROJECT**

**Nebraska Legislative Bill 1024  
Grant Application**



# ORGANIZATION INFORMATION

➤ Organization name:

➤ Union Omaha

➤ Physical address:


➤ 12356 Ballpark Way, Papillion, NE 68046

➤ Website:

➤ [www.unionomaha.com](http://www.unionomaha.com)

➤ Social Media Accounts:

 unionOMA

 Union\_Omaha

 Union\_Omaha

 Union Omaha



# ORGANIZATION LEADERSHIP

## Primary Contact for Application:

Martie Cordaro

President, Union Omaha

Email: [martiec@omahastormchasers.com](mailto:martiec@omahastormchasers.com)

Phone: 402-734-2550

## Proposal Leadership Team:

Martie Cordaro | President, Union Omaha

Mark McCullers | Principal, McCullers Sports Group

Randy Swanson | Project Director, Legends

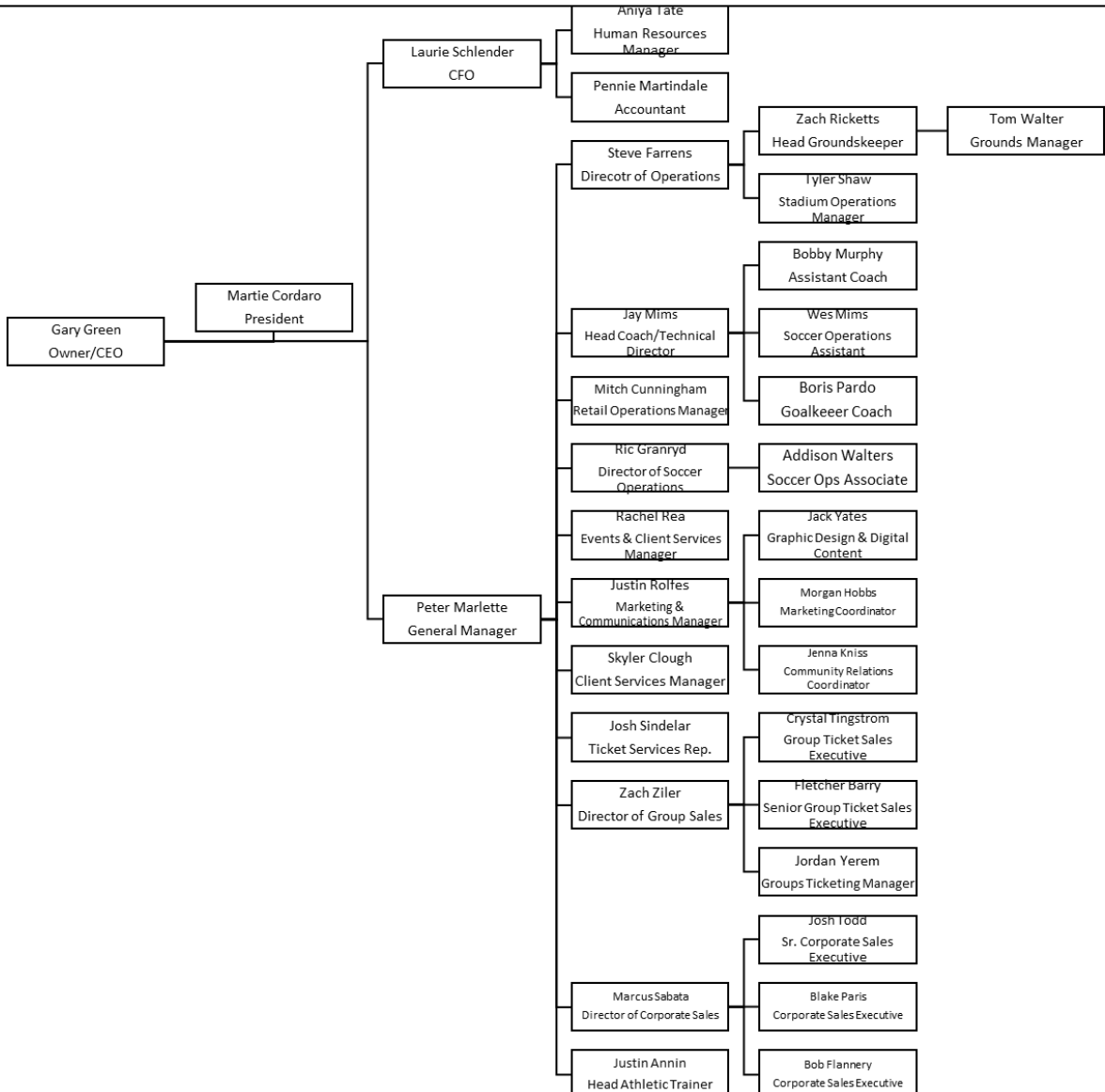
Joe Kohout | Kissel, Kohout, ES Associates

Emiliano Lerda | President, PGSA



# ORGANIZATION LEADERSHIP

## Union Omaha Organization Chart



# UNION EXPERIENCE

## Union Omaha History

In its inaugural season in 2020, Union Omaha announced itself to the rest of USL League One not just by leading the league in attendance, but by finishing the season as a league finalist. Union Omaha then followed up on its stellar organizational performance by repeating its performance in attendance and finishing as League One champions in 2021. By demonstrating strength on the field and in the stands, Union Omaha has already made itself known as a strong organization deserving of the support of its community.

### “One Means All”

The team motto promotes diversity and inclusion on the field, in the grandstands, and in the community.





# PROPOSAL OVERVIEW

- Proposal Title: Omaha Multi-Use Stadium Grant Request
- Total Project Budget: \$100 million
- LB1024 Request: \$50 million
- Proposal Type: Capital Project
- Proposal Summary:
  - The proposed funds would be used to fund part of the construction costs associated with a 7,000-seat, multi-use, rectangular stadium. The stadium would anchor a mixed-use development.
  - The 2021 USL League One Champions, Union Omaha, will be the primary tenant at the stadium. In addition to Union Omaha, the stadium would host concerts, festivals, community events, high-school sports, collegiate sports, U.S. Open Cup games and international friendly matches. Our projections expect around 160 events annually in the stadium, at stabilization.
  - This project will be transformative for the City of Omaha and the State of Nebraska. In addition to the construction jobs from the project, we would anticipate an influx of jobs to support the operations of the stadium. We intend to deploy as many North and South Omaha contractors in the construction process. The stadium will accelerate and drive traffic to the retail and hospitality offerings. The first phase of the development will be over \$150 million in private investment including a hotel, retail, and multi-family residential. The second phase will bring total private investment over \$300 million.
  - The funding plan for the Stadium calls for contributions from the Sports Facility Financing Assistance Act, the formation of an Enhanced Employment Area district, TIF Funding, assistance from the City Capital Improvements Program, funding from other State grants, philanthropic dollars, and private dollars from Union Omaha.
  - The stadium is planned to open in the Spring of 2025. To meet this deadline, construction needs to begin in January of 2024. Design is expected to be complete in May of 2023, with infrastructure and site preparation following immediately thereafter. Project funding needs to be secured and finalized by the end of June 2023.
  - The planned development would occur South of Seward Street, North of Cuming Street, and East of 16<sup>th</sup> Street. The Stadium is proposed to go into the NE corner of the development.



# PROPOSAL OVERVIEW

## Timeline

- Targeted Opening Date – Spring 2025
- Construction – Jan 2024 – Opening
- Infrastructure Construction- June 2023- Jan 2024
- Design- Oct 2022- Sep 2023
- Final Funding Approval – June 2023

## Funding Goals – What overarching goals does our proposal help fulfil?

- ✓ Transformational
  - ✓ Fundamental Change
  - ✓ Long-Lasting Economic Growth
- **Community Needs – What community needs does our proposal help meet?**
    - ✓ Sustainable Community
    - ✓ Other Infrastructure
    - ✓ Quality of Life

# PROPOSAL NARRATIVE

## Proposal Description and Needs Alignments

- Sustainable Community – The stadium will be a resource to host community and civic events. The team and other stadium uses will positively contribute to recreation for all residents.
- Other Infrastructure – The creation of the Stadium and Millwork Commons development will prime the entire area for further reinvestment and create a new destination for the residents of Omaha.
- Quality of Life – This Stadium will improve the quality of life for the residents of Omaha. The stadium will attract many concerts, events, and other entertainment offerings to the area. As well as providing adequate infrastructure to a championship contender.

## Vision Workshop Findings Alignment

This project is in alignment with the vision workshop findings. This project will increase the infrastructure in the community and incentivize further development and infrastructure improvements. This stadium asset will also serve a diverse and multi-cultural segment of the population and become a community living room for all resident of Greater Omaha.

# PROPOSAL NARRATIVE

## Economic Impact

Union Omaha commissioned a market feasibility/ economic impact report from Convention Sports and Leisure that was delivered in September of 2021.

The report projected:

- 225 construction jobs paying estimated total wages of \$22.7 million
- 195 FTE jobs from operations impacts producing estimated total wages of \$7.2 million annually
- Total Impact was modeled over 32 years and projected 420 jobs created and total economic impact of \$429 million

We will make it a priority to engage small businesses from North and South Omaha in the design process by choosing an architecture firm that is committed to working with construction firms that have a demonstrated track record and institutional capacity.

## Community Benefit

This project will be transformational for the Millwork Commons neighborhood. This Stadium will drive foot traffic and sports tourism to the area – creating jobs and incentivize private investment. The presence of a professional sports franchise, increased entertainment offerings, and additional recreation space will increase the quality of life in the area. The benefits of this project will go far beyond just the immediate community. This level of infrastructure and investment in professional sports will aid and increase efforts to attract and retain young professionals.

# PROPOSAL NARRATIVE

## Best Practices/ Innovation

- Sports anchored Mixed-use developments are being built all around the United States. This project will allow Omaha to have a sports-anchored district to attract national and international tourism.

## Outcome Measurement

- This Stadium will be a catalytic asset. As previously mentioned, initially the stadium will anchor \$150 million in private real estate development which is expected to grow to \$300 million at full build out. We would expect even more investment to follow to the area after the anchor asset is online.
- \$150 million Phase I will include 350 apartment units, a hotel, retail, and land development.

## Partnerships

- In pursuit of this project, the Team has formed partnerships with PGSA, Union Pacific, Future Forward, Millwork Commons, McCullers Sports Group, and Legends. Moving forward, we hope to grow our team by forming more partnerships with key stakeholders such as the City of Omaha and City Councilmember Juanita Johnson.
- No active MOU has been signed but in active conversations.

## Displacement

- Future Forward makers district will need to be temporarily relocated. However, there is a plan for them to have affordable space in the district.

# LOCATION

Located at 11<sup>th</sup> and Millwork Ave.



Site sits adjacent to Qualified Census Tract

# LOCATION



Actively negotiating Letters of Intent for Union Pacific (green) and Future Forward (pink) properties.

# ZONING, DESIGN, and CONTRACTING

## Zoning

Part of the site is properly zoned. A section of the site is currently zoned for industrial and needs to be converted to business zoning. We are having active conversations with the city and do not expect this to be an issue.

## Utilities

All utilities upgrade requirements will be provided in broader master development package.

## Design, Estimating, and Bidding

Design has not been completed and a construction bid package has not been developed. Cost estimates are from Legends.

## General Contracting

There has not been a general contractor selected for the project.



# Financials

Sources and Uses – Document attached at the end of the application

## Request Rationale

The total project cost is \$100 million. We see \$50 million in funding coming from LB1024 as part of the Public-Private Partnership required to get this Stadium project completed.

## Grant Funds Usage

LB1024's Grant funding will be used to pay hard construction costs and other costs associated with the construction of the Stadium, including softs costs and land acquisition.

## Proposal Financial Stability

If awarded funding, the project would be fiscally sustainable. Union Omaha will operate the stadium and cover the cost of operations. Furthermore, our budget has built-in soft costs, a project contingency, and escalation to protect from cost overruns.

The 1024 grant funding will be part of an overall funding plan to pay for the construction of the Stadium. After the initial investment, Union Omaha will operate the stadium and cover the costs of operations. Part of the operations plan calls for Union Omaha to create a capital expenditures fund that is paid into each year to help cover the cost of future maintenance.

# Financials

## Funding Sources

- Our proposed capital stack includes funding from the City of Omaha from EEA turnback. The proposed project also accounts for funding from the City Capital Improvement Program. The proposal also calls for turnback through the State's Sports Arena Facility Financing Assistance Act. Lastly, we are exploring the possibilities of a one-time grant from the State's cash reserve fund.
- State, SAFFAA Turnback, Pending, June 2023
- State, Cash Reserve Drawdown, Pending, June 2023
- City, Creation of EEA District, Pending, March 2023
- City, CIP, Pending March 2023
- This proposal will not be able to continue without the turnback from the EEA District or the turnback through the Sports Arena Facility Financing Assistance Act.

## Scalability

This proposal is not scalable. The stadium needs to be completed to design to ensure the greatest economic impact for the community.

## Financial Commitment

The team will lease the stadium and pay an annual rent to play in the stadium. These rent payments will be bonded against and will contribute roughly \$6,000,000 to the capital stack.

**Union Omaha Preliminary Sources & Uses Schedule**  
**October 9, 2022**

**USES OF FUNDS**

		In 2022 \$	Comments
Stadium Actual Construction Cost		\$50,000,000	7,000 seats at ~\$7,150 per seat, less FF&E
FF&E		\$3,500,000	Separated from Stadium Construction Cost Estimate
Land Acquisition Cost/Predevelopment Cost		\$5,227,200	8 acres; \$15 per SQFT
Site Preparation & Infrastructure		\$3,000,000	Surveys, Studies, Utilities, Demo/Grading
Remediation		\$3,000,000	Environmental Studies required to validate
Road Improvements		\$11,000,000	Estimate from PGSA
Escalation	10%	\$5,350,000	10% Escalation
Stadium Project Contingency	10%	\$5,000,000	10% Project Contingency
CM	8%	\$4,000,000	Construction Manager Fee
A/E/PM Fee	10%	\$5,000,000	A/E, Permits, PM Fee, Etc.
Other Soft Costs	7%	\$4,469,500	Insurance, Consultants, Legal, Finance Cost, Etc.
Pre-Opening Expenses		\$750,000	Costs for Onboarding a New Stadium and Super League Team

**Total Project Uses of Funds** **\$100,296,700**

**FUNDING SOURCES**

		In 2022 \$	Comments
Team Lease Payment		\$6,000,000	Proceeds from Team/Stadium Operating Activities; ~\$475 K per year 30 yrs. @ 5%]
State Sports Arena Facility Financing Assistance Act: Stadium		\$3,150,000	State Sales Tax on stadium taxable transactions: Tickets, Merch, and F&B ; 70% of state 5.5%; 5% Discount Rate, 20 years;
State Sports Arena Facility Financing Assistance Act: Adjacent Development		\$25,700,000	State Sales Tax on Adjacent development taxable transactions ;100% of state 5.5%; 5% for 18 years;
EEA Turnback: Stadium		\$1,900,000	2% Occupation Tax on Stadium transactions; Pending Approval from City; 25 years @ 5%
EEA Turnback: Adjacent Development		\$11,250,000	2% Occupation Tax on Adjacent Development transactions; Pending Approval from City; 25 years @ 5%
TIF		\$5,000,000	Ad Valorem Tax Increment
City Capital Improvement Program (CIP)		\$11,000,000	City contribution to cover Road Relocation/infrastructure cost
Additional Funding Sources		\$36,500,000	LB 1024, State Grant, and Philanthropy

**Total Project Sources of Funds** **\$100,500,000**  
**Project Surplus/(Shortfall)** **\$203,300**

**NOTE: All figures are estimates and may vary depending on site and other factors.**





**MILLWORK  
COMMONS**

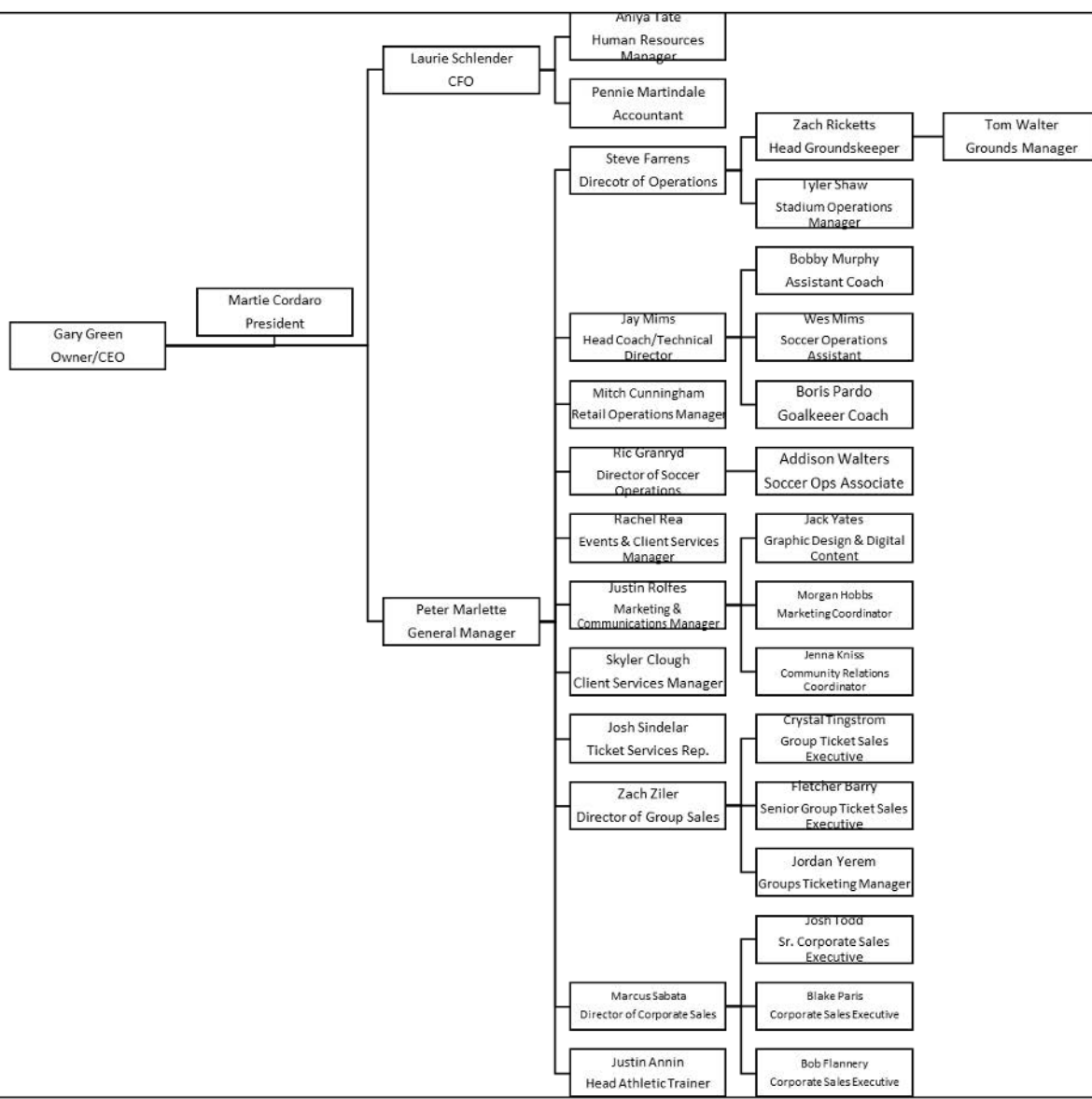
-  UP Property
-  Future Forward Property
-  City Property
-  Daniel McElroy



	2022			2023												2024												2025			
	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	
<b>Funding</b>																															
Approval of MOU																															
TIF/EEA/Redevelopment Agreement																															
State Grant Program																															
<b>Due Dilligence</b>																															
Geotech Investigation																															
Enviornmental Investigation																															
Survey																															
Traffic/Parking Study																															
<b>Concept/Schematic Design - Stadium</b>																															
Program/Stadium Masterplan																															
Refine Concept/Schem Design																															
Cost Estimating																															
<b>Design - Stadium</b>																															
Design Development																															
Construction Documents																															
<b>Remediation</b>																															
<b>Site Infrastructure</b>																															
Design - Site																															
Infrastructure Construction																															
<b>Construction - Stadium</b>																															
Construction																															

Assumptions/Clarifications:

1. Access to property Oct. 2022
2. Procurement of consultants start immediately
3. Remediation extent is unknown
4. Site infrastructure projects and scope are unknown
5. Limited design consultants for first 90 days
6. Schematic design completion upon due dilligence completion



# Grant Application

Row 275

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**Organization Name (if applicable)**      Discovery Dream School

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**Physical Address**      6707 N 59th court apt 2203

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**Mailing Address**

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**Website**

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**Social Media Accounts**

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**Name**      Latronda Jordan

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**Title**

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**Email Address**      jordanlatronda1997@gmail.com

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**Phone**      +1 (402) 979-5431

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**Team**      No

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**Organizational Chart**

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**Other Completed Projects and/or Accomplishments**      The Company is prepared to introduce the following service to the market: Early Childhood Education and Childcare: Discovery Dream School wants to become a licensed childcare center and preschool program that provides high quality childcare for children ages 6 weeks to 13 years of age. We will offer traditional schedules, part-time schedules, drop-in care, before and after school care and summer programs for school age children. We will provide a safe and nurturing environment for your children. We will encourage respect and honesty into each individual child. Every child will have an equal opportunity to grow mentally and physically within our program. Latronda Jordan will be the owner and director which will allow her to be heavily involved daily and in the building at all times. Latronda has a vast amount of knowledge and expertise in the field of early childhood education. Children at Discovery Dream School are more than just a number, we value relationships, connections and family. As an owner I will make this a priority and a way of conducting business. I will be fully invested in the families I provide care to. Families will be impressed with our open layout and design. Not only will children have classrooms that meet their developmental needs but there will also be plenty of opportunities for play and exploration. Discovery Dream School will invite 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. Children will forever and always be our future. Our school believes education is more



than just learning from books, it's also about obtaining life skills. We take great pride in making sure your child has an understanding of resilience, determination, and perseverance because even when your child finds something difficult this approach will teach them that they can achieve, overcome, and execute anything. If you were to invest, why not invest in the future?

<b>Proposal Title</b>	Help opening a childcare center
<b>Total Budget (\$)</b>	\$533,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$533,000.00
<b>Proposal Type</b>	I do not know
<b>Brief Proposal Summary</b>	<p>Latronda is wanting to rent out a building space with minor things to fix so she can finally open up her own childcare center to help the omaha, ne community. How my childcare center will be different is that I will like to supply diapers and wipes for every child in my center. Providing diapers and wipes can help out so many people within our community. There are parents who are struggling to provide the bare min so this will also take off stress from parents which will reflect on their mentality. Just like that our community will start to feel like we finally have their backs. Discovery Dream School will be located in the Millard area which is in need of good quality childcare. The surrounding area is growing at a rapid rate and it would take my childcare center less than 6 months to get full with children. Discovery Dream School will have a waitlist at opening and continue to have a waitlist throughout the duration. We concur that our community is suffering from the lack of quality childcare programs available. Latronda is very active throughout her city and has established a high quality reputation throughout the childcare programs she has worked for. Families are asking for her support to develop more quality childcare options in our community. In January of 2021, Latronda began planning her childcare business plan. She is set on providing parents in her community peace and assurance that better childcare options are coming their way. Her community is behind her and ready to support Discovery Dream School opening as a childcare center. The Company will employ 17 full-time employees and 5 part-time employees. Business Mission This is more than just a childcare center. This is the dream of one person who made it into a reality. Discovery Dream School not only focuses on your child's mental and physical development, but also promotes independence and collaboration. The goal of this strategy will give your child the skills to think independently and in a group setting. We believe in teacher-led activities because children thrive better when they have a consistent routine and classroom structure. There is a time for everything and a season for every activity, a time to play and a time to learn. Funding Request The Company requests a total loan of 533,000 over the course of 10 years, to be used for the following purposes: Discovery Dream School is seeking funding to open a childcare center in the Millard area. We would like to rent out a commercial property which will allow us to better serve our Omaha ,Ne community. 1. We will need funding to solidify a lease agreement that will require 10,000 down for a down payment. 2. For all new childcare centers the new state law is that all childcare centers have to have a storm shelter and sprinkler system. The building that I am looking at already</p>

has a storm shelter half way built. I would need 250,000 to finish building the storm shelter and to put in a sprinkler system. 3.The building that I am wanting to lease will need minor cosmetic improvements estimating \$50,000 4. We will need to furnish our classrooms, playgrounds. These estimated cost are about \$50,000 5. We will need funding for providing diapers and wipes for the first year which is estimated to about 33,000. 6. First 3 months for payroll 100,000 7. Licensing Fees and Inspections for the first 3 months is estimate to about \$30,000 8.I will also need an outdoor sign which will be about \$10,000

<b>Timeline</b>	If funded the childcare center can be up and running by the end of 2023
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	THE NEED The Omaha,Ne community is in need of more childcare centers. As more research underlines the importance of early childhood education, the demand for educators is increasing. By the year 2029, the Bureau of Labor Statistics predicts that over 30,000 jobs will open up for childcare workers and preschool teachers. The building I am interested in renting is in an area that's in high demand for quality child care centers.
<b>Visioning Workshop Findings Alignment</b>	
<b>Priorities Alignment</b>	
<b>Economic Impact</b>	
	22
	6
<b>Community Benefit</b>	How my childcare center will be different is that I will like to supply diapers and wipes for every child in my center. Providing diapers and wipes can help out so many people within our community. There are parents who are struggling to provide the bare min so this will also take off stress from parents which will

reflect on their mentality. Just like that our community will start to feel like we finally have their backs.

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**Best Practices/Innovation**

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**Outcome Measurement**

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**Partnerships**            Yes

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**Displacement**            No

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**Displacement explanation**

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**Physical Location**

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

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**Additional Location Documents**

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**Property Zoning**            Yes

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**Is the project connected to utilities?**

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Yes

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Yes

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**Design, Estimating, and Bidding**            Yes

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Yes

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**General Contractor**            No

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**Request Rationale**

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**Grant Funds Usage**            Funding Request The Company requests a total loan of 533,000 over the course of 10 years, to be used for the following purposes: Discovery Dream School is seeking funding to open a childcare center in the Millard area. We would like to

rent out a commercial property which will allow us to better serve our Omaha ,Ne community. 1. We will need funding to solidify a lease agreement that will require 10,000 down for a down payment. 2. For all new childcare centers the new state law is that all childcare centers have to have a storm shelter and sprinkler system. The building that I am looking at already has a storm shelter half way built. I would need 250,000 to finish building the storm shelter and to put in a sprinkler system. 3.The building that I am wanting to lease will need minor cosmetic improvements estimating \$50,000 4. We will need to furnish our classrooms, playgrounds. These estimated cost are about \$50,000 5. We will need funding for providing diapers and wipes for the first year which is estimated to about 33,000. 6. First 3 months for payroll 100,000 7. Licensing Fees and Inspections for the first 3 months is estimate to about \$30,000 8.I will also need an outdoor sign which will be about \$10,000

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**Proposal Financial Sustainability**

Yes

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**Funding Sources**

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**Scalability**

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**Financial Commitment**

I will be in a 7 year contract so i am 100 percent committed

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**ARPA Compliance Acknowledgment**



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**ARPA Reporting and Monitoring Process Acknowledgme**



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**LB1024 Funding Sources Acknowledgment**



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**Public Information**



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**File Uploads**

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# Grant Application

Row 276

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**Organization Name (if applicable)** Capture Developmental and Community Services

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**Physical Address** 1905 Harney Street, Suite 210 Omaha Ne 68102

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**Mailing Address**

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**Website** [www.capturedcs.com](http://www.capturedcs.com)

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**Social Media Accounts**

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**Name** Dr. Jamar Dorsey

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**Title** Director of Special Projects

---

**Email Address** jamar.dorsey@capturedcs.com

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**Phone** +1 (140) 259-8026

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**Team** No

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**Organizational Chart** Antonia Dorsey-CEO Jamar Dorsey-Director of Administrative Services Sherrie Mendoza- Quality Assurance Director Stephany Smith- Case Manager Shawn Kelley- Residential Manager Rodney Collins- Special Projects Desire Valentine-Day Reporting Manager

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**Other Completed Projects and/or Accomplishments** The mission of Capture Developmental and Community Services is to capture the moment of where individuals are and empower individuals to gain their independence, enhance their productivity, and increase self-determination by means of integration and inclusion. Capture provides mental health services in three formats: Residential Setting Shared Living Provider Day Reporting Services

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**Proposal Title** Capture DCS Behavioral Health Homes

---

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

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**LB1024 Grant Funding Request (\$)** \$1,000,000.00

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**Proposal Type** Combination of capital project and service/program

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**Brief Proposal Summary** Capture DCS will continue to provide mental health transitional living and support in the North Omaha community. The support will create support in the following areas for those working through mental health issues. Residential Housing- Each mental health client will be pair with a behavioral health coach

to support them with life skills. Shared Living Providers- Will provide the client with a extended family that will support the client wit community inclusion. Day Reporting- Will provide in

<b>Timeline</b>	In the next two years Capture DCS would like to expand in all three areas. Day Reporting Shared Living Providers Residential Homes
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	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.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	Sustainable Community- Capture DCS plans to continue to provide mental health services for individuals in North Omaha. Currently, Capture DCS provides residential support, Shared living provider support and day center support services. As Capture DCS continues to grow we plan to stay east of 72nd in our state of the art residential homes. We plan to build our own day reporting center for individuals with mental health issues.
<b>Visioning Workshop Findings Alignment</b>	Our proposal will address the following areas: Health Education Safety Housing
<b>Priorities Alignment</b>	This aligns well with: job creation in North Omaha Housing for vulnerable populations of people Business district expansion
<b>Economic Impact</b>	Permanent jobs created (7-10 person per residential setting) 7-10 job per shared living provider space 7-10 job Day Center. Wages range between 16-21 dollars and hour.
	21
	50
	\$16-\$21 dollars and hour for direct support workers
	This project will help support the ongoing operations of small black owned business Capture DCS
<b>Community Benefit</b>	Our proposal will diversity the types of services offered in North Omaha. Our proposal will expand job opportunities for those with mental health issues. Our proposal will bring a brick and mortar to North Omaha.

This will continue to address the ever going need for mental health support.

<b>Best Practices/Innovation</b>	The concept of one-to-one behavioral health coaching to support those with mental health needs.
<b>Outcome Measurement</b>	Creating jobs that lead to a black middle classes. Providing supports for those who have mental health issues.
	Capture will measure the employment develop by working with Nebraska department of labor to track income.
	No
<b>Partnerships</b>	Yes
	Urban League, Charles Drew, Imagine Omaha, Omaha Black Life Coaches Inc.
	No
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	Not at this time
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	N/A
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	N/A
<b>General Contractor</b>	No
<b>Request Rationale</b>	1,000,000. This will provide operational and expansion support

to Capture DCS.

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**Grant Funds Usage** These funds will directly fund three programs in mental health and support in creating more jobs in North Omaha.

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**Proposal Financial Sustainability** Yes

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These funds will provide a gateway to sustain the on going development of Capture DCS.

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**Funding Sources** Nebraska Department of Human and Health Services

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NA

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NA

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**Scalability** This is very scalable.

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These budget will continue to be funded by state contracts.

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**Financial Commitment** Capture DCS is committed to the ongoing financial support with 500K a year.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads**

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# Grant Application

Row 277

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**Organization Name (if applicable)** Bryant Resource Center, INC.

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**Physical Address** 2417 Grant Street Omaha, Nebraska 68111

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**Mailing Address**

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**Website**

---

**Social Media Accounts**

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**Name** Dian Vogt

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**Title** Bryant Resource Center Board Director

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**Email Address** dvogt@sherrets.com

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**Phone** +1 (402) 981-4012

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**Team** Yes

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Diane Vogt, Board Director, dvogt@sherrets.com, 402-981-4012 - Attorney at Sherrets, Bruno & Vogt, LLC Judy Gregory, Assistant Director/ Treasurer- Ret. Purchasing Agent from Boys Town ,grejud72@gmail.com, 402-677-2235 - Retired from Boys Town Sherri Thompson, Board Member- Internal Accounting Auditor sharithompson180@gmail.com 402-740-4012 - Auditor at OPPD Gary Johnson, •Board Member- Technology Management, grjohnson1906@gmail.com, 912-228-0241 - IT Specialist, Retired Veteran Robert Wester, 402-315-8134, Board Member-Retired Judge

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**Organizational Chart** In addition to the 6-member volunteer board, Judy Gregory, retired church member, is the BRC on-site Facility Manager charged with: servicing tenants (currently one daycare center), suite leases, rent collection, building issues, and special events. The cleaning of the BRC is currently completed by volunteer church members. This proposal also engages two non-profits looking for space in North Omaha where the Directors are also members of the adjacent church (and former owner of the Bryant Center building. The following individuals are critical to planning and executing services which align with the funding requirements: Brea Worthington, Director of Lyfe Changers Resource Center (LCRC) Michella Blankman, Director of Omaha Skills Connection (OSC)

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**Other Completed Projects and/or Accomplishments** The Bryant Resource Center, Inc. (BRC) is a 501c3 nonprofit led by St. Benedict The Moor Catholic Church, whose 150+ year old legacy proudly stands as the first Catholic church in Omaha to serve Black parishioners and one of only 800 Black parishes out of 21,000 in the United States. Located in the North Omaha historic 24th and Lake neighborhood, at 2417

Grant Street, (qualified census tract 43#, zoned R7, zip 68111), the BRC is a 3-story building (8,962 square feet) and sits on .36 acres in the heart of the redevelopment area at 24th & Lake and was the central hub for the community. In 1966 the church closed its school when the Omaha Public School system began desegregating education. The school building transitioned into the community center and became its own nonprofit (1985) serving the community by leasing classroom space to local small businesses, providing recreational activities on the outdoor basketball court, and being a place for assembly to improve the socioeconomic development and well-being of the community in North Omaha. The Resource Center is named in honor of long-time community icon George Bryant, who led the Dan Des Dunes band for more than 20 years.

(NorthOmahaHistory.com) Noteworthy completed projects and accomplishments include: 2020 - building stayed open during the heart of COVID-19 connecting people to the church's food bank, the daycare and providing Internet connection to those needing broadband access and using outdoor basketball courts. Volunteers provided communication COVID-19 updates and dispersed PPP supplies. 2013 - received Scrub Bubbles grant from Queen Latifah's Foundation to clean the outdoor basketball court and add a scoreboard. 1973 - The City of Omaha Parks & Recreation Department recommended the center be acquired as a civic community center. The neighborhood rallied together, retaining ownership for their beloved building. Provided Technology access and training for older adults and those without access to broadband and tech devices. Hosted recreation events (inside and outdoors) to include basketball camps and contests Every Sunday, dinner is served to anyone in the community for free. Due to proximity, a loyal homeless and low income population enjoys this regular fellowship and access to balanced meals in an area deemed as a food desert. Prior tenants included Labor Unions, Construction Firms, Suppliers, Business Professionals, Religious Groups; however due to the state of the building today, there is only 1 tenant (daycare which provides year-round services from birth to 12 years of age) Prior townhall site to connect to community advocates, political candidates and elected representatives. Hosted the North Omaha Black History Museum until it moved to its present location. Condors Drill Team Drum Corp. used the facility for practice and training engagements (Financial Literacy, Getting Hired, Keeping A Job). They have been temporarily moved to the basement of the church building due to the BRC's renovation needs. Hosted annual religious youth programming including Zawadi, African Heritage youth leadership training focusing on learning gifts from God. Assembly center, providing for small to large group gatherings, was open for general community meetings at no charge. Community go-to center for many national and local celebrities that "grew up" using and volunteering for the Bryant Resource Center: Businessman Alvin Goodwin, Cattleman and Entrepreneur Herbert Rhodes, the Nebraska State Senator Ernie Chambers; actor John Beasley; and Theresa Glass-Union, the mother of actress Gabrielle Union. Preston Love, North Omaha Advocate and historian, Businesswoman Cathy Hughes, and native sports stars, including Baseball Hall of Famer Bob Gibson, football player Johnny Rodgers, Football Hall of Famer, Chicago Bears Gale Sayers, Houston Texans starting running back Ahman Green, unified Super lightweight and current WBO welterweight Champion Terence

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<b>Proposal Title</b>	Bryant Resource Center – A.M.E.S. Project: Advocate. Mentor. Educate. Support.
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<b>Total Budget (\$)</b>	\$25,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$25,000,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	In the last 5 years, the BRC building has been able to operate minimally due to a major water leakage precipitated by its aging structure (roof, mechanical, electrical, plumbing, commercial kitchen). The pandemic delayed rehabilitation planning and fundraising which has multiplied the impact and now due to increased costs; will require more financial resources to fix correctly. The BRC A.M.E.S. Project is a 2-phase plan to renovate and revitalize the space, returning it to the prior community landmark; where, once concluded, will offer educational, cultural, recreational and economic opportunities to improve the well-being and vocational capabilities of North Omaha. Location: The BRC is located at 2417 Grant Street in the heart of North Omaha, Nebraska (census tract #11, zoned R7) in the identified redevelopment zone on 24th street.
<b>Timeline</b>	Phase 1: Upon award approval, Blair Freeman, a black women owned contractor business from North Omaha will create a punch list of renovation needs with itemized budget for Board approval. Based upon early conversations with construction experts (Alley Poyner Macchietto architect, area builder) and comparable research of other successful community rehabilitation projects (Nebraska City's Veterans Memorial Building), this cost is anticipated at \$15 million and can be 100% accomplished by mid 2024 (14 month period) after receipt of funding (June 2023). The building will remain open during renovation, and allow community access in phases as projects are completed. It is planned to host a public dedication during Native Omaha Days, Summer 2025. Phase 2: The building will partially remain open offering the present services (daycare, outdoor recreation, Sunday dinners) during the course of renovation. Upon award approval and as the building in sections is rehabilitated for public use, the Board will reinstate / expand its programming and services to include: family resources, workforce development resources, small business/technical planning and training, tenant space (small business, nonprofits, elected officials), computer lab, conference/class rooms, arts/music programming, coffee shop/mini cafeteria, commercial kitchen. A strategic consultant will assist with planning and grant management. Cost to support is \$2 million and will be 100% expensed by July 2026.
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur

significant and favorable advancements in North or South Omaha's function or appearance)

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

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**"other" explanation**

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**Proposal Description and Needs Alignment** The Bryant Resource Center A.M.E.S. project, gives rebirth to a building that once was the hub for the 24th street area and reinvigorates previous programming and offers an opportunity for new, needed services brought forth as a result of COVID-19 such as family support, mental health and wellness and recreation, while reestablishing revenue lost during COVID-19 (tenant space). This project meets the following 3 ARPA-eligible uses of funds and aligns with the United States' Department of Treasury areas: Community and Small Business Recovery, Community Well-Being, and Community Assistance Programming.

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**Visioning Workshop Findings Alignment** The North Omaha vision workshop's key takeaways identified the following topics which will be addressed by the BRC proposal: Culture and character integrated into the neighborhood Economic hub proximate to North Omaha Identified as Community Reinvestment Area and Opportunity Zone Leverage current residents and entrepreneurial efforts into additional economic activity The needs addressed thru supporting actions are: Create high paying jobs Support local businesses Change marketing / external perception Create community vision and buy-in Build destinations Access and tools to leverage community resources Development that fits within the cultural context Insufficient infrastructure

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**Priorities Alignment** In alignment with LB1024, the BRC Project: Is in a qualified census tract #11 Will foster desirable transformation Will support fundamental change Will continue to elevate North Omaha's presence and perception within the region, significantly improving the lives of area residents thru significant development Will foster long-lasting economic development growth; foster gainful employment opportunities and investment in the area, leading to the creation of generational wealth and widespread economic vitality in North Omaha.

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**Economic Impact** Per a construction superintendent employed with an Omaha developer, it is estimated that this building renovation project will create minimum 40 temporary construction-related jobs.

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The BRC project will create 20 permanent jobs; where 70% personnel will reside within the designated census track.

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It is unknown by the applicant the number of jobs which may be created by the vendors and suppliers it will work with to rehabilitate the building. The BRC intends to utilize minority contractors and preferably from North Omaha to complete individual phases of projects, where possible.

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It is unknown by the applicant the wage structure provided by the vendors and suppliers it will work with to rehabilitate the

building. The BRC will be mindful to seek those that are paying \$16.50 plus per hour, where possible placing OSC participants.

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The BRC project will create high paying, sustainable new jobs for its internal needs as the building engages with its planned services. It will provide opportunities for participants to work in a progressive environment that encourages professional career growth. Mentoring programs are extremely beneficial for new hires to model professional workplace skill sets. Ongoing career fairs onsite allows employers to engage with potential new hires.

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**Community Benefit** The BRC Project was once saved by the local neighborhood from becoming a city civic center and now the present-day project will improve the local neighborhood by offering family resources, Sunday dinners, innovative small business hub, recreational activities and broadband access. Its combined workforce and economic development initiatives will impact the economy, offering diversified ways for growth and improvement to include computer literacy training and tutoring services, community based organizations and career readiness opportunities and building financial wealth.

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The BRC AMES Project will host several community events including financial literacy and educational forums, community support groups, public policy Q&A, and other community programs to educate and inform the individuals impacted by these deficits.

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**Best Practices/Innovation** The BRC will offer unique, innovative programming to include: Mock trials and court room interview assistance for litigants by a retired judge to help navigate the judicial system; Family stress trauma support; Indoor fitness center for older adults to age-in-place; Entrepreneurial match up for mutual service exchange.

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**Outcome Measurement** # of new jobs created, paying high wages (\$16.50+) Decrease in unemployment rate in zip code 68111 # of new small business starts in zip code 68111 # of job seeker placements # of users by service # of repeat users by service Perception evaluations Tenant rates: satisfaction, employment, customer growth, revenue growth Community Surveys: Adverse Childhood Experiences (ACE)

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The BRC building and events manager will be ultimately responsible for identifying and implementing data collection points. Google Analytics will capture data from its digital presence to know where clients are engaging from, Eventbrite will collect attendee information at the point of registration, Constant Contact will be used to create a database and draft targeted communications by category of building user (tenants, small business owners, nearby resident, etc...). Surveys will be offered both digitally and via paper to insure users ability to complete in their preferred modality.

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Yes, The BRC Project will add to the 24th Street corridor revitalization endeavors, attracting new business and residential partners by providing vitality and encouragement which will result in monetary and non-monetary investment.

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**Partnerships** Yes

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Lyfe Changes Resource Center, INC. & Omaha Skills Connection

Both

**Displacement** No

**Displacement explanation**

**Physical Location** The BRC is located in the North Omaha historic 24th and Lake neighborhood, at 2417 Grant Street, (qualified census tract 43#, zoned R7, zip 68111), the BRC is a 3-story building (8,962 square feet) and sits on .36 acres in the heart of the redevelopment area at 24th & Lake and was the central hub for the community.

**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

Cost estimates based on

**General Contractor** No

**Request Rationale** This project meets the following 3 ARPA-eligible uses of funds and aligns with the United States' Department of Treasury areas: Community and Small Business Recovery, Community Well-Being, and Community Assistance Programming.

**Grant Funds Usage** Building rehabilitation - hiring of local contractors Fund new jobs created Implement broadband for free, public access Mold and lead remediation Stabilize and assist small businesses Provide job training activities Negative economic impact recovery Health and wellness initiatives

**Proposal Financial Sustainability** Yes

	Fiscal operations will include the basic maintenance upkeep of the building, programming cost for resource provided the community a functional resource.
<b>Funding Sources</b>	BRC A.M.E.S project presently supported by multiple funding sources to include sponsorship, grants, private donations, federal contacts, private pay and capital campaign all of which are needed during following funding timelines.
	Funding sources ongoing, Borsheims grant, private pay, Katie Weitz Foundation, Omaha Community Foundation, Capacity Building Grant, William and Ruth Scott Foundation, Robert Daugherty Foundation, Sherwood Foundation, Mutual of Omaha Foundation, Lozier Foundation and Immanuel Vision Foundation
	No
<b>Scalability</b>	Yes
	This is an achievable and scalable proposal presented to be completed in phases where the building can stay operational at the present level; and as completed, will begin to add in its new service plans.
<b>Financial Commitment</b>	The BRC is committed to launching the planned capital campaign to raise \$500,000 by 2025 to provide overhead capacity support and sustain future programming while tenant leasing reaches 80% occupancy; after which, a recurring revenue stream will be in place.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Additional Location Documents (see application for list) Organizational Chart

# Michella E. Blankman

402.707.3055 – mcrumbley05@yahoo.com – 11527 Potter Street– Omaha, NE 68142

## STUDENT ADVOCATE || PURPOSE-DRIVEN LEADERSHIP || PROGRAM IMPACT

**Experienced TRIO Leader & Invested Learner Advocate** with a lifelong passion for strengthening postsecondary education access and resources for underserved students. Offers 18+ years of experience across diverse post- secondary and student populations. Motivated by opportunities that ensure an enriching student experience as well as the pragmatic development of tomorrow's workforce. Skillfully blends a hands-on academic background with program management, grant administration, student recruitment/retention, psychology, social welfare, and service experience to make an impact.

Articulate communicator able to quickly establish relationships of trust and encouragement. Creates and positively contributes to cultures founded on inclusivity, diversity, equity, accountability, transparency, mutual respect, goal-focused contribution, teamwork, a sense of humor, and a commitment to driving positive change.

## EXPERTISE

Program/Project Leadership – Postsecondary Student/Academic/Advisory Services – Resource/Budget Optimization  
Program Innovation/Development – Grant Writing/Administration – Metrics-Driven Student Assessment/Tracking  
Cross-Functional Team Management/Collaboration – Student Recruitment/Retention – Policy/Regulatory Compliance  
Counseling – Student Relations – Event Planning – Reporting/Communications – Education/Training

## SELECT ACHIEVEMENTS

- Grant Awarded UNO Principles of Marketing Course Summer Grant 2022
- Scope of experience spans Student Support Services, STEM, and Talent Search programs serving traditional and nontraditional students throughout the Metropolitan area.
- Developed curriculum and taught Financial Literacy Programming (2016-Present) and an orientation seminar for incoming freshman (Fall 2016-2020). Conducted numerous student Scholarship and FAFSA preparation workshops.
- Selected to present/speak to academic conference groups regarding Clifton Strengths (Gallup). Most recently conducted new professional workshops identifying strengths in the workplace to 18-20 developing staff and new hires.

## EDUCATION

Gallup Strengths Coach 2019  
**MPA, Master of Public Administration**  
*Bellevue University, Bellevue University 2009*  
**B.S. Management**  
*Bellevue University, Bellevue University 2004*

## PROGRAM EXPERIENCE

*Selected to leverage extensive TRIO experience as a valuable resource to over 100 students on campus who represent diverse academic, cultural, socioeconomic, and ethnic backgrounds. Provides academic advising as well as financial aid, postgraduate, career, and life skills counseling. Identifies strategies to support/retain students throughout the academic year (e.g., financial literacy programming, mentoring/tutoring).*

***Omaha Skills Connection, Omaha NE 2022-Present***

### **Executive Director/Financial Literacy Counselor/Mentor Facilitator/Gallup Coach**

*Provided career guidance to participants in career readiness and financial literacy foundations.*

- Maintain day to day operations
- Budget and grant administration
- Participant compliance over site



**Kaplan University Full Time Instructor/ Interim Program Director 2005-2016**

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**Full Time Dental Education Program Instructor/Program Recruiter**

*Selected to recruit scholars and manage annual enrichment programming designed for students interested in pursuing health-related postsecondary education and/or professions.*

- Drew upon a number of channels to recruit students, regionally and nationally, for participation in the program.
- Collaborated with departments across campus to ensure program success.
- Planned/facilitated all program events/activities including basic math and science courses, clinical experiences, career development opportunities, learning/study skills seminars, and financial planning workshops.

**Vatterott College, Omaha, NE, 2003-2005**

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**Program Director/Full Time Instructor**

*Joined profit organization specializing in career development and educational programs for Omaha's tech community. Provided academic guidance to students in targeted schools about vocational trades.*

- Increased retention rates by 22% academic years 2003-2005
- Incorporated in-house collegiate and external resources to develop lesson plans including Instructor Resource Guides
- Create and administer tests; and provide students with feedback targeting areas of improvement and align their strengths with course objectives and intended outcomes.
- Consult with Student Services to help develop a peer mentoring group for tutoring at risk students
- Maintained annual budget for department of 10 part time/full time instructors
- Created a student centered environment that allows students to thrive inside and outside of the classroom environment

**LEADERSHIP EXPERIENCE**

The Academy for Leadership Program, Metropolitan Community College, 2018

**TEACHING EXPERIENCE**

CliftonStrengths by Gallup **Guest Speaker**, Discover Your Natural Talents classroom presentations, Metropolitan Community College campus wide.

*Financial Literacy workshops campus wide on various topics*

*Hello, I'm Brea Ross- Worthington, I'm from Omaha, Nebraska, with a strong connection to North Omaha. I am a lifelong member of St. Benedict the Moor Parish and serve as the backup Business Office Manager when needed.*

*I am well-known for my work on social justice, advocacy, and community projects in Omaha. In my free time, I volunteer as a speaker, community liaison/educator, family advocate, and cultural support specialist wherever needed.*

*Over the last 15 years, I have worn multiple professional hats in the community, primarily in the child welfare genre, my area of expertise.*

*Motivated to help those oppressed achieve their best, I have been identified as a relentless advocate for those who cannot advocate for themselves. As a result of helping others, I have become a lifelong learner. I founded Lyfe Changes Resource Center, INC. after gaining a better understanding of human behavior, social work, and public policy, particularly in relation to Black and Brown communities.*

*My motivation comes from within, and the transparency and accessibility I provide to individuals in need in my community is something of which I am proud.*

*Providing insight into community issues is one of my favorite aspects of working in informal settings. Education about social justice issues is crucial for strengthening communities.*

*My outlook on life has enabled me to support and advocate for people from all social classes, regardless of their circumstances. My involvement in educational community events, forums, juvenile justice agencies/courts, and strategic planning groups has made my career most fulfilling...*

**Diana J. Vogt** is a member of Sherrets Bruno & Vogt, LLC where she has practiced since 2006. Diana graduated from Boise State University with honors in 1984 and from Creighton University School of Law in 1990, magna cum laude. Immediately after graduation from law school Diana practiced in the litigation department at Kutak Rock for several years.

Diana is a member of the Nebraska Bar Association, the Omaha Bar Association, the Nebraska Association of Trial Attorneys, and is admitted to practice in all state and federal courts in Nebraska. She is also admitted to practice before five of the United States Circuit Courts of Appeal and is a member of the Bar of the Supreme Court of the United States. Diana's law practice is primarily civil litigation in business, real estate, and construction disputes. She also handles professional malpractice cases and regularly handles appeals, including appeals in cases tried by other attorneys. Diana has worked as an adjunct professor at Creighton University School of Law teaching trial practice, appellate practice, and coaching moot court. She also volunteers as a judge for law school moot court competitions and high school mock trials and is a regular presenter at continuing legal education seminars.

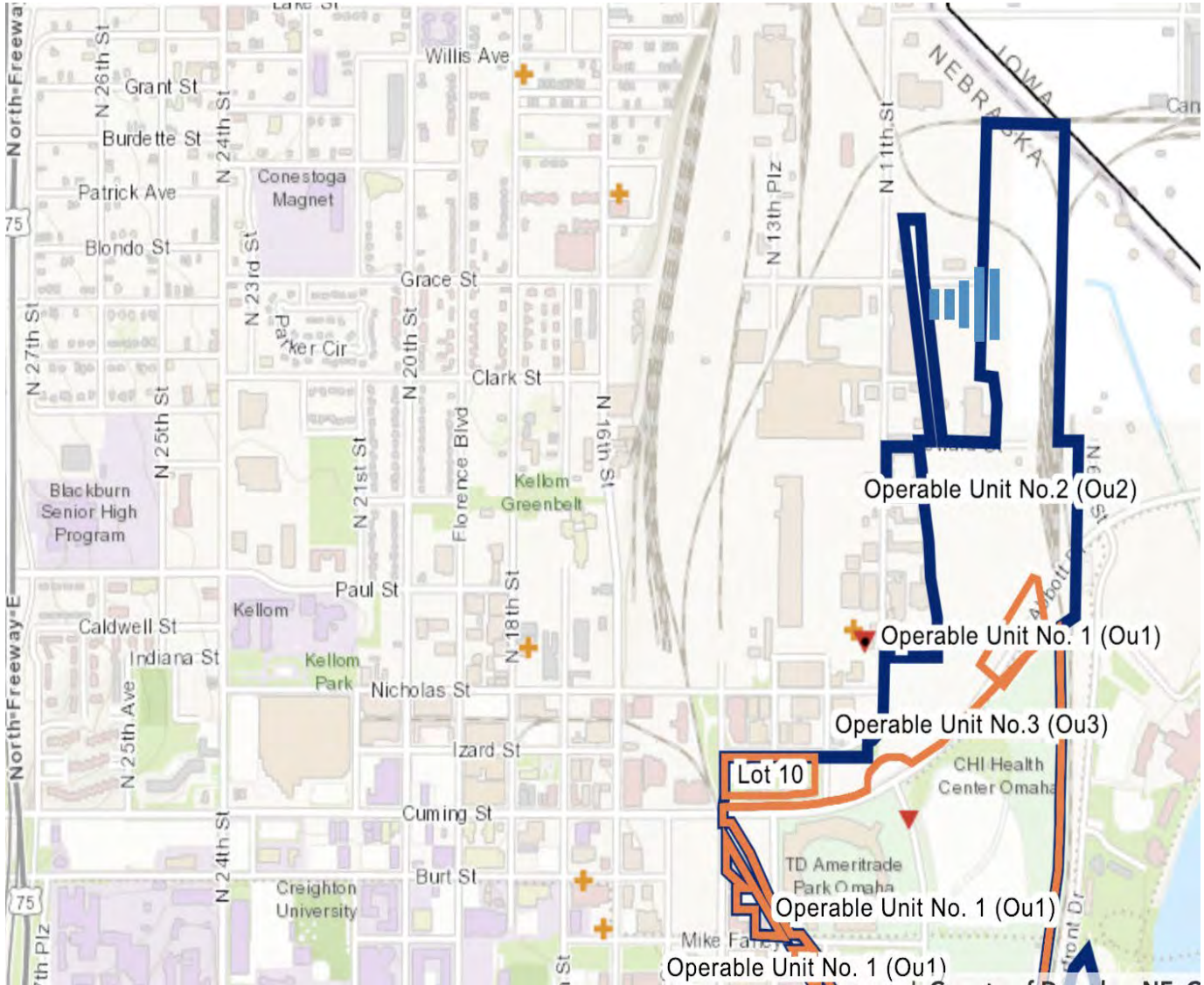
Diana has been a member of St. Benedict the Moor Parish for more than a decade and is a member of the Choir, pastoral council, and is an officer of the Knights of Peter Claver Ladies Auxiliary. Diana volunteers with Bassett Beagle Rescue of the Heartland, fostering and transporting rescued dogs and is a regular blood donor for the Red Cross. Diana's three adult girls live in Washington, Florida, and Texas. Diana lives in Benson with her dogs and is an avid gardener.

## Bryant Resource Center – Qualified Census Tract #43

“Your leadership legacy reflects how you used those gifts and abilities to make a difference in the lives of others.”

### FUNDING AREA MAPS

Lead Superfund remediation areas, in relation to 2417 Grant Street. Gold plus signs denote Brownfield sites.



Zip code and Census tract location of Bryant Resource Center, 2417 Grant St. Omaha, NE 68111



**HISTORICAL PHOTOS**

Benediction of the St. Benedict the Moor school opening 1923.



Children attending school at St. Benedict the Moor (now Bryant Resource Center)



Bryant Resource Center is truly a place for community from sports to drum corps, leadership to childcare.





Bryan Resource Center, originally part of St. Benedict the Moor Catholic Church has its own legacy in North Omaha as a place for community to convene and become.

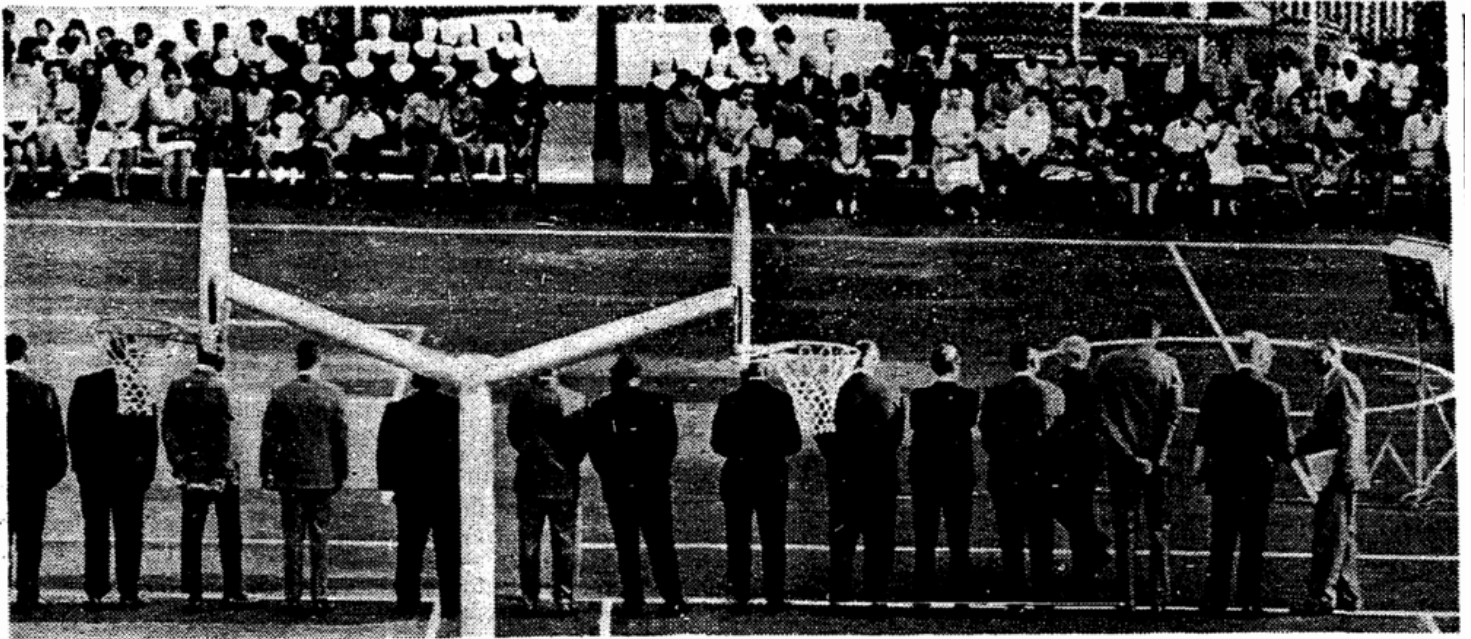


These basketball nets have seen generations of North Omahans create life long friendships, friendly competition and lessons in life.



Still well used today, the Bryant Resource Center community basketball courts bring together people.

Bryant Resource Center dedication: "May citizen dignity be achieved." We must continue this legacy.



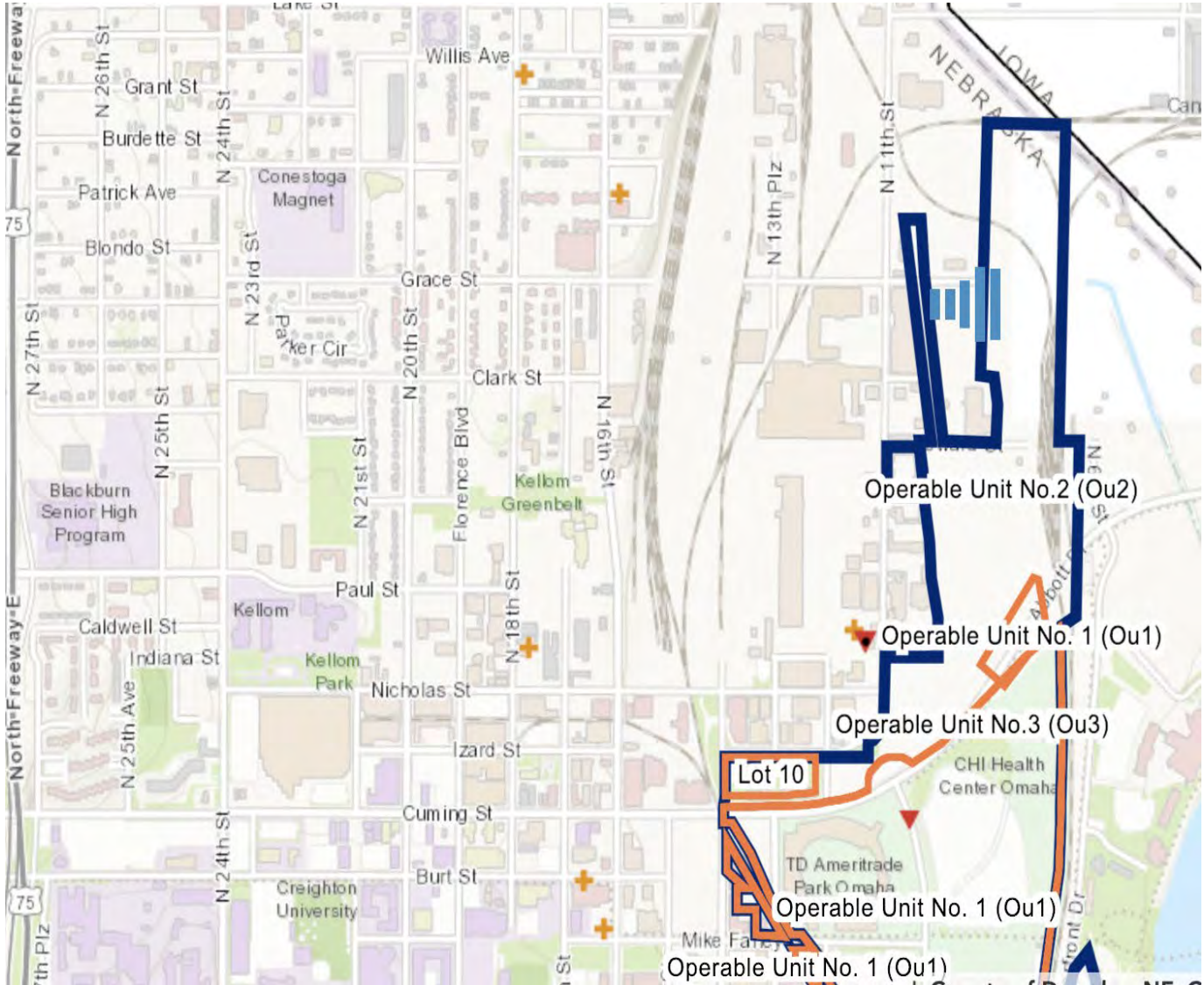
**Notables line court . . . "May citizen dignitv be achieved."**

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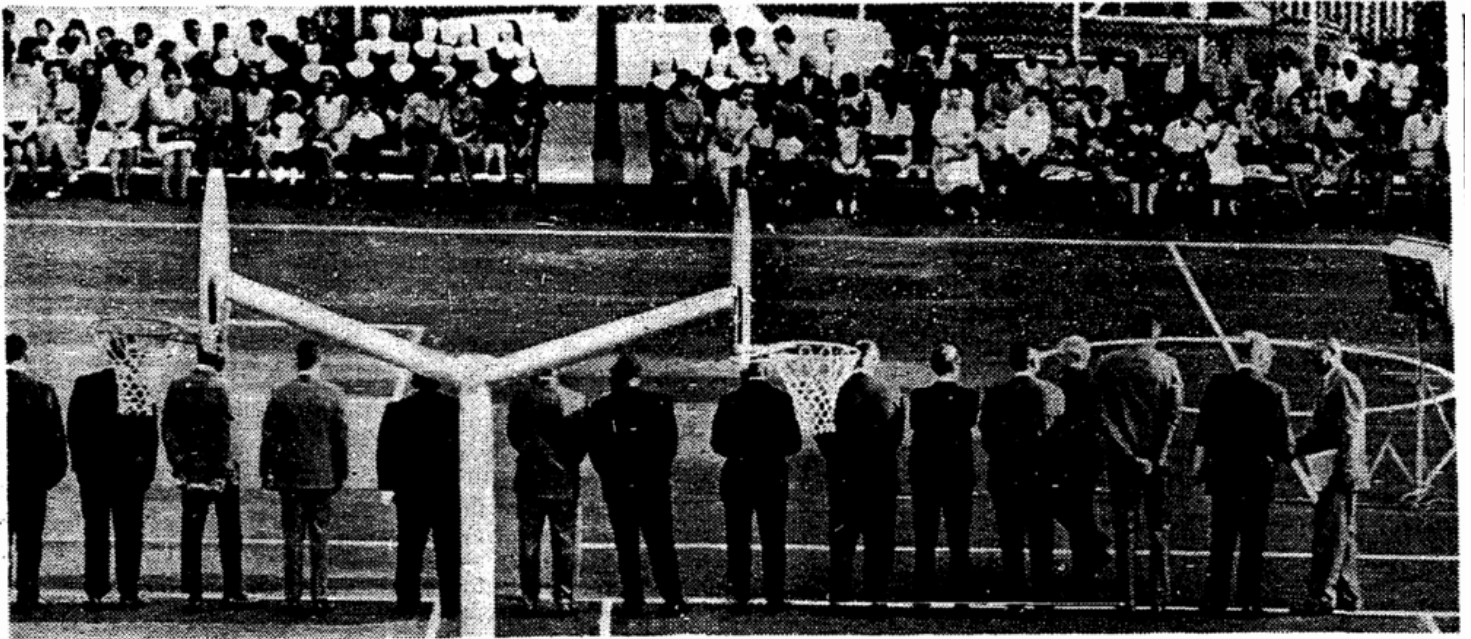


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**Notables line court . . . "May citizen dignitv be achieved."**

October 7, 2022

To:

Nebraska Legislature/ Selection Committee for North Omaha Economic Recovery Plan

Subject: Bryant Resource Center, A.M.E.S. Project

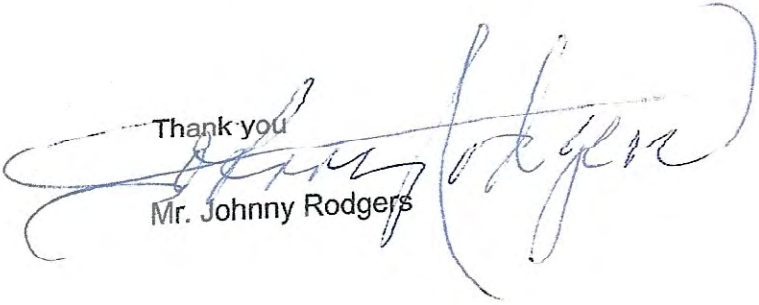
Grant Selection Committee,

My name is Johnny Rodgers, and I am writing to express my support for the Bryant Resource Center A.M.E.S. project. Being a grassroots youth from that area, I find it monumental that programs in the area continue to grow.

In North Omaha, Bryant Resource Center continues to be a historical pillar. It is impossible to overstate the importance of this project in this community.

Thank you

Mr. Johnny Rodgers



7th October 2022

Dear Committee,

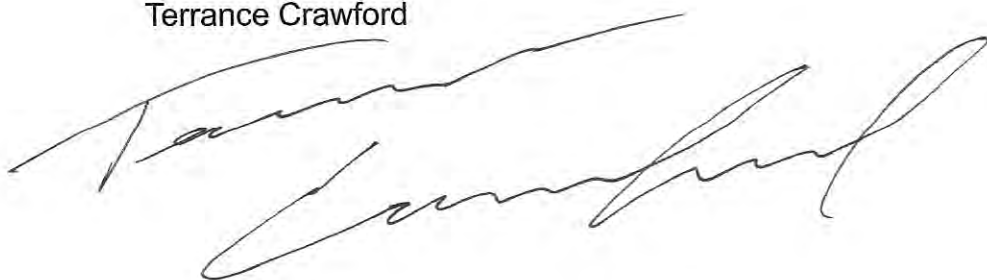
My name is Terence Crawford born and raised in Omaha Nebraska. Many don't know that I had a mentor, the late Midge Minor, who taught many lessons about boxing and life.

Today I would like to offer this letter in support of the Bryant Resource Center renovation project. The building will bring back services and support back to individuals in the community it serves.

The Bryant Resource Center is a pillar of the community that has provided meaningful programs during my childhood.

Sincerely,

Terrance Crawford

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

Worthington, Brea

Breaworthington@yahoo.com • Omaha, NE 68111 • 402-880-9925  
Lyfechanges.org

## **Education:**

Bellevue University

**January 2006- B.S.** - Healthcare Management

Walden University – MSW- Advanced Clinical Social Practices

## **February 2017- August 2020**

- **COMPLETED GRADUATE COURSEWORK** Changing Lives, Changing Society: Introduction to Social Work; Essential Skills for Social Work Practice; Human Behavior and the Social Environment I&II; Diversity, Human Rights, and Social Justice; Social Work Skills Lab; Social Policy, Welfare & Change; Social Work Practice Research; Social Work Theory & Practice; Advanced Clinical Social Work Practice I & II; Social Work Field Education I&II- Foundations; Social Policy: Analysis and Advocacy; Crisis, Trauma, and Response; Psychopathology & Diagnosis for Social Work; Social Work Field Education III &IV.

## **Skills**

Good communication skills, Problem-solving skills, Leadership skills, Time management skills, Decision-making skills, Prioritization and delegation skills, Approachability, Transparency, Decisiveness, Community Collaborator, Community Resource Expert, Systemic Trauma/ Racism Expert Advocate, Group/Education Facilitator, Great writing skills, Strong Leadership Skills, Motivational Interviewer, Integral and Ethical Leadership Skills, People/staff reading skill to adopt to necessary changes, innovative skills, delegation/ coordination ability, intermediate accounting, intermediate secretarial, legislative/policy interpretation skills, court room competency, reporting, exceptional ability to write draft motions, briefs, and contracts in a persuasive manner in affidavit/district court filing & processing skills, proficient in, legal research database, Excel, Word, PowerPoint, SharePoint, Excellent family law, child welfare and juvenile justice research, pays close attention to detail, works independently



Experience

**Chief Executive Officer/ Founder of Lyfe Changes Resource Center, INC | January 1, 2021 – Current**

**Job responsibilities**

Act as the figurative head of the organization when communicating with stockholders, government entities and the general public. Lead the development of the organization's long- and short-term strategies. Manage overall operations and make major decisions affecting the organization. Manage the organization's resources. Negotiate or approve agreements and contracts for the organization. Maintaining awareness of the competitive market landscape, expansion opportunities, industry developments, etc. Ensuring that the company maintains high social responsibility wherever it does business. Assessing risks to the company and ensuring they are monitored and minimized. Coordinate fund-raising efforts and write grants to obtain funds. Recruit volunteers as needed by the agency or clinic and manage finances and coordinate administrative tasks with other employees.

**Assistant Inspector General of Child Welfare Nebraska/ Office of Inspector General Child Welfare- November 29, 2021- July 1, 2022**

The Assistant Inspector General (AIG) investigates and reports on complaints relating to the child welfare and juvenile justice systems, and child and youth death and serious injury cases under the Office of Inspector General of Nebraska Child Welfare Act (Neb. Rev. Stat. 43-4301 - 43-4331). The AIG works with limited supervision from the Inspector General and works in collaboration with other members of the office. This position involves extensive writing, editing, and working with information of an extremely sensitive and confidential nature associated with investigations and legal proceedings. Due to the sensitive nature of Inspector General work, the position dictates the highest standards in official, professional, and personal conduct; due professional care in conducting investigations; and the ability to remain objective.

**Systems Oversight Specialist/ Foster Care Review Office | June 1, 2016 – November 29, 2021**

**Job responsibilities:**

Nebraska Foster Care Review Office (FCRO) is an Independent State Agency, not affiliated with DHHS, the Courts, or any other child welfare entity. Independently tracks children in out-of-home care, collect and analyze data related to the children, and make recommendations. FCRO reports to the Legislature quarterly and culminates with a comprehensive annual report. Under supervision OF the Regional Program Manager and Executive Director a Systems Oversight Specialist responsibility is to: Conduct case reviews to assist FCRO in the oversight of DHHS, Office of State Probation, the Judicial System, contract service providers, and other relevant stakeholders. Ensure child/youth's



safety and well-being are occurring and that decisions made regarding the best interest of children/youth. Responsible for problem identification and working with multiple parties to solve these problems in the best interest of children in the child welfare and juvenile justice system.

**Social Work Intern/ Greater Omaha Attendance Learning Services (GOALS) | November 2018-May 2019**

**Job responsibilities:**

GOALS mission is to improve school attendance by aiding youth and families in need; by EARLY ASSESSMENT and PROMPT DELIVERY OF COORDINATED INTERVENTIONS that promote school attendance and eliminate at-risk behaviors. Provided a nonjudgmental and empathetic therapeutic approach in supporting clients and their families dealing with social, emotional, and environmental challenges. Establish rapport, applied behavior modification techniques conducted assessments, and provided clinical assessments, and referrals for treatment services to clients and families. Collaborated with mental health-care professionals and outside agencies in the development, implementation, and evaluation of client treatment plans. Perform academic advising, assisting students with course selections, study skills, and career planning. Assisted students in the completion of financial aid forms and college application materials. Counseled a diverse student body, including disadvantaged, first-generation, and international students on special education services. Strive to align students' abilities, aptitudes, and interests to improve attendance. Conducted research and performed data analysis, gaining a good perspective on attendance statistics in Nebraska. Assisted with CQI auditor in developing a case file audit to improve documentation and certification guidelines. Assisted with administrative tasks such as case file audits and was given increased responsibilities and recognition for a job well done.

**Family Permanency Specialist/PromiseShip (Formerly Nebraska Families Collaborative) | March 2012- October 2015**

**Job responsibilities:**

A Family Permanency Specialists responsibility is to: conduct in-home visits to perform investigations on allegations of child abuse or neglect. Handled interviews of family members and other childcare professionals to assess child safety. Assess the risk of future abuse or neglect of children in the household. Coordinate with staff, family members and service providers to evaluate safety interventions to reduce risks for children. Maintained accurate records of all case information in computerized. Systems: Assist families to navigate government





agencies and access entitlement benefits; Responsible for filing petitions and testifying in legal proceedings, Treatment Case manager for Family Drug Court

**Family Permanency Specialist/ KVC Behavioral Health| July 2010-March 2012**

**Job responsibilities:**

A Family Permanency Specialists responsibility is to: conduct in-home visits to perform investigations on allegations of child abuse or neglect. Handled interviews of family members and other childcare professionals to assess child safety. Assess the risk of future abuse or neglect of children in the household. Coordinate with staff, family members and service providers to evaluate safety interventions to reduce risks for children. Maintained accurate records of all case information in computerized. Systems: Assist families to navigate government agencies and access entitlement benefits; Responsible for filing petitions and testifying in legal proceedings, Treatment Case manager for Family Drug Court

Professional Associations/Volunteer Experience

**Douglas County Racial Ethnic Disparities Committee (RED) Omaha, NE 03/2020-03/2022**

Identifies disproportionality at each system point in Nebraska's Juvenile Justice System; by identifying and assessing factors that contribute to RED at each stage of the system. The committee identifies current strategies to address RED (what's working, or not?). The committee evaluates current efforts to reduce RED and RED patterns/trends in the juvenile justice system

**Douglas County Runaway Youth Taskforce**

Omaha, Ne 06/2020- 12/2020

Prevent youth who are exhibiting runaway risk factors and behaviors from entering the juvenile justice system, by ensuring that appropriate community resources exist and meet the needs of youth. Ensure the justice system is effective, compassionate and empowers youth and their families to succeed while building an environment of mutual trust and accountability.

**Through the Eyes of a Child- *Sub-Committee Member***

<https://throughtheeyes.org/>

Omaha, Ne 01/2019- 01/2022

This sub-committee fights for the rights of children. We help facilitate child welfare, mitigate child abuse, encourage national adoption, and fund childcare centers throughout the state of Nebraska. The sub-committee was formed to address practitioner (lawyer) standards/training. Lead by Hon. Judge Matthew Kahler and Joy Suder. The committee meets monthly to develop a protocol for juvenile court counsel appointment, continued educational training, and other systemic issues within the juvenile court system.



**St. Benedict Catholic Church – Parish Bookkeeper volunteer - as needed**

Omaha, NE 2006-present

<https://archomaha.org>

Balance and maintain accurate ledgers, match purchase orders with invoices, coordinate bank deposits and report financial results regularly to management, monitor office expenses and tally and enter cash receipts, pay vendor invoices and track bank account balances, develop monthly financial statements, including cash flow, profit, and loss statements and balance sheets, prepare quarterly and monthly tax returns, along with payroll, operating and business taxes

**St. Vincent de Paul Pantry- St. Benedict Chapter**

Omaha, NE 2006- present

A group of men and women who strive to grow spiritually by offering person-to-person service to individuals in need. This chapter officer's rental, utility, and food assistance, as well as clothing and gift basket, give away during the winter.

Food Pantry Assist

- Assist with food pantry preparation, delivery, and giveaways.
- Answer financial assistance calls.

**St. Benedict Basketball Team**

Omaha, NE 2009-2014

A Catholic Basketball team that provided a recreational program at a competitive level for at-risk youth.

**Basketball Coordinator**

- Directs and supervises program activities within the community by upholding strategic and operating plans.
- Secured, scheduled, and prepared facilities and transported for games and practices; monitors and purchases necessary sporting equipment as budget permits.
- Organized and conducted parent and coach orientation meetings and training.
- Developed and distributed team practice and game schedules; to include sports rules, guidelines, and handbooks.
- Purchased and distributed team uniforms and awards.
- Organizes and conducts sports clinics.
- Assisted in the marketing and distribution of youth sports program information and scheduled program registrations.
- I have assisted in the fund-raising activities and special events & organized year-end banquet.
- Compiled, monitored, and evaluated the efficacy of the program with other stakeholders.

**References:**

**A'Jamal Byndon**

Douglas County Nebraska- Juvenile Justice Racial & Ethnic Disparities (RED)  
Coordinator

**Phone:** 402-578-6729

**Email:** [abyndon@gmail.com](mailto:abyndon@gmail.com)

**Elizabeth Crnkovich**

Ret. Douglas County Juvenile Court Judge

**Phone:** 402-740-3617

**Email:** [lelspet@icloud.com](mailto:lelspet@icloud.com)

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Thomas G. Schumacher  
licensed in Nebraska

October 9, 2022

RE: Bryant Resource Center, A.M.E.S. Project

I am writing this letter in support of the grant application submitted by the Bryant Resource Center A.M.E.S. Project. I first learned of the Bryant Center when I became a member of the St. Benedict the Moor congregation. As I learned more about St. Benedict, I learned more about the rich history of the Bryant Center.

The Bryant Center is already known as a resource for the people living and working along the 24<sup>th</sup> Street corridor. There is also a history of community support for the Center as demonstrated in the 1970s when people in North Omaha came together to keep the Bryant Center under private ownership after the City proposed to take it as a municipal civic center.

Before the physical deterioration of the building it was the center for many activities in North Omaha. The Bryant Center is referenced numerous times in *24th & Glory – The Intersection of Civil Rights and Omaha's Greatest Generation of Athletes* by Dirk Chatelain. The people behind the Bryant Center A.M.E.S. Project have a vision that will return the Bryant Center to its former role as resource for North Omaha to help residents reach their full potential as members of the community.

Many of the people behind the Bryant Center A.M.E.S. Project have a life-long connection with the Bryant Center. The goal of the Project is to provide multiple crucial support services in the neighborhood where those services are needed. Being able to access social services near where they live will allow more people to take advantage of those services and benefit the neighborhood as a whole.

The Bryant Center A.M.E.S. Project presents the opportunity to fulfill the purposes underlying the Legislature's allocation of funds to North Omaha. I urge you to learn about and support this worthwhile endeavor.

Sincerely,



Diana J. Vogt  
For the Firm

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# OMAHA SKILLS CONNECTION

501(c)3

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Connecting Talent With  
Opportunity.

## About Us

Omaha Skills Connection is a non profit organization that focuses on participants overall well being. Whether you're looking to switch jobs, change fields, or transform your whole career outlook, Omaha Skills Connection can help you make the transition with ease.

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## Services Provided

- Clifton Strengths Coaching
- Financial Literacy Coaching
- Employment Readiness
- Community Resources
- Basic Computer Training
- Career Exploration (Trades Focused)
- Construction Math/English Support
- CDL Permit Preparation

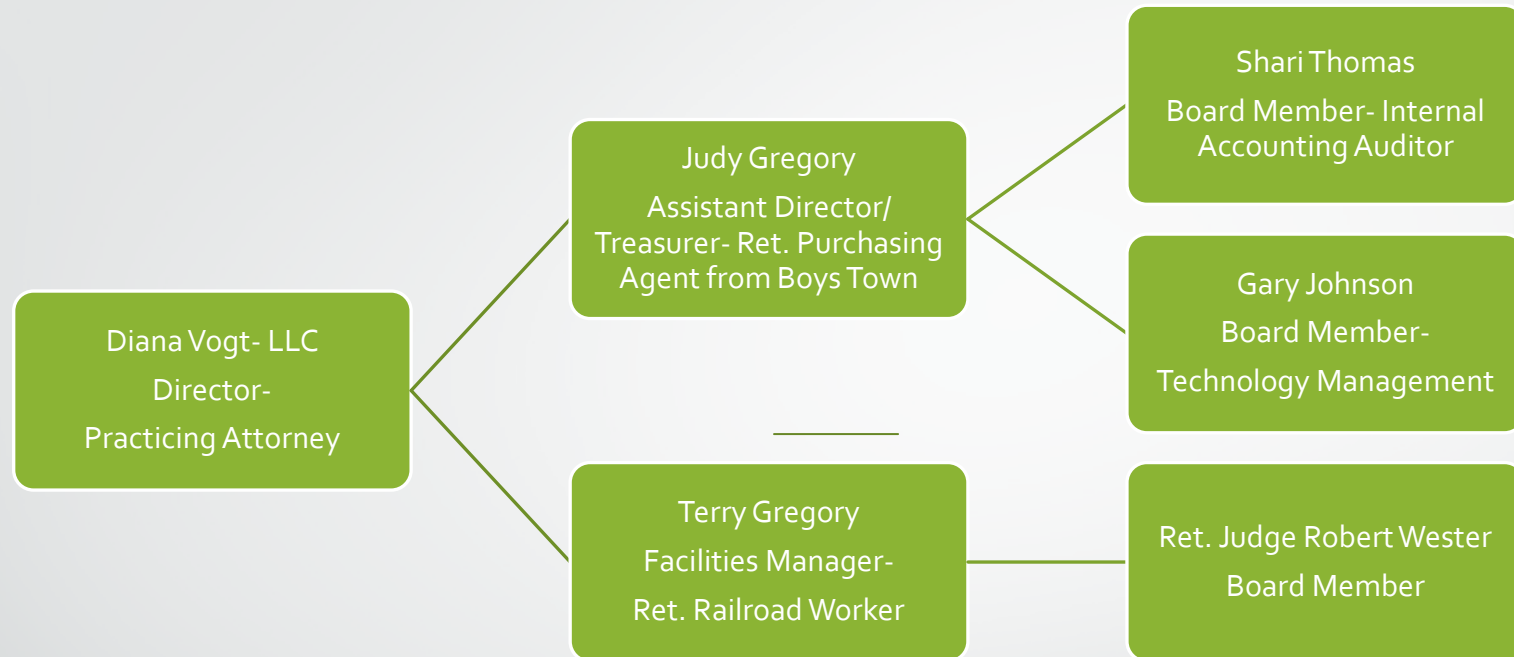
## 4 PILLARS OF COMMUNITY IMPACT

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1. To eliminate barriers for participants by providing career readiness opportunities.
2. To employ a disciplined, dynamic, dedicated and well-trained team of workforce professionals.
3. To secure long-term financial success and fiscal integrity for participants through financial literacy coaching.
4. To create a network of collaborations between public, private, and non-profit organizations working directly with education stakeholders to help close today's skills gap.



# Bryant Resource Center Functional Chart



# Grant Application

Row 278

<b>Organization Name (if applicable)</b>	Cali Commons
<b>Physical Address</b>	518 N 40th Street Omaha ,Ne 68132
<b>Mailing Address</b>	
<b>Website</b>	calicommons.net
<b>Social Media Accounts</b>	FB Cali Commons and IG Cali Commons
<b>Name</b>	George Garrett III
<b>Title</b>	Executive Director
<b>Email Address</b>	Info@calicommons.com
<b>Phone</b>	+1 (402) 513-2321
<b>Team</b>	Yes
	5 member board that include president treasure, vice president and secretary and program assistant
<b>Organizational Chart</b>	
<b>Other Completed Projects and/or Accomplishments</b>	Cali Commons has collaborated with the Joslyn Castle Neighborhood Association on many projects and has provided space for community meetings and many host of activities and fund raisers. The proposal will allow us to continue to keep this building a space the community will access to and provide the art events and programs that will bring and maintain art culture.
<b>Proposal Title</b>	Cali Commons Art Hub
<b>Total Budget (\$)</b>	\$454,715.00
<b>LB1024 Grant Funding Request (\$)</b>	\$734,716.00
<b>Proposal Type</b>	Capital project Combination of capital project and service/program Service/program
<b>Brief Proposal Summary</b>	We are requesting a 3 year budget \$ (454715) for art programs in our neighborhood, to be located at 518 N 40th Street Omaha, Nebraska 68132. We believe this request fits under your giving area of the north Omaha area North Omaha. Cali Commons is in a historical neighborhood that supports arts in this community and would like to follow the mission of the late Sarah Joslyn

who was an advocate of the community having access to the arts that may not be able to afford to participate and keep this space in the in this area. Our vision and mission are central to our efforts in generating funds for this art pace and continue provide art culture, art advocacy, opportunity for artist further their career. An art space is needed in our community for the following reasons: Cali Commons is a great space for hosting hosting art programs for emerging artist forth youth and adults. With this grant, we will build a strong art community with (Number of art programs and activities. This art space will serve number families and artist in the neighborhood and many youth. Cali commons will work with 40-60 emerging artists a year who will learn become entrepreneurs. We have collaborated with 4 organizations to help us make this dream come true.

<b>Timeline</b>	January 2028 will look to anticipate our completion.
<b>Percentage completed by July 2025</b>	85%
<b>Funding Goals</b>	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)
<b>Community Needs</b>	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) 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.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	This proposal will address the barriers emerging artist face , easy walking distance, art therapy and a pace for youth to develop their artistic gifts. Cali will develop an art hub for the creative community,
<b>Visioning Workshop Findings Alignment</b>	By creating an art hub Cali Commons will work connect from artist to the community from all populations in North and South Omaha, and promote art advocacy and provide programs that will be beneficial to their economical, mental and artistic growth.
<b>Priorities Alignment</b>	Cali Common has history of supporting this community in the creative arts and has assessed with economic growth of artist.
<b>Economic Impact</b>	Produce more entrepreneurs in the field of art and employ artist on future art projects and Art therapist long lasting job opportunities in the community.

2 full permanent jobs



	The construction jobs will be temporary and contracted for any building renovations . At this time the number of jobs can not be identified.
	Wage levels for construction will be based on the bid of the job.
	Identify local contractors in the community and provide opportunity to new contractors in the community.
<b>Community Benefit</b>	Community access that will allow the creative community to generate income through the arts and the neighborhood to support the space.
	Cali Commons a art space for all the family to enjoy and future artist like youth to develop into successful artist and promote social awareness.
<b>Best Practices/Innovation</b>	These meetings will happen every other month alternating each month between the two meeting types. These meetings will be scheduled to last 1.5-2.5 hours long either in person or virtually, depending on the needs of the community at the time. Similar to the community focus groups, collaborative focus groups are also recommended. This means forming collaborations with nearby art districts and art organizations and institutions. The purpose would be to discuss or maintain collaborations, maintain ongoing knowledge of the art community for referral purposes, and decide as an art community which key players are meeting what needs of the greater Omaha metropolitan area. This will serve as a professional avenue for leadership of organizations to determine any needs not being met by the collaboration of organizations, and how Cali Commons can help meet that need or bring ideas to the table to empower other organizations to do so. It will also act as an opportunity for community partners to provide constructive feedback to Cali Commons on the quality and impact of their services.
<b>Outcome Measurement</b>	The success of of artist that have participated in our programs and workshops
	Create a art caseworker that will do a 6-12 month follow up with the artist and provide continue mentorship.
	At this this is being looked into.
<b>Partnerships</b>	Yes
	Hotshops, Old Market Artist Gallery, Landlock Gallery and Joslyn Castle Neighborhood Association,. Cathedral art and Artbykreation
	None at this time.
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	518 N 40th Street Omaha, Ne 68132

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

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**Additional Location Documents**

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**Property Zoning**      Yes

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**Is the project connected to utilities?**

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Yes

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No

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**Design, Estimating, and Bidding**      No

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No

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Speaking with a contractor.

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**General Contractor**      No

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**Request Rationale**

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**Grant Funds Usage**      Grant will used for purchase of the building renovations, programs , workshops, staff salary and operation cost

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**Proposal Financial Sustainability**      Yes

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In the process of working on fiscal operation proposal.

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**Funding Sources**      Exploring membership donors and business sponsors and identifying other grants.

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N/A

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N/A

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**Scalability**      The proposal can be scalable if the capital funds were awarded to purchase the building and do renovations.

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A Monthly report will be documented to reflect the breakdowns.

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**Financial Commitment**      Cali Commons aligned with what has been laid in the grant and will what is advised to commit financially.

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**ARPA Compliance Acknowledgment**     

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**ARPA Reporting and  
Monitoring Process  
Acknowledgme**

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**LB1024 Funding  
Sources  
Acknowledgment**

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**Public Information**

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**File Uploads** Documentation of site control (proof of ownership, option,  
purchase contract, or long-term lease agreement) Pro Forma  
Proposal Budget/Sources and Uses

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## COMMERCIAL LEASE

THIS COMMERCIAL LEASE (this "Lease") is made and entered into effective as of the 1<sup>st</sup> day of July, 2022, by and between Luke and Molly, LLC ("Landlord") and Cali Commons, Inc. ("Tenant").

WHEREAS, Landlord is the owner of a building located at and commonly known as 518 N 40<sup>th</sup> St., Omaha, NE 68131 (the "Building"); and

WHEREAS, Tenant desires to lease certain portions of the Building from Landlord, which portions are the main floor and the storage area on the back of the main floor (the "Premises"), and Landlord desires to lease the Premises to Tenant on the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the rents, covenants and agreements hereinafter reserved and contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Term. Landlord hereby leases the Premises to Tenant for a period of twenty-four (24) months, beginning on July 1, 2022 and lasting until and including June 30, 2024 (the "Initial Term"). If Tenant remains in the Premises after the Initial Term, such holding over shall be as a tenant "at will" or tenant "by the month" (requiring thirty (30) day notice of termination by either party to the other) and shall be subject to all the covenants and conditions of this Lease as though it had originally been a monthly tenancy.
2. Rent. For the first nine (9) months, beginning July 1, 2022 and lasting until March 31, 2023, Tenant hereby promises to pay rent to Landlord in the amount of Two Hundred Fifty Dollars (\$250.00) per month (the "Rent"), which Rent includes water, gas, electricity, lawn care, snow removal and digital locks/secondary keys. For the remaining fifteen (15) months, beginning April 1, 2023 and lasting until June 30, 2024, Tenant hereby promises to pay rent to Landlord in the amount of Five Hundred Dollars (\$500.00) per month. The rent for month-to-month tenancy, after the Initial Term, shall be Seven Hundred Fifty Dollars (\$750) per month. Rent shall be due and payable on the first day of each month in advance. If Tenant does not pay Rent to Landlord by the fifth day of each month, Tenant shall be in default of the Lease and shall be subject to the provisions set forth in Section 8 of this Lease. Rent shall be pro-rated for any partial month that Tenant leases the Premises.
3. Occupancy. Tenant shall have the right to use the Premises on a full-time basis during the Term.
4. Subletting and Assignment. Tenant shall not assign this Lease nor sublet the Premises in whole or in part without the prior written consent of Landlord, which consent may be withheld at the sole discretion of Landlord.
5. Condition of Premises; Compliance With Law. By signing this Lease, Tenant acknowledges that Tenant has inspected and viewed the Premises and that Tenant accepts the Premises in its "as-is" condition. Tenant shall comply with all applicable state and local ordinances and applicable protective covenants.
6. Maintenance and Repair. Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal thereof. Tenant will promptly advise Landlord of any damage to the Premises.

7. Alterations. Tenant shall not, without the reasonable consent of Landlord, make any changes or alterations to the Premises.

8. 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 any other amount due under this Lease when due hereunder; or

b. If Tenant vacates or abandons the Premises prior to the expiration of the Term; or

c. If Tenant fails to perform or comply with any other term or condition of this Lease and if such nonperformance shall continue for a period of five (5) days after notice thereof by Landlord to Tenant.

9. Effect of Default or Breach. In the event of any default or breach hereunder, and in addition to any other right or remedy available to Landlord, either at law or in equity, Landlord may retake the Premises and may terminate this Lease by giving written notice of termination to Tenant.

10. Taxes. Landlord shall pay all real estate taxes and special assessments levied against the Premises during the Term.

11. Insurance. Tenant shall procure and pay for insurance for the Premises in amounts acceptable to Landlord, in Landlord's reasonable discretion. All property of Tenant or their guests, licensees and invitees on or at the Premises shall be at the risk and responsibility of Tenant.

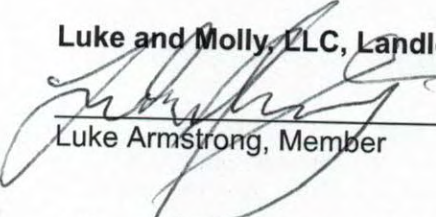
12. Right of First Refusal. During the Initial Term of this Lease, and for any holdover period thereafter, if Landlord desires to sell the Building, then Tenant shall have a right of first refusal to purchase the Building on the terms specified in this Section. Landlord shall give notice to Tenant of its desire to sell, including the then-current fair market value anticipated listing price of the Building, as established by using comparable recent sales in the reasonable vicinity of the Building, and Tenant shall have ten days to provide written notice of its intention to purchase. If no notice is received by Landlord, this right shall be deemed forfeited. The purchase price of the option shall be at the then-current fair market value price outlined in this Section.

13. Miscellaneous. This Lease contains the entire agreement between the parties hereto. Any modification, termination or amendment shall be in writing and signed by both Landlord and Tenant. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. The laws of the State of Nebraska shall govern the jurisdiction, venue, interpretation and construction of this Lease, excluding the choice of law rules. This Lease may be signed in one or more counterparts, which when taken together, shall constitute one and the same Lease. The parties may execute this Lease and exchange counterparts by electronic transmission, which shall be construed as originals.

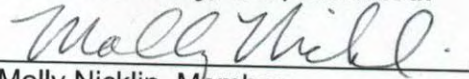
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IN WITNESS WHEREOF, the parties have executed this Lease effective the day and year first above written.

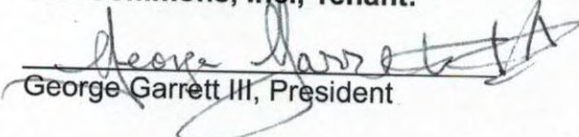
**Luke and Molly, LLC, Landlord:**

  
\_\_\_\_\_  
Luke Armstrong, Member

**Luke and Molly, LLC, Landlord:**

  
\_\_\_\_\_  
Molly Nicklin, Member

**Cali Commons, Inc., Tenant:**

  
\_\_\_\_\_  
George Garrett III, President





## **Cali Commons Nonprofit Plan- Guidance for 2023-2028.**

### Introduction

Cali Commons, Inc. a nonprofit organization organized for the purpose of establishing a creative community of “uncommon creatives” or independent thinkers and creative doers of the local community. Cali Commons seeks to serve the local community as a safe space for collaboration, entrepreneurship, shared resources, community center activities, and community impact (for both youth and adults).

This plan is meant to be utilized by Executive and board leadership as well as staff. The plan is designed to be revisited quarterly at board meetings and ideas utilized in staff interactions by working board members. A board officer will be assigned as responsible for updating any changes to the plan, additions, or recording of achievements toward said plan electronically via the shared Google Doc accessible to all board members and staff. Staff will be notified of changes to the plan, additions or achievements. Staff will have the opportunity for input at meetings twice a year regarding the organization’s plan. Volunteers will be informed of the plan contents via volunteer training and volunteers in positions close to leadership or programming goals will be given access to the Google Doc as deemed necessary. Volunteers with minimal organizational contact and participation will have limited access to the plan outside of volunteer training.





### Mission Statement and Organizational Context

The mission of Cali Commons is “To exist as a creative community that serves as a safe space for the local community to collaborate, learn, serve the community and cultivate the power of the arts. Cali Commons provides a common space for the uncommon creatives in our community and youth exploring the arts to come together for support, resources, and the collaborative inspiration they require to thrive.” The community, historically described as a “co-working space” and creative community that also “provides a place for art shows and other events...(that’s affordable) and close to a lot of young professionals”(Mahannah, 2014) is slowly evolving to include youth programming, art therapy, and act as a creative emerging artist art hub for the local community.

The original founders of Cali Commons, Inc., Luke Armstrong and Molly Nicklin began painting together in their home studio in 2006 prior to their exploration of the Omaha community to find a space to grow their audience and engage the community. After opening a studio in Benson off 63<sup>rd</sup> & Maple where they could paint, perform and engage the community they once again decided to look for more space to grow their practice. The spot they found off 40<sup>th</sup> and California, once a corner market store, is what is now Cali Commons’ home. The midtown location is one within reach of a number of young professionals in the area, and at the same time serves as a collaborative space not otherwise found in the neighborhood. The neighborhood itself has an unspoken amount of poverty and few art resources that are affordable to the residents and local artists within it. Not only does Cali Commons provide a creative space for local artists to



affordably share their creative efforts, it acts as a gem of opportunity, artistic outlet, and creative entertainment for its neighborhood residents and beyond.

Originally three of the offices were utilized as co-working spaces and a place for Luke's company, while the remaining space was used to host gallery shows and had regular open hours while run by four part-time employees. These part-time employees are no longer utilized at this time. Over the course of five years the space also served as a location for creative experiments as well: whether group art shows and installations, small business launch events, collaborative live art events, pop up shops, or Meetup groups, Cali Commons has seen its fair share of creative endeavors.

Cali Commons, although impacted by COVID-19, has survived and is working to rebuild. Events have been limited due to COVID-19 however monthly community committee meetings have been held most recently along with the starting again of events such as installation art shows.

Beyond getting past the challenges of COVID-19, Cali Commons seeks to become a creative "art hub" of the community. To do so Cali Commons will want to reach deeper into the local community, further engage the Omaha Metropolitan area through collaboration and outreach and serve as a resource to the artistic local community for both younger and older generations of artists.



### Five-Year Objectives

- 1) Cali Commons will have greater reach and presence within the Omaha Metropolitan area. Cali Commons will do so by engaging at least 144 new donors a year, engaging 120 new visitors or participants in the Creative Community Center/Uncommon Core (membership), partnering or building relationships with 2 new funders a year (foundation or corporate), and providing 4 active program areas through their nonprofit (by 2028). By January 2028 program areas will include: Entrepreneurial Training Program for Artists (needs further development), Youth Art Mentoring (program to be created), Creative Community Center/Uncommon Core (existing program area), art programs with the Omaha local homeless shelters and Art Therapy (program to be created).
- 2) Leadership envisions Cali Commons as a future “Art Hub” by providing services to adults and adults in the mental health community interested in the arts as well as expanding services to include youth programming for school aged youth/schools. Cali Commons will make this a reality by engaging no less than 3 local schools in the neighborhoods surrounding Cali Commons including Midtown and Benson areas and the local homeless shelters. This will require partnerships with the Open Door Mission, Siena Francis House and the Stephen Center, Community Alliance and the TAC Building and OPS schools, principals, and engagement of area families sending their children to these schools. Cali Commons will serve as a source for youth art programming for 10 youth each month. If Cali Commons decides to pursue greater numbers of youth, additional



funding and staffing will be required to allow this. It is recommended that there be no more than 14 students per supervising adult (publicschoolreview.com, 2020).

- 3) Collaboration is foreseen in the next five years with art galleries in the Blackstone area, Joslyn area and Benson art community, and partnerships with other art entities such as the Hot Shops Art Center and Cultxr House. Cali Commons will partner with 4 other art galleries a year for events or resource sharing; and at least 6 local businesses each year in the Blackstone, Midtown, and Benson areas for the purpose of mutual promotion, fundraising, events, and resource sharing.
- 4) Cali Commons will act as a referral source for the art community by providing referral information and promotional materials to local residents and visitors to 50 interested individuals a year from its partnered art galleries (see #3) and other art outlets in the area. Cali Commons will have collected information of the greater Omaha Metropolitan Area arts organizations for at least 15 organizations. Each year between 2023-2028 Cali Commons will add at minimum 5 more organizations to its repertoire of community art knowledge and associations.
- 5) Cali Commons will become an asset to the mental health needs of the Omaha area by offering art therapy through 1 private practice therapists under the umbrella and physical space utilization of Cali Commons. Cali Commons will dedicate one room in the downstairs of the Cali Commons building to the art therapy. This will represent Cali Commons meeting the needs of the community even further. The art therapist will serve a



minimum of 50 patients a year depending on employment structure, length of services, etc.

### Stakeholders

The clients are known as the “Uncommon creatives” in the context of Cali Commons. This includes artistic entrepreneurs, artists from the community seeking to explore numerous mediums both visual and digital, novice youth and adults engaging for learning and artistic development, youth and/or adults receiving art therapy, and participants in the creative community center programming.

Stakeholders also include neighborhood residents that attend the art shows and events, the greater Omaha area community that engages with Cali Commons’ events, local businesses and art organization partners that help promote and collaborate with Cali Commons for events, and individuals that have participated in interactive activities Cali Commons has held (such as through Zoom events).

Other stakeholders include the Executive and Board leadership. The Executive Director George Garrett III, a successful Omaha area artist with experience as a professional artist and seasoned gallery occupant of multiple galleries as well as a human services professional.



While there are currently no formally paid staff at this time, there is a Five member board that includes the Executive Director that helps with the set-up of shows and events, attend monthly community committee meetings and influence the initiatives discussed by Cali Commons, Inc.

With the expansion of programs to include art therapy and youth programming, additional stakeholders will be present as well. The area OPS school system, mental health funding sources such as Region 6 Behavioral Healthcare, healthcare providers that can refer to art therapy, and foundations interested in mental health services are to all be considered among the representation of stakeholders.

Budget Spreadsheet (attached) and Narrative:

Narrative: Total monthly expenses projected for Cali Commons by 2028 would be between \$13,000 to \$20,000 a month. Revenue categories of importance include Individual Gifts and Corporate Sponsorships, while expense categories of importance include Programming and Fundraising.

The two largest revenue sources of the budget are the “Individual Gifts” and “Corporate Sponsorships” categories. The Individual Gifts category makes up 37% of the budget and including two annual campaigns, major donors, and community fundraising initiatives (i.e. Giving Tuesday); acting as an important area of focus for revenue between 2020-2025 to achieve the projected 2025 budget. Corporate Sponsorships make up another 20% of revenue, showing



the importance of connecting to the professional community for support of the operations of Cali Commons. Other categories are represented as well including Foundation giving, Earned income, and Other Income. The distribution of revenue across categories represents the importance of diversification of funding and community support at the center of it.

The two largest expense categories are Programming and Fundraising. Programming, which represents 49% of Cali Commons' expenses is the core of what Cali Commons is, and holds it to the standard of a nonprofit's obligation to its mission. Fundraising, which represents 25% of the budget expenses is significant for 2023-2028 to promote the development and growth of Cali Commons into the vision its leaders hold for its future.

This budget represents administrative costs, salaries, overhead costs, and programmatic costs evenly dispersed throughout the entirety of the financial document for funding purposes. The grants received do not cover the entire year, to be reflective of the nature of receiving grants in real life (i.e., An organization may receive a grant award from June 2023--June 2028). Each program is broken down first into direct labor costs, then direct costs, then finally indirect costs (but not labeled as such). Restricted funds would most likely include Foundation Gifts and Corporate Sponsorships, these would go toward programmatic expenses as typically expected of such funding. Individual gifts would also make up restricted funds to go to Programmatic budgets given donors most often want to see their funds used toward aiding the client base.



In-kind Services of Professionals are accounted for in both the income and the expenses since they equal each other out but need to be acknowledged.

Cali Commons first Objective in the five-year plan describes engaging 2 new funders a year between 2023-2028. This will be vital in helping actualize the included 2028 projected budget.

Corporate sponsors such as banks and large businesses of the Omaha Metropolitan area will need to be researched to identify the alignment of interests in the community with Cali Commons and pursue partnerships that will make the projected 2028 budget possible. Likewise, foundations such as Omaha Community Foundation and other local and statewide foundations will want to be researched for the same purposes (alignment of interests and forming relationships with funders).

It will be vital to the success of Cali Commons that connections of the board of directors are utilized to engage interested funders, that new funding relationships are developed, and that community outreach engages new donors.

### Fundraising

The possibility of fundraising events is endless. Possible options for fundraising events include art fundraisers, paint and sip type community events, art galas, youth art displays and contests, and many other events influenced by art and creativity.





Fundraising efforts can also include collaborative events with the Joslyn Castle, Cathedral Arts and Hot Shops Art Center (which board members are affiliated with) and utilization of potential community supporters/partners such as SHAREOmaha and The Omaha Community Foundation. Two annual campaigns will be highly important to the finances of Cali Commons. These campaigns should include elements of a minimum of quarterly direct mail and email newsletters, regular utilizations of podcast and other media advertising, and collaboration with local business and art community partners for awareness of the fundraising. The quarterly newsletters can include recaps of recent successful community events, upcoming events and program spotlights, youth engagement stories, and entrepreneurial successes. The creation of promotional materials describing programs and services offered for distribution physically and electronically will be important, as well as the use of the social capital of the organization (i.e. board director connections, volunteer networking, and professional partnership promotion).

The executive director is an African American individual leading an organization positioned in the community in a location that could potentially serve a large number of African American youth and individuals. While the organization is open to utilization by all ethnicities/races, their positioning could make it possible for them to benefit from the African American Unity Fund grant opportunity through the Omaha Community Foundation. Reaching out to the Omaha Community Foundation to explore opportunities there could lead to other funding opportunities in the future as well.



Cali Commons can also utilize social enterprise through means such as potential art partners like local art businesses such as Blick Art Materials, Hot Shops Art Center, and others. Cali Commons could explore local business partnerships with businesses of the Midtown, Dundee area Blackstone district, an area that has a number of locally owned businesses and plenty of potential. Local business partnerships with businesses in the area would provide opportunity for an event such as an “art walk.” An event of this type would provide mapping of the area that includes partnering businesses displaying art created at Cali Commons for an afternoon-evening event in which residents and participants walk through the neighborhood to visit the local art displays showcasing Cali Commons’ art. Affordable entry fees or donation requests to the local businesses for the art display viewings would benefit Cali Commons’ programs with a small percentage going back to the local businesses.

Cali Commons will establish an affordable membership as Cali Commons’ space becomes more available to the public. Promoting membership to increase membership to 40 individuals will grow the programs and create a consistent stream of funding. Membership includes access to space, access to marketing tools, access to software and computers, and space utilization within the building. Member dues are a fundamental source of revenue for Cali Commons.

A partnership with Omaha Public Schools for art programming or engaging their students could channel school district funding opportunities or donor interest. Beginning these efforts through arranged visits to school administration could be an initial approach. Discussion with schools



surrounding the need of arts programs in the community could be a starting point for development of Cali Commons as a resource to school aged youth.

Cali Commons' interest in art therapy could open doors for the art therapists to receive insurance billing and for partnerships in the mental health field such as Region 6 Behavioral Healthcare's mental health funding resources through state grant monies that are distributed to mental health providers that support low-income families that otherwise cannot pay for therapy.

### Programming

The following program areas will be offered:

- 1) Entrepreneurial Training Program for Artists- Building off of existing efforts to support the creative entrepreneurs of the community, this includes one-on-one coaching with the Executive Director or a future Program Director. There will also be facilitating staff for entrepreneurial courses regarding art business development. Structured calendars for this type of training are recommended to give easier access to interested developing entrepreneurs. Creation of programming can be developed through board leadership, all members of the board holding existing entrepreneurial knowledge or education.
- 2) Youth Art Mentoring- This new program of Cali Commons would enable artists to be paired with school-aged youth K-12 to develop further art skills with an art mentor that can teach, coach, and create art with them. Identifying key mentors will be necessary,



whether these are members of the Cali Commons Creative Community or contracted future artists for this purpose is to be determined, but necessary to the plan.

- 3) Creative Community Center/Uncommon Core- The existing Creative Community Center will be representation of the various ways the space can be utilized for art shows, art installations, art events such as pop-up shops, challenges, and small group painting events. The creative community center also means a place for Uncommon artists both youth and adults to present different visual and digital art mediums. The Uncommon Core refers to the membership of Cali Commons for “creative individuals who want to move their ideas/concepts forward.” (McGuinan, 2018). This group of individuals may include a number of creative types including “artists, entrepreneurs, musicians, makers, designers and performers” whom have the opportunity to collaborate and have a “place to interact with their community and grow an awareness of their initiatives” (McGuinan, 2018). The space can also be used for events in which individuals from the community can hosts an event of live music, spoken word, live art, comedy, dance, or whatever other creative means chosen for an affordable cost to the public. Other events in this “Creative Community Center” may include workshops, art lectures, mini galleries, and classes.
- 4) Art Therapy- Cali Commons will serve as a set space for art therapy practice. While limited to 1-2 art therapists, Cali Commons seeks to expand the benefits of art to the community through this avenue. Funding for low-income clients will be arranged through community partners and insurance will be accepted dependent on each art therapists’ licensing insurance board representation. It will be important to either hire art therapists



with billing experience and knowledge of private practice, or to hire a billing specialist to assure correct and timely billing of the art therapy services.

### Program Evaluation

As Cali Commons becomes more active as an “Art Hub” in the community, program evaluation will be important. Three methods are suggested:

- 1) Year-round volunteer and/or staff collection of basic visitor, participant, and program data. This includes the number of visitors to art events, number of Uncommon Core members, number of youth in art programming, number of entrepreneurs in entrepreneurial training programs, and number of clients served in art therapy.
- 2) Focus groups consisting of the board of directors, any staff, volunteers, and artists of nearby initiatives such as the Benson art community, local school with youth art programs, or other community stakeholders can be brought together to discuss what programs or services that Cali Commons runs has been most valuable to the community. This would not only be less taxing than some other evaluation options, but also provide opportunity for community outreach and networking, which connects to Cali Commons’ five-year objectives. Discussion of these groups will revolve around the following questions:
  - a) Is Cali Commons seeing 120 new visitors and/or Uncommon Core members a year and does the art community feel this is a benefit to the overall efforts of the local art scene?



- b) Is Cali Commons serving 10 youth a month in youth programming and is this helping to meet the community's needs? If so, what is working well, if not how many youth should be served each month to better meet the community's needs and what could be improved about this program?
  - c) Are art therapy services being utilized through Cali Commons and is this viewed as a community benefit or resource? If so, what is working well? If not, what could be improved about this service offered?
  - d) Is the Entrepreneurial Training program proving beneficial to local entrepreneurs/artists and how many individuals are accessing it each year? If so, what is working well? If not, what could be improved to this service offered?
- 3) Similar to the community focus groups, collaborative focus groups are also recommended. This means forming collaborations with nearby art districts and art organizations and institutions. The purpose would be to discuss or maintain collaborations, maintain ongoing knowledge of the art community for referral purposes, and decide as an art community which key players are meeting what needs of the greater Omaha metropolitan area. This will serve as a professional avenue for leadership of organizations to determine any needs not being met by the collaboration of organizations, and how Cali Commons can help meet that need or bring ideas to the table to empower other organizations to do so. It will also act as an opportunity for community partners to provide constructive feedback to Cali Commons on the quality and impact of their services.



- a. Repeat question a. above.
- b. Repeat question b. above.
- c. Repeat question c. above.
- d. Repeat question d. above.
- e. Are there any opportunities for collaboration with the organizations represented in the meeting that would better utilize the Omaha Metropolitan's resources for the delivery of art programming and services?

These meetings will happen every other month alternating each month between the two meeting types. These meetings will be scheduled to last 1.5-2.5 hours long either in person or virtually, depending on the needs of the community at the time.



## References

- Cali Commons. (n.d.). Retrieved December 11, 2020, from <https://www.omahamagazine.com/2014/04/08/303932/cali-commons>
- Home. (n.d.). Retrieved December 11, 2020, from <https://www.publicschoolreview.com/student-teacher-ratio-stats/nebraska>
- McGuinan, C. (2018, February 10). SPN Spaces: Cali Commons. Retrieved from <https://siliconprairienews.com/2018/02/spn-spaces-cali-commons/>
- Support a community project unlike any before. (n.d.). Retrieved December 11, 2020, from <https://calicommons.net/cc/>



<b>3 year budget and Capital</b>	
<b>STAFF</b>	
Director	195000
Assistant	90000
Stipends	3600
<b>Building Lease</b>	25200
<b>Janitorial and supplies</b>	3432
<b>Office Supplies</b>	
copy paper	180
ink	1431
internet	9000
phone	8820
Marketing	36000
Utility	18000
Education/Program Materials	20000
<b>3 year Expense Total</b>	454716
<b>Capital</b>	
Building Purchase	250000
Building Renovation	30000
<b>Total</b>	280000

# Grant Application

Row 279

<b>Organization Name (if applicable)</b>	Business Seals Consulting Firm LLC
<b>Physical Address</b>	7229 Edna Ct, La Vista, NE, 68128
<b>Mailing Address</b>	
<b>Website</b>	<a href="https://bizseals.com/">https://bizseals.com/</a>
<b>Social Media Accounts</b>	<a href="https://www.instagram.com/bizseals/">https://www.instagram.com/bizseals/</a> - <a href="https://www.linkedin.com/company/bizseals/?viewAsMember=true">https://www.linkedin.com/company/bizseals/?viewAsMember=true</a> - <a href="https://www.facebook.com/BizSeals">https://www.facebook.com/BizSeals</a>
<b>Name</b>	Deborah A. Dogba
<b>Title</b>	Founder & CEO
<b>Email Address</b>	deborahatsufui@gmail.com
<b>Phone</b>	+1 (402) 505-1348
<b>Team</b>	Yes
	See attachment
<b>Organizational Chart</b>	See attachment
<b>Other Completed Projects and/or Accomplishments</b>	Please see attached Documents: CV, Resumes, and DOS Peace Corps
<b>Proposal Title</b>	Capacity Building, Business Support Services, Business Development and Coaching for Startups and Small & Medium Enterprises.
<b>Total Budget (\$)</b>	\$12,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$12,000,000.00
<b>Proposal Type</b>	Capital project Combination of capital project and service/program
<b>Brief Proposal Summary</b>	The aim of this project is to create a framework that consistently identifies, enhances business ideas to develop validated proof of concepts that can be accelerated into business opportunities that stimulate the growth and success of the North Omaha community. This in turn, creates new jobs, diversifies the industrial base, increases positive innovative opportunity, and enhances quality of life in the North Omaha community. Our framework to develop an

entrepreneurial incubator focuses on the creation and growth of high-growth entrepreneurs to facilitate local economic development. Through interactive workshops, logistics development, & educational curriculum, we aim to work with community stakeholders to organize resources that help towards: Creating an infrastructure where individuals from diverse backgrounds can equally participate in the economic development of the State of Nebraska. Creating a support system where culturally diverse entrepreneurs can achieve wealth equity by participating in and having equitable access to entrepreneurial ecosystem. Engage disadvantaged entrepreneurs to provide equitable opportunities, & Coaching, mentoring, counseling, and training in the domains of business development, research, product design, product development, technology, finance, and marketing.

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**Timeline**                      Timeline: Year 3   Year 2   Year 1   Total # of Startups Enrolled 150 60  
 20 # of Youth Entrepreneurs 30 15 5 # of Adult Entrepreneurs 75  
 30 10 # of Senior Entrepreneurs 30 15 5 # of Startup Investments  
 135 45 16 Estimated Project Completion Date: June 2026

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**Percentage completed by July 2025**                      80%

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**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)

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

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**"other" explanation**

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**Proposal Description and Needs Alignment**                      The core vision is to arm entrepreneurs with tools, knowledge, and skills so that they can fully exploit their talent, passion, skills, creativity, and spark the future of innovation in Omaha. We intend to do so by offering entrepreneurs, one-on-one business consulting with the goal to write their business plans and financial projections. We will also offer business coaching services. Our project has five (5) operating principles that frame its design and implementation: Program delivery: Entrepreneurs will undergo rigorous workshops & educational seminars to learn about foundational business logistics. Product delivery: Entrepreneurs will undergo research foundations workshops & requirements to exercise several activities to validate their products & business ideas in to fully, data proven concepts. Access to Key Networking relationships: Access to high-quality relationships that lead to business opportunities cultivates authentic relationships that lead to high-quality information exchange and opportunities for North Omaha entrepreneurs. Financial readiness to facilitate access to capital: Entrepreneurs will become familiar with basic financial terminologies from bookkeeping, understanding different financial statements, business credit, business loans & grants, to financial projections. Visibility and Exposure through a local marketplace, podcast, media & magazine. Our framework to develop an entrepreneurial incubator focuses on the creation and growth of high-growth entrepreneurs to facilitate local economic

development. Through interactive workshops, logistics development, & educational curriculum, we aim to work with community stakeholders to organize resources that help towards: Creating an infrastructure where individuals from diverse backgrounds can equally participate in the economic development of the State of Nebraska; Creating a support system where culturally diverse entrepreneurs can achieve wealth equity by participating in and having equitable access to entrepreneurial ecosystem; Engage disadvantaged entrepreneurs to provide equitable opportunities; & coaching, mentoring, counseling and training in the domains of research, product development, technology, finance and marketing.

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**Visioning Workshop Findings Alignment** Purpose: The purpose of this program is to equip entrepreneurs with the basic business foundation such as their day-to-day bookkeeping, branding, marketing, and market positioning, business planning, product design, product quality, startup budgeting, business formation, business model, building their business credit, to be bankable and bank ready, remain sustainable, and be competitive

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**Priorities Alignment** Create jobs above 60K per year • Create wealth and business ownership •

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**Economic Impact** Create jobs above 60K per year • Create wealth and business ownership •

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Over the course of 3 years, we hope to see 150 plus fully funded and established businesses with thousands of permanent jobs created.

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Our goal is to partner with disadvantaged populations, like North Omaha, to work to build the capacity and connectedness of the entrepreneurship ecosystem to create faster local economic growth.

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**Community Benefit** Help advance the City of Omaha & State of Nebraska's goal of increasing middle-wage jobs through economic growth; Help advance the City of Omaha & State of Nebraska's objective of promoting small business growth and workforce development in the North Omaha area; Helping local entrepreneurs develop established companies rooted in the North Omaha community—company's become permanent contributors to the overall vitality, diversity, and growth of the community's economy.

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This program is sustainable by nature because it is an answer a need expressed by entrepreneurs and financial institutions in the greater Omaha area. The need for business education in general and for financial literacy is considerable. We have been working with our partners to answer the entrepreneur community for a few years. We will strive to provide this service and support to entrepreneurs to increase the success rate and bring down the statistics of failed businesses in the Omaha community. We will increase cooperation with other organizations that have the same purpose to offer more resources to businesses. We will financially sustain our project by identifying and applying for all available funding. We will also contract with financial institutions to provide training for entrepreneurs requesting financing who do not qualify because of poor business acumen. The program will impact

wealth in the community in a positive way by creating job opportunities, hence, reducing poverty. The increase in economic power will be measured by the disposable income generated by the entrepreneurs for their family. The direct signs will be noticed through access to capital, better nutrition, healthcare, education, and wellness. The program will use polls and official historic data to measure its sustainability.

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**Best Practices/Innovation**

Reintroducing small businesses to North Omaha should be a key goal in revitalizing the area. A large portion of reintroducing business is to create a medium that business ideas within the community can be fostered and developed. To address these issues, disadvantaged communities will need an economic development approach that increasing support for entrepreneurship from the start of their journey.

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**Outcome Measurement**

Our project has five (5) operating principles that frame its design and implementation: Program delivery: Entrepreneurs will undergo rigorous workshops & educational seminars to learn about foundational business logistics. Product delivery: Entrepreneurs will undergo research foundations workshops & requirements to exercise several activities to validate their products & business ideas in to fully, data proven concepts. Access to Key Networking relationships: Access to high-quality relationships that lead to business opportunities cultivates authentic relationships that lead to high-quality information exchange and opportunities for North Omaha entrepreneurs. Financial readiness to facilitate access to capital: Entrepreneurs will become familiar with basic financial terminologies from bookkeeping, understanding different financial statements, business credit, business loans & grants, to financial projections. Visibility and Exposure through a local marketplace, podcast, media & magazine.

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The outcome is to have an increase in number of established and sustainable businesses in north Omaha, an increase in job creation, and entrepreneurship growth. The key performance indicators are: \* Number business created \* Number businesses that have a written plan \* Number of businesses that got approved for funding \* Net Income Generated / Income Statement \* Sustainability \* Number of jobs created \* Stakeholders satisfaction measured by surveys \* Business growth \* Poverty reduction

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The first year of the program will be devoted to helping the develop an in-depth business plan. They will learn how to research the market for their business or product, project development needs and timelines, budgets, and marketing overviews. At the end of the first year, if the participant successfully creates a workable plan, they will be awarded \$5,000 (up to \$50,000) in working capital. In year two, the participant will implement their plan with the assistance of a business coach, who will provide regular inputs and recommendations for changes. In the third year, the participant can be awarded additional funds (up to \$100,000) to continue the business development process. At the end of year three, the participant should have begun earning money from their business.

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**Partnerships**

Yes

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MaryWilliamsen.com, Beta Tax Financial Services, Sevenvest LLC, and Excellence Homes Renovations

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Beta Tax Financial Services

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**Displacement** No

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**Displacement explanation**

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**Physical Location** This program will be a collaborative work with the following identified entities: the Carver Legacy Center, Omaha Bridges Out of Poverty, Score, Shift Omaha on Abide Campus, and other North Omaha players who may benefit from our program, training, and services.

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

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**Additional Location Documents**

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**Property Zoning** Yes

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**Is the project connected to utilities?**

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No

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No

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**Design, Estimating, and Bidding** No

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No

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**General Contractor** No

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**Request Rationale**

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**Grant Funds Usage**

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**Proposal Financial Sustainability** Yes

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**Funding Sources**

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**Scalability**

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**Financial  
Commitment**

Business Seals Consulting Firm, LLC is committed to the financial obligations of this proposals. A liability insurance will be taken.

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**ARPA Compliance  
Acknowledgment**



**ARPA Reporting and  
Monitoring Process  
Acknowledgme**



**LB1024 Funding  
Sources  
Acknowledgment**



**Public Information**



**File Uploads**

Organizational Chart Proposal Budget/Sources and Uses  
Request Rationale Documentation Schedule

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*Corps de la Paix Américain  
Almadies Lot N/1 TF 23231  
Dakar Yoff, Sénégal  
Tél: 33-859-7575  
Fax: 33-859-7580*

**Description of Peace Corps Volunteer Service**  
**Adzovi Atsufui M. E. Dogba Volunteer ID 100575911**  
**Community Economic Development Program, Senegal**  
**Kaolack & Dakar**

**Summary**

*Ms. Adzovi Dogba entered training on June 15<sup>th</sup> 2011 at the Peace Corps Training Center in Thies, Senegal and began an 8-week intensive pre-service training program. The program included 121 hours of Wolof language instruction, 70 hours of community economic development training, 39 hours of cross-cultural training, and 18 hours of personal healthcare training. Additionally, Ms. Dogba was placed with host families in order to enhance cultural integration.*

*On August 19<sup>th</sup> 2011, Ms. Dogba was sworn in as a Peace Corps Volunteer. She was assigned through the Chamber of Commerce to serve as a Community Economic Development Agent for two years in Kaolack, a city located in the southern region of Senegal.*

*In November of 2011 Ms. Dogba completed an additional week of Wolof language training. In January of 2012 Ms. Dogba completed in-service training that included two (2) weeks of language instruction and business technical training aimed at consolidating knowledge acquired from Pre-Service training and first five months at site.*

*In October 2012, Ms. Dogba was nominated Community Economic Development Program' Spokesperson due to her outstanding service and accomplishments. At the end of her service, Ms. Dogba spoke Wolof at the Advanced - High level, as rated on the LPI scale.*

*On August 26<sup>th</sup>, 2013, Ms. Dogba began her third year extension as a technical advisor in Dakar with APDA (Senegalese Agency for the Development and Promotion of Arts and Handicraft). She was assigned to this government agency because of her experience and expertise working with artisans on business and products development.*

*Ms. Dogba's primary responsibilities as a Community Economic Development Volunteer were to **consult** with small and medium entrepreneurs and associations in order to improve their organizational and business management capabilities; to **facilitate** the development of sustainable linkages between entrepreneurs/associations and relevant markets, informational and financial services, and **train/teach** youth and women basic knowledge and skills related to business management and information technology.*

**Primary Activities (June 2011 – August 2013)**

*Junior Achievement Classes, SIYB (Start and Improve Your Business), and Business management trainings*  
*Ms. Dogba taught six (6) Project Design and Management classes to a total of eleven (11) people. In class, the students had to develop their own project idea; one outcome of the classes was that students completed three (3) project proposals. Ms. Dogba designed, promoted, and taught seven (7) Business Planning classes to a total of sixty (60) people in order to help students develop their own business ideas. At the end of the class, each student submitted their Business Plan for their idea in order to receive a grade and certificate. She also facilitated and conducted SIYB (Start and Improve Your Business) curriculum which is an*



approach used by the International Labor Organization for capacity building trainings. Ms. **Dogba** taught three (3) Junior Achievement (JA) classes: 5<sup>th</sup>, 4<sup>th</sup>, and 12<sup>th</sup> grade to a total of one hundred and fourteen (114) students; JA is an introduction to entrepreneurship to foster work-readiness, entrepreneurship and financial literacy skills, and use experiential learning to inspire kids to dream big and reach their potential.

#### *One-On-One Consulting Sessions*

Ms. **Dogba** was recruited by ADEPME (Agency for Business Development comparable to the U.S. Small Business Administration) as their focal point in Kaolack. She advised and consulted with seven (7) youth groups, eighteen (18) individual business owners, four (4) partnerships, one (1) grassroots association, one (1) cooperative, and six (6) potential business owners. For business owners, the methodology used was the typical small business consulting approach in which the follow up was hands-on and centered on business skills training and organizational strengthening. For potential business owners, Ms. **Dogba** thoroughly taught all aspects of business planning and helped them develop concrete business plans which they presented to microfinance institutions for financing. These sessions were in line with the goal of reducing poverty by 50% based on job creation and strengthening small enterprises abilities and productivity.

#### *Facilitating Linkages & Intermediation Services*

Ms. **Dogba** made four (4) entrepreneurs aware of credit opportunities in their cities which led to two (2) accounts opened and two (2) small business loans obtained. Ms. **Dogba** also connected two (2) American Organizations namely, International Youth Foundation and the American Chamber of Commerce with local counterparts. She reviewed program operations to determine program effectiveness, compliance or need for change and developed a strategic vision and mission for establishing what is important to determine the key development priorities and having sufficient resources to address all the issues identified by the producers in order to devise realistic strategies. Lastly, through the organization of a region-wide agricultural fair and FIDAK (Dakar International Trade Fair), Ms. **Dogba** created linkages among one (1) women's group, three (3) entrepreneurs, microfinance institutions, government offices and other Peace Corps volunteers.

#### *Export workshop*

Ms. **Dogba** organized an informational workshop on export opportunities to the U.S. at the conference room of the Chamber of Commerce of Kaolack. The objective of this workshop was to provide the exporters with information and raise awareness; giving them a good grounding for export and also positioning their products in foreign markets, particularly the United States. The workshop saw the participation of regional actors involved in exports in this case the producers, processors, exporters, decentralized technical services of the state as the Customs, the regional business service, ITA (Nutritional Research Institute), US Embassy, USDA (U.S. Department of Agriculture), West African Trade Hub, ASEPEX (Senegalese Export Agency), and ADEPME (Agency for Business Development comparable to the U.S. Small Business Administration). The awareness raised by this workshop led ten (10) producers get assistance from Ms. **Dogba** to obtain export licenses.

#### *Strategic partnership with Kaolack chamber of Commerce*

During her stay in Kaolack, Ms. **Dogba** was appointed to the Chamber of Commerce where she created procedural manuals; rewrote policies in compliance with Senegalese business laws which resulted in improvement and efficiency of offered services. Ms. **Dogba** also reviewed and analyzed business plans for Senegalese SME's and Senegalese grassroots community groups. She supervised two (2) business account managers and helped them manage their portfolios of over two hundred and seventy one (271) accounts to ensure growth. Through the Kaolack Chamber of Commerce partnership, Ms. **Dogba** organized a two (2) weeks intensive computer training class from which sixteen (16) high school students benefited. She developed twenty (20) business plans that helped generate twenty (20) micro business loans for

entrepreneurs and initiated community projects aiming to enhance the economic situation of Kaolack adding value to local products such as Bissap (Hibiscus) and Moringa. Ms. **Dogba** worked on a Salt production project with a cooperative in Kaolack region where she made preliminary determinations of the project's ability to meet donors' funding criteria. Ms. **Dogba** also facilitated two (2) key strategic partnerships with business support organizations (ASEPEX which is the Senegalese export agency and ANAMO) for entrepreneurs' capacity building needs; developed capacity building training materials related to financial management, policy development, organizational development, quality management, and/or performance metrics; directed related resources, personnel and activities. Finally, Ms. **Dogba** coached one (1) youth association in the creation of a customized tool that improved their standard training system.

#### **Aids, USAID Grant Management**

In fundraising for community projects, Ms. **Dogba** wrote reports, and conclusions. She monitored and evaluated key partnerships and provided recommendations that helped develop three (3) targeted community projects. Ms. **Dogba** collaborated with the US Embassy through their Self Help Funds; a fund that supports African grassroots community groups. She designed, coordinated, and managed a \$3,000 USD grant obtained for a community project that led to train eleven (11) young leaders on how to facilitate community development activities. She also managed and monitored expenditures related to the grant.

#### **Handicraft and blog creation**

Ms. **Dogba** worked with artisans from various fields such as jewelry, leather goods, sewing and sculpture to coordinate US Embassy/Peace Corps related exhibitions to enhance marketing and increase sales. She identified and prioritized artisans' needs, in order to evaluate whether the objectives and targets have been successfully achieved as planned. To help promote local artisans products, Ms. **Dogba** created a blog: <http://kaolackartisans.tumblr.com/>

### **Secondary Activities (June 2011 – August 2013)**

#### **Youth Development**

Ms. **Dogba** counseled forty five (45) trade school students in their studies and university orientation. Throughout her service, Ms. **Dogba** also ran debates, and mock interviews to reinforce their soft skills enabling the students to be competitive on the job market. In addition to that, Ms. **Dogba** participated along with the ministry of Health agencies in a week long technical training to build capacities, better understanding of HIV/AIDS as well as to inform about available resources in Senegal. Ms. **Dogba** trained several youth groups in Paper Bricks fabrication which is a result of appropriate technology solutions for how to turn recyclable paper into burnable briquettes.

#### **Radio Shows and Gender development activities**

In her second year of service, on International Women's Day Ms. **Dogba** organized an event in Kaolack, Senegal with the theme "Gender Agenda: Gaining Momentum". The event was in partnership with Peace Corps and the World Food Program and included a great parade, speeches by local government officials, moving skits on gender based violence by local youth, and free mammography and cervical screenings for women offered by the Kaolack Chamber of Commerce. About four hundred (400) women have registered for the free screening. Three radio shows were also held at RTS (Senegalese 1st National Radio Station), Sine Saloum FM (Community Radio Station), and Alfayda (Religious Radio Channel) to sensitize the population on women issues. Ms. **Dogba** organized a Senegal gender and development tourney in kaolack that aimed to create awareness of the heart of current women issues by sharing women' challenges, motivations, feelings and experiences with various NGOs operating in the Gender and Development area.

### *Kaolack fire recovery*

On Sunday 28th January 2012, a fire broke out in the central market of Kaolack. Total economic losses reached over five (5) million dollars in damage, representing an astronomical and unprecedented loss to the economic situation of Kaolack. Ms. **Dogba** assisted in the initial phase by interviewing many of the seven hundred twenty eight (728) victims and by using her own resources and skills to assist in the data collection and processing. Following the immediate analysis of the damage, she helped generate and implement a longer economic recovery plan designed to identify partners and funding sources to aid the victims regenerate their businesses, rebuild the damaged market, and implement safety and security measures to avoid any reoccurrence.

### *Food security and nutritional activities*

Ms. **Dogba** organized a tour in the Kaolack surrounding cities to promote the use of Moringa (miracle tree) and to sensitize the community on its benefits. In addition to that she held several trainings with cross sector volunteers which brought together over forty one (41) farmers and resulted in twenty two (22) partnerships signed among Moringa (miracle tree) producers and potential buyers.

### *English Access Camp*

Along with two (2) other Peace Corps Volunteers, Ms. **Dogba** participated in a week-long English summer camp at a high school in Ziguinchor, Senegal in the summer of 2013 with the objectives to teach English to sixty (60) outstanding students and develop their leadership and team building skills. She supervised the students (age 14 – 16), run the summer camp activities in English learning and facilitated sessions related to International culture and Environment.

### *CDC (Centers for Disease Control) Entomology Research*

In June 2013, Ms. **Dogba** participated in an eight (8) days of entomology training to help the CDC (Centers for Disease Control) and UCAD (University Cheikh Anta Diop) in data collection on malaria vectors since it has been 15-20 years they last updated the vector map.

### *Teaching English*

In her three years of service, Ms. **Dogba** taught private classes to eight (8) adults and seventeen (17) local World Food Program workers and six (6) local Chamber of Commerce employees. Her activities ranged from teaching grammar and vocabulary, to teaching American cultural awareness.

### **Extension of service (August 2013 – August 2014)**

After her service in the region of Kaolack, Ms. **Dogba** moved to Dakar in August 2013 to work with APDA, facilitating artisans' accesses to the U.S. market by helping them understand and benefit from AGOA (African Growth and Opportunity Act). She professionalized Senegalese craftsmen; raised awareness about handicraft product penetration of U.S. market; Increased visibility of handicrafts; created a framework for exchange between producers and professional buyers.

Additionally, Ms. **Dogba** was involved in the celebration of Peace Corps Senegal' fiftieth (50<sup>th</sup>) anniversary. She developed strategies to fundraise for the event; helped identify activities to mark the celebration; Supervised a public exhibition to showcase all two hundred and thirty (230) Peace Corps Volunteers work impacts and results and led effective meetings with diverse stakeholder groups.

Ms. **Dogba** was appointed as the Focal Point of Peace Corps Senegal Community Economic Development' Project Advisory Committee. She organized meeting of ten (10) Peace Corps business development partners to discuss Peace Corps and the Community Economic Development (CED) program. Ms. **Dogba** held a round table and presented Peace Corps expectations towards its partners; Discussed Community Economic Development (CED) program' guidelines and new framework; ensured compliance of the objectives of the program with the priorities of Senegal; validated the indicators; Set a regular schedule report. Lastly, Ms. **Dogba** planned, coordinated, and managed program-event related activities.

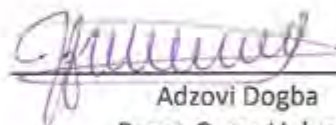
### Certification

Pursuant to Section 5 (f) of the Peace Corps Act, 22 U.S.C. Paragraph 2504 (f) as amended, any former Volunteer employed by the United States Government following his/her Peace Corps Volunteer service is entitled to have any period of satisfactory Peace Corps Volunteer service credited for purposes of retirement, seniority, reduction in force, leave, and other privileges based on length of Government service. Peace Corps service shall not be credited toward completion of the probationary or trial period or completion of any service requirement for career appointment.

This is to certify in accordance with Executive Order 11103 of April 10, 1963, that Ms. **Dogba** served successfully as a Peace Corps Volunteer. Her service ended on August 19, 2014. She therefore is eligible to be appointed as a career-conditional employee in the competitive civil service on a non-competitive basis. This benefit under the Executive Order entitlement extends for a period of one year after termination of volunteer service, except that the employing agency may extend the period for up to three years for a former volunteer who enters military service, pursues studies at a recognized institution of higher learning, or engages in other activities which, in view of the appointing agency, warrants extension of the period.

8/18/14

Date



Adzovi Dogba  
Peace Corps Volunteer



Cheryl Gregory Faye  
Country Director



## CAREER SUMMARY

Diverse online business experience formulating and executing marketing strategies that increase revenue and enhance corporate strategy. Experience includes management of SEO projects, Email Marketing programs, Website and Content Management, Social Media Marketing, E-Commerce and software development. Hubspot certification in Email Marketing. Project management expertise, with the ability to work across all levels of an organization, build teams, create consensus and get the job done.

## CORE SKILLS

Marketing Program Management	Email Marketing & Deliverability	SEO
Trend Analysis	Multivariate Testing	Competitor Analysis
Web Analytics	Strategic Planning	Video Production
Brand Recognition Campaigns	Content Writing	Media Planning
WordPress	Editorial Experience/AP Style	Social Media

## PROFESSIONAL ACHIEVEMENTS

### MaryWilliamsen.com, 2001 TO PRESENT

#### COMPANY FOUNDER, PRINCIPAL CONSULTANT

*MaryWilliamsen.com is a woman-owned business, offering integrated marketing services to clients in the United States. Services include integrated marketing strategies, competitor research, local SEO, Email marketing, content writing, content management, multivariate testing, Web site design, Website redesigns, Social Media marketing, Web hosting and custom technology solutions.*

- **Grew social media influence on Facebook, LinkedIn, Pinterest and Instagram.**
  - Increased reach for one client from 500 engagements per week to 4,000+ weekly engagements on Facebook in a one year period.
  - Another client regularly received 200% increase in article views per week, ghost-written by me, on LinkedIn, using no paid sponsorships.
- **Develop and execute marketing strategies** that encompass online media, social media, print and broadcast media. Develop branding campaigns and key messages, manage marketing budgets.
- **Create and execute content management plans** for clients, including blog and social media posts on Facebook, Instagram, LinkedIn, Pinterest and others.
- **Website creation**, including programming, writing, SEO. Management of contractors and external vendors.
- **Concurrent management of multiple projects** including scoping, pricing, research, contracts, writing of SOWs, scheduling, the design process, quality assurance and technical implementation.
- **Effective time-management skills** in a demand-driven, customer-focused environment.

## **ORIENTAL TRADING COMPANY, A Berkshire Hathaway Company, 2008 to October 2016**

### **E-COMMERCE**

*Oriental Trading Company is a Top-Rated Internet and Catalog Retailer, selling party supplies, toys, crafts and teaching supplies. Orientaltrading.com ranked in the top 100 on ForeSee's E-Retail Customer Satisfaction Index.*

- **Grew revenue by more than 20% in two key business categories** by researching competitors and creating plans to take products to market earlier and showcase them with novel presentation methods. Two seasonal promotions showed significant year over year growth as a result of these tactics.
  - **Data from internal business intelligence tools, Web analytics and online behavior tracking** were used to formulate and execute strategy.
- **Conducted competitor research for Web presentation** techniques for curated collections of party supplies. The improvements from this modification enabled the company to earn over \$6.6mm in one year. Created design specifications for the UX team and implemented a test plan.
- **Pioneered new product presentation methods and devised multivariate testing strategies** for landing pages and exposure of key seasonal product lines. Developed and executed plans to improve the user experience, increase online sales and extend holiday buying seasons by using Web analytics tools to assess and implement strategy.
- **Hands-on participant with all members of the online creative presentation process**, working with designers, email strategists, copywriters, SEO and paid search teams. Actively support social and mobile media strategies.

## **VENTE, INC., formerly a division of EXPERIAN INTERACTIVE, 2006 - 2008**

### **EMAIL PRODUCT MANAGER**

*Vente offered marketing products across a variety of platforms, offering everything from micro-targeted campaigns to those sent to nationwide audiences. Experian is a global leader providing marketing information services, working with over 50,000 clients in diverse industries.*

- **Directed improvements in the company's Email product** and created new standards for product profitability, performance and deliverability. Revenue increased by 20% to 24% over two fiscal years, while decreasing by 50% the volume of messages needed to achieve financial targets. Introduced and implemented industry best practices to improve product performance.
- **Doubled the company's capacity to send Email campaigns on behalf of clients** with improved technical processes and reduced work effort. Developed technical specifications. Assumed the role of project manager for server installation, technical implementation and the RFP process.
- **Managed reputation by monitoring** network partners and affiliate compliance with Experian's brand management and privacy policies. Managed relationships with external partners to sustain CAN-SPAM compliance and Email database security.
- **Analyzed email product performance and deliverability**. Regularly researched and adjusted protocols for sending technology to adapt to constantly-changing requirements of Internet Service Providers.
- **Designed, wrote and directed campaigns to increase member engagement and retention**, sent to Vente's list of 20MM+ members.
- **Provided consultative services to sales team and to clients** contributing to the improvement of campaign performance, such as market research, editorial assistance, testing and creative review for optimal results.

## **THT DESIGNS, 2005**

### **WEB MARKETING, SEO AND SEM STRATEGIST**

*THT Designs offered a line of home décor and giftware products directly to consumers and for wholesalers.*

- **Developed and implemented a paid search marketing plan which enabled the company's B2C home décor site to meet its sales goals for the first time**, creating a long-term positive impact on sales growth.
- **Coordinated and tested Email strategies** for B2C and B2B campaigns sent through an ESP.
- **Managed weekly B2C and B2B Email campaigns** sent to in-house list through an ESP. Wrote content and directed the work of a designer.
- **Directed external Web marketing in B2B and B2C E-Commerce portals** for selected products, managed relationships with external vendors such as Shop.com.
- **Initiated strategy for search engine optimization** and improved natural search rankings.
- **Reduced product update time by 40%** by streamlining and automating the online merchandising production process.
- **Developed and implemented a site redesign**, accomplishing faster site loading and improved product presentation.
- **Managed content and product information** updates for one B2C and two B2B storefronts with thousands of SKUs per site.

## **CERTIFICATIONS, EDUCATION, ADDITIONAL EXPERIENCE**

### ***Certifications***

**Email Marketing**, Hubspot Academy, 2020.

**Comprehensive Search & SEO Strategies** Certificate, 2016, Digital Summit

**Certified Scrum Product Owner**, 2015 - 2019

**Certified Scrum Master**, 2012 -2019

### ***Education***

**Bachelor of Journalism in Broadcasting**, University of Nebraska-Lincoln.

**Attended Creighton University**. Major: Journalism

### ***Additional Experience***

**Weekend copy editor and occasional writer** for the Omaha World-Herald for two years.

**Freelance assignment writer and photographer** for the *Omaha Daily Record*, the *Omaha World-Herald's* supplement *Healthwise* and the *Calgary (Alberta) Herald*.

Memorandum of Understanding (MoU)  
MEMORANDUM OF UNDERSTANDING (MOU) between  
Business Seals Consulting Firm, LLC  
and  
Beta Services

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This is a Memorandum of Understanding (“MOU”), dated as of 10/02/2022 (“Effective Date”), between Business Seals Consulting Firm, LLC, a Nebraska Limited Liability Company, hereinafter called the (“Client”) and  
\_\_\_\_Beta Services\_\_\_\_ hereinafter called the (“Collaborator”), an event planner.

I. PURPOSE & SCOPE

The purpose of this MOU is to identify the roles and responsibilities of each party as they relate to the Omaha Economic Recovery Grant Program.

II. BACKGROUND

The Client is submitting a proposal for grant to Nebraska Department of Economic Development. The Client is using the Collaborator’s services for the **Capacity Building, Business Support Services, Business Development and Coaching for Startups and Small & Medium Enterprises.**

III. CLIENT RESPONSIBILITIES UNDER THIS MOU

The Client’s data and contact person

Address 7229 Edna Ct, La Vista, NE 68128

Mission to clarify complexity, improve strategy and reduce risk. Entrepreneurs face a daunting task as they work to start and grow their business

Contact Person Name: Deborah A. Dogba

Title: CEO

E-mail: contact@bizseals.com

Telephone: 402.505.1348

The Client shall undertake the following activities:

Beta Services

- Provide training, coaching, and consulting services

IV. COLLABORATOR RESPONSIBILITIES UNDER THIS MOU COLLABORATOR’S data and contact person



Name Beta Services

Address 14301 FNB Parkway, suite 100 Omaha NE 68154

Contact Person Name: Blaise Dalmeida

E-mail: betaservices@live.com

Telephone: 4023210665

The Collaborator shall undertake the following activities:

- Provide training, coaching, and consulting services
- The service is provided at an agreed rate

V. IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:

1. The partnership on the program shall be terminated upon the closure of the project
2. This MOU will terminate on the completion by the end of the obligation date, unless terminated under any of the other provisions listed herein.
3. Each party may on its own terminate the Project and this MOU at any time by providing written notice of that decision to the other. Such termination will be effective 30 days after receipt of notice by the non-terminating party.
4. If either party does not fulfill its responsibilities under this MOU, the non-breaching party may provide the breaching party with written notice of the breach. If the breaching party fails to cure the breach within 15 days after receipt of such notice, the non-breaching party may terminate this MOU upon delivery to the breaching party of a written notice to that effect, with the termination effective upon receipt of such notice by the breaching party. The nonbreaching party may in its reasonable discretion determine whether the breach has been cured.

#### VI. EFFECTIVE DATE AND SIGNATURE

This MOU shall be effective upon the signature of Business Seals Consulting Firm, LLC, and the Collaborator authorized officials.

It shall be in force from (date) 10/09/2022 to (date) 07/31/2026.

The Client and the Collaborator indicate agreement with this MOU by their signatures.

Signatures and dates The Client: Deborah Dogba Deborah Dogba  
 10/09/2022 Date

The collaborator: Blaise d'Almeida  10/09/2022

# Capacity Building, Business Support Services, Business Development and Coaching for Startups and Small & Medium Enterprises

## **Background:**

In Omaha, Nebraska there are more than 20,400 businesses located in the metropolitan statistical area, with total employment approaching 375,000. The city is home to five Fortune 500 companies: ConAgra, Peter Kiewit Sons, Berkshire Hathaway, Union Pacific, and Mutual of Omaha. More than 30 other Fortune 500 companies have manufacturing plants in the metropolitan area. However, today, North Omaha is home to one of the poorest black communities in America.

Among America's 100 largest metro areas, Omaha has the third (3rd) highest black poverty rate. The population of North Omaha is majority Black and has a significantly lower household income than the city average. Over the past 10 years, North Omaha, has lost over 16% of its Black population from 2000 to 2017. Many of the individuals who have left North Omaha have also left the state, which develops into loss taxable income and net migration of highly trained, intelligent professionals & integral, innovative businesses from the state. During this same period, the population of the City of Omaha grew by approximately 15%. This decline in North Omaha population is despite the massive economic growth in what is now called North Downtown – which is a redeveloped area, is adjacent to the southern side of North Omaha home to many new hotels, businesses & sporting arena. Reintroducing small businesses to North Omaha should be a key goal in revitalizing the area. A large portion of reintroducing business is to create a medium that business ideas within the community can be fostered and developed. To address these issues, disadvantaged communities will need an economic development approach that increasing support for entrepreneurship from the start of their journey. Our goal is to partner with disadvantaged populations, like North Omaha, to work to build the capacity and connectedness of the entrepreneurship ecosystem to create faster local economic growth.

## **Project Overview:**

The aim is to create a framework that consistently identifies, enhances business ideas to develop validated proof of concepts that can be accelerated into business opportunities that stimulate the growth and success of the North Omaha community. This in turn, creates new jobs, diversifies the industrial base, increases positive innovative opportunity, and enhances quality of life in the North Omaha community.

Our framework to develop an entrepreneurial incubator focuses on the creation and growth of high-growth entrepreneurs to facilitate local economic development. Through interactive workshops, logistics development, & educational curriculum, we aim to work with community stakeholders to organize resources that help towards:

Creating an infrastructure where individuals from diverse backgrounds can equally participate in the economic development of the State of Nebraska.

Creating a support system where culturally diverse entrepreneurs can achieve wealth equity by participating in and having equitable access to entrepreneurial ecosystem.

# Capacity Building, Business Support Services, Business Development and Coaching for Startups and Small & Medium Enterprises

Engage disadvantaged entrepreneurs to provide equitable opportunities, & Coaching, mentoring, counseling, and training in the domains of research, product development, technology, finance, and marketing.

## **The objectives are to:**

Help advance the City of Omaha & State of Nebraska's goal of increasing middle-wage jobs through economic growth.

Help advance the City of Omaha & State of Nebraska's objective of promoting small business growth and workforce development in the North Omaha area.

Helping local entrepreneurs develop established companies rooted in the North Omaha community—company's become permanent contributors to the overall vitality, diversity, and growth of the community's economy.

## **Organizational Introduction:**

Based in Omaha, Nebraska, BUSINESS SEALS CONSULTING FIRM, LLC was birthed from a desire to encourage entrepreneurial achievement throughout the Midwest. We strive to give business owners the tools and training necessary for success. We understand that each stage of the journey present challenges and difficulties. It's our mission to clarify complexity, improve strategy and reduce risk. Entrepreneurs face a daunting task as they work to start and grow their business.

Business Seals is here to offer a wide range of training, experienced mentoring, and effective tools to help them along the way. We are a Marketing and Management Consulting Firm, and we offer Business Development and Support Services to Startup Businesses as well as BIPOC owned businesses.

Business Seals is a customer-centric growth partner that empowers entrepreneurs to transform ideas into viable businesses. We are the elites and the driving force your business needs to stay competitive. We take pride in using innovative business techniques to help businesses generate bottom-line results and drive business growth. Our highly refined and experience-proven skills help you create effective strategies to generate bottom-line results.

Business Seals specializes in providing a customized business support system to entrepreneurs by leveraging available resources to strengthen organizational dynamics, boost business productivity, and generate viable business solutions. We provide proven strategies and step-by-step guides to help startups streamline business processes, get off the ground, create strategic partnerships, and generate top-notch business growth.

In year 2019, Business Seals Consulting Firm, LLC expanded its offerings by starting Afro Swag Media & Magazine with the purpose to give more visibility and exposure to the clients we serve.

(<https://www.afroswagmagazine.com/>) Afro Swag Media & Magazine's mission is to provide credible, factual, and unbiased information. Our unique concept offers Profiles, Listings, and Events of the BIPOC professionals and businesses in the US. Our purpose is to take culture and ethnic experiences/exposures to creative economies by sharing our own stories, spotlighting the amazing entrepreneurs, featuring change-makers and innovators through online publications, printed physical magazine, and podcasts. Business

# Capacity Building, Business Support Services, Business Development and Coaching for Startups and Small & Medium Enterprises

Seals organizes a wide range of life skills workshops tailored to meet beneficiaries' needs. We aim to encourage aspiring entrepreneurs in the BIPOC population to identify their skills, talents, and passions for the purpose of creating a sustainable source of income. We empower individuals on their journey to independence, food security, and self-sufficiency by promoting business ownership.

## Online Magazine and Publications

Afro Swag Media & Magazine is a magazine and media company for the underserved, underrepresented and overlooked entrepreneurs and small business owners in the Midwest and the United States that are determined to succeed despite their circumstances. This includes solopreneurs, microenterprises, main street businesses and small businesses with less than 100 employees. Our mission is to provide entrepreneurs with actionable, practical, high-quality information and news to help them make better decisions in business, so they'll increase their chances of success.

## Outcome and Evaluation:

<b>Timeline:</b>	<b>Year 3</b>	<b>Year 2</b>	<b>Year 1</b>
Total # of Startups Enrolled	150	60	30
# of Youth Entrepreneurs	30	15	5
# of Adult Entrepreneurs	75	30	10
# of Senior Entrepreneurs	30	15	5
# of Startup Investments	135	45	20

The outcome is to have an increase in number of established and sustainable businesses in north Omaha, an increase in job creation, and entrepreneurship growth.

The key performance indicators are:

- \* Number business created
- \* Number businesses that have a written plan
- \* Number of businesses that got approved for funding
- \* Net Income Generated / Income Statement
- \* Sustainability
- \* Number of jobs created
- \* Stakeholders satisfaction measured by surveys

# Capacity Building, Business Support Services, Business Development and Coaching for Startups and Small & Medium Enterprises

\* Business growth

\* Poverty reduction

## **Project Team/ Partnership/ Collaboration:**

**Deborah Dogba**, Convener, Trainer & Business Coach, Business Seals Consulting Firm, LLC. Certified Lead facilitator of Getting ahead in the workplace and John Maxwell Certified Business Executive Coach and Leadership Trainer

**Blaise d’Almeida**, Consultant, Trainer, & Coach, CEO, Beta Tax Financial Services

**BC Clark**, Business Advisor, Director of Development, Nebraska Enterprise Funds

**Philip Bruce**, Advisor & Governance, CEO, The Bloc Inc.

**Thomas Dorwart**, Secretary & Counsel, Attorney at Law

**Myron Pierce**: Governance, Advocate, and Advisor, Serial Entrepreneur, Pastor, Founder of Inner-City Entrepreneurs, Own The Pond, and Shift Omaha

**Wonderful Togbey**: Real Estate Developer, founder of Sevenvest LLC

**Grace Daniele Kouassi**: Real Estate Investor, Owner of Grace Home Solutions, Founder of Excellence Homes Renovations

**Eric Ayite**: Instructor, author, entrepreneur, Financial Advisor, Eric Ayite, PhD

Business Administration Instructor

Southeast Community College

Owner at [www.consultantpourimmigrants.com](http://www.consultantpourimmigrants.com)

Owner at [www.emataxservices.com](http://www.emataxservices.com)

**Operation Hope**: Financial Wellbeing Coach

**Mary Williamsen**: Marketing Consultant

**OPERATING AGREEMENT  
OF  
BUSINESS SEALS CONSULTING FIRM, LLC  
  
A NEBRASKA LIMITED LIABILITY COMPANY**

LAW OFFICES  
**SCHMIT LAW FIRM, LLC**  
1246 GOLDEN GATE DR., STE. 3  
PAPILLION, NEBRASKA 68046

**OPERATING AGREEMENT  
OF  
BUSINESS SEALS CONSULTING FIRM, LLC  
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**OPERATING AGREEMENT  
OF  
BUSINESS SEALS CONSULTING FIRM, LLC**

This Operating Agreement (*Agreement*) of Business Seals Consulting Firm, LLC, a Nebraska limited liability company (*Company*), is made by the Member to provide for the governance and operations of the Company. The Member shall serve as the sole Member of the Company. This Agreement is effective on November 20, 2019, and will apply to any Additional Member admitted in accordance with its terms.

**ARTICLE ONE  
ORGANIZATIONAL MATTERS**

**Section 1.01 Company Formation**

The Company became a limited liability company under the laws of the State of Nebraska, and specifically under the Nebraska Uniform Limited Liability Company Act, upon filing the Certificate of Organization as required by the Nebraska Uniform Limited Liability Company Act.

**Section 1.02 Company's Name**

The Company's name is Business Seals Consulting Firm, LLC. The Member may change the name of the Company, subject to the terms of this Agreement and Applicable Law.

**Section 1.03 Company's Purpose**

The Company's purpose is to engage in any lawful act or activity for which limited liability companies may be formed under the Act and all activities necessary or incidental to that purpose. The Company has all the powers necessary or convenient to carry out its purposes, including the powers granted by the Act.

**Section 1.04 Company's Principal Office and Location of Records**

The street address of the principal office in the United States where the Company maintains its records is 7229 Edna Ct., La Vista, Nebraska 68128.

**Section 1.05 Registered Agent and Registered Office**

The Company's initial Registered Agent is Angela Schmit, and the Company's initial registered office is located at 1246 Golden Gate Dr., Ste. 3, Papillion, Nebraska 68046. The phone number for the Company's initial Registered Agent is (402) 979-6077.

**Section 1.06 Company's Term**

The Company's duration is perpetual. The Company began on the date the Certificate of Organization was filed with the Nebraska Secretary of State and will continue until terminated or dissolved as provided in this Agreement.

**Section 1.07 Taxation as a Disregarded Entity**

As long as the Company has only one Member, the Company will be classified as a disregarded entity for income tax purposes unless the Member has elected to classify the Company as an

association taxable as a corporation. All of the Company's income, losses, and other tax items will be treated as those of the Member.

#### **Section 1.08 Member's Capital Contributions**

The Member has made a Capital Contribution to the Company in exchange for an interest in the Company. The Member is the sole Member of the Company and owns all of the Interest in the Company. The Member may make voluntary Capital Contributions to the Company.

#### **Section 1.09 Admitting New Members**

Subject to the requirements of Article Six, Additional Members may be admitted when the Company issues new Interests or the Member transfers its Interest. Upon compliance with Article Six, a person will be admitted as an Additional Member, listed as such on the Company's books, and issued the Interest.

The Company may adopt and revise rules, conventions, and procedures as the Company determines appropriate regarding the admission of Additional Members to reflect the Interests at the end of the calendar year in accordance with the Member's intentions.

#### **Section 1.10 Transferability of Interest**

The transferability of the Member's Interest is restricted by Article Six.

#### **Section 1.11 Mandatory Additional Capital Contributions Prohibited**

The Company has no authority to require additional Capital Contributions.

#### **Section 1.12 No Mandatory Loans**

The Company has no authority to require the Member to make loans of additional capital to the Company.

## **ARTICLE TWO DISTRIBUTIONS**

#### **Section 2.01 Distributions to Member**

The Member may cause the Company to make distributions to the Member when the Member determines. These distributions must comply with Section 2.02.

#### **Section 2.02 No Unlawful Distributions**

Despite any provision to the contrary in this Agreement, the Company must not make any distribution that would violate any contract or agreement to which the Company is then a party or any law, rule, regulation, order or directive of any Governmental Authority then applicable to the Company.

#### **Section 2.03 In-Kind Distributions**

The Company may make in-kind distributions to the Member in the form of securities or other noncash property held by the Company, upon approval of the Member.

#### **Section 2.04 No Interest or Demand Rights**

All distributions will be made under this Article or Section 7.03(c). Except as specifically set forth in this Article, the Member may not demand distributions. If the Member does not withdraw all or any portion of the Member's share of any cash distribution, the Member will not receive any interest on the unwithdrawn amount.

#### **Section 2.05 Proceeds from Capital Transactions**

Except as otherwise provided in this Agreement, before making any distribution to Member, proceeds of any capital transaction will be applied to:

the principal balance at that time of that portion (or any greater portion thereof that the Company determines should be repaid) of any loans that the Company determines are attributable to the capital transaction;

the amount of all costs and expenses paid or to be paid by the Company in connection with the capital transaction; and

a reasonable reserve for future payments that may need to be made by the Company with respect to the capital transaction.

#### **Section 2.06 Return of Distribution**

Any distribution made to the Member will be considered to comply with Applicable Law if the distribution is made from available assets of the Company. If a court of competent jurisdiction finds that a distribution violates Applicable Law, the Member must return that distribution.

### **ARTICLE THREE COMPANY MANAGEMENT**

#### **Section 3.01 Management by Member**

The Company is managed by the Member. The Member may take all actions necessary, useful, or appropriate for the ordinary management and conduct of the Company's business. The Member has the exclusive authority to manage the Company's operations and affairs, subject in all cases to Applicable Law.

#### **Section 3.02 Member's Agency Authority**

The Member has the right and the authority to bind the Company in contracts and other dealings with Third Parties.

#### **Section 3.03 Member's Fiduciary Duties**

This Agreement does not create or impose any fiduciary duty on any Member. The Member and the Company waive all fiduciary duties that, absent this waiver, may be implied by Applicable Law. The provisions of this Agreement that restrict the Member's duties and liabilities replace any duties and liabilities otherwise existing at law or in equity.

### **Section 3.04 Appointment of Officers**

The Member may appoint one or more officers and define their function and authority. An officer may, but need not, be a Member. Any appointment and delegation of function or authority must be in writing and kept with the Company records.

#### **(a) Officers**

Officers of the Company may include a Chief Executive Officer (“CEO”), a Chief Financial Officer (“CFO”), and vice or assistant designations as the Member may determine. Any individual may hold any number of offices. The officers shall exercise the powers and perform the duties specified in this Agreement and as are determined from time to time by the Member.

#### **(b) Chief Executive Officer**

Subject to the control of the Member, if designated, the Chief Executive Officer (“CEO”) has general and active management of the Company’s business and shall see that all orders and resolutions of the Member are carried into effect. The CEO has the general powers and duties of management usually vested in the office of CEO of a corporation and other powers and duties as may be prescribed by the Member or by this Agreement. The CEO shall execute bonds, mortgages and other contracts requiring a seal under the seal of the Company, except if required or permitted by Applicable Law to be otherwise executed, and except if the execution is expressly delegated by the Member to some other officer or agent of the Company.

#### **(c) Chief Financial Officer**

If designated, the CFO shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of the Company, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, and Interests. The CFO has custody of the Company’s funds and securities, and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company. The CFO shall deposit all moneys and other valuable effects in the name and to the credit of the Company in the depositories designated by the Member. The CFO shall disburse the Company’s funds as ordered by the Member. The CFO shall perform other duties and shall have other responsibility and authority as may be prescribed elsewhere in this Agreement or from time to time as determined by the Member. The CFO has the general powers and responsibilities of a CFO of a corporation, and is the Company’s chief financial and accounting officer.

### **Section 3.05 Removal and Resignation of Officers**

Subject to the rights an officer may have under an employment contract, any officer may be removed by the Member at any time, with or without Cause. Any officer may resign at any time by giving written notice to the Company. A resignation takes effect on the date of the receipt of the notice or any later time specified in the notice. Unless otherwise specified in the notice, the resignation need not be accepted to be effective. A resignation is without prejudice to any rights of the Company under any contract to which the officer is a party. A vacancy in any office because of death, resignation, removal, disqualification, or any other cause must be filled by the Member.

## **ARTICLE FOUR MEMBER RIGHTS AND OBLIGATIONS**

### **Section 4.01 Limited Liability of Member**

Except as required by Applicable Law, a Member's status as a Member does not obligate the Member for any debt, obligation, or liability of the Company, of any Company Subsidiaries, whether arising in contract, tort, or otherwise.

No Member will be required to contribute capital to the Company for the payment of any losses or for any other purposes. No Member will be responsible or obligated to any Third Party for any debts or liabilities of the Company in excess of the amount of:

- the Member's unpaid required Capital Contributions;
- unrecovered Capital Contributions; and
- the Member's share of any undistributed Company profits.

### **Section 4.02 Power of Member**

The Member has the power to exercise all rights or powers granted to the Member under the express terms of this Agreement and the Act.

### **Section 4.03 Restrictions on Withdrawal or Dissociation Rights**

A Member does not dissociate, withdraw, or otherwise cease to be a Member because of the Member's bankruptcy or because of any event specified in the Act.

### **Section 4.04 Company Continues after the Member's Death**

A Member's death will not cause the Company to dissolve.

## **ARTICLE FIVE BOOKS, RECORDS, AND BANK ACCOUNTS**

### **Section 5.01 Books and Records**

The Company shall keep books of account regarding the operation of the Company at the principal office of the Company or at any other place the Company determines. The Company shall keep the following records:

- a current list of the full names and last known addresses of each past and present Member;
- a copy of the Certificate of Organization (and any amendments) and copies of any powers of attorney under which any certificate has been signed;
- copies of the Company's federal, state, and local income tax returns and any reports for the three most recent Taxable Years, if required;
- copies of this Agreement (and any amendments);
- copies of any financial statements of the Company for the three most recent Taxable Years;
- and
- any other documents required by Applicable Law.

### **Section 5.02 Accounting and Taxable Year**

The Company shall keep books of account consistent with any method authorized or required by the Code and as determined by the Member. The Company shall close and balance the books at the end of each Taxable Year. The Member may choose any period authorized or required by the Code for the Company's Taxable Year.

### **Section 5.03 Bank Accounts and Company Funds**

The Company shall deposit all cash receipts in the Company's depository accounts. All accounts used by or on behalf of the Company are the Company's property, and will be received, held, and disbursed by the Company for the purposes specified in this Agreement. The Member may not commingle Company funds with any other funds.

## **ARTICLE SIX TRANSFER OF INTERESTS**

### **Section 6.01 Transferability of Interests**

Any Member may voluntarily transfer its Interest without the consent of any other Member as long as the proposed transfer does not:

- cause the Company to terminate for federal income tax purposes;
- result in any event of default as to any secured or unsecured obligation of the Company;
- cause a reassessment of any real property owned by the Company; or
- cause any other adverse material impact to the Company.

The transferee of a voluntary transfer of Interest permitted by this Section will be admitted as an Additional Member and will not have any rights as a Member without the written consent of the Member in connection with the voluntary transfer of the Member's Interest.

### **Section 6.02 Additional Member's Effective Admission Date**

Except as provided in Section 6.01, the effective date of an Additional Member's admission is the date on which the Member accepts the Assignee as an Additional Member under this Agreement.

### **Section 6.03 Amending Operating Agreement and Certificate of Organization**

If required by Applicable Law, upon the admission of an Additional Member, the Company may amend the Operating Agreement, the Certificate of Organization, or both to reflect any substitution or addition of the Additional Member. The Company may assess any associated fees, costs, or other expenses associated with that Additional Member.

### **Section 6.04 Creditor Rights; Charging Order Sole and Exclusive Remedy**

If a creditor obtains a judgment by a court of competent jurisdiction against the Member, the court may charge the Member's Interest with payment of the unsatisfied amount of the judgment from distributions attributable to the affected Interest, but only to the extent permitted by the Act. To the extent any Interest is charged with satisfaction of a judgment, the judgment creditor will receive no more than the rights of an Assignee and will not be admitted as a Member of the Company.

The charging order is the exclusive remedy by which a judgment creditor of the Member may obtain any satisfaction from the Company toward any judgment against the Member. This Section does not deprive the Member of rights under any exemption laws available to the Member.

**Section 6.05 Assignee or Charging Order Holder Assumes Tax Liability**

The Assignee of an Interest and any person who acquires a charging order against an Interest shall report income, gains, losses, deductions and credits regarding the interest for the period in which the Assignee interest is held or for the period the charging order is outstanding.

**ARTICLE SEVEN  
DISSOLUTION AND LIQUIDATION**

**Section 7.01 Dissolution Events**

The Company will be dissolved only if an event described in this Section occurs.

**(a) Dissolution by the Member**

The Company will be dissolved by the Member.

**(b) Judicial Dissolution**

The Company will be dissolved upon the entry of a decree of judicial dissolution by a court of competent jurisdiction.

After dissolution, the Company may only conduct activities necessary to wind up its affairs.

**Section 7.02 Effect of Dissolution**

Dissolution of the Company will be effective on the day on which the event described in Section 7.01 occurs, but the Company will not terminate until the winding up of the Company has been completed, the assets of the Company have been distributed as provided in Section 7.03, and the Company's Certificate of Organization has been cancelled as provided in Section 7.06.

**Section 7.03 Liquidation**

After dissolving the Company, the Member will have full authority to sell, assign, and encumber any or all of the Company's assets and to wind up and liquidate the affairs of the Company in an orderly and businesslike manner. The Member shall liquidate the Company assets and apply and distribute proceeds from the liquidation of the assets as follows.

**(a) Creditor Payment**

The proceeds from the liquidated property will first be applied toward or paid to any creditor of the Company in the order of payment required by Applicable Law.

**(b) Provision for Reserves**

After paying liabilities owed to creditors, the Member shall set up such reserves as the Member determines is reasonably necessary. The Member may, but need not, pay over any reserves for contingent liabilities to a bank to hold in escrow for later payment.

After the Member is reasonably satisfied that any liabilities have been adequately resolved, the Member shall distribute any remaining reserves to the Member or its assigns as provided in Section 7.03(c).

### **(c) Distributions to Member**

After paying liabilities owed to creditors and establishing reserves, the Member shall satisfy any debts owed to the Member with any remaining net assets of the Company, and then distribute any remaining assets to the Member.

### **Section 7.04 In-Kind Distributions in Liquidation**

Despite the provisions of Section 7.03 that require the liquidation of the Company's assets but subject to the order of priorities set forth in Section 7.03(c), if upon dissolution of the Company the Member determines that an immediate sale of part or all of the Company's assets would be impractical or could cause undue loss to the Member, the Member may defer the liquidation of any assets except those necessary to satisfy Company liabilities and reserves. If the Member determines the assets are not suitable for liquidation, the Member may distribute undivided interests in the Company's assets to the Member instead of cash. Any in-kind distribution will be subject to any conditions relating to the disposition and management of the properties that the Member determines to be reasonable and equitable and to any agreements governing the operating of such properties at that time.

### **Section 7.05 Company Property Sole Source**

Company property is the sole source for the payment of any debts or liabilities owed by the Company. Any return of Capital Contributions or liquidation amounts to the Member will be satisfied only to the extent that the Company has adequate assets.

### **Section 7.06 Cancellation of Certificate of Organization**

Upon completing the distribution of the Company's assets as provided in Section 7.03(c), the Company will be terminated and the Member shall cause the cancellation of the Certificate of Organization in the State of Nebraska and of all qualifications and registrations of the Company as a foreign limited liability company in any other jurisdictions and shall take any other actions necessary to terminate the Company.

### **Section 7.07 Survival of Indemnity Rights, Duties, and Obligations**

For purposes of Article Eight, including the Member's right to indemnification under Section 8.04, the Company's dissolution, liquidation, winding up, or termination for any reason will not release any party from any loss that, at the time of the dissolution, liquidation, winding up, or termination, had already accrued to any other party or which may accrue because of any act or omission occurring before the dissolution, liquidation, winding up, or termination.

### **Section 7.08 Company Asset Sales during Term of the Company**

The sale of Company assets during the term of the Company does not constitute liquidation, dissolution, or termination of the Company as defined under this Article. The Company may reinvest the sale proceeds in other assets consistent with the business purposes for the Company. Further, the Company may participate in any real property exchange as defined in Code Section 1031 if the exchange fulfills the business purposes of the Company.



## **ARTICLE EIGHT EXCULPATION AND INDEMNIFICATION**

### **Section 8.01 Exculpation of Protected Persons**

No Protected Person is liable to the Company or any other Protected Person for any loss, damage, or claim incurred because of any action taken or not taken by the Protected Person in good-faith reliance on the provisions of this Agreement.

### **Section 8.02 Good-Faith Reliance**

A Protected Person is fully protected if the Protected Person relies in good faith on the Company's records or on information, opinions, reports, or statements of the following Persons or groups:

- one or more officers or employees of the Company;
- any attorney, independent accountant, appraiser, or other expert or professional employed or engaged by or on behalf of the Company; or
- any other person selected in good faith by or on behalf of the Company, in each case as to matters that the relying person reasonably believes to be within the other person's area of professional expertise.

The information, opinions, reports, or statements referred to above include financial statements; information, opinions, reports, or statements as to the value or amount of the Company's assets, liabilities, income, or losses; and any facts pertinent to the existence and amount of assets from which distributions might properly be paid.

In no way does this provision limit any person's right to rely on information as provided in the Act. Any act, omission, or forbearance by a Protected Person on the advice of the Company's counsel must be conclusively presumed to have been in good faith.

### **Section 8.03 Decision-Making Standards**

When this Agreement permits or requires a Protected Person to make a decision (including discretionary decisions and other grants of similar authority or latitude), the Protected Person is entitled to consider only the interests and factors as the Protected Person chooses, including its own interests, with no obligation to give any consideration to any interest of or factors affecting the Company or any other person. When this Agreement permits or requires a Protected Person to make a good-faith decision, the Protected Person shall act under this express standard and is not subject to any other standard imposed by this Agreement or any Applicable Law.

### **Section 8.04 Indemnification**

The Company shall indemnify, hold harmless, defend, pay, and reimburse any Protected Person against all losses, claims, damages, judgments, fines, or liabilities, including reasonable legal fees or other expenses incurred in their investigation or defense, that arise in connection with any actual or alleged act, omission, or forbearance performed or omitted on behalf of the Company, any Company Subsidiary, or the Member in connection with the Company's business. If the act or omission is not an Unprotected Act, the Company shall also reimburse any amounts expended in settling any claims (collectively, *Indemnity Losses*) to which the Protected Person may become subject because:

of any act or omission or alleged act or omission on behalf of the Company or the Member, or any direct or indirect Subsidiary of the foregoing in connection with the business of the Company;

the Protected Person is or was acting in connection with the Company's business as a partner, member, stockholder, controlling Affiliate, manager, director, officer, employee, or agent of the Company; the Member; or any of their respective controlling Affiliates; or

the Protected Person is or was serving at the Company's request as a partner, member, manager, director, officer, employee, or agent of any person including the Company or any Company Subsidiary.

A Protected Person's conduct will be determined under a final, nonappealable order of a court of competent jurisdiction. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or a plea of *nolo contendere* or its equivalent, does not, of itself, create a presumption that the Protected Person did not act in good faith or, with respect to any criminal proceeding, had reasonable cause to believe that the conduct was unlawful or constituted fraud or willful misconduct.

The indemnity provided by this Article extends to the full extent permitted by the Act as it now exists or may later be amended, substituted, or replaced, but only if the amendment, substitution, or replacement permits the Company to provide broader indemnification rights than those the Act permits.

#### **Section 8.05 Reimbursement**

The Company shall promptly reimburse and may provide advancements to each Protected Person for reasonable legal or other expenses incurred in connection with investigating, preparing to defend, or defending any claim, lawsuit, or other proceeding relating to any Indemnity Losses for which such Protected Person may be indemnified under Section 8.04. If it is finally judicially determined that the Protected Person is not entitled to the indemnification provided by Section 8.04, the Protected Person shall promptly reimburse the Company for any reimbursed or advanced expenses.

#### **Section 8.06 Entitlement to Indemnity**

The indemnification provided by Section 8.04 does not exclude any other indemnification rights under any separate agreement or otherwise. Section 8.04 will continue to protect each Protected Person regardless of whether the Protected Person remains in the position or capacity under which the Protected Person became entitled to indemnification under Section 8.04 and will inure to the benefit of the Protected Person's executors, administrators, legatees, and distributees.

#### **Section 8.07 Insurance**

To the extent available on commercially reasonable terms, the Company may purchase, at the Company's expense, insurance to cover Indemnity Losses covered by these indemnification provisions and to cover Indemnity Losses for any Protected Person's breach or alleged breach of the Protected Person's duties. The Company will determine the coverage amounts and the deductibles. A decision not to purchase insurance will not affect a Protected Person's right to indemnification (including the right to be reimbursed, advanced expenses, or indemnified for Indemnity Losses under any other provisions of this Agreement) under this Agreement. A

Protected Person that recovers any amount for any Indemnity Losses from any insurance coverage shall reimburse the Company for any amount previously received from the Company for those Indemnity Losses.

### **Section 8.08 Indemnification Obligation Funding**

Despite anything in this Agreement to the contrary, any indemnity by the Company relating to Section 8.04 will be provided out of and to the extent of the Company's assets. No Member will have any personal liability or will be required to make Capital Contributions to help satisfy the indemnity unless the Member otherwise agrees in writing.

### **Section 8.09 Securities Indemnity**

Each Member agrees to hold the Company harmless from all expenses, liabilities, and damages (including reasonable attorneys' fees) arising from a disposition of Interest in any manner that violates the Securities Act, any applicable state securities law, or this Agreement. This indemnification includes the Company's Member, Member principals, organizers, and controlling persons (as defined in the Securities Act), and any persons affiliated with any of them or with the distribution of the Interest.

### **Section 8.10 Savings Clause**

Article Eight survives the Company's dissolution, liquidation, winding up, and termination. If Article Eight or any portion of it is invalidated on any ground by any court of competent jurisdiction, the Company shall indemnify and hold harmless each Protected Person under any applicable portion of this Article that was not invalidated and to the full extent permitted by Applicable Law. To the extent possible, Article Eight supersedes any Nebraska law to the contrary.

### **Section 8.11 Amendment**

Article Eight is a contract between the Company and, collectively, each Protected Person who serves in that capacity at any time while Article Eight is in effect. The Company and each Protected Person intend to be legally bound under this contract. No amendment, modification, or repeal of Article Eight that adversely affects a Protected Person's indemnification rights for Indemnity Losses incurred or relating to a state of facts existing before the amendment, modification, or repeal will apply without the Protected Person's prior written consent.

## **ARTICLE NINE GENERAL MATTERS**

### **Section 9.01 Expenses**

Except as otherwise expressly provided in this Agreement, the incurring party must pay all expenses (including fees and disbursements of counsel, financial advisors, and accountants) incurred in preparing and executing this Agreement, making any amendment or waiver to it, and completing the transactions contemplated by it.

## **Section 9.02 Binding Effect**

Subject to the restrictions on transfer in this Agreement, this Agreement binds and inures to the benefit of the Member and to its respective successors, personal representatives, heirs, and assigns.

## **Section 9.03 Governing Law**

The affairs of the Company and the conduct of its business are governed by the provisions of this Agreement to the extent such provisions are not in conflict with nonwaivable provisions of Applicable Law or the Certificate of Organization. This Agreement is governed, construed, and administered according to the laws of Nebraska, as from time to time amended, and any applicable federal law. No effect is given to any choice-of-law or conflict-of-law provision or rule (whether of the State of Nebraska or any other jurisdiction) that would cause the application of the law of any jurisdiction other than those of the State of Nebraska.

## **Section 9.04 Severability**

The invalidity or unenforceability of any provision of this Agreement does not affect the validity or enforceability of any other provision of this Agreement. If a court of competent jurisdiction determines that any provision is invalid, the remaining provisions of this Agreement are to be construed as if the invalid provision had never been included in this Agreement.

## **Section 9.05 Amendments**

No provision of this Agreement may be amended or modified except by a written instrument executed by the Member.

## **Section 9.06 Multiple Originals; Validity of Copies**

This Agreement may be signed in any number of counterparts, each of which will be deemed an original. Any person may rely on a copy of this Agreement that the Member certifies to be a true copy to the same effect as if it were an original.

## **Section 9.07 Determination of Fair Market Value**

The *Fair Market Value* of any asset is the purchase price that a willing buyer having reasonable knowledge of relevant facts would pay a willing seller for that asset in an arm's length transaction on any date, without time constraints and without being under any compulsion to buy or sell. Fair Market Value is a good-faith determination made by the Company based on factors the Company, in its reasonable business judgment, considers relevant.

With respect to any other transfer of a Member's Interest to the Company under this Agreement, the Fair Market Value will be the amount agreed upon by the Company and the transferring Member. If the Company and the transferring Member are unable to agree about the Fair Market Value, they shall attempt to agree upon an appraiser and, if an appraiser is agreed upon in writing, the value as determined by that appraiser will be final and binding. If the Company and the transferring Member are unable to agree about the Fair Market Value or an appraiser within 30 days from the date of the notice or other triggering event for the sale, the Company shall choose a Qualified Appraiser and the value as determined by a Qualified Appraisal by that Qualified Appraiser will be final and binding, with the fees and costs of such Qualified Appraiser to be paid by or deducted from the amount payable to the transferring Member.

**ARTICLE TEN  
DEFINITIONS AND INTERPRETATION**

**Section 10.01 Definitions**

For purposes of this Agreement, the following terms have the following meanings.

**(a) Act**

*Act* means the Nebraska Uniform Limited Liability Company Act, as amended from time to time.

**(b) Additional Member**

*Additional Member* means any person not previously a Member who acquires an Interest and is admitted as a Member.

**(c) Affiliate**

*Affiliate* means any of the following persons or any person who controls, is controlled by, or is under common control with any of the following persons:

- a Member;
- a Member's Immediate Family member; or
- a Legal Representative, successor, Assignee, or trust for the benefit of a Member or the Member's Immediate Family members.

For purposes of this definition, *control* means the direct or indirect power to direct or cause the direction of the person's management and policies, whether by owning voting securities, partnership, or other ownership interests; by contract; or otherwise.

**(d) Agreement**

*Agreement* means this Operating Agreement, as amended from time to time.

**(e) Applicable Law**

*Applicable Law* means the Act, the Code, the Securities Act, all pertinent provisions of any agreements with any Governmental Authority and all pertinent provisions of any Governmental Authority's:

- constitutions, treaties, statutes, laws, common law, rules, regulations, decrees, ordinances, codes, proclamations, declarations, or orders;
- consents or approvals; and
- orders, decisions, advisory opinions, interpretative opinions, injunctions, judgments, awards, and decrees.

**(f) Assignee**

*Assignee* means the recipient of an Interest by assignment.

**(g) Capital Contribution**

*Capital Contribution* means the total cash and other consideration contributed and agreed to be contributed to the Company by the Member. *Additional Capital Contribution* means the total cash and other consideration contributed to the Company by the Member (including any Additional Member) other than the initial Capital Contribution. Any reference in this Agreement to the Capital Contribution of a current Member includes any Capital Contribution

previously made by any prior Member regarding that Member's Interest. The value of a Member's Capital Contribution is the amount of cash plus the Fair Market Value of other property contributed to the Company.

**(h) Cause**

*Cause*, with respect to any particular Service Provider, has the meaning set forth in any effective employment agreement, or other written contract of engagement entered into between the Company and the Service Provider. If none, *Cause* means any of the following acts by a Service Provider:

repeatedly failing to substantially perform his or her duties as an employee or other associate of the Company or any of the Company Subsidiaries (unless resulting from his or her disability) that, whether committed willfully or negligently, continues unremedied for more than 30 days after the Company has provided written notice of the failure (failing to meet financial performance expectations is not, by itself, a failure by the Service Provider to substantially perform his or her duties);

committing fraud or embezzling;

being materially dishonest or breaching a fiduciary duty against the Company or any of the Company Subsidiaries;

committing willful misconduct or gross negligence that injures the Company or any of the Company Subsidiaries;

being convicted of, or pleading guilty or *nolo contendere* to, a felony (or any state-law equivalent) or willfully or materially violating any federal, state, or foreign securities laws;

being convicted of any other criminal act or act of material dishonesty, disloyalty, or misconduct that has a material adverse effect on the property, operations, business, or reputation of the Company or any of the Company Subsidiaries;

using, being under the influence, or possessing illegal drugs on the premises of the Company or any of the Company Subsidiaries while performing any duties or responsibilities with the Company or any of the Company Subsidiaries; or

materially violating any rule or policy of the Company or any of the Company Subsidiaries.

**(i) Code**

References to the *Code* or to its provisions are to the Internal Revenue Code of 1986, as amended from time to time, and any corresponding Treasury Regulations. References to the *Treasury Regulations* are to the Treasury Regulations under the Code in effect. If a particular provision of the Code is renumbered or a subsequent federal tax law supersedes the Code, any reference is to the renumbered provision or to the corresponding provision of the subsequent law, unless the result would be clearly contrary to the Member's intent as expressed in this Agreement. The same rule applies to Treasury Regulations references.

**(j) Company**

*Company* means Business Seals Consulting Firm, LLC, a Nebraska limited liability company.

**(k) Certificate of Organization**

*Certificate of Organization* means the Certificate of Organization filed with the Nebraska Secretary of State as required by the Act, or any other similar instrument required to be filed by the laws of any other state in which the Company intends to conduct business.

**(l) Fair Market Value**

*Fair Market Value* is defined in Section 9.07.

**(m) Governmental Authority**

*Governmental Authority* means any local, state, federal, or foreign government or its political subdivision; any agency or instrumentality of a government or its political subdivision; or any self-regulated organization or other nongovernmental regulatory authority or quasi-Governmental Authority whose rules, regulations, or orders have the force of law. Governmental Authority also means any arbitrator, court, or tribunal of competent jurisdiction.

**(n) Immediate Family**

*Immediate Family* means any Member's spouse (but not a spouse who is legally separated from the person under a decree of divorce or separate maintenance), parents, parents-in-law, descendants (including descendants by adoption), spouses of descendants (but not a spouse who is legally separated from the person under a decree of divorce or separate maintenance), brothers, sisters, sons-in-law, daughters-in-law, brothers-in-law, sisters-in-law, and grandchildren-in-law.

**(o) Indemnity Losses**

*Indemnity Losses* is defined in Section 8.04.

**(p) Interest**

*Interest* means the ownership interest and rights of a Member in the Company, including the Member's right to a distributive share of the profits and losses, the distributions, and the property of the Company and the right to consent or approve Company actions. All Interests are subject to the restrictions on transfer imposed by this Agreement. Each Member's Interest is personal property and no Member will acquire any interest in any of the assets of the Company.

**(q) Legal Representative**

With respect to any individual, *Legal Representative* means a person's guardian, conservator, executor, administrator, trustee, or any other person representing a person or the person's estate. With respect to any person, *Legal Representative* means all directors, officers, employees, consultants, financial advisors, counsel, accountants, and other agents of the person.

**(r) Majority Vote**

*Majority Vote* means a ratio of more than 50 votes out of every 100 votes that may be cast will determine the matter subject to the vote.

**(s) Member**

*Member* means any person designated in this Agreement as a Member or any person who becomes a Member under this Agreement.

**(t) Member Joinder**

*Member Joinder* means the joinder agreement in form and substance attached to this Agreement.

**(u) Protected Person**

*Protected Person* means:

the Member;

the Member's officer, director, shareholder, partner, member, controlling Affiliate, employee, agent, or Legal Representative and each of their controlling Affiliates; and each of the Company's officers, employees, and agents or Legal Representatives.

**(v) Securities Act**

*Securities Act* refers to the Securities Act of 1933, as amended, or any successor federal statute, and the rules and regulations under it that are in effect at the time.

**(w) Subsidiary**

*Subsidiary* means, with respect to any given person, any corporation, partnership, limited liability company, trust, legal entity, or other person of which a majority of the outstanding shares or other equity interests having the power to vote for directors or comparable managers are directly or indirectly owned by that given person.

**(x) Taxable Year**

*Taxable Year* means the calendar year or any other accounting period selected by the Member. Taxable Year is synonymous with fiscal year for all purposes of this Agreement.

**(y) Third Party**

*Third Party* means any person who:

is not a Member of the Company;

does not directly or indirectly own or have the right to acquire any outstanding Interests; and

is not an Affiliate.

With respect to any controversy concerning the Company, *Third Party* means an individual who is not related to or subordinate to a claimant or respondent and has no personal or financial stake in the resolution of the controversy other than fair and reasonable compensation for services provided to resolve the controversy.

**(z) Unprotected Act**

*Unprotected Act* means any act, omission, or forbearance by a Protected Person that:

with respect to any criminal proceeding, the Protected Person would have reasonable cause to believe was unlawful; or

constitutes fraud or willful misconduct.

**Section 10.02 Interpretation**

The following general provisions and rules of construction apply to this Agreement.

**(a) Singular and Plural; Gender**

Unless the context requires otherwise, words denoting the singular may be construed as plural and words of the plural may be construed as denoting the singular. Words of one gender may be construed as denoting another gender as is appropriate within the context. The word *or*, when used in a list of more than two items, may function as both a conjunction and a disjunction as the context requires or permits.



**(b) Headings of Articles, Sections, and Subsections**

The headings of Articles, Sections, and Subsections used within this Agreement are included solely for the reader's convenience and reference. They have no significance in the interpretation or construction of this Agreement.

**(c) Days and Business Days**

In this Agreement, *days*, without further qualification, means calendar days and *business days* means any day other than a Saturday, Sunday or a day on which national banks are allowed by the Federal Reserve to be closed.

**(d) Delivery**

*Delivery* is taken in its ordinary sense and includes:

- personal delivery to a party;
- mailing by certified United States mail to the last known address of the party to whom delivery is made, with return receipt requested to the party making delivery;
- facsimile transmission to a party when receipt is confirmed in writing or by electronic transmission back to the sending party; or
- electronic mail transmission to a party when receipt is confirmed in writing or by electronic mail transmission back to the sending party.

The effective date of delivery is the date of personal delivery or the date of the return receipt, if received by the sending party. If no return receipt is provided, the effective date is the date the transmission would have normally been received by certified mail if there is evidence of mailing.

**(e) Include, Includes, and Including**

In this Agreement, the words *include*, *includes*, and *including* mean include without limitation, includes without limitation, and including without limitation, respectively. *Include*, *includes*, and *including* are words of illustration and enlargement, not words of limitation or exclusivity.

**(f) Words of Obligation and Discretion**

Unless otherwise specifically provided in this Agreement or by the context in which used, the word *shall* is used to impose a duty, to command, to direct, or to require. Terms such as *may*, *is authorized to*, *is permitted to*, *is allowed to*, *has the right to*, or any variation or other words of discretion are used to allow, to permit, or to provide the discretion to choose what should be done in a particular situation, without any other requirement. Unless the decision of another party is expressly required by this Agreement, words of permission give the decision-maker the sole and absolute discretion to make the decision required in the context.

**(g) Assignment**

In this Agreement, *assignment* includes any method—direct or indirect, voluntary or involuntary—by which the legal or beneficial ownership of any interest in the Company is transferred or changed, including:

- any sale, exchange, gift, or any other form of conveyance, assignment, or transfer;
- a change in the beneficial interests of any trust or estate that holds any interest in the Company and a distribution from any trust or estate;

a change in the ownership of the Member that is a corporation, partnership, limited liability Company, or other legal entity, including the dissolution of the entity;  
a change in legal or beneficial ownership or other form of transfer resulting from the death or divorce of the Member or the death of the spouse of the Member;  
any transfer or charge under a charging order issued by any court; and  
any levy, foreclosure, or similar seizure associated with the exercise of a creditor's rights in connection with a mortgage, pledge, encumbrance, or security interest.

*Assignment* does not include any mortgage, pledge, or similar voluntary encumbrance or grant of a security interest in any Interests in the Company.

**(h) References to Transfer, Transferor, and Transferee**

In this Agreement, *transfer* includes any direct or indirect sale, transfer, assignment, pledge, encumbrance, hypothecation, or other disposition or attempted disposition. The term includes any involuntary transfer, such as a transfer that occurs by operation of law. If a person enters into a contract, option, or other arrangement or understanding to make a transfer, that contract, option, or other arrangement or understanding will itself be considered a *transfer*. When used as a verb, *transfer* has a correlative meaning. A person who makes a transfer may be referred to as a *transferor*, and a person who receives a transfer may be referred to as a *transferee*.

**(i) References to Property or Assets**

Any reference in this Agreement to *property* or *assets*, without further qualification, must be construed broadly to include, as to any person, all property of any kind—real or personal, tangible or intangible, legal or equitable—whether now owned or subsequently acquired. The following items are each considered *assets* or *property* of a person: money, stock, accounts receivable, contract rights, franchises, value as a going concern, causes of action, undivided fractional ownership interests, intellectual property rights, and anything of any value that can be made available for or appropriated to the payment of debts.

**(j) References to Individuals and Entities**

Unless further qualified in the context, any reference in this Agreement to a *person*, *party*, or *individual*, or the use of indefinite pronouns like *anyone*, *everyone*, *someone*, or *no one* must be construed broadly to include any individual, trust, estate, partnership, association, company, corporation, or other entity or non-entity capable of having legal rights and duties. *Person*, without further qualification, has the same broad meaning as defined in Code Section 7701(a)(1) and includes any individual, trust, estate, partnership, association, company, or corporation. The Company and its successors and assigns and the Member or Assignee and their successors, assigns, heirs, and personal representatives are all considered *persons* for purposes of this Agreement. *Natural person* is used to distinguish a human being from a *juridical person*, such as a trust, estate, partnership, association, company, or corporation.

**(k) Internal References**

Unless the context otherwise requires:

reference to Articles, Sections, and Exhibits mean the Articles and Sections of, and Exhibits attached to, this Agreement;

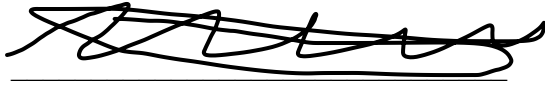
reference to an agreement, instrument or other document means the agreement, instrument, or other document as amended, supplemented, and modified from time to time to the extent permitted by its provisions; and

reference to a statute means the statute as amended from time to time and includes any successor legislation to it and any regulations promulgated under it.

The Exhibits referred to in this Agreement must be construed with, and as an integral part of, this Agreement to the same extent as if they were set forth verbatim in this Agreement.

**Signed:**

MEMBER:

A handwritten signature in black ink, appearing to be 'Adzovi Dogba', written over a horizontal line.

Adzovi Dogba

Known as the “Business Seal”, Deborah Dogba is a global leader and an organizational strategist, on a mission to bring solutions to businesses. Ms. Dogba builds and restores businesses and systems, turns talents and passion into sustainable incomes, and supports the minority and underserved communities on their entrepreneurial journey, with excellence, bringing them from the shadows to the light.

Ms. Dogba earned a BS degree in Business Administration, Banking and Financial Markets and a second bachelor’s degree in organizational psychology. Deborah is a builder, a serial entrepreneur, a business strategist, a global influencer, and a BIPOC Champion. She is an active member of the community with a history of helping entrepreneurs, businesses and communities improve, grow, and succeed. Ms. Dogba is currently the CEO of **Business Seals Consulting Firm, LLC**.

After completing her service as a Peace Corps volunteer in Senegal (2011 – 2014), Ms. Dogba stepped into her true purpose when she founded the consulting business (2018), a holistic and unique model that partners with clients from the private, public, and not-for-profit sectors to identify their highest-value opportunities, address their most critical challenges, and transform their enterprises. She also runs **Meet an entrepreneur**, a talk show that features the minority entrepreneurs in the community as well as **Afro Swag Media & Magazine**, an online and printed magazine, and media outlet, that highlights BIPOC community members and shares their success stories.

In her spare time, she can be found sitting on several non-profits boards to include, **Global Partners in Hope**, **Calistus Multiple Myeloma Foundation**, and **Omaha/Council Bluffs Bridges Out of Poverty**.

Ms. Dogba is also a **certified John Maxwell Business Executive Coach**, a certified **DISC Consultant**, and a proud **FBI Citizenship Academy graduate**.

Ms. Dogba recently joined (2022) the **Nebraska Department of Education’s Commissioner’s Office** to help manage their Innovation Grant Programs as well as the ESSER Funds (ESSER Fund, established as part of the Education Stabilization Fund in the CARES Act) to address the impact that Coronavirus Disease 2019 (COVID-19) has had, and continues to have, on elementary and secondary schools across the Nation.

# STATE OF NEBRASKA

United States of America, } ss.  
State of Nebraska }  
}

Secretary of State  
State Capitol  
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the  
State of Nebraska, do hereby certify that

## **BUSINESS SEALS CONSULTING FIRM, LLC**

**was duly formed under the laws of Nebraska on November 19, 2018;**

**all fees, taxes, and penalties due under the Nebraska Uniform Limited  
Liability Company Act or other law to the Secretary of State have been paid;**

**the Company's most recent biennial report required by section 21-125 has  
been filed by the Secretary of State;**

**the Secretary of State has not administratively dissolved the company;**

**the Company has not delivered to the Secretary of State for filing a Statement  
of Dissolution;**

**a Statement of Termination has not been filed by the Secretary of State.**

*This certificate is not to be construed as an endorsement,  
recommendation, or notice of approval of the entity's financial  
condition or business activities and practices.*

In Testimony Whereof,

I have hereunto set my hand and  
affixed the Great Seal of the  
State of Nebraska on this date of

**March 31, 2021**



A handwritten signature in black ink that reads "Robert B. Evnen".

Secretary of State

# *Beta-Tax Services*



*[www.betataxservices.com](http://www.betataxservices.com)*

14301 FNB Parkway, ste 100  
Omaha, NE 68154  
Phone: 402 819 8172  
[betaservices@live.com](mailto:betaservices@live.com)  
Facebook: Beta Tax Services

## **Business Description and Vision Beta Services**

Our vision: Beta Services is primarily a business support service company, offering financial services to individual as well as businesses. We want to offer a comprehensive range of services that allow individuals and small businesses need to be able to focus on their core competency. These services include tax, bookkeeping, payroll, insurance, IT services, and business management consulting.

Our value: Beta Services intends to have a consultative approach to making our customers lives easier through efficient but affordable products and services.

We want to create value for our client by providing service as needed for a great price without compromising on quality.

Our goal: Close to our clients, we are working to build a long term and mutually profitable relationship.

## **Our services**

- Tax preparation
- Tax planning
- Bookkeeping
- Payroll
- Virtual CFO
- Project Management
- Business Management Consulting
- Financial literacy training / Coaching
- Insurance

# SEVENVEST Renovations

## SUMMARY

SEVENVEST LLC, in partnership with MAWUENAM INVESTMENTS LLC and MASTERY CONSTRUCTION LLC have successfully completed the renovation of 13 apartments in low-income areas in North Omaha, NEBRASKA and South Chicago, ILLINOIS in the last 2 years with total construction budget of over \$1 million dollars.

SEVENVEST employs and works with over a dozen subcontractors with expertise in various trades not limited to carpentry, masonry, plumbing, heating, and cooling, electrical, welding etc.

Please visit the link below for more details on the projects completed to date.

[www.sevenvestrenovations.com](http://www.sevenvestrenovations.com)

Sevenvest LLC

Wonderful Togbey

(402) 201 0892

sevenvestrenovationsllc@gmail.com

5844 Burdette St  
Omaha NE 68104



## North Omaha Incubator: Capacity Building, Business Support Services, Business Development and Coaching for Startups and Small & Medium Enterprises

TERM	Year 3	Year 2	Year 1
<b>Total # of Entrepreneurial Ecosystems</b>	<b>1</b>	<b>1</b>	<b>1</b>
Total # of Startups Enrolled	150	60	30
# of Youth Entrepreneurs	37	15	5
# of Adult Entrepreneurs	76	30	10
# of Senior Entrepreneurs	37	15	5
# of Startup Investments	135	45	20
<b>Costs per Investment</b>	<b>\$ 15,000.00</b>	<b>\$ 27,778.00</b>	<b>\$ 50,000.00</b>
<b>Income</b>			
Carried from previous year	\$ 2,752,500.00	\$ 1,250,000.00	\$ -
Donations	\$ 250,000.00	\$ 100,000.00	\$ 100,000.00
Grants (Private entities)	\$ 3,025,000.00	\$ 5,000,000.00	\$ 3,975,000.00
Corporate Sponsorships (State, and Feds)	\$ 300,000.00	\$ 250,000.00	\$ 250,000.00
Incubator workshop	\$ 900,000.00	\$ 600,000.00	\$ 300,000.00
Charitable Activities (Gala, Drives, Fundraiser events)	\$ 500,000.00	\$ 300,000.00	\$ 300,000.00
<b>Total Income</b>	<b>\$ 7,727,500.00</b>	<b>\$ 7,500,000.00</b>	<b>\$ 4,925,000.00</b>
<b>Expenditure</b>			
Operations & Staff Costs	\$ 795,675.00	\$ 772,500.00	\$ 750,000.00
Management & Governance Fees	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Cost of Raising Funds	\$ -	\$ 50,000.00	\$ 50,000.00
Education & Training	\$ 2,000,000.00	\$ 1,500,000.00	\$ 750,000.00
Startup Investments	\$ 2,025,000.00	\$ 1,250,000.00	\$ 1,000,000.00
Research, evaluation, reporting	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Events, entertaining, & Charitable Activities	\$ 50,000.00	\$ 250,000.00	\$ 250,000.00
Legal	\$ 25,000.00	\$ 50,000.00	\$ 50,000.00
Technology	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00
Rent	\$ 500,000.00	\$ 300,000.00	\$ 200,000.00
Marketing & Advertisement	\$ 50,000.00	\$ 150,000.00	\$ 200,000.00
<b>Total Expenditures</b>	<b>\$ 5,870,675.00</b>	<b>\$ 4,747,500.00</b>	<b>\$ 3,675,000.00</b>
<b>Net (Expenditure) Income &amp; Net Movement In Funds</b>	<b>\$ 1,856,825.00</b>	<b>\$ 2,752,500.00</b>	<b>\$ 1,250,000.00</b>

# Grant Application

Row 280

<b>Organization Name (if applicable)</b>	Omaha Documenters / Omaha Institute for Nonprofit Journalism
<b>Physical Address</b>	4734 S 27 St, Ste. 1A Omaha, NE/. 68207
<b>Mailing Address</b>	PO Box 7360 Omaha, NE. 68107
<b>Website</b>	<a href="https://www.oinj.org/omaha-documenters">https://www.oinj.org/omaha-documenters</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Abbie Kretz
<b>Title</b>	Director
<b>Email Address</b>	abbie@omahadocumenters.org
<b>Phone</b>	+1 (402) 630-6695
<b>Team</b>	Yes
	<p>The team is currently led by it director, Abbie Kretz. Ms. Kretz is a bilingual white woman who has worked with and can move across different diverse groups, especially immigrants and refugees. She has more than 12 years of experience protecting workers rights, building neighborhood leaders and driving large increases in voter participation in South and North Omaha. As we recruit Documenters in the coming months and hire a PTE in 2023, we will ensure these hires reflect the demographics of the community. For us, however, it is not just about recruiting people from diverse backgrounds, but ensuring they are equipped to be successful in their roles. Hence, we will provide individualized training, offer fair rates of pay, and offer opportunities for professional development. Omaha Documenters is also overseen by the board of the Omaha Institute of Nonprofit Journalism and the Documenters advisory board.</p>
<b>Organizational Chart</b>	See attachment
<b>Other Completed Projects and/or Accomplishments</b>	In order to launch Omaha Documenters, we've built a centralized hub for public meeting data in Omaha and Douglas County. Historically, residents would need to visit multiple websites to find information like meeting agendas and minutes. On Documenters.org, any Omaha resident can find out which public meetings are happening this week and any relevant information shared by those agencies.
<b>Proposal Title</b>	Omaha Documenters

<b>Total Budget (\$)</b>	\$1,656,900.00
<b>LB1024 Grant Funding Request (\$)</b>	\$990,000.00
<b>Proposal Type</b>	Service/program
<b>Brief Proposal Summary</b>	<p>LB 1024 is a once-in-a-lifetime opportunity to help our communities, historically underserved and discouraged from active participation in the civic process through a number of barriers. This proposal extends that opportunity by training, hiring and engaging community members to document our public meetings, building engagement from these same communities in our local, legislative processes. This is a unique, equity-first investment that secures LB 1024's down payment for future generations. Whether it's public health, infrastructure, workforce, education or almost any other opportunity, if it touches government, this proposal helps ensure our communities are in the room when decisions are being made. Omaha Documenters trains and pays people to attend critical public meetings at the city and county levels and to share those results. We publish our reports online and collaborate with community media partners -- from community media like El Perico and 1st Sky Omaha -- to more established media like local newspaper and television -- to disseminate information using a variety of tactics and in different languages. By documenting what is happening in local government, Omaha Documenters supports the work of essential employees, who are mostly unable to attend these meetings. Omaha Documenters also offers flexible employment and training opportunities to anyone interested in learning and participating. Out of over 100 applicants, Omaha Documenters -- along with Atlanta and Fresno -- is in the first expansion cohort of Documenters.org, founded by the community lab City Bureau in Chicago. We will be working with other Documenters programs in a community of practice that includes these cities, as well as Detroit, Cleveland and Minneapolis. Our office is currently located in South Omaha, although we are looking for a space between North and South Omaha and on the bus line. Our program started in July 2022 and we plan to begin to document and publicize meetings in November 2022. We anticipate following at least five public agencies with ten Documenters to start, increasing the number of meetings we document as we hire and train more community members.</p>
<b>Timeline</b>	<p>Omaha Documenters started in July 2022. We are training and hiring Documenters in October 2022 who are beginning to document meetings in October 2022. Our team will be small to start (approximately ten people) in order to learn and grow intentionally. We will offer orientations every three months in the first year to recruit more Documenters and cover more meetings. By the summer of 2023, we are planning to hire a .5 FTE in the role of community organizer or civic producer.</p>
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting</p>

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

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

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**"other" explanation**

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**Proposal Description and Needs Alignment** Local government bodies hold dozens of public meetings each month. The vast majority receive no media coverage, produce minimal records, and have no community engagement. The Documenters Network addresses a fundamental challenge in building a just and inclusive society: public meetings are workshops for democracy, where local policy is shaped, and where residents can witness, learn about, and act on the systems that impact their lives; yet every day, in municipalities across the country, many government meetings happen with little to no oversight or input from the public. Although transparent by law, in practice public meetings can be hard to find and difficult to follow without context—and as local newsroom capacity has diminished, the reporters who previously interpreted for the public are disappearing. These unobserved meetings are a point of failure for our civic information system and a critical missed opportunity for genuine democracy. Government is the foundation and very definition of how we serve community needs. Decisions about sustainability, multimodal and accessible transportation, infrastructure like streets and sewers, easements for broadband, public utilities, business districts, parks, public safety and policy are decided and funded in local government meetings, historically to the detriment of our communities. The largest local news outlets rarely provided actionable information for historically underserved communities, but the dramatic cuts in local news have only further negatively affected public engagement. Fewer Omahans today have a strong understanding of what happens in the city and county, leading to mistrust of and a decreased interest to actually participate in these public institutions. In Omaha, the ability of “regular citizens” to attend public meetings is nearly impossible with many happening during working hours. Working-class Omahans need to know what happens at local public meetings, but are prevented from attending because of the way these meetings are structured and scheduled. For many Omahans, the systems of local government are opaque and inaccessible. To address these issues, Omaha Documenters trains and pays local residents to attend and annotate local public meetings, turning the knowledge, relationships, and capacity of local residents into a powerful community information resource. The Documenters Network dramatically increases local journalism capacity while simultaneously creating points of access for anyone to participate in the process of producing civic media. Documenters is a proven civic journalism and engagement

model active in seven cities nationwide where content is freely available to all local media and the public. This approach specifically addresses the policy needs of education, health, and residential/zoning identified in the visioning workshops. However, policy development also plays a role in the other needs identified - sustainable communities, transportation, infrastructure, and quality of life needs. By regularly attending public meetings, annotating the proceedings, creating useful and clear content, and disseminating it, Documenters make local government clearer and more accessible, leading to increased engagement and trust in these institutions.

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**Visioning Workshop Findings Alignment**

The visioning workshops identified three key findings to improve community outcomes in Omaha. Insufficient infrastructure Development that fits within the cultural context Access and tools to leverage community resources Local government bodies discuss and decide key development and infrastructure decisions at public meetings that receive limited public participation and oversight. They can check the box and move on. By training and paying Omaha residents to produce an accessible and reliable public record of these vital civic decisions, we'll open up the civic process to hundreds of community members over the next three years, representing tens of thousands of residents. Our community is rich with resources, innovation and entrepreneurial spirit. By connecting community members with tools and knowledge of how to navigate local government, our democracy will better reflect the cultural context of Omaha and allow residents to efficiently access local resources.

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**Priorities Alignment**

Without trained, independent observers and journalists attending local meetings, it can be difficult to actually know what is happening at the local level. The absence allows the connected and well-funded to disparately impact policy decisions and creates fertile grounds for misinformation and disinformation, feeding a national crisis in civic trust, conversations and engagement, that in the case of a pandemic and urgent public health measures, can be life threatening. But by training and paying local residents to follow public meetings, Omaha Documenters will be able to help quell this misinformation. We will provide information on what the city and county are doing to address housing needs, assistance for small businesses, job training, and business development to residents in North and South Omaha. We'll partner with local media outlets to publicize our work and use social media, but we will also partner with other organizations and entities to inform their clients and constituents.

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**Economic Impact**

In year 1, we will add another regular part-time staff member, along with 20 part-time/temporary Documenters.

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Three (we already have one)

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Over the three year period, we anticipate 80 temporary jobs being created. Some of these individuals may, however, may become regular part-time workers, particularly if they cover certain agencies and meetings on a regular basis.

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Omaha Documenters will start off paying \$15/hour for temporary workers in year 1, with potential to raise this to \$16/hour in Year 2. For FTEs, wages will range from \$45,000-\$55,000.

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We anticipate partnering with local businesses and organizations in and serving residents in the Qualified Census Tracts. This can include recruiting Documenters and providing them with information we receive from public meetings that could potentially benefit their businesses, but by following project requirements and contract awards in public meetings, also helps ensure that minority contractor requirements are truly being fulfilled and not being gamed with tokenism.

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**Community Benefit** Omahans do not know what is going on in local government, while every year the city is spending \$1.35 billion, the county is spending approximately \$400 million, our school districts and public utilities are spending even more. Based on the findings in the visioning sessions, they expressed that the infrastructure is poor, and they do not know how to access tools and resources, or understand the development process to improve local lived conditions. Documenters are a resource for creating critical local information for people from the grassroots level to the wider community and engaging our communities in the decisions that spend the nearly \$2 billion allocated annually by local government entities. That spending is critical to diversifying our economy, improving local neighborhoods and increasing livability.

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Documenters contributes to a larger sense of belonging in Omaha. People in Omaha want to contribute, but oftentimes they do not know how because they don't understand how local government systems work or where their time and skills can be most useful in local development processes. By opening up the government process, Documenters allows residents to navigate local civic systems and learn from other cities in the Documenters Network.

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**Best Practices/Innovation** Omaha Documenters is part of the national Documenters network, launched in 2018 by City Bureau of Chicago. Out of 100 applicants, Omaha was selected as a member of the first cohort of cities in the national expansion of the Network. Across the country, the Documenters Network has trained more than 2,000 residents to Document more than 3,500 local public meetings. The Documenters Network was just recognized for its innovations with a \$10 million Stronger Democracy Award, demonstrating excellence in civic engagement and local journalism. Journalism skills are civic skills and Documenters is a nationally recognized example of participatory civic media. By connecting workforce development with civic media, Documenters radically reimagines the role of local participation in civic life.

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**Outcome Measurement** We'll be monitoring the following quantitative and qualitative outcomes: # of individuals trained who Document meetings; # equipped with information and interested in learning more (nonprofits, community groups, etc.); # of community/listening education events; # of media outlets/articles that reference our work; # of actions that happen as a result of our work; # of local public meetings coming into compliance with open meeting laws; Types of skills and knowledge Documenters gain

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As part of the Documenters Network, City Bureau provides real-time dashboards (disaggregated by race and gender identification) tracking these Key Performance Indicators. This includes program satisfaction and skill development surveys every four months. Documenter staff will also be in regular

contact with Documenters to assess what is working well and what needs improvement. This is also a space for staff to better understand the skills and knowledge Documenters are learning through the program and how it is helping them.

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No

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**Partnerships** Yes

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For this program, we work directly with The Reader and other media outlets, such as 1st Sky Omaha, Omaha Star, Mundo Latino, El Perico, Flatwater Free Press, Omaha World Herald, KETV, WOWT, KM3, Telemundo, University of Omaha Journalism Program/The Gateway, Creighton University Journalism Department and Nebraska Examiner. We will also partner with community-based organizations in North and South Omaha who have a direct connection to community members. Thus far, we have spoken with the following organizations: Heart Ministry Center, Heartland Workers Center, Girls Inc of Omaha, Elevate Omaha, South Omaha Neighborhood Association, and Step Up Omaha.

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None at this time, but all of the local media organizations are serving or seeking a representative for our Omaha Documenters Advisory Board.

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**Displacement** No

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**Displacement explanation**

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**Physical Location** Currently, Omaha Documenters is housed at 4734 S. 27th Street in South Omaha. However, we are looking for a more central office between North and South Omaha and near a bus line to better serve both communities. To increase the accessibility of our programs, Omahans are able to participate remotely from their homes.

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

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**Additional Location Documents**

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**Property Zoning**

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**Is the project connected to utilities?**

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**Design, Estimating, and Bidding**

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**General Contractor**

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**Request Rationale** The amount requested will be used to cover payroll expenses and Documenters wages for the last 6 months of 2023, all of 2024 and 2025, and the first 6 months of 2026.

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**Grant Funds Usage** The amount requested will be used to cover payroll expenses and Documenters wages for the last 6 months of 2023, all of 2024 and 2025, and the first 6 months of 2026.

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**Proposal Financial Sustainability** No

Omaha Documenters is requesting funding for salaries and wages. Therefore, we will fundraise to cover other expenses during. Funding from 1024 ARPA funding will allow us to build and grow the program. Therefore, we will fundraise for other expenses so it can continue after this grant period.

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**Funding Sources** We are currently seeking funding for Omaha Documenters from local foundations and individual donors and exploring potential national funders next year. We are also brainstorming different services and programs we can offer to media and nonprofit partners as a way to generate revenue to support the program, in collaboration with Documenters programs in the six other cities.

Weitz Family Foundation - \$200,000 - pending - notification by December 2022.

N/A

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**Scalability** The program is designed to grow on an incremental basis. We will add more people once they are trained and we have learned how to do the work well. While this program is in six other comparable cities, we want to ensure our approach matches the needs and desires of Omaha.

Our budget reflects this growth, particularly as we add staff and Documenters over the next three years.

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**Financial Commitment** At this time, Omaha Documenters has \$20,000 committed for 2023 from the Sherwood Foundation. We are currently fundraising to complete the rest of the 2023 budget.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads**

Organizational Chart Pro Forma Proposal Budget/Sources and  
Uses

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**OINJ Board**  
Board Oversight

**Advisory Committee**  
Terri Sanders (Omaha Star), Abril Garcia (Mundo Latino) Matt Wynn (FFP), Myles Davis (NOISEOmaha), Josefina Loza (UNO), Carol Zuegner (Creighton), Roseann Shannon (former KETV), Randy Essex (former OWH), Paul Allen (1st Sky Omaha). Commitments from WOWT, KETV and KM3 to find someone.

Documenters Network

**Omaha Documenters Program Manager (Abbie):**  
Oversee entire program, following playbook established and refined by Documenters network

**Communications Coordinator - TBH**  
Facilitate disseminating Documenters work in public meetings, liaison with other local media

**Documenters - TBC**  
Trained contractors, representative of the community, that cover public meetings

**Pioneer Publishing/The Reader-El Perico**  
Administrative Support

**2023-2026 Budget**

		2023	2024	2025	2026
Revenue					
	Foundations	\$147,410.00	\$118,000.00	\$153,310.00	\$380,087.15
	Individual Donors	\$10,000.00	\$12,000.00	\$15,000.00	\$20,000.00
	Memberships	0	\$0.00	\$1,000.00	\$2,000.00
	ARPA Funding	\$57,590.00	\$273,000.00	\$281,190.00	\$144,812.85
	Program Fees	0	\$5,000.00	\$7,500.00	\$20,000.00
	Media Services	0	\$2,000.00	\$3,000.00	\$4,000.00
	<b>TOTAL REVENUE</b>	<b>\$215,000.00</b>	<b>\$410,000.00</b>	<b>\$461,000.00</b>	<b>\$570,900.00</b>
Expenses					
	Payroll Expense				
	Payroll	\$91,000.00	\$210,000.00	\$216,300.00	\$222,789.00
	<i>Program Director FTE</i>	\$65,000.00	\$70,000.00	\$72,100.00	\$74,263.00
	<i>PTE to FTE</i>	\$26,000.00	\$50,000.00	\$51,500.00	\$53,045.00
	<i>FTE</i>	0	\$45,000.00	\$46,350.00	\$47,740.50
	<i>FTE</i>	0	\$45,000.00	\$46,350.00	\$47,740.50
	Payroll Tax	\$9,100.00	\$21,000.00	\$21,630.00	\$22,278.90
	Benefits	\$15,080.00	\$42,000.00	\$43,260.00	\$44,557.80
	<b>Total Payroll Costs</b>	<b>\$115,180.00</b>	<b>\$273,000.00</b>	<b>\$281,190.00</b>	<b>\$289,625.70</b>
	Administrative Costs				
	Rent	\$6,000.00	\$9,000.00	\$9,270.00	\$9,548.10
	Insurance	\$2,000.00	\$2,500.00	\$2,575.00	\$2,575.00
	Utilities	\$600.00	\$1,000.00	\$1,000.00	\$1,000.00
	Printing	\$500.00	\$1,000.00	\$1,500.00	\$1,750.00
	Office Supplies/Copier	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
	Technology/Subscriptions	\$1,500.00	\$4,000.00	\$1,500.00	\$1,500.00
	Accounting Consultants	\$5,000.00	\$6,000.00	\$6,000.00	\$6,000.00
	Office Equipment	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00
	Staff Training/Capacity Building	\$2,000.00	\$3,000.00	\$4,000.00	\$5,000.00
	Overhead	\$10,220.00	\$9,020.00	\$4,253.40	\$21,972.83
	<b>Total Admin Costs</b>	<b>\$30,820.00</b>	<b>\$38,520.00</b>	<b>\$32,098.40</b>	<b>\$51,345.93</b>
	Program Costs				
	Documenters Stipend	\$32,000.00	\$53,440.00	\$89,244.80	\$149,038.82
	Meetings & Trainings	\$2,000.00	\$3,340.00	\$5,577.80	\$9,314.93
	Journalism Consultants	\$7,500.00	\$12,525.00	\$20,916.75	\$34,930.97
	Documenters Network Fees	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
	Program supplies	\$2,500.00	\$4,175.00	\$6,972.25	\$11,643.66
	<b>Total Program Costs</b>	<b>\$69,000.00</b>	<b>\$98,480.00</b>	<b>\$147,711.60</b>	<b>\$229,928.37</b>
	<b>TOTAL BUDGET</b>	<b>\$215,000.00</b>	<b>\$410,000.00</b>	<b>\$461,000.00</b>	<b>\$570,900.00</b>