

H.17

**ORIGINAL PROPOSAL  
SUBMISSIONS  
#321-340**

# Grant Application

Row 321

<b>Organization Name (if applicable)</b>	The Spotlight Comedy House
<b>Physical Address</b>	6669 Sorensen Parkway Omaha, NE 68152
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.ComedianElstupo.com">www.ComedianElstupo.com</a>
<b>Social Media Accounts</b>	Instagram: @ComedianElstupo Facebook: ComedianElstupo
<b>Name</b>	Joshua Littrell
<b>Title</b>	Owner/CEO
<b>Email Address</b>	info@comedianelstupo.com
<b>Phone</b>	+1 (402) 812-8626
<b>Team</b>	Yes
	CEO/Professional Comedian & Producer: Joshua Littrell; Co-Owner/President: Vanelle Littrell; Business Consultant: Tim Clark; CPA: Gary Richards
<b>Organizational Chart</b>	NA
<b>Other Completed Projects and/or Accomplishments</b>	The Spotlight Comedy House and Comedian Joshua Elstupo have produced over 50 shows, selling over 20,000 ticket sales, combined.
<b>Proposal Title</b>	North Omaha...A City To Live, Work, and Play
<b>Total Budget (\$)</b>	\$400,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$400,000.00
<b>Proposal Type</b>	Service/program
<b>Brief Proposal Summary</b>	The Spotlight Comedy House is an innovative and enthusiastic pop-up comedy event production company that has produced some of the funniest most entertaining comedy shows in Omaha. The Spotlight Comedy House has brought some of the comedy industries biggest names while allowing some of Omaha's funniest comedians to feature on the shows. It's our goal to become Omaha's #1 choice of live comedy. The Spotlight Comedy House will produce quarterly comedy pop up events featuring national headlining comedians in the North

Omaha Downtown area. Event dates starting as early as December 2022 and look to produce multiple comedy events each quarter of the up coming years. The Spotlight Comedy House is seeking funding to help produce large events and is aiming to provide 3 main priorities to North Omaha, which include social well being, economic security, and cultural enrichment.

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**Timeline** The starting date for comedy events will be December 22, 2022 February 16, 2023 April 16, 2023 June 18, 2023 Other Dates TBD

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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) 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** 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 Spotlight Comedy House's mission will contribute to community sustainability by addressing social well being, economic security elements and cultural enrichment. North Omaha prides itself on its people, culture, and cultural centers, and The Spotlight Comedy House also creates an environment that connects North Omaha's individuals directly to downtown Omaha, through its comedy entertainment. Social Well-Being will be provided by the Spotlight Comedy House's Pop Up Series located in a safe and credible place such as The Holland Center and/or Omaha Design Center, which are places that foster expression through the arts. The partnership with The Holland & Omaha Design Center will create a direct connection with the North Omaha community & downtown community. The Spotlight Comedy House will provide economic security by reinvesting resources in Omaha's very own local arts community, by producing these popup comedy events featuring A list celebrity comedians & local performers. These events will generate revenue for local beauty shops, restaurants, barbershops, boutiques, and more.

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**Visioning Workshop Findings Alignment** The Spotlight Comedy House's proposal aligns with the findings in the Visioning Workshop Summary by addressing needs that fit within the cultural context. It identifies these specific gaps and community needs by connecting North Omaha to downtown Omaha, by keeping investment money in the community, by creating jobs, and increasing community health.

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**Priorities Alignment** The Spotlight Comedy House is aiming to provide 3 main priorities to North Omaha, which include social well being, economic security, and cultural enrichment. Laughter has been scientifically proven to promote physical, mental and social benefits, including boosting your immune system, relieving pain, acting as a natural antidepressant, reduces stress, eases

social anxiety, overall well-being and more..

([www.healthguide.org](http://www.healthguide.org)) The Spotlight Comedy House will produce quarterly professional, high value comedy events on a consistent basis, allowing its audience entertainment opportunities to have more laughter in their lives. Large events will attract business to small local companies such as barbershops, beauty salons, boutiques, and restaurants, generating more revenue within the North Omaha neighborhoods, keeping money within the community. It is The Spotlight Comedy House's intent to strengthen the connection between North Omaha & Downtown Omaha by promoting, advertising, and marketing the events in all local businesses and community groups within the qualified census tracts. Continuous networking with local businesses and community groups will increase cultural enrichment, binding us together. Professional observations throughout the years have shown that the North Omaha community will travel to bigger cities, such as Kansas City, Minnesota, St. Louis, etc., for events of this magnitude due to the inconsistency of these types of events in the North Omaha and Downtown area.

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**Economic Impact**

The Spotlight Comedy House is a Pop up comedy production company that does not own a brick and mortar business. Small businesses in the North Omaha area will generate more revenue due to the events of such a large magnitude (1,500-1,900 people in attendance per event). This demand will provide opportunities for local businesses to increase their revenue by providing services to individuals attending the event (ex. barbershops, beauty salons, boutiques, and restaurants. These local black owned businesses will have opportunities to create more jobs to meet the demand or high volume of individuals who want to attend the event. The Spotlight Comedy House will hire local comedians to feature on these events. Wages for local comedians range from \$500-\$1,000 per show.

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The Holland Center and Omaha Design Center have a team of employees and professionals to run these events. These centers are responsible for employing people within the community. Through our partnerships with these companies, we are asking that team members reflect our culture.

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20-25 local comedic job opportunities will be provided per year. This will be the first opportunity for local comedians to perform and showcase their talent consistently at an event of that capacity (1,500-1,900 people).

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Local comedians will make \$500-\$1,000 per show.

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Small businesses in the North Omaha area will be able to provide immediate and ongoing employment opportunities from the demand brought forth from The Spotlight Comedy House's events. Small businesses will be able to increase their revenue along with providing more employment opportunities.

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**Community Benefit**

It is The Spotlight Comedy House's goal to inspire fundamental and transformational change within the community, through live comedy events enhancing quality of life and happiness. Laughter will uplift community health as a whole. These comedy events held in the North Omaha/Downtown Area will promote long-lasting economic growth by keeping money within the community. The Spotlight Comedy House will also provide

opportunities for local comedians to express themselves through the arts.

The Spotlight Comedy House's mission will contribute to community sustainability by addressing social well being and economic security fundamentals. By providing laughter to its community, The Spotlight Comedy House will foster positive emotions throughout the individuals in the community, creating a sense of belonging and quality of life. The Spotlight Comedy House will provide economic security by maximizing revenue opportunities throughout local businesses, while allowing local businesses to fill more job positions.

**Best Practices/Innovation**

"It's true: laughter is strong medicine. It draws people together in ways that trigger healthy physical and emotional changes in the body." ([www.helpguide.org](http://www.helpguide.org)). The Spotlight Comedy House has proven practices that "laughter is medicine". It demonstrates innovative and new concepts to Omaha by delivering comedy industry's biggest talent, all while allowing local comedians to share the same stage.

**Outcome Measurement**

Customer Satisfaction

By providing customer satisfaction surveys to customers.

No.

**Partnerships**

No

**Displacement**

No

**Displacement explanation**

**Physical Location**

The Holland Performing Arts Center located at 1200 Douglas St, Omaha, NE 68102. The Omaha Design Center (a fashionable event venue) located at 1502 Cuming St, Omaha, NE 68102.

**Qualified Census Tract**

Adjacent to one or more QCTs

**Additional Location Documents**

NA

**Property Zoning**

Yes

**Is the project connected to utilities?**

No

No

<b>Design, Estimating, and Bidding</b>	Yes
	No
	NA
<b>General Contractor</b>	No
<b>Request Rationale</b>	Please refer to uploaded Financial Projection Sheet.
<b>Grant Funds Usage</b>	Grant funds will be used for operating costs such as facility event license fees, house sound package, house lighting package, telephone lines, stage manager, sound power connect, back of house security, front of house security, comedian booking fees, agency and management fees, marketing fees, and event insurance.
<b>Proposal Financial Sustainability</b>	Yes
	accounting and financial reporting, cash management, accounts payable, payroll, fixed assets, internal control
<b>Funding Sources</b>	NA
	NA
	I do not know. (We do not understand the question.)
<b>Scalability</b>	Yes and Yes.
	Please refer to uploaded Financial Projection sheet.
<b>Financial Commitment</b>	The Spotlight Comedy House is committed to utilizing all funds for the event proposal .
<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>	Pro Forma

The Spotlight Comedy House  
Actual Projection By Quarter For Year 2022-2023

	Quarter 4	Quarter 1	Quarter 2	Quarter 3	Total Year 1
Revenue					
Ticket Sales(1,1425 75% capacity \$50 sold 2 events)	\$ 142,500	\$ 142,500	\$ 142,500	\$142,500	\$570,000
Total Revenue					
Expenses					
Facility Event License Fee (2 events)	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 60,000
House Sound Package ( 2 events)	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 14,000
House Lighting Package (2 events)	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 10,000
Telephone lines (150 per line 2 events)	\$ 450	\$ 450	\$ 450	\$ 450	\$ 1,800
Stage Manager (2 events)	\$ 500	\$ 500	\$ 500	\$ 500	\$ 2,000
Sound Power Connect (2 events)	\$ 500	\$ 500	\$ 500	\$ 500	\$ 2,000
Police (4 officers \$50hr 2 events)	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 8,000
Back of House Sec. 5 people \$31hr 2 events	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 4,000
Front of House Sec.10 people \$31hr 2 events	\$ 2,480	\$ 2,480	\$ 2,480	\$ 2,480	\$ 9,920
Comedian Booking Fees (2 events)	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 220,000
Agency/Management Fees (2 events)	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 30,000
Marketing ( 2 events)	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 54,000
Insurance (2 events)	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 4,800
Total Expenses	\$ 105,130	\$ 105,130	\$ 105,130	\$ 105,130	\$ 420,520
Profit	\$ 37,370	\$ 37,370	\$ 37,370	\$37,370	\$149,480

# Grant Application

Row 322

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**Organization Name  
(if applicable)**

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**Physical Address** 4021 Wirt St, Omaha, NE 68110

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**Mailing Address** 5616 N 78th Ave, Omaha, NE 68134

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**Website**

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**Social Media  
Accounts**

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**Name** Jerry Johnson

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**Title**

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**Email Address** 5jerryjohnson4@gmail.com

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**Phone** +1 (402) 763-0749

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**Team**

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**Organizational  
Chart**

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**Other Completed  
Projects and/or  
Accomplishments**

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**Proposal Title** House Update

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**Total Budget (\$)** \$92,080.00

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**LB1024 Grant  
Funding Request (\$)** \$92,079.00

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**Proposal Type** I do not know

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**Brief Proposal  
Summary**

As a north Omaha native, I would like the grant funding to make long overdue house renovations to ensure a safe home for my family to enjoy within the north Omaha community. The funding would help with central air installation, electrical updates, foundation updates, plumbing updates, leveling, flooring, drywall updates, window replacements, kitchen cabinets, counters, and sink, appliances, doors, locks, finished basement, and landscaping. The home is located at 4021 Wirt St. I would like to hire contractors January 2023 will a goal of complete renovations by July 2023.

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**Timeline** The goal of this proposal is to hire contractors January 2023 for the house renovations with renovations being complete by July 2023.

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**Percentage completed by July 2025** 97%

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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** 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**

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**Visioning Workshop Findings Alignment**

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**Priorities Alignment**

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**Economic Impact**

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**Community Benefit**

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**Best Practices/Innovation**

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**Outcome Measurement**

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**Partnerships**

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**Displacement**

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**Displacement explanation**

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**Physical Location**     4021 Wirt St, Omaha, NE 68110

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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**

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**General Contractor**

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**Request Rationale**

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**Grant Funds Usage**

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**Proposal Financial Sustainability**

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**Funding Sources**

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**Scalability**

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**Financial Commitment**     I am committed to utilizing the funds to complete the business plan for home renovations to enhance housing in the north Omaha community.

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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**



**Public Information**



**File Uploads**

Proposal Budget/Sources and Uses

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4021 Wirt St

<b>One-time Costs</b>	<b>Cash Needed</b>	<b>Percent of Total</b>
Central Air Installation	\$7,000.00	8%
Electrical Updates	\$9,000.00	10%
Foundation Updates	\$10,000.00	11%
Plumbing Updates	\$3,080.00	3%
Leveling	\$6,750.00	7%
Flooring	\$1,500.00	1%
Drywall Updates	\$1,550.00	2%
Window Replacements	\$15,000.00	16%
Cabinets/Counters/Sink	\$5,300.00	6%
Appliances	\$4,500.00	5%
Doors/Locks	\$2,400.00	3%
Landscaping	\$2,000.00	2%
Finish Basement	\$24,000.00	26%
<b>Total</b>	<b>\$92,080.00</b>	<b>100%</b>

<b>Monthly Costs</b>	<b>Cash Needed</b>	<b>Percent of Total</b>
Utilities	\$125.00	100%
<b>Total</b>	<b>\$125.00</b>	<b>100%</b>

# Grant Application

Row 323

<b>Organization Name (if applicable)</b>	Management House LLC
<b>Physical Address</b>	2210 Wirt St, Omaha Ne 68110
<b>Mailing Address</b>	
<b>Website</b>	NA
<b>Social Media Accounts</b>	NA
<b>Name</b>	Kyle Keith
<b>Title</b>	President
<b>Email Address</b>	kyle.mhousellc@gmail.com
<b>Phone</b>	+1 (402) 320-7272
<b>Team</b>	Yes
	Developer: Management House Neighborhoods Consultant: North Omaha Neighborhood Alliance (NONA) Finance Consultant: Spark CDI General Contractor: Blair Freeman Group Architect: Holland Basham Architects Project Consultants: Project Advocates Accounting: Hayes & Associates Housing Incentive Director: Omaha 100
<b>Organizational Chart</b>	NA
<b>Other Completed Projects and/or Accomplishments</b>	NONA - Executive program Director Neighborhood Canvass Campaign 2017 NUSA National Conference - Pitch Team - Won nomination for Omaha 2020 Spark Developer Academy Graduate First Graduating Cohort Greenwood Building Project (24th & Laird) First time developer awarded a purchase agreement with the city of Omaha through RFP process Secured \$1.9 million in public and private funding Have passed an over \$200,000 TIF proposal through the Omaha Planning Board Passed rezoning proposal though Omaha Planning Board Established relationships with community residents, city officials, local legislators, developers, banks, construction and architecture firms to complete project
<b>Proposal Title</b>	North 24th Corridor Project
<b>Total Budget (\$)</b>	\$65,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$45,000,000.00

<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	<p>The North 24th Corridor Project is a multi-node infill real estate development project located along the North 24th St corridor between Ohio St. and Sprague St in North Omaha, Ne. The development concept uses a mixture of large and small multifamily, retail, office, and revitalization plans to enhance the capacity, sustainability and quality of the neighborhoods they will occupy. Total Project scope contains 37,000 sf of commercial space, 90,000 sf of residential space, two rooftop decks, and the revitalization of two 90+ year old structures including the Thomas Funeral Home site. Each node: The Greenwood District (Laird St), Shyvell Development (Wirt St.), Corby Development (Corby St), each has a distinct concept that seamlessly fits with the already existing activities taking place in those areas. The Greenwood district, named after the thriving Black business district bombed during a racial attack in Tulsa, OK, in 1921, will be a commercial area in the vein of Blackstone and Benson with shops, dining, and entertainment following the steps of the soon developed Greenwood Building at 24th &amp; Laird while also completely renovating the historic Thomas Funeral Home site to above modern quality. The Shyvell Development will focus on community and education with soon to be established Dreamzz Corp., a grassroots focused nonprofit, as a tenant as well as potential others, such as NONA. This approach complements the work of The POC collaborative, Heart Ministries Center, Culxr House, and the Global Leadership Group already established in the area. The Colby Development will strictly focus on 55+ housing with small multifamily builds that expand the offering in the area that has been started by Shannon Heights.</p>
<b>Timeline</b>	<p>Spring 2023 Land Acquisition Completed Plans Summer 2023 Remaining Capital Secured Rezoning TIF Permitting Fall 2023 Site Prep/ Demolition Spring 2024 Construction Spring 2025 Marketing Lease Up FALL 2025 Open</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 Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)</p>
<b>Community Needs</b>	<p>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.)</p>
<b>"other" explanation</b>	

**Proposal  
Description and  
Needs Alignment**

Management House operates under a three point philosophy that reflects its founders professional experience. Spaces, Needs, and Neighborhoods. These three pillars are exemplified in the development approach that will be taken with the North 24th Corridor Project. Space itself is an important factor in the North Omaha community as many areas are riddled with vacant lots and abandoned or poorly maintained structures. The Corridor Project will activate these spaces eliminating large gaps of unused land and structures that may contain unkempt landscape or facades, discarded waste, and dangerous structures that hinder the area experience of residents and business operators. Need is the approach that not only looks to make profit, but more so to fill gaps that the community requires. North Omaha has been greatly under invested in over many decades, and as a result, has a scarcity of quality community amenities such as food outlets, entertainment destinations, clothing options, first rate affordable housing for all age groups, family structures and income levels, and other services that much of the needs of everyday travel long distances to be secured. The Corridor project will bring many of these categories to one of the business corridors in the area creating a sustainable environment in the process. Neighborhoods are the most important part in our estimation in any endeavor and the Corridor Project will show this by connecting to its new neighbors in a genuine way. With our background in community organizing, we understand the power community residents have in raising the quality of life for everyone involved. We believe that a person to person conversation is the best way to connect our strategy of door to door knocking, community events, and the direct support of neighborhood initiatives creates a connectivity, not only between institutions like a business and an organization, but between the people that make them up.

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**Visioning Workshop  
Findings Alignment**

North Omaha Swat Comments: Strength Section: "Plethora of vacant buildings, lots to be activated The North 24th Corridor Project will activate around 10 acres of infill land in the North Omaha Community into necessary resource outlets and affordable housing. In addition the Historic Thomas funeral home has agreed to be a part of the development project and has agreed for Management House to act as developer for their property in the renovation. Weaknesses Section: "Lack of commercial and retail business, jobs, restaurants, ect..." The Greenwood District nod for the Corridor Project will create a commercial, retail, and entertainment district that will span multiple blocks offering dining, shopping, office space. Strength Section: "Neighborhood Associations" The Corridor Project has already made strides to start the process of engaging the neighborhood associations Neighborhood Action and fact and the North Omaha Neighborhood Alliance

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**Priorities Alignment**

Transformational Change With the philosophy that the North 24th Corridor project will apply, an environment that is self-sustaining and self-elevating will allow for new levels of quality of life. By doing this new developers and entrepreneurs will see these nods as opportunities to invest and feed into the momentum that will be started with this project. Fundamental Change Similar to the above, with the new sustained environment created with the corridor project, the common perception of our community will finally be put to rest. The one size fits all narrative that has been prevalent for decades about North Omaha will be overtaken by a project that shows the future that North Omaha has, created and executed by its natives themselves. Long Lasting Economic Growth The

Corridor Project will be transformational by bringing state of the art structures, need filling local tenants, and community connectivity while still being accessible to the community that already call North Omaha home. Every part of this project is with the current North Omaha resident in mind to live, work and play.

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**Economic Impact** 150+ new jobs with wages ranging from entry level to executive level.

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50+ new permanent jobs as a result of the project.

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100+ new temporary or construction jobs as a result of the project.

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Entry Level Skilled Level Management Level Executive level

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Immediate opportunities will be available to all qualified trade workers and contractors that have the skill and certification to complete work. This is a mandate that Management house has given to all team members that will be hiring subcontractors and the like. The North 24th Corridor Project will instantly provide job opportunities for long lasting employment in property management, maintenance, retail, hospitality, and other services that will be essential to the "Need" aspect of Management House's approach to this project.

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**Community Benefit** The North 24th Corridor Project will be a community benefit in many ways. It will activate empty lots and abandoned, poorly maintained structures, raising the aesthetic and usefulness of the areas. It will provide first rate affordable housing for all age groups, family structures and income levels. It will house needed community services and amenities that will allow residents to shop and play in their own community in a clean and safe environment. And it will connect to the community members in a way that fosters genuine connectivity with person to person engagement that will lead to new ventures in the future.

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The Corridor Project will contribute to community sustainability by focusing on all three levels of community life. The built and unbuilt spaces, the community service/ quality of life needs, and the neighbors themselves. By attacking each aspect simultaneously, you create an inter-supporting, and lifting, environment that is needed for a community to sustain over generations.

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**Best Practices/Innovation** The N 24th St Corridor Project brings both best practices and innovative ones to deliver a dynamic project. The mixed use concept of development is a proven concept in bringing activity to a community in a focused way. Examples of this can be seen in our own city with developments like Blackstone near the downtown Omaha area. The mix of living and "play" space in close proximity creates instant energy. The innovative aspect that comes with the project, comes at a necessity with communities like North Omaha. A priority on connecting with the residents themselves in the area where development happens is crucial to the success of the project and the success of the community it operates in. With the substantial disinvestment and in turn the feeling of secondness, skepticism of any new offerings is not only expected but understandable. A focused and genuine effort in connecting

with people in the places that they are and achieving goals as neighbors will see the progress that is wanted.

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**Outcome Measurement**

Creation of job in all wage classes Raise in general activity  
Community satisfaction Event Attraction Increase in spendable dollars

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Foot traffic rate New Job postings Dollar circulation New residence count Resident median income change Proposed use of North Omaha venues These metrics can be measured by: Local data organizations City Government Census State Government The developers themselves Neighborhood organizations

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Yes, these measurements will act as a catalyst for secondary investment. With the increase of these data points, in the focused locations these developments will be built, the increase in general activity, population, and the rise in spendable dollars, both built development and business activity will rise. This, when coupled with a focus on neighborhood satisfaction, new investment will only feed into the momentum the 24th St Corridor Project will bring to the area. This new influx of energy will stabilize at this new norm in years to come.

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**Partnerships**

Yes

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North Omaha Neighborhood Alliance - Neighborhood Consultant / Omaha 100 - Housing Incentive Program Director

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Both have had MOUs drafted and awaiting signature.

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**Displacement**

No

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**Displacement explanation**

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**Physical Location**

Corby Development This node is located east of Florence boulevard. The neighborhood is entirely residential with both single and multi-family structures, newly developed 55+ community Shannon Heights is located within the node complementing the Corby Developments efforts to provide home to the same demographic. Shyvell Development Located around 24th and Wirt, the neighborhood is a mix of residential, educational, and civic structures. Notable residents are the POC Collaborative, Heart Ministries Center, The CUES organization, and Sacred Heart Parish and Elementary School. All organizations are in unison on the continued development of the node. Additionally, this area is an outlier from most of the other areas in the community for its high home ownership numbers The Greenwood District Located around 24th and Laird, the Greenwood district will be developed on top of blocks of vacant land on the most notable street in North Omaha. The area already includes the historic Thomas Funeral Home, which has agreed to be developed as a part of this project, the soon to be renovated former Native Omaha building, birthplace of the Native Omaha Days Festival, and the former bar Fuzzies that will be led by the Arry Group. Notably the redevelopment of the former Native Omaha building is currently being undertaken by Management Houses President Kyle Keith and the Founder of the POC collaborative Katrina Adams, with completion in

summer '23. This is a general commercial zoned district that will see new life after project completion.

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<b>Qualified Census Tract</b>	Within one or more QCTs
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<b>Additional Location Documents</b>	
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<b>Property Zoning</b>	No
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<b>Is the project connected to utilities?</b>	
	Yes
	Yes

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<b>Design, Estimating, and Bidding</b>	No
	No
	Management House LLC contracted team member Project Advocats to source price per square footage for the different structures to be built and renovated.

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<b>General Contractor</b>	Yes
	No
	Blair Freeman is a trusted contractor and given the scope of work and location of sites, the Black-Woman owned company were the logical choice for contractor.

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<b>Request Rationale</b>	Dollar amount reflects the total cost of development as provided by Project Advocats.
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<b>Grant Funds Usage</b>	Funds secured through the LB1024 grant will be used in land acquisition, contractor payment, and general construction.
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<b>Proposal Financial Sustainability</b>	Yes
	Management House LLC will seek out remaining funding while following all fiscal responsibility required in relation to this funding. All fiscal actions will overseen by Spark CDI and Hayes and Associates for correct completion.

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<b>Funding Sources</b>	Bank Financing Owner Equity Community Crowd Investment Private Investment TIF CDBG
	All additional funding source decisions will be finalized by the end of summer 2023. Conversations, in relation to projects, have already occurred with institutional lenders and private investors.

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For development in areas that have a lower income rate, such as the areas that are being targeted in this grant process, all non-debt funding would be considered critical to the success and quality of the project. Unlike most development projects in the City of Omaha, traditional lenders are not able to lend the sums of capital large scale developments take. The rates that are viable to be asked for in these areas can not cover the repayment amounts required by lenders.

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**Scalability**

The North 24th St Corridor project is scalable in both philosophy and scope.

The scalability of the philosophy of the Corridor Project is due to its basic generality. Space, needs, and neighbors are transferable concepts to any community. In the case of an area like North Omaha, there is not a limited number of areas that have available space or a small amount of need that should be met. The Corridor Project will fulfill these points while connecting to the people around us as well. The scalability of the scope of this project is apparent. An example of this is a current project that is being developed by us and the founder of the POC Collaborative Resource Center (24th & Wirt), The Greenwood Building. All the ideas used in the Corridor Project have been applied to this project, at a smaller scale. The space is a long vacant building that has been ignored for redevelopment because of the nature of funding for such projects. The needs that it will fill include affordable housing and dining, of which it will be the only breakfast restaurant in a 10 minute radius of site, And since our award of the RFP from the City of Omaha, physical canvassing, phone banking, and neighborhood association attendance have taken place, even before full funding was secured.

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**Financial Commitment**

The organization's financial commitment will be limited in relation to the scope of the project. This is a project that will be led by members of the North Omaha community, and as this grant proves, individual resources are not vast. This will not limit our ability to complete this project however. As stated before in this application, we have been able to create a compelling development in similar circumstances with the Greenwood Building (24th & Laird) which will open in the later part of next year inside of the soon to be Greenwood District.

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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)  
Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Proposal Budget/Sources and Uses

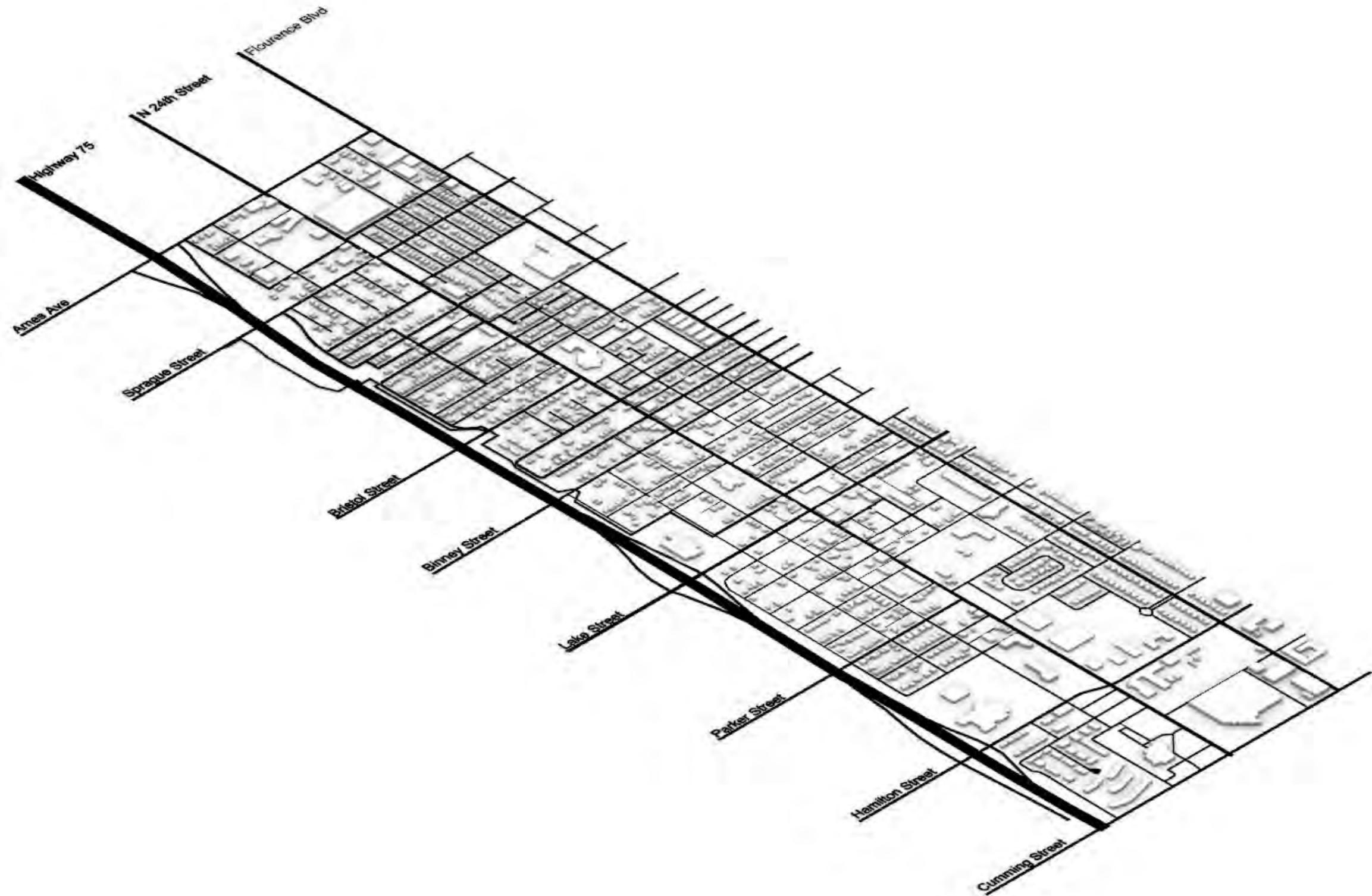
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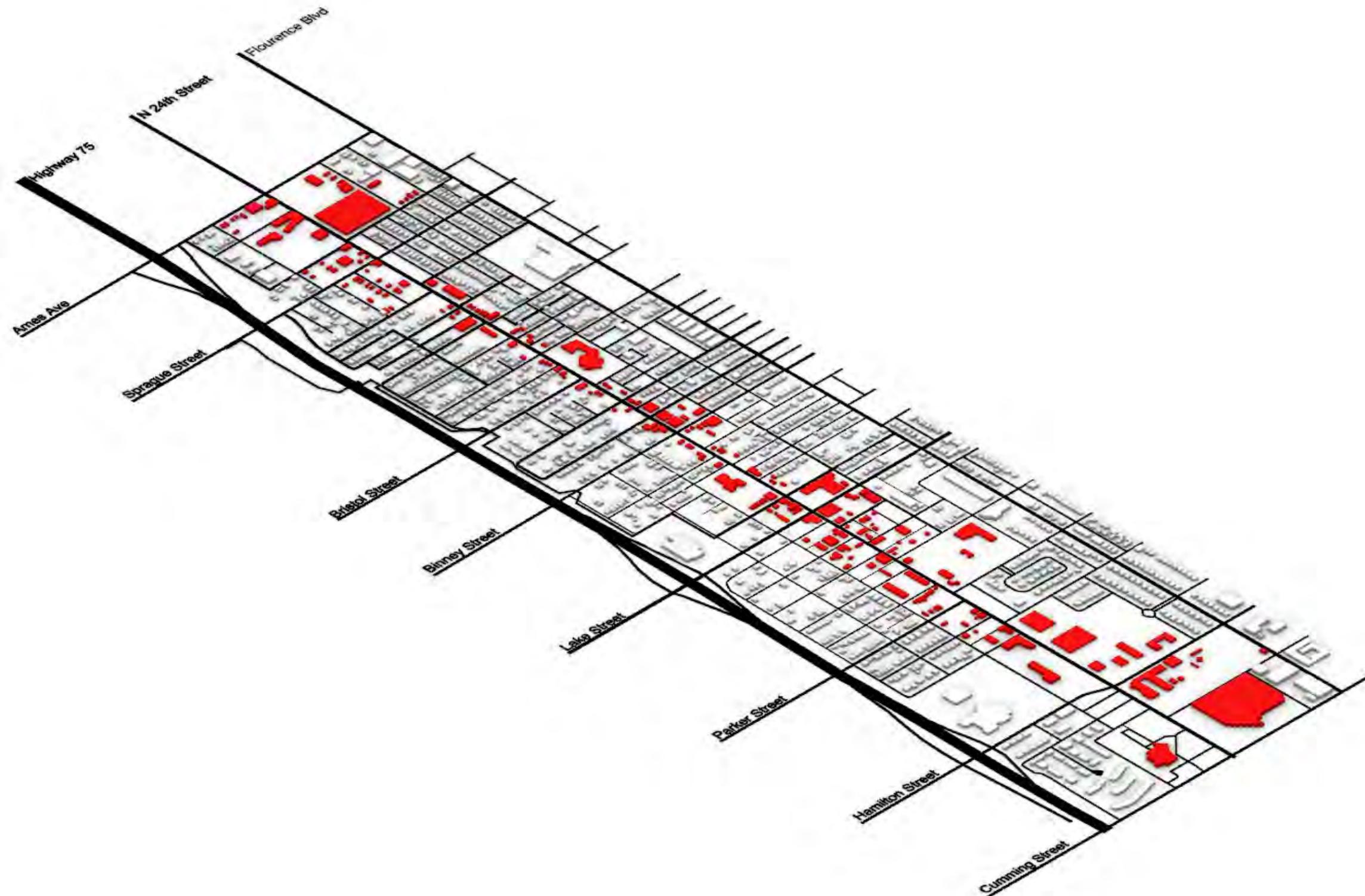
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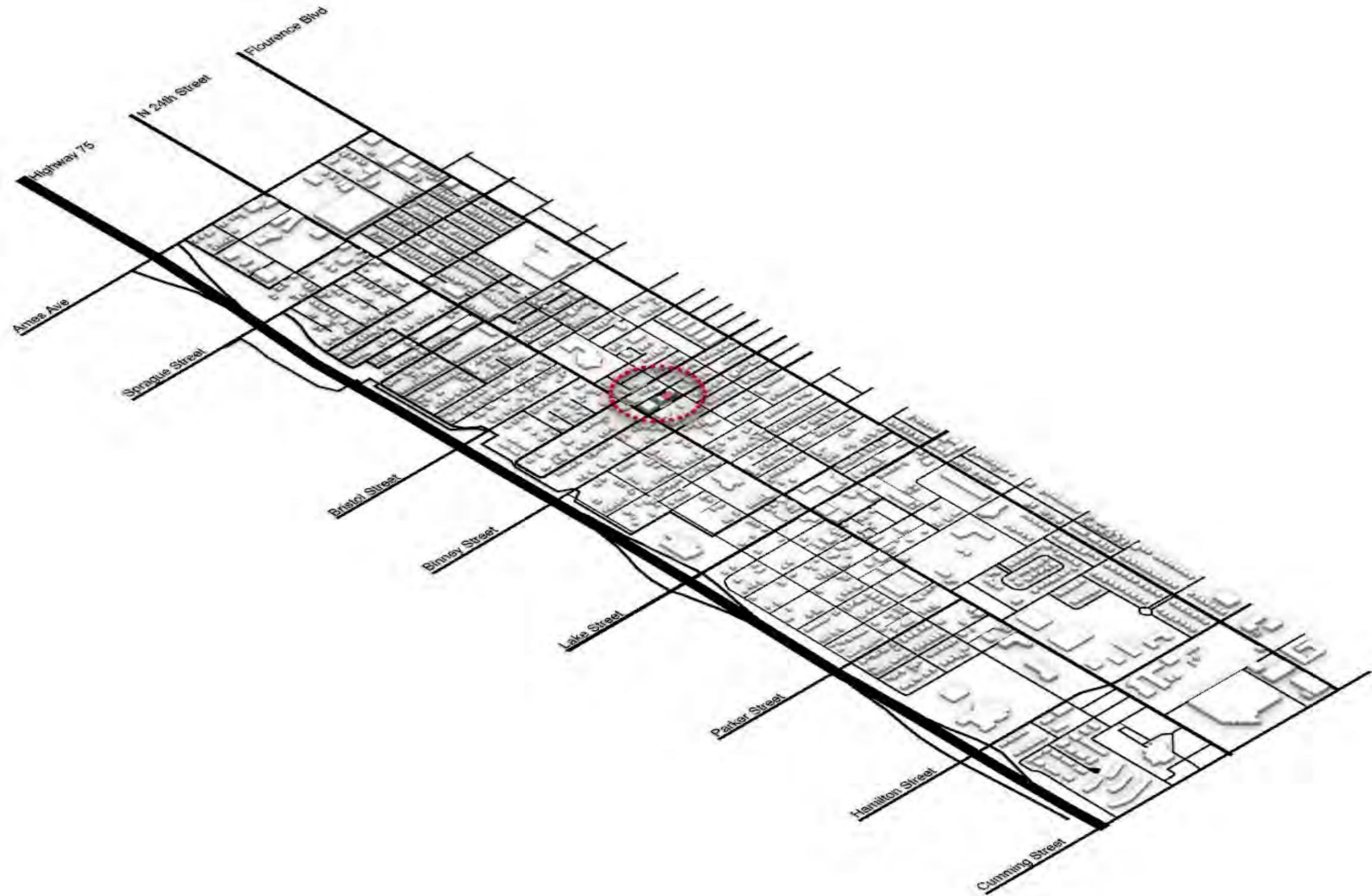
# North 24th Street and Wirt Street

## Mixed Use Development

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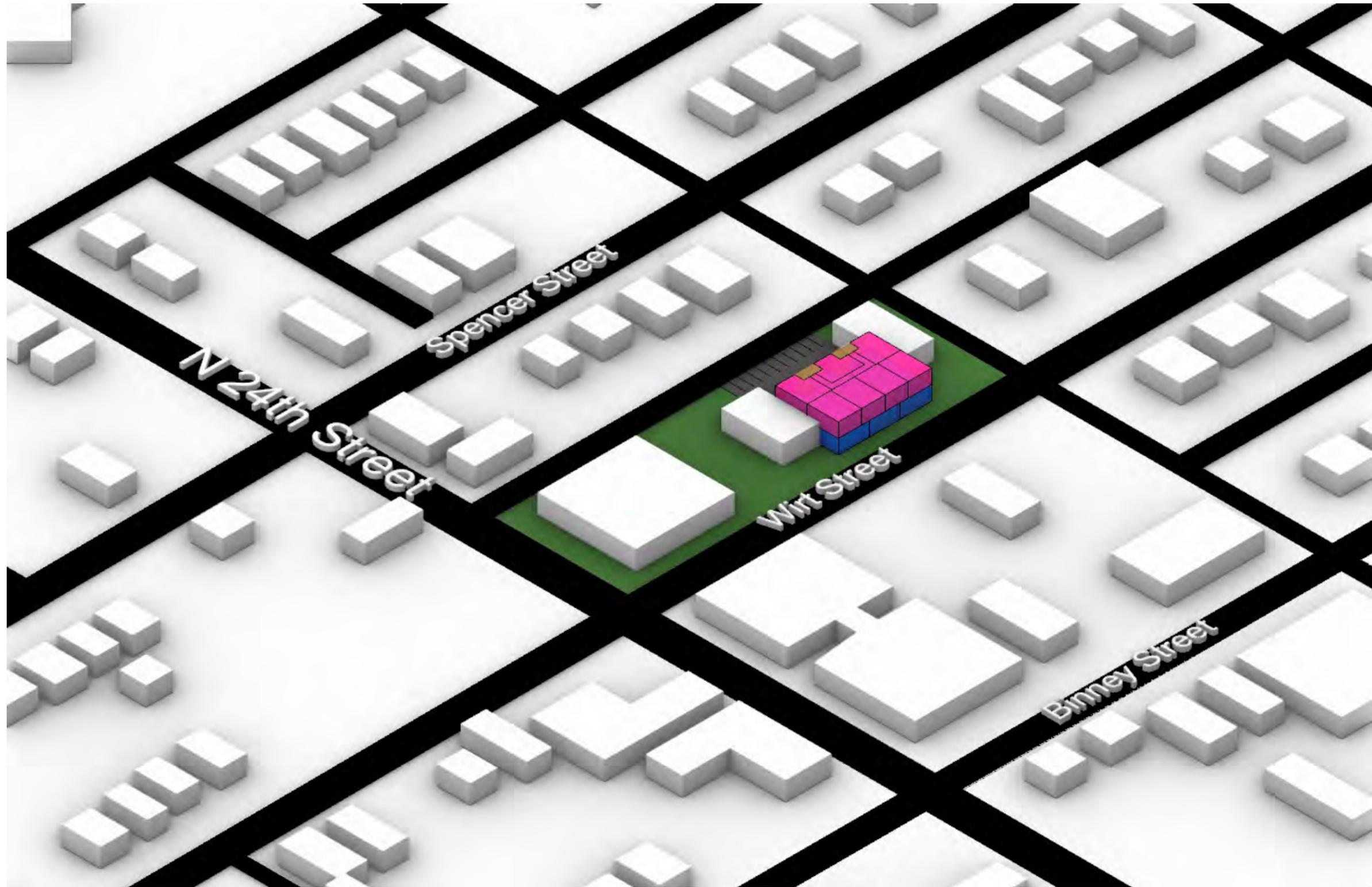






## Site Location - Honeycomb Initiative

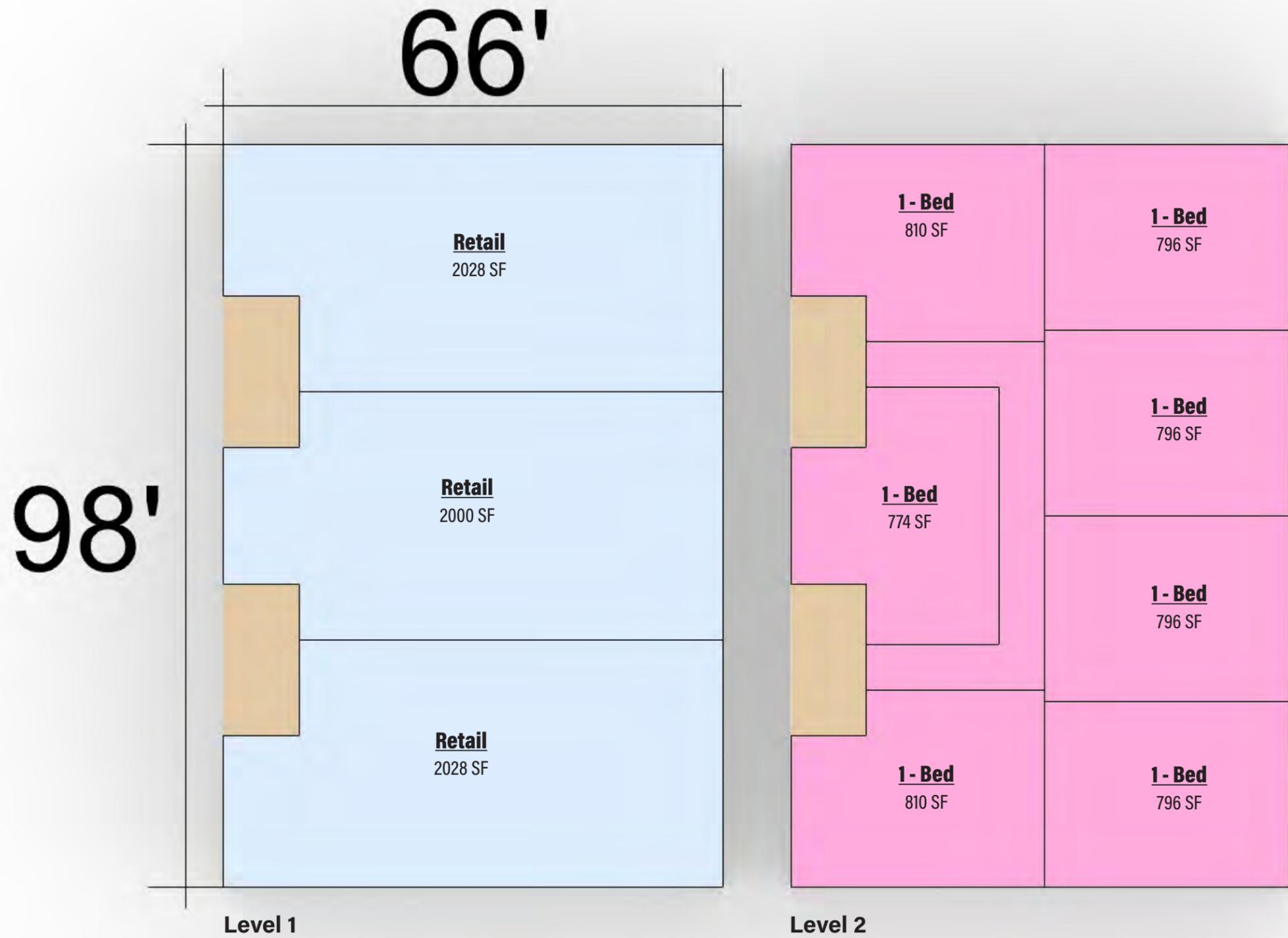
Mixed-Use Development



**Mass 1**  
Mixed-Use Development

6/29/2022

- Multi - Family**  
 6,066 Sq Ft Floor Plate  
 One Type of unit
- Retail**  
 6,066 Sq Ft floor plate  
 Four bays of retail space
- Egress**  
 Two Circulation Towers  
 Three stories
- Parking**  
 6,075 sq ft of parking located  
 North of the building



## Mass 1 Floor Plans

Mixed-Use Development

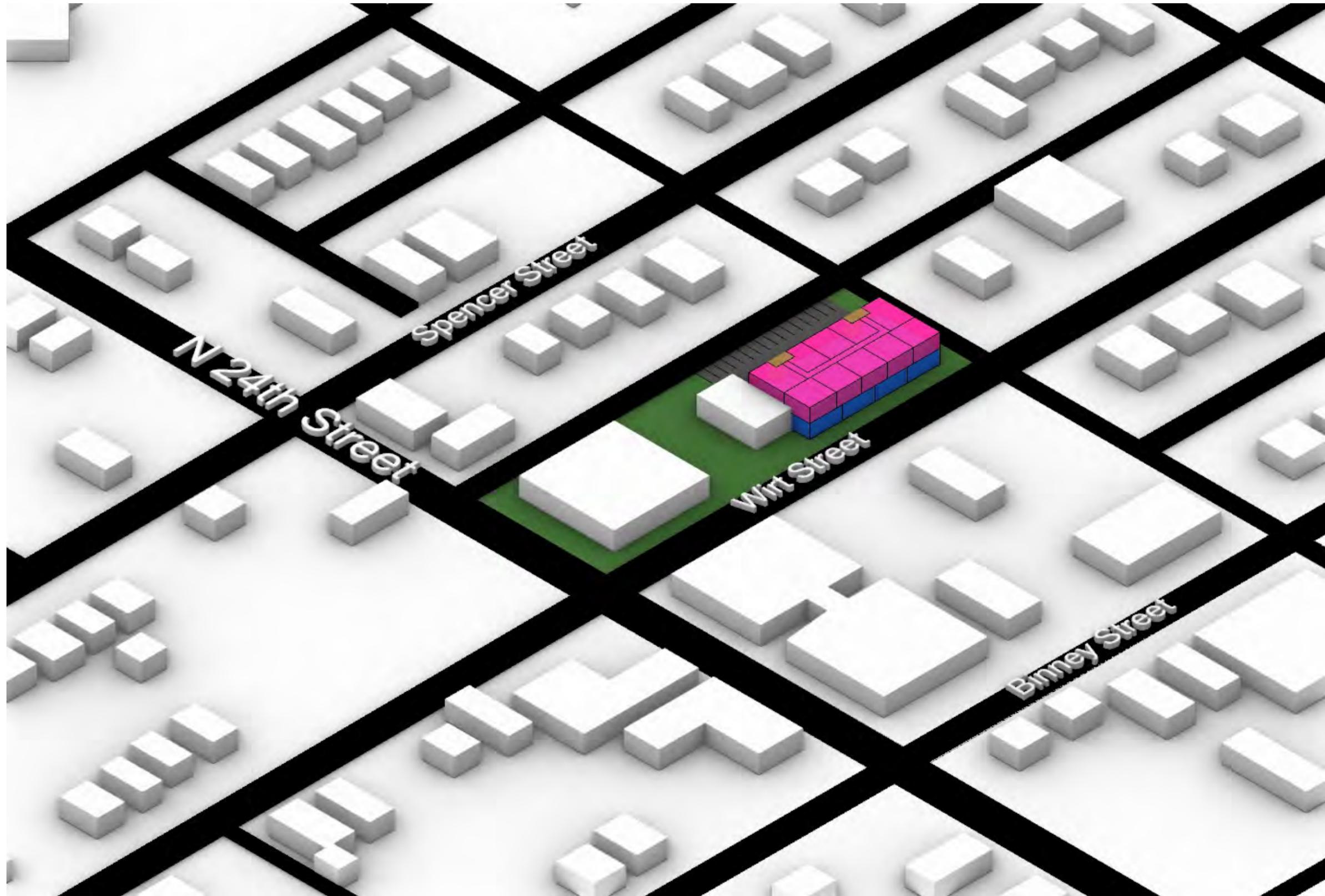
6/29/2022

**Multi - Family**  
0 - Studio Units  
7 - One Bed Units  
0 - Two Bed Units

**Egress**  
Two Circulation Towers  
Three stories

**Parking**  
6,075 sq ft of parking  
22 parking spaces

**Retail**  
3 - Retail Bays



**Mass 2**  
Mixed-Use Development

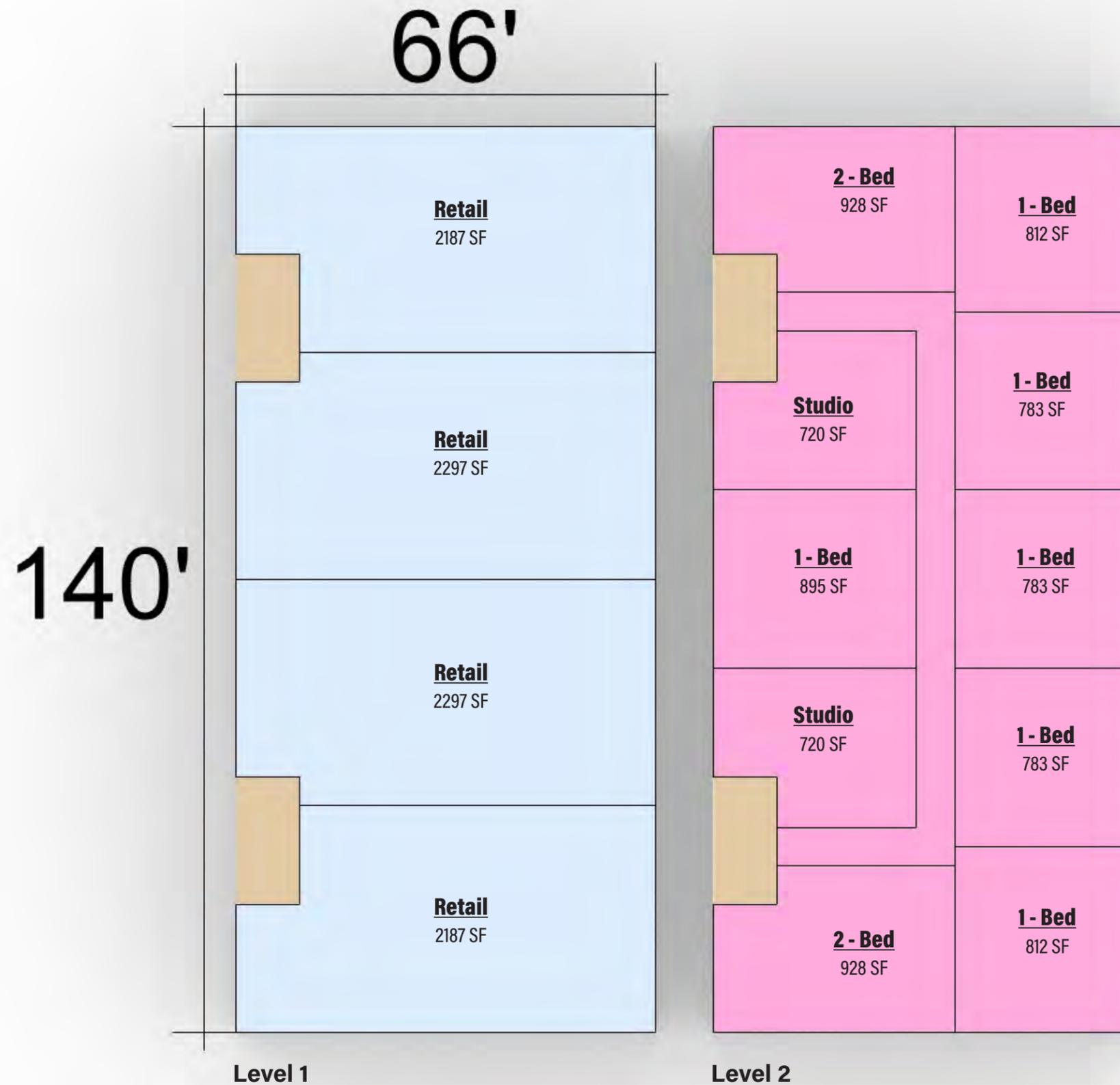
6/29/2022

**Multi - Family**  
8,970 sq ft floor plate  
Three types of units

**Egress**  
Two Circulation Towers  
Three stories

**Parking**  
7650 Sq Ft of parking located  
North of the building

**Retail**  
8,970 sq ft floor plate  
Four retail bays



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# North 24th Street and Wirt Street

## Mixed Use Development

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City of Omaha  
Jean Stothert, Mayor

## Planning Department

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

David K. Fanslau  
Director

10/6/2022

Kyle Keith  
Omaha, NE

Dear Mr. Keith,

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

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

on **10/4/2022** about purchasing or acquiring a City-owned property in relation to a project for LB 1024. The property(ies) discussed were:

- 3824 N 24th
- 2413 Spaulding
- 4101 N 24th
- 4021 N 24th
- 4019 N 24th
- 4017 N 24th
- 2804 N 19th Ave
- 2623 N 19th Ave
- 2619 n 19th Ave
- 2624 N 19th St
- 2612 N 19th St
- 1910 Ohio
- 1629 Ohio

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

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

If you have any questions or updates to your request, please email [cityproperty@cityofomaha.org](mailto:cityproperty@cityofomaha.org) or call 402-444-5150.

Sincerely,

David K. Fanslau  
Planning Director  
City of Omaha

Between  
Thomas Funeral Home Inc  
and  
Management House LLC

This Memorandum of Understanding (MOU) sets forth the terms and understanding between Thomas Funeral Home Inc and Management House LLC, to which Management House LLC will act as real estate developer for the Thomas Funeral home site, owned by Thomas Funeral Home Inc, located at 3920, 4004, & 3906 N 24<sup>th</sup> St, Omaha Ne.

The purpose of this agreement is to document the partnership between Thomas Funeral Home Inc and Management House LLC to seek funding for the renovation of the Thomas Funeral Home site by submission of application to the Omaha Economic Recovery Act Coordination Plan, or LB 1024.

This project contains three components:

- (1) Raising capital for funding of project
- (2) Completing pre-development tasks
- (3) Physical construction of project site.

### **Responsibilities**

If above funding is secured, the following responsibility will be carried out by participants

- Management House LLC
  - General management of all project activities
  - Provide Thomas Funeral Home Inc with regularly scheduled project updates
  - Provide Thomas Funeral Home Inc with project sources and uses documentation during project
- Thomas Funeral Home Inc
  - Give final approval on architectural drawings and designs
  - Allow access to site as needed to development team members
- Management House LLC & Thomas Funeral Home Inc
  - Complete project before funding's mandated deadline
  - Comply with any fund mandated compliance

### **Time Period**

This Memorandum of Understanding (MOU) shall remain in place from October 9, 2022, through completion of project. This MOU will become null and void should fund, from above specified source, not be secured or this document is otherwise modified in writing before project completion.

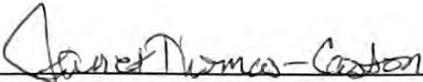
### **Termination**

This Agreement may be terminated in whole or in part by either party without cause. Written notice of termination shall be given in writing to both Thomas Funeral Home Inc and Management House LLC, and shall be sent via certified or registered mail with a return receipt requested. Failure to honor any of the

obligations stated above may also result in the termination of this Agreement.

This MOU is at-will and may be modified by mutual consent of Thomas Funeral Home Inc and Management House LLC.

Signatures of authorized agency representatives:

  
\_\_\_\_\_

Thomas Funeral Home Inc

Date 10/5/22

  
\_\_\_\_\_

Date 10/5/22

Management House LLC

**Pre-Development Tasks:**

- Site Evaluation
  - o Zoning restrictions
  - o Local government polices
  - o Surrounding infrastructure
  - o Direct community engagement
- Site Surveys
  - o Engineering
  - o Environmental
  - o Structural
  - o Mechanical
- Budget development
- Proforma development
- Project accounting
- Site Planning
- Development Planning
- Building Planning
- City Permitting
- Contractor selection and coordination
- Project timeline development and oversight

# North 24th Corridor Project

A Management House Development

	QTY	UOM	\$/UOM	Total
<b>TOTAL</b>				<b>\$64,554,256</b>
<b>Construction Hard Cost</b>				<b>\$44,551,277</b>
<b>Demolition</b>	6,416	SF	\$4.00	\$25,664
<b>Hard Costs: Commercial Core &amp; Shell Level</b>	37,000	SF	\$192.50	\$7,122,500
<b>Commercial Tenant Improvements</b>	37,000	SF	\$100.00	\$3,700,000
<b>Hard Costs: Residential (104)</b>	90,000	SF	\$254.22	\$22,880,000
<b>Hard Costs: Roof Deck (2)</b>	15,970	SF	\$70.00	\$1,117,900
<b>Structure Renovation</b>	10,200	SF	\$150.00	\$1,530,000
Accessibility	10	FL	\$75,000.00	\$750,000
GC Fee	10%			\$3,712,606
<b>Construction Escalation to 2024 \$</b>	10%			\$3,712,606
<b>Soft Costs</b>				<b>\$13,674,178</b>
Design & Management				\$4,103,173
<b>Development Management*</b>				\$6,455,426
<b>Design Services</b>				\$3,118,589
<b>Geotech</b>				\$44,551
<b>Survey</b>				\$31,186
<b>Enviornmental</b>				\$17,821
<b>Program Consultant</b>				\$891,026
FFE				\$445,513
Other Soft Costs				\$1,525,602
<b>Permit</b>				\$445,513
<b>Special Inspecections</b>				\$75,737
<b>Legal Fees</b>				\$89,103
<b>Land Fees</b>				\$915,250
<b>Project Contingency (20%)</b>				<b>\$7,599,890</b>

# Grant Application

Row 324

<b>Organization Name (if applicable)</b>	NODO, LLC (on behalf of White Lotus Group)
<b>Physical Address</b>	1113 Nicholas Street Omaha, NE 68102
<b>Mailing Address</b>	10404 Essex Court, Suite 101 Omaha, Nebraska 68114
<b>Website</b>	<a href="http://www.whitelotusgroup.com">www.whitelotusgroup.com</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Drew Sova
<b>Title</b>	Executive Vice President / General Counsel
<b>Email Address</b>	dsova@whitelotusgroup.com
<b>Phone</b>	+1 (402) 346-5550
<b>Team</b>	Yes
	Arun Agarwal (CEO), Drew Sova (EVP/General Counsel), Eric Wolfe (Architect/Construction Manager), Andrea Macias (Dev Coordinator), Darienne Pokorny (Controller/Auditor/CPA), Crystal Cantrell (Regional Prop Mgr), Shawn Johnson (SVP - Ops)
<b>Organizational Chart</b>	See attached.
<b>Other Completed Projects and/or Accomplishments</b>	White Lotus Group, headquartered in Omaha, with office in a QCT, has been actively developing projects in North and South Omaha throughout our history. Projects of note include, but are not limited to: 30 Metro Place, Prairie Springs, Turner Court Apartments, 1401 Jones (new public library), RTG Medical (NMTC - corp HQ in Fremont), Hotel Deco, Ames Plaza, Ames Innovation, Ames Rows, Learning Community of South Omaha, Blackstone, Baxter Auto, Nebraska Realty. Recent Awards: State of Nebraska DHHS, DMV and Veterans Campus in GI. Accomplishments include approximately \$100MM of investments in North Omaha with no philanthropic awards. Over 500 units of affordable housing totaling housing for nearly 2000 people. We have aided in over 1,000 jobs created or positions earned since inception within Omaha alone.
<b>Proposal Title</b>	NODO - Orchard & Wilhelm Warehouse
<b>Total Budget (\$)</b>	\$7,188,878.00
<b>LB1024 Grant Funding Request (\$)</b>	\$2,872,659.00

<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	<p>NODO, LLC, which is wholly owned by White Lotus Group (“WLG”), is requesting an award of funds via the Omaha Economic Recovery Grant to complete its capital stack for renovation and development of the three-story building (the “Orchard &amp; Wilhelm Warehouse”) at 1113 Nicholas Street in North Omaha. As a part of the Millwork Commons District, the Orchard and Wilhelm Warehouse sits in a developing neighborhood ripe with investment and growth, and the renovation and revitalization of the building to create flexible office space will add another component to this neighborhood’s success story. The Orchard &amp; Wilhelm Warehouse, originally constructed in 1893, held no regular tenant and was in a state of disrepair when WLG acquired it two years ago. The exterior façade has been overlaid with stucco, covering up deteriorated masonry, while boards cover most windows. Inside, a load-bearing wall divides the center, but the floorplates themselves remain open. Per the Nicholas Street Historic District Nomination Form, the building maintains a fair amount of integrity for its age, and its loss would create a gap in the district. WLG has conducted necessary due diligence on the site, having previously commissioned/obtained an ALTA Survey and Phase I Report. As a part of our capital stack, we have begun the process to utilize federal and state historic tax credits by confirming the building contributes to the Nicholas Street Historic District, and engaging Alley Poyner Macchietto Architects to prepare design plans that will satisfy Part 2 of the HTC Application. Additionally, we’ve confirmed with the City this building sits within the CRA, making it eligible for Tax Increment Financing. With an award of the Omaha Economic Recovery Grant, our capital stack will be fully complete, and we’d expect to commence development immediately, with a 14-month construction period finishing in the first half of 2024.</p>
<b>Timeline</b>	See attached “NODO (Orchard & Wilhelm Warehouse) – Construction Timeline”, but note project will be completed by April 1, 2024.
<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) 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>	

**Proposal Description and Needs Alignment** We plan to renovate the Orchard & Wilhelm Warehouse into flexible commercial workspace, envisioning multiple set ups based on tenancy, including three floors of flexible office space. This project will serve a variety of the North Omaha community's needs, including (1) investment in a structure that has been underutilized (with continued vacancy risking demolition), (2) continuing the redevelopment of the Millwork Commons District, running on a similar timeline to the new Dizzy Mule development, (3) providing affordable commercial space by utilizing ARPA funds to lower the all-in cost to build, (4) development of office space along a multi-modal transportation route, with Cuming Street to the south, Route 13 of the METRO line running just west of the building on 12th street, and the new Omaha Streetcar line ending three blocks to the south, and (5) providing office space and jobs directly to the North Omaha area.

**Visioning Workshop Findings Alignment** 1. Redevelopment of a culturally significant property by preserving the "Orchard & Wilhelm Warehouse" historic building, a structure originally built in 1893. Per the Nicholas Street Historic District designation, the building is contributing property to the district. Without redevelopment, the structure is likely to remain vacant and could risk demolition. 2. Proximity to workforce, attempting to assist no-car households via location of employment, and developing along Metro bus route. 3. Bringing flexible office space directly into North Omaha to generate jobs and workspace. 4. Marketing to the community, presenting office space in North Omaha with ease of location and flexibility to adapt to needs of business owner. 5. Costs of construction, using ARPA funds to lower overall investment of development, allowing for more flexible leasing opportunities.

**Priorities Alignment** Leveraging ARPA funds to continue development into North Omaha without displacement, eliminating blighted structure which had become a visual eyesore and anchored an entire block of stagnant development. Instead of unappealing structure or future vacant land, historic rehabilitation of building will enhance safety of the area which includes The Mastercraft, Hello Apartments and the Ashton, further spurring connectivity between downtown Omaha and the North Omaha community.

**Economic Impact** The economic impact should not be simply weighted by the redevelopment project, but the affordability of the office space created by utilizing ARPA funds to lower overall investment into the project. See below:

80

30

\$15-\$50 per hour (construction jobs) / \$20-\$75 per house (permanent jobs)

We will have an open competitive bidding process, for both General Contractor and Subcontractors, allowing for minority owned and local North Omaha contractors to bid and have a direct impact on the project.

**Community Benefit** The development of the Orchard & Wilhelm Warehouse will mark another construction project for the Millwork Commons District. The surrounding district has seen The Mastercraft, Hello Apartments and the Ashton recently developed.

Additionally, new construction is taking place across 12th street (to our west), with the Dizzy Mule project. We plan to rehabilitate the interior and exterior of the building to a standard that will qualify for federal and state historic tax credits. This will require substantial rehabilitation to the exterior façade of the building, including removal of the stucco facade, and refurbishment of the masonry walls. This office space will provide entrepreneurs from North Omaha a place to work, enhance their products/employees, and ultimately use those tools to further invest in/grow the community.

We own the lot immediately adjacent to the east of the Orchard and Wilhelm Warehouse, as well as the two lots adjacent to 12th street to the west. Ownership of all lots will allow WLG to create nearly 2 blocks of updated streetscape, lit parking, and building renovation/development.

**Best Practices/Innovation**

Newly designed, flexible workspace to the North Omaha area. An example of adaptive use to a previously unused structure, highlighting how investment dollars can produce results.

**Outcome Measurement**

Enhancement of building in disrepair (interior and exterior). Enhancement of block through lighting/streetscape, displacement of trash and debris. Generation of North Omaha office / mixed use space, allowing for creativity in design driven by the users themselves. By keeping workspace in North Omaha, goal would be to attract employers in the area, who then themselves look to same community to bring in employees.

Measurement of these benefits can occur through monitoring of building lease up, how many of tenants are startups, how many employees live in the area (measured by the Omaha chamber).

Yes, we believe this project will prove further investment in the North Omaha area is warranted, either through development of vacant/underutilized land, or investment in North Omaha businesses.

**Partnerships**

Yes

We plan to utilize our relationships with Metro Community College, Spark CDI, Provent Ventures, Charles Drew Health and Empowerment Network. All of these organizations are ones White Lotus Group has either worked with on other projects, or started the process of engaging for lease-up in this space.

**Displacement**

No

**Displacement explanation**

**Physical Location**

1113 Nicholas Street, Omaha, NE 68102 Location of west of 11th street, east of 12th street, between Izard and Nicholas. On southeastern edge of Millwork Commons District.

**Qualified Census Tract**

Adjacent to one or more QCTs

<b>Additional Location Documents</b>	We've uploaded Construction Bid, Construction Timeline, Financial Summary, Flexible Workspace narrative and site photos, National Register of Historic Places Nomination Form (Nicholas Street Historic District)
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	Yes
<b>General Contractor</b>	No
<b>Request Rationale</b>	Please see attached proforma to showcase the value proposition.
<b>Grant Funds Usage</b>	Funds will be utilized to implement the substantial renovation of a structure which has been vacant for years, and is in a state of disrepair.
<b>Proposal Financial Sustainability</b>	Yes
	Depending on how the program is implemented. Owner will expend funds on the renovation and generate monthly pay applications with General Contractor. We can either fund the costs up front through revolving loan (and ask for reimbursement), or make request for direct funding of costs.
<b>Funding Sources</b>	Funding sources showing on attached "NODO (Orchard & Wilhelm Warehouse) - Financial Summary", and are finalized.
	They are finalized.
	Yes, ARPA award.
<b>Scalability</b>	No, project is to be completed in one phase, renovation of the entire building.
<b>Financial Commitment</b>	Organization will be investing \$416,667 on the site, through acquisition (already occurred) and initial renovation costs.
<b>ARPA Compliance</b>	<input checked="" type="checkbox"/>

## 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) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

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# NODO (Orchard & Wilhelm) - Construction Timeline



	Scope	Start Date	End Date	Notes
1	Commercial Agent Engagement	6/1/2022	9/1/2022	Commercial agent has been engaged and property is being actively marketed
2	Updated Construction Costs	11/1/2022	12/1/2022	Includes subcontractor bids for minority/disadvantaged
3	Design	10/15/2022	2/1/2023	Architect has been engaged and working through design concurrently with ARPA app.
4	Award Notification to Close	11/15/2022	2/1/2023	Assumption based on ARPA award timeline
5	Financial Closing	12/1/2022	2/1/2023	Debt Financing
6	Permitting	1/1/2023	2/1/2023	City of Omaha Building Permit
7	Construction	2/1/2023	4/1/2024	14-month construction process
8	Pre-Leasing	9/1/2023	4/1/2024	Lease-up in anticipation of placement in service

NoDo  
White Lotus Group  
Operating Proforma Summary

	Year				
	1	2	3	4	5
Operating Income					
Gross Rents	298,488	304,458	310,547	316,758	323,093
CAM Recoveries	101,486	103,516	105,586	107,698	109,852
Less Vacancy	(35,998)	(36,718)	(37,452)	(38,201)	(38,965)
Total Operating Income	363,976	371,256	378,681	386,255	393,980
Operating Expenses					
Management Fees	11,940	12,178	12,422	12,670	12,924
Grounds Maintenance	4,975	5,074	5,176	5,279	5,385
Trash Removal	1,244	1,269	1,294	1,320	1,346
Utilities	2,487	2,537	2,588	2,640	2,692
Maintenance	9,950	10,149	10,352	10,559	10,770
Property Taxes	49,748	50,743	51,758	52,793	53,849
Insurance	8,706	8,880	9,058	9,239	9,424
Other	12,437	12,686	12,939	13,198	13,462
Operating Expenses	101,486	103,516	105,586	107,698	109,852
Net Operating Income	262,490	267,740	273,095	278,557	284,128
Total Debt Service	229,717	229,717	229,717	229,717	229,717
Net Cash Flow	32,773	38,023	43,378	48,840	54,411

ROI 7.87%

Sources	
ARPA Grant Funds	2,872,659
Debt Financing	2,456,664
Federal HTCE	792,954
State HTCE	649,935
Developer Equity	416,667
Total Sources	7,188,878

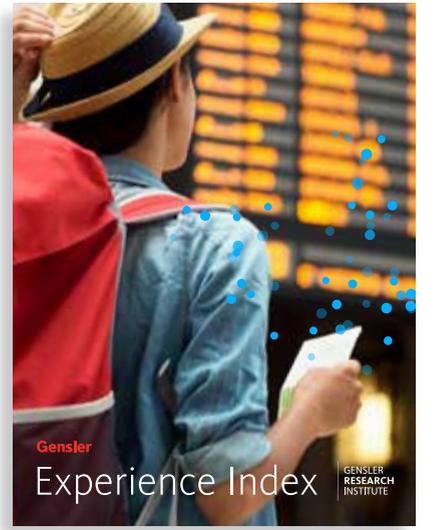
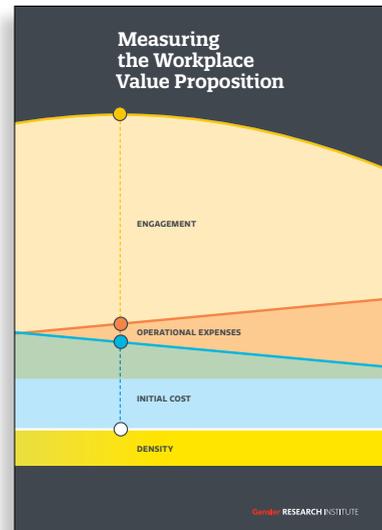
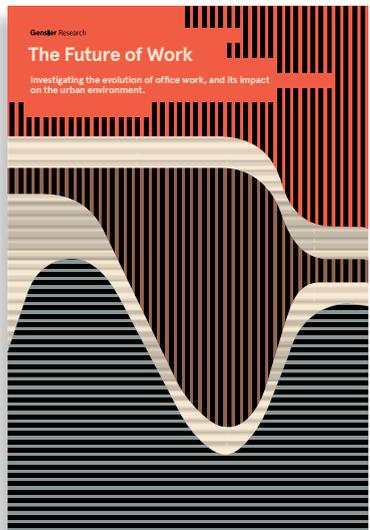
Uses	
Acquisition	416,667
Construction	4,950,000
Contingency	495,000
Legal	50,000
Title	3,333
Survey	1,667
Civil Engineering	8,333
Architectural	216,667
Appraisal	1,667
Environmental	1,667
Leasing Commission	196,102
Loan Origination and Bank Fees	10,000
Accounting Fees	8,333
Consultant Fees	8,333
Interim Interest	226,000
Developer Fee	595,110
Total Sources	7,188,878



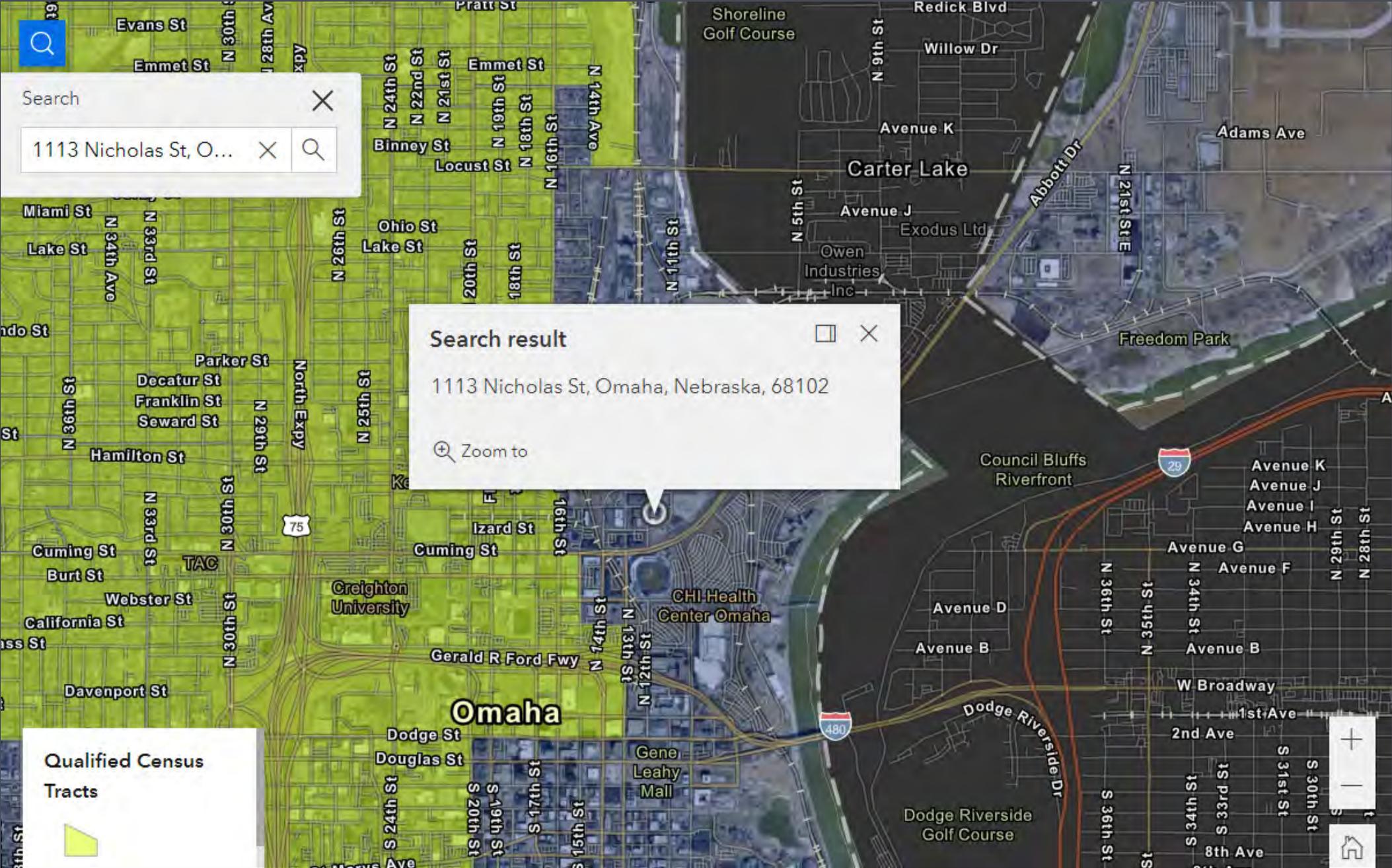
# NODO - Orchard & Wilhelm Warehouse - Flex Workspace

October 9, 2022

# Research is Foundational to our Thinking



# Adjacent to Qualified Census Tract



# New Markets Tax Credit Eligible

1113 nicholas street, o

NMTC Public Viewer

DETAILS LAYERS LEGEND

CIMS Layers

- CDFI Headquarters
- 2015 NMTC Tract - All
- 2010 NMTC Tract - All
- Opportunity Zone
- Food Desert - 2015
- Congressional District - No Labels
- 2015 County - No Labels
- Federal Indian Reservation
- MSA
- State

31055000500





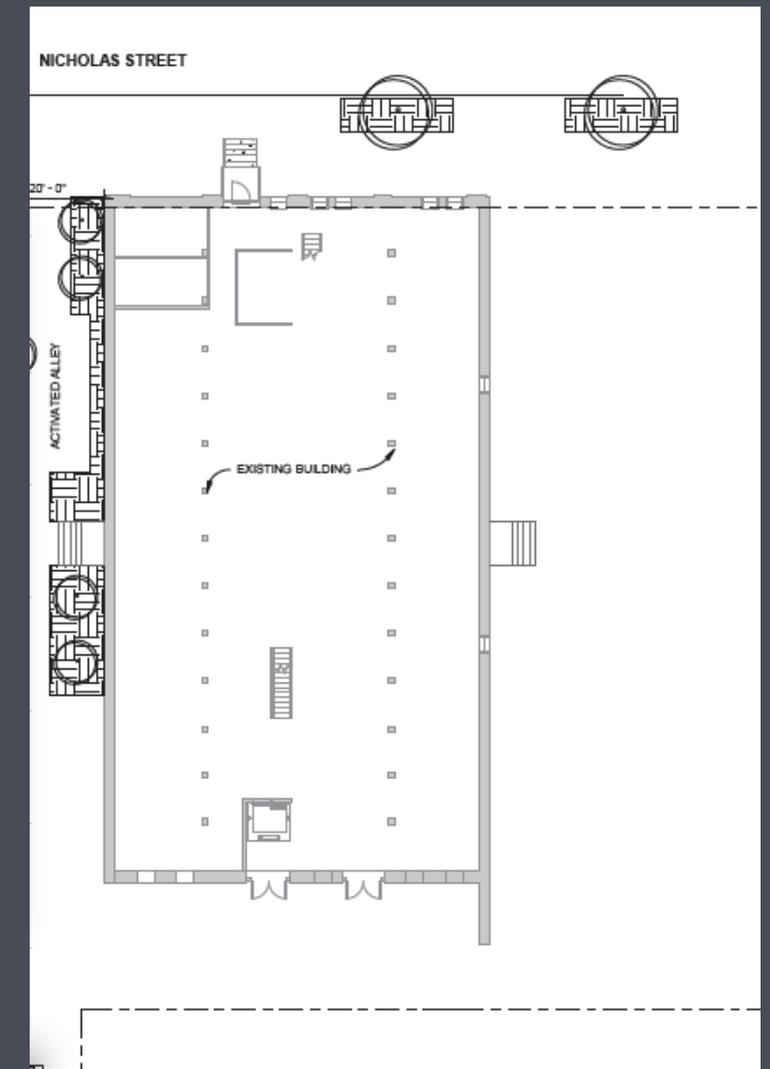
VIEW LOOKING NORTHWEST

### 3D Massing

CONCEPT DESIGN

ALLEY POYNER MACCHIETTO ARCHITECTURE

12th + Nicholas Streets Mixed Use Development | 2022-07-06 | 20003 | 4



# Today's Evolving Workplace



CHOICE + VARIETY



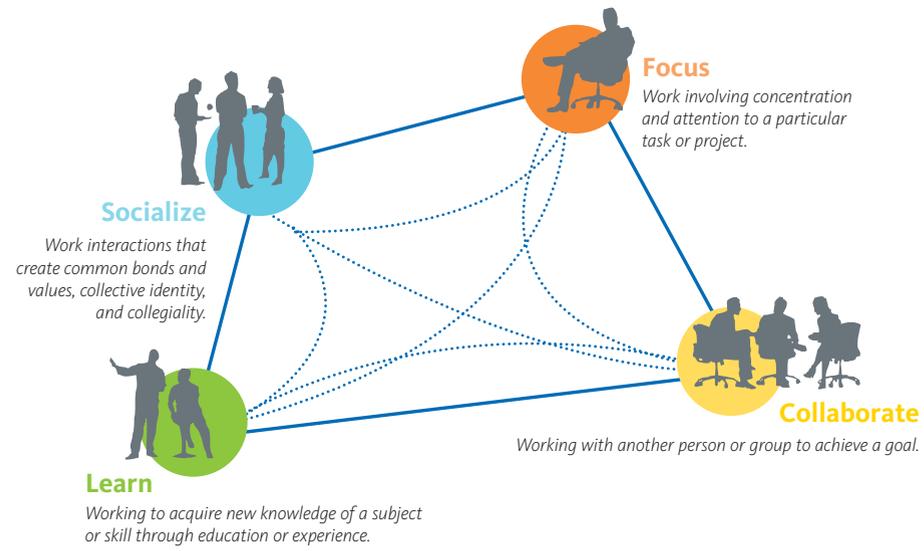
WORKPLACE WELLBEING



CONNECTION + INTERACTION

THE EVOLVING WORKPLACE

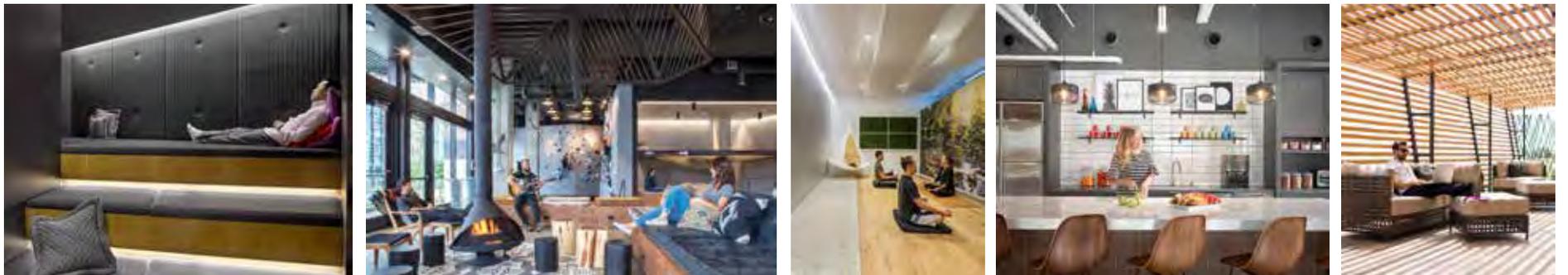
# Workplace Choice



FLEXIBILITY



VARIETY



ALTERNATIVE SPACES

THE EVOLVING WORKPLACE

# Workplace Wellbeing



PROMOTE ACTIVITY



ADJUST POLICIES



INCREASE DAYLIGHT ACCESS



CELEBRATE SUCCESSES



USER CONTROL



BIOPHILIA

THE EVOLVING WORKPLACE

# Connections + Interactions



SCHEDULED MEETINGS



INFORMAL INTERACTIONS

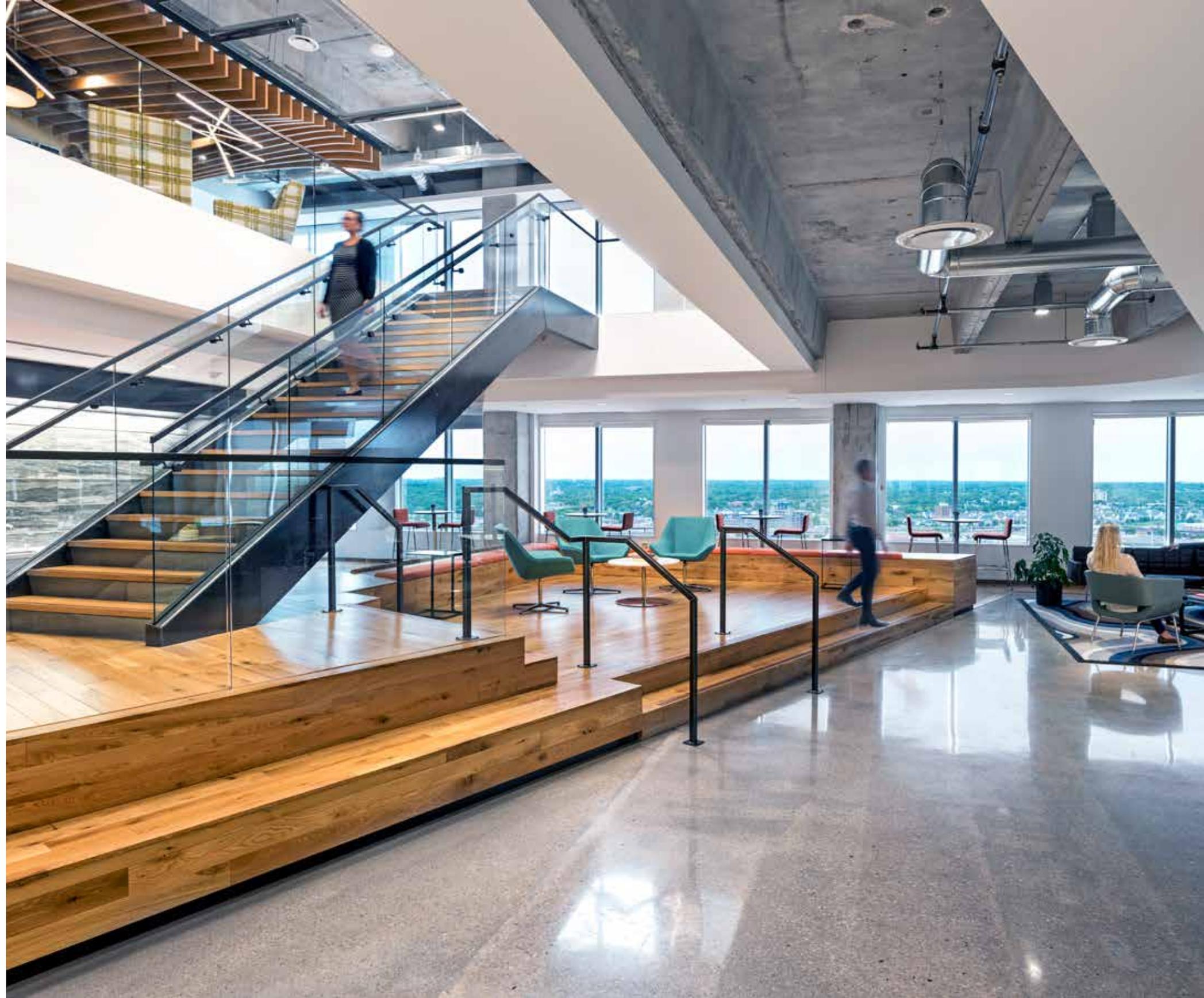


CHANCE ENCOUNTERS

# Relevant Stories

# A testing ground for new workplace strategies.

CBRE  
MINNEAPOLIS



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## The Details

30,000 sf

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## The Big Ideas

- Consolidation and relocation to downtown CBD
- A place to test and showcase innovative workplace strategies and design
- Showcase history and locality of CBRE in Minneapolis, yet celebrate their global reach

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## Amenities & Features

Open Work

Unassigned seating

Neighborhoods support teams and offer adjacent focus, huddle, conference, and open collaboration

Office for a day spaces

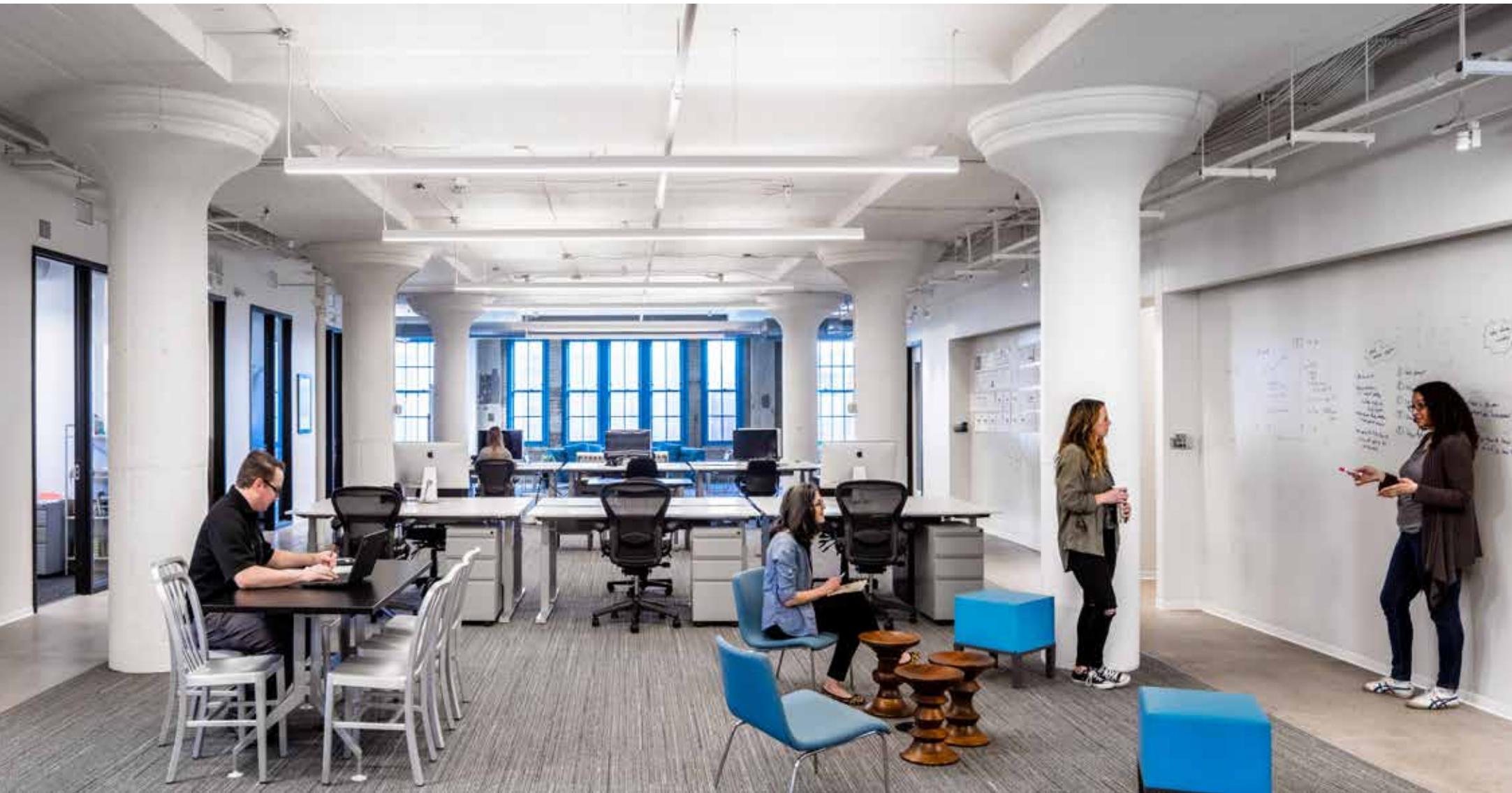
Community space



**A raw and flexible home that facilitates serendipitous interaction.**

CLEAR NIGHT  
MINNEAPOLIS





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## The Details

25,000 sf

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## The Big Ideas

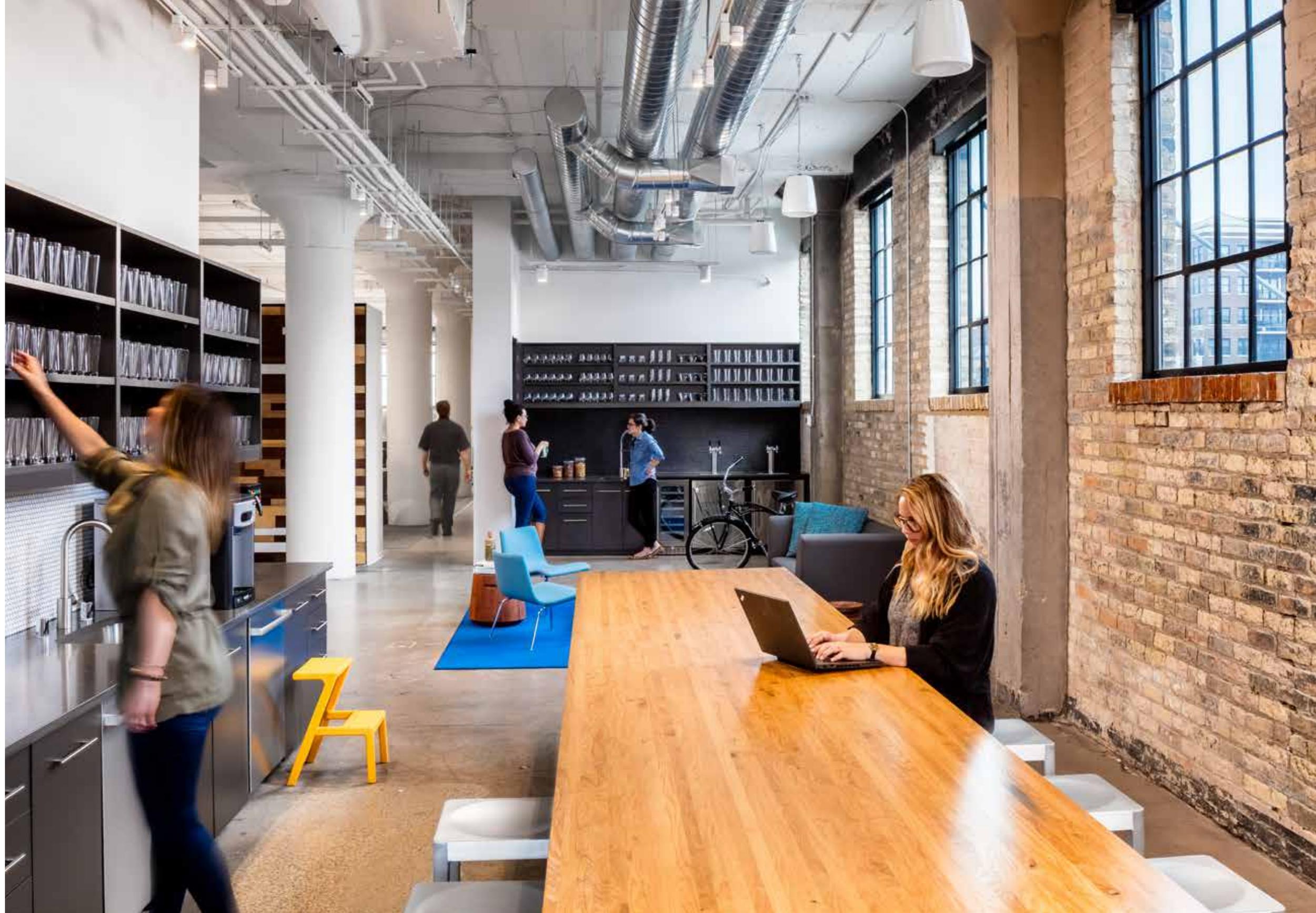
- Merger consolidating 3 creative firms under one roof
- Shared amenity spaces for collaboration among firms and staff
- Honor and celebrate beautiful historic building

---

## Amenities & Features

Flexible “pitch” space that can be used for client presentations or as a space for respite

Pitch space opens up and connects to cafe space for large functions



# A co-working destination for community-focused startups

IMPACT HUB | FINNOVATION LAB  
MINNEAPOLIS





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## The Details

10,000 sf

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## The Big Ideas

- A destination for philanthropic start-ups to coalesce
  - Minimal design intervention
  - Flexible, open, transparent
  - Room for startups to grow
- 

## Amenities & Features

Flexible community space  
can be set up for multiple  
configurations and sizes

Library

Cafe / Cafe Lounge

Terrace



**A gathering  
place for  
entrepreneurs  
with wellness at  
the forefront.**

WELLWORTH

ST. PAUL



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## The Details

10,000 sf

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## The Big Ideas

- A creative, tech focused co-working amenity space within a historic, repositioned building
- Flexible for future growth or easy reconfiguration
- Maximize access to patio
- Targeting WELL certification

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## Amenities & Features

Cafe

Working Patio

Open Work

Team Rooms

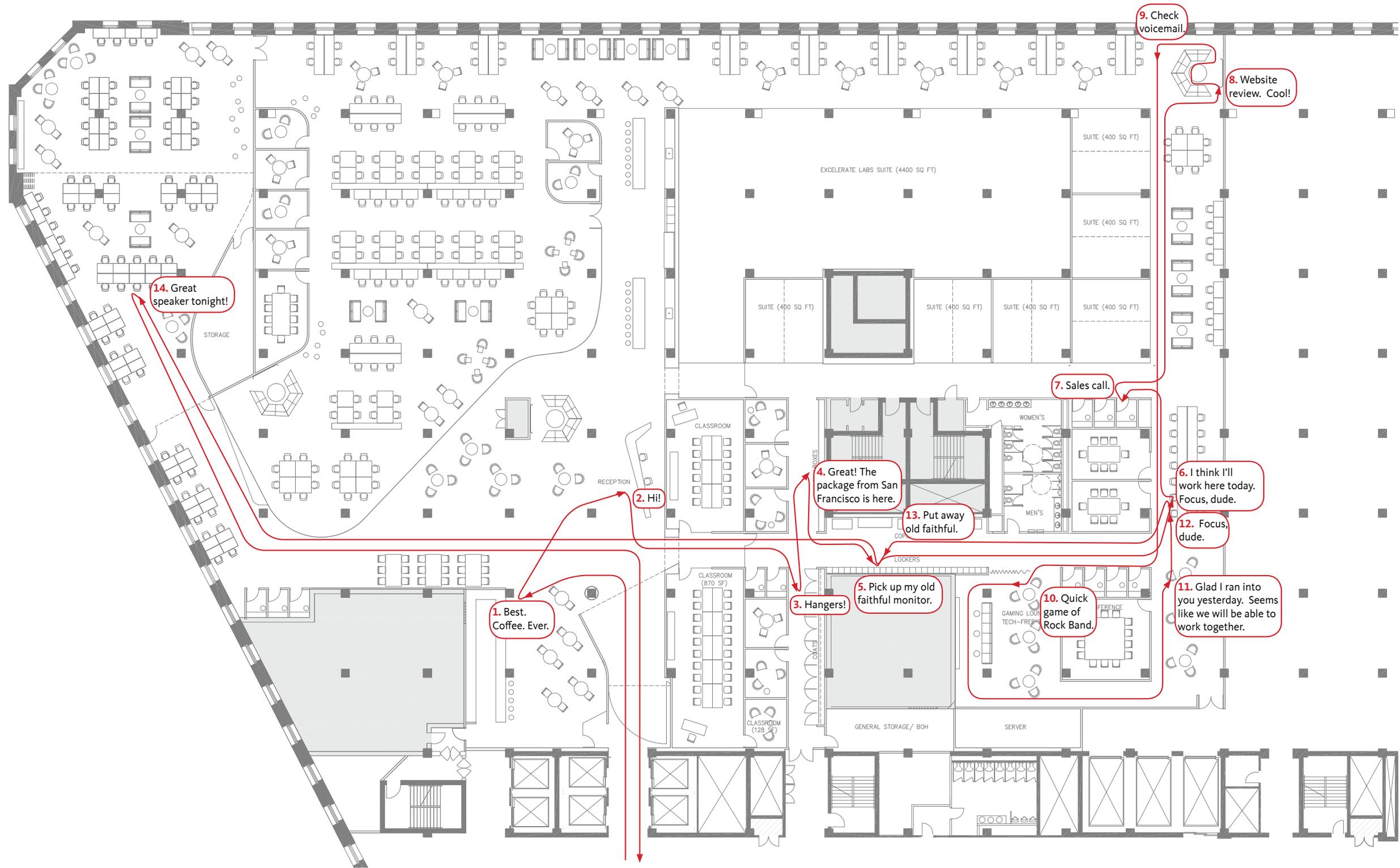
Conference



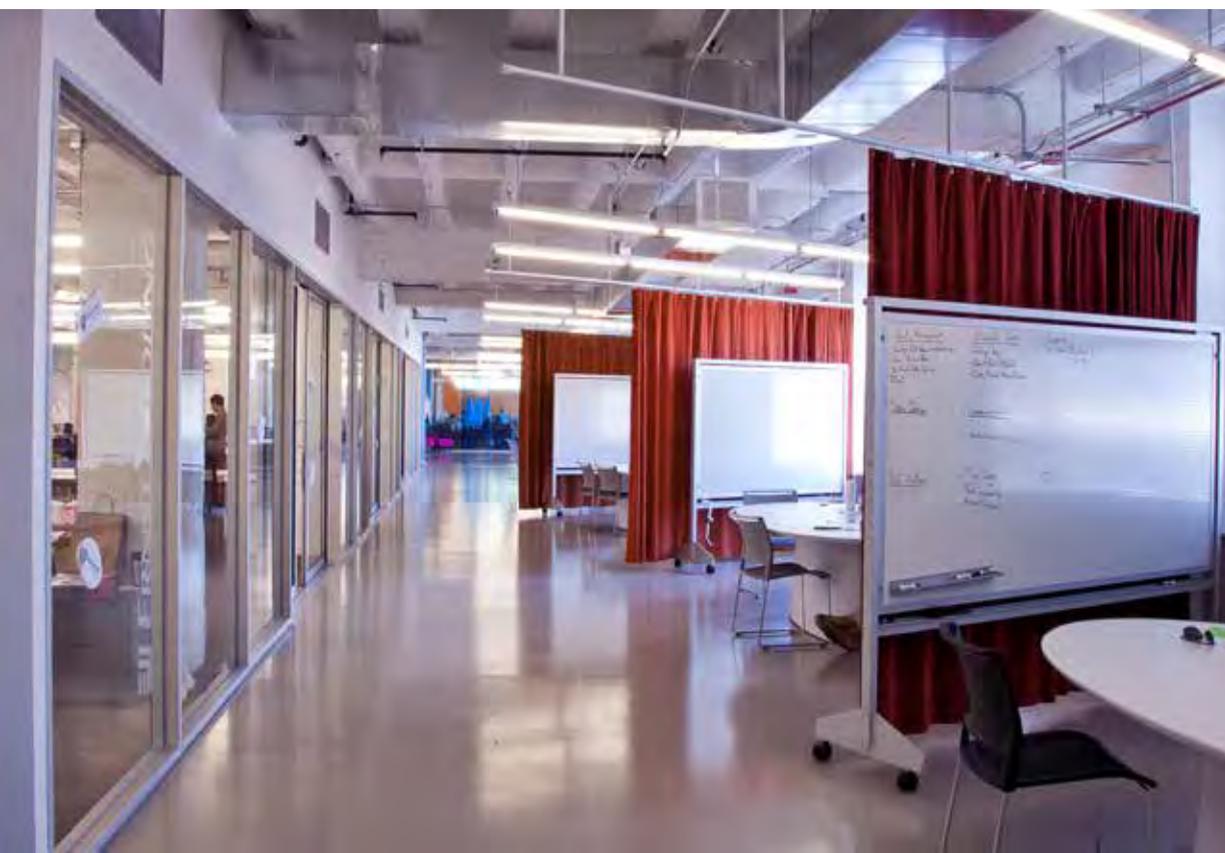
# An Ecosystem to Incubate and Accelerate Business Growth.

1871  
CHICAGO





Experience map of a common coworking member.



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## The Details

50,000 sf

Workplace renovation

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## The Big Ideas

- Designed to accommodate 400 entrepreneurs
  - Facilitates serendipitous collisions and supports a wide range of business functions
  - Flexible and “hackable” furniture and fixture kit of parts
  - To date, 150+ start-ups have utilized the space
- 

## Amenities & Features

Open and private work spaces

Classrooms

Conference Rooms

Offices

Intelligentsia Coffee



# How We Get There

# How we collaborate

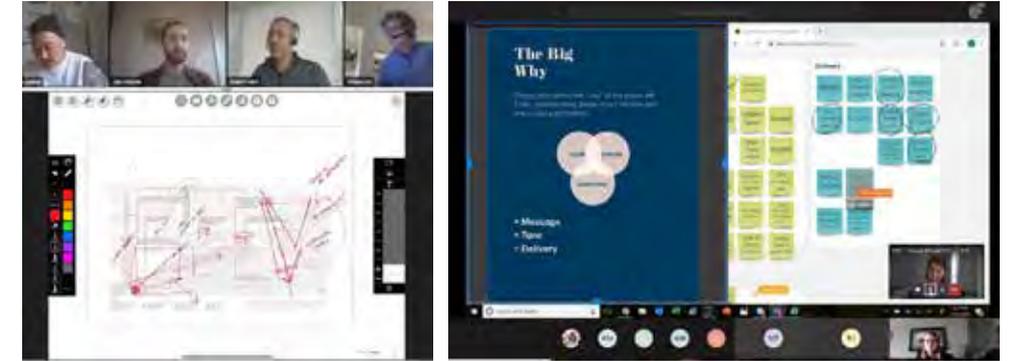
3D Studies



Visioning



Virtual Collaboration



Working Meetings

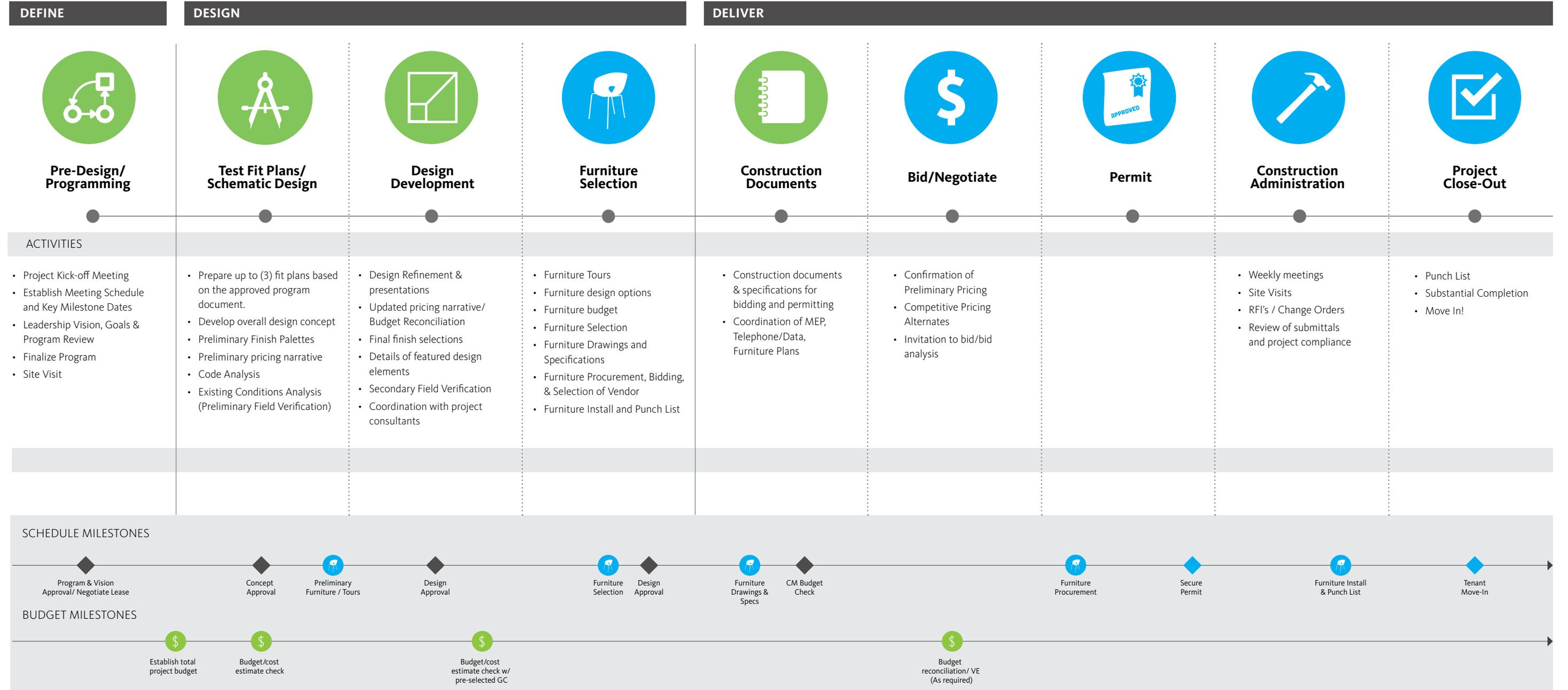


Presentation Integration

Sandbox/Programming

# Process + Schedule

● Basic Service ● Add Service



Thank  
You!



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 15A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

Historic name Nicholas Street Historic District  
Other names/site number See Section 7 Individual Building Descriptions

2. Location

Street & number An area roughly bounded by N 11<sup>th</sup> Street, Izard, N 14<sup>th</sup> Street and a line parallel to and roughly 450' North of Nicholas Street Not for publication   
City or town Omaha Vicinity   
State Nebraska Code NE County Douglas Code 055 Zip code 68102

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Signature of certifying official

Date

Michael J. Auer  
Director, Nebraska State Historical Society  
State or Federal agency and bureau

January 16, 2009

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  
 see continuation sheet.
- determined eligible for the National Register.  
 see continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Edson H. Beall

3-2-09

[Signature]  
Signature of Keeper

Date of Action

Nicholas Street Historic District  
Name of Property

Douglas County, Nebraska  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

Private  
 Public-local  
 Public-state  
 Public-federal

### Category of Property

(Check only one box)

Building(s)  
 District  
 Site  
 Structure  
 Object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
14	3	Buildings
		Sites
		Structures
		Objects
14	3	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

NA

### Number of contributing resources previously listed in the National Register

4 (Four)

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

Commerce/Trade: specialty store  
Commerce/Trade: warehouse  
Government: public works  
Industry/Processing/Extraction: manufacturing facility  
Industry/Processing/Extraction: industrial storage

### Current Functions

(Enter categories from instructions.)

Commerce/Trade: business  
Commerce/Trade: professional  
Commerce/Trade: warehouse  
Government: public works  
Vacant/Not in Use

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements  
No style

### Materials

(Enter categories from instructions.)

Foundation Brick  
Walls Brick  
Roof Synthetic  
Other

## Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Nicholas Street Historic District  
Name of Property

Douglas County, Nebraska  
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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** Owned by a religious institution or used for religious purposes.
- B** Removed from its original location.
- C** A birthplace or a grave.
- D** A cemetery.
- E** A reconstructed building, object, or structure.
- F** A commemorative property.
- G** Less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Industry

### Period of Significance

1893-1958

### Significant Dates

1893, 1905, 1906, 1917, 1930, 1940

### Significant Person

(Complete if Criterion B is marked above.)

NA

### Cultural Affiliation

NA

### Architect/Builder

Unknown

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- Preliminary determination of individual listing (36 CFR 67) has been requested
- Previously listed in the National Register
- Previously determined eligible by the National Register
- Designated a National Historic Landmark
- Recorded by Historic American Buildings Survey # \_\_\_\_\_
- Recorded by Historic American Engineering Record # \_\_\_\_\_

#### Primary location for additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local Government
- University
- Other
- Name of repository: Omaha Main Public Library

Nicholas Street Historic District  
Name of Property

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### 10. Geographical Data

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Acreage of property 20.86 acres

UTM References (place additional UTM references on a continuation sheet).

Zone	Easting	Northing	Zone	Easting	Northing
1.			3.		
2.			4.		

[X] See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

---

### 11. Form Prepared By

---

name/title Jennifer Honebrink, AIA  
organization Alley Poyner Macchietto Architecture, P.C. date Nov 2008  
street & number 1213 Jones St telephone (402) 341-1544  
city or town Omaha state NE zip code 68102

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### Additional Documentation

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Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items.)

---

### Property Owner

---

(Complete this item at the request of the SHPO or FPO.)

name/title See Section 10, page 26  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (15 USC 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section 7 Page 1

### Physical Description:

#### Context

##### Omaha

At the turn of the century, Omaha, Nebraska grew quickly as a large jobbing, meat-packing, and transportation center. Its unique location along the Missouri River and at the Eastern end of America's first transcontinental railroad line gave it an early lead compared to other communities which were trying to quickly connect goods and people in the East to those in the far West. As the railroads developed, lines spread out in all directions from Omaha connecting it to Sioux City, Minneapolis and St. Paul, Chicago, St. Louis, Kansas City, and Denver.

##### Site

Located at the Northern edge of the original plat of Omaha, Nebraska, the Nicholas Street Historic District is a compact area of three full city blocks and the three half blocks that align with them to the North. The District is bound by N 11th Street on the East, Iazard Street on the South, N 14th Street on the West and a line approximately 450' to the North of and parallel to Nicholas Street. The area includes a total of 17 buildings, of which 14 are contributing. Additionally, the buildings in block 318 of the original plat of the city of Omaha have been previously listed on the National Register as the M.A. Disbrow building complex.

These lots were originally along the Northern curve of the railroad as it looped around downtown Omaha. They were bought and first developed by some of Omaha's pioneering settlers. As the railroads grew, adding lines and criss-crossing this area, these buildings were cut off from neighboring development and became an island of commercial warehouse space and factories.

##### Period of Significance

The period of significance for this District spans from 1893 to 1958. The dates were selected based on construction in the area. The oldest extant structure in the District is the Orchard & Wilhelm warehouse, erected in 1893. The youngest portion of a building was an addition to the Hay Exchange Building (Industrial Chemical Labs) in 1958.

#### Architecture

##### Building Types

The buildings of the District generally fall into four types; specialty stores, public works buildings, warehouses and manufacturing buildings. The specialty store buildings are the most limited type in the district, including only the two auto repair garages at 1322 Nicholas Street. The public works buildings are concentrated in the northeast corner of the district. They include the City of Omaha Street Department offices and warehouses at 1114 and 1124 Nicholas Street.

The remaining buildings all fall into the category of Industry/Processing/Extraction and include subtypes of both warehouses and manufacturing facilities. Some buildings include both subtype uses, while others are specific to one or the other. (See the table at the end of Section 7.)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

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Section 7 Page 2

Architectural Style

The buildings in this District are all vernacular commercial structures with little ornament. Each is reflective of the general architectural styles, construction methods and materials of the period in which it was constructed. They span the range from Italianate industrial buildings of the 1890s to Behlen Buildings of the 1950s. (See the table at the end of Section 7.)

Construction Materials

With three exceptions, the buildings of this District are constructed using Mill construction; load-bearing masonry exterior walls with wooden beam and column systems on the interior, although two use steel posts. The exceptions to Mill construction are the Deep Rock Oil Company Building which is a concrete framed structure with brick curtain wall in-fill, the metal garage Quonset at 1322 Nicholas and the Behlen building at 1222 Izard.

**Integrity**

The core buildings of the Nicholas Street Historic District have maintained good physical integrity. These include the buildings of the M.A. Disbrow Company, the L.G. Doup Company and the Adams and Kelly Company. The two larger buildings on the fringe, 1113-1117 Nicholas Street (Orchard and Wilhelm) and 1126 N 11th Street (the Deep Rock Oil Company Building) are in fair condition. Both have lost windows and the Orchard and Wilhelm building has been covered in stucco.

Of the smaller buildings, 1114 Nicholas Street, 1124 Nicholas Street and 1322 Nicholas Street have also maintained good integrity.

**Individual Building Descriptions**

Non-Contributing Properties

A limited number of extant properties are non-contributing for standard reasons. Two of the properties are non-contributing due to lack of integrity. These are 1001 N 12th St and 1108-1112 Nicholas St. One additional property was listed as non-contributing due to construction after the period of significance. It is 1123 Nicholas St. which was constructed sometime after 1962.

Contributing Properties

Following are descriptions of the contributing buildings to the Nicholas Street Historic District; including location, Omaha property identification number, historic name, date of construction, physical description, type designation, alterations and historical background.

Information for each building was gathered from city directory listings, Sanborn maps and city histories. Clippings on company history were not available at the main public library for any company other than the M.A. Disbrow company.

The integrity of each building was assessed through visual examination of the exteriors. An examination of each building reviewed its materials, fenestration, surface and design treatment, stylistic influences and consistency of construction methods with the period of construction.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

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Section 7 Page 3



**Block 308**

**Name:** Wayne Auto Truck and Trailer

**Address:** 1322 Nicholas

**PIN:** 0324200000; Block 308 Lot 5

**Built:** approximately 1945 for both buildings

**Physical Description:**

Building 1

The north garage appears to be the older of the two. It is a one story rectangular building facing North 14<sup>th</sup> Street. Constructed of concrete masonry units in a running bond pattern that has been left unpainted, the parapet is in poor condition. The only opening on any of the building's facades is the single garage door on the front of the building. It contains the original wood paneled garage door, which is in poor condition. The South side of the building contains remnants of colored, painted signage for Wayne's Auto Truck and Trailer.

Building 2

The south garage appears to be newer. Constructed of corrugated metal, the long face of the quonset has been cut short to accommodate garage doors along its length. Each of the short ends contains two fixed, four lite steel windows.

*History:*

In 1945, the alley to the north of this lot was vacated and became part of this parcel. Shortly after this, the property was purchased by Beulah Wayne. An auto truck and trailer painting shop opened at this address in 1948. Between 1946 and 1962, the large building at the front of the property was torn down and replaced by a smaller office and work shop. Also with-in this period, both of the garage buildings extant today were constructed.

*Integrity:*

Both buildings have a high level of integrity having sustained little or no alterations over the years.

United States Department of the Interior  
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National Register of Historic Places  
Continuation Sheet

Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

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Section 7 Page 4



**Vacated Illinois Central RR R.O.W. (Right of Way)**

**Name: Consumer's Coal & Supply Co**

Address: 1112 N 13th St

PIN: 0214180006; Vacated Portion of Illinois Central RR R.O.W. (Right of Way) and 16' of Vacated N 13th Street

Built: Building 1—1940; Building 2—1930

*Physical Description:*

Building 1

Constructed in 1930, this one-story brick rectangular building has a flat roof covered with a ballasted membrane. Arched windows with stone sills have been infilled with plywood on the South façade and all wall surfaces of the building have been painted. A brick party wall separates the structure into two large bays on the interior.

Building 2

Constructed in 1940, this long, rectangular building is one story in the front (South) half and two stories in the rear (North) half. The exterior is a mixture of concrete masonry units and metal siding, all painted. A flat metal cornice projects out over three modern aluminum storefront windows with transoms on the front façade. A ramp with metal guardrail was constructed across the face of the building in the late 1990s.

*History:*

Consumer's Coal and Supply Company and Consumer's Oil Company were first listed at this address in 1925. In 1940, the property was taken over by the Federal Works Agency. In 1945, a collection of fuel dealers and a home heating equipment dealer moved onto the site. These companies included the Gordon Fuel Company, the Liberty Gas & Oil Company, the Gendler Home Equip. Company, the State Coal Company and the Puritan Fuel Company. Names of the fuel companies changed, but the group remained; using the buildings into the late 1960s.

*Integrity:*

The buildings have a fair amount of integrity. Massing, scale, proportion and materiality are present in both structures, although the windows are gone or have been replaced.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section 7 Page 5



West Building

Infill

East Building

**Block 309**

**Name:** Adams & Kelly Co

**Address:** 1202-1224 Nicholas St

**Site Number:** DO09:0129-013

**PIN:** 0324250000; Block 309 Lots 5,6,7 and 8

**Built:** 1906 (end buildings); infill 1910

**Physical Description:**

East Building

This four-story rectangular brick building was constructed in a vernacular Italianate style. There is no ornamentation on the building. Windows were constructed using evenly spaced arched rowlock header courses in a 1:1.75 proportion and trimmed with a stone sill. Aluminum combination storm windows have been installed onto the original wooden window frames. The parapet was capped with terra cotta coping tiles. On the lower floor, plywood has been installed over the lower sash. One of the original entry doors has been in-filled with concrete masonry units, while the other has been in-filled with a combination of plywood and a modern door. Ghosts of previously painted signs are still visible on this facade.

West Building

This four-story rectangular brick building was also constructed in a vernacular Italianate style. Pairs of windows divide the building into eight structural bays. Windows were constructed using evenly spaced arched rowlock header courses in a 1:2 proportion and trimmed with a stone sill. Aluminum combination storm windows have been installed onto the original wooden window frames in the upper three floors. The windows of the lower floor have been covered with metal sheeting. The parapet was capped with terra cotta coping tiles. Masonry at the bottom of the walls is efflorescing. One of the original doors has been in-filled with concrete masonry units, while the other has been modernized with a new concrete stoop, metal railing and door. At both ends of the front façade, adjacent to where the downspouts rest against the building numerous bricks are spalling and the mortar has been pointed with mortar that does not match the original mortar color. Ghosts of previously painted signs are still visible on this facade.

In-fill

The four-story in-fill was constructed between the two original buildings in a style to match the west building. Windows of this addition align with the West building. Twelve over twelve wooden double hung windows

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National Park Service

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Continuation Sheet

**Nicholas Street Historic District**

Name of Property

**Douglas County, Nebraska**

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Section 7 Page 6

are still visible on the first floor through the aluminum combination storm windows. Both original doors have been in-filled with concrete masonry units. At an unknown time, a garage door was installed using a steel lintel. Two older eight-lite wooden windows currently fill the transom over a modern metal garage door in this opening.

*History:*

The Adams and Kelly Millwork Company was established in Omaha in 1892.<sup>1</sup> The company manufactured windows, doors, and interior millwork for local and regional use. In 1902, the company moved into an existing building in the center of this half block. In 1905 they purchased all three lots on this half of the block and by 1906 they had constructed the buildings on either end of this block. Their 1908 catalogue contains a watercolor of these buildings in addition to a second factory located in Dubuque, Iowa. In 1910 they removed the smaller, center building and replaced it with an infill. The company was in business and remained at this location for almost 70 years, until 1961.

*Integrity:*

This group of buildings has a high level of integrity. Minor door and window alterations have occurred as the uses of the building evolved, but it is generally clear what has been altered and the buildings are in good condition.

<sup>1</sup> Federal Writers Project, *Omaha: A Guide to the City and Environs*, Omaha: Omaha Public Library 1981, p. 144.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

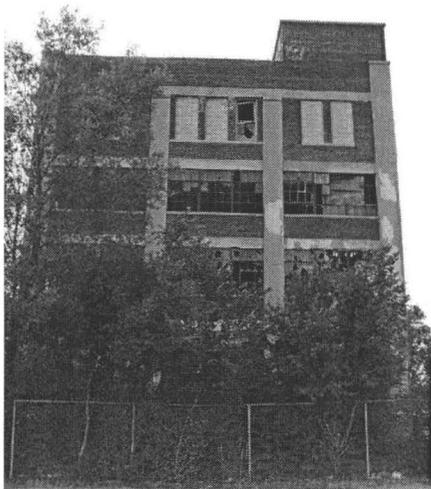
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

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Section 7 Page 7



**Lands SEC-TWN-RGE 15-15-13**

**Name: Deep Rock Oil Co**

Address: 1126 N 11th St (1114-1136 N 11th St)

PIN: 0213840002; Lands Sec-Twn-Rge 15-15-13 Irreg E 1.125 S 264 Ft Tax Lot 6 & -EX N 145 Ft—34 Ft Strip VAC 11 St Adj & Sub Lot 8 Tax Lot 5 SE 1/4 NE 1/4

Built: 1921

*Physical Description:*

This four-story rectangular brick and concrete structure is larger on the first floor than the upper floors. The exposed concrete structure creates a series of bays which have been in-filled with brick and steel windows in an early Modern Industrial style. Three 16-lite center-pivot steel windows are set together in the openings on the second and third floors on limestone sills. On the first floor, a single one-over-one wooden double hung window remains. The remaining windows on this floor have been in-filled with concrete masonry units.

*History:*

The Shaffer Oil and Refining Company succeeded the Consumers Refining Company in 1920 and opened a warehouse here in 1921. In 1926, the company left or was renamed the Deep Rock Petroleum Company. The 1934 Federal Writer's Project noted that 11<sup>th</sup> street was Omaha's oil distributing center, with six major oil refineries and warehouses stretching from Clark to Nicholas, with Deep Rock Oil offices and tanks at the Southern end of the group.<sup>2</sup> In the 1950s, Deep Rock was joined by the Seavle Petroleum Company. By 1965, both companies left, or merged under the name Nebraska Producing and Refining Company. This company lasted until the late 1970s, when the building was used by Economy Products Inc to produce insecticides.

*Integrity:*

This building has a fair amount of integrity, with few alterations over the years. Evidence of all the original building materials is there, but the building has been abandoned for a number of years and is in poor condition.

<sup>2</sup> Federal Writers Project, *Omaha: A Guide to the City and Environs*, Omaha: Omaha Public Library 1981, p. 143-144.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Nicholas Street Historic District**

Name of Property

**Douglas County, Nebraska**

County and State

**Section 7 Page 8**



**Block 310**

**Name: Street Maintenance Dept**

Address: 1114 Nicholas St; east half of Lot 6

PIN: NA

Built: 1920

*Physical Description:*

This two-story brick rectangular structure was completed in a vernacular version of the Second Renaissance style. Seven windows are even spaced across the façade. Brick rowlock headers and stone sills trim each window. A half-circle arch highlights the centrally placed door. The doors and windows have been replaced with modern aluminum storefront systems. A corbelled brick cornice divides the space between the second floor windows and the parapet, which is capped with stone.

*History:*

Out of the original city plat, no one bought this lot, so as the city developed the need for road construction and maintenance it took over this property for that purpose. It is unclear how early the city began using this site for road maintenance as the city directories do not list properties by address until 1912. At that time, this property was listed as an asphalt and sewer plant and had a small office building in the front part of the lot. In 1920 the city replaced the earlier office and plant with a new building for the Street Maintenance Department. It changed its name to the City Street Cleaning Department, and then to the City Street and Boulevard Department shops. The city continues to use these buildings for street maintenance.

*Integrity:*

This building has a good level of integrity with no alterations other than the replacement of the windows and doors within their original openings.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Nicholas Street Historic District

Name of Property

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Section 7 Page 9



**Name:** City Street Cleaning Dept

Address: 1124 Nicholas St

Site Number: DO09:0129-015

PIN: NA; Lots 5 & west half of 6

Built: 1924

*Physical Description:*

This one-story brick vernacular building was constructed out of street pavers. The façade is divided into four bays by brick pilasters. Within the bays are a variety of window openings, all of which have been in-filled with contrasting red brick. The parapet has been repointed with mortar that does not match the original dark mortar color. This building appears to have never had a door along the street.

*History:*

Out of the original city plat, no one bought this lot, so as the city developed the need for road construction and maintenance it took over this property for that purpose. In 1924 they constructed this building to house the expanding needs of the City Street Cleaning Department. At the time this building was constructed, road finish materials were switching from pavers to concrete. Locally, pavers were considered surplus and were given away or sold inexpensively as construction materials. This building is one of several local examples of these surplus pavers put to new uses. The city continues to use these buildings for street maintenance.

*Integrity:*

Like the first city street department building, this building has a good level of integrity with no alterations other than the in-fill of the windows within their original openings.

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**Block 317**

**Name: Orchard & Wilhelm Warehouse #1**

Address: 1117-1119 (1113-1117) Nicholas St

Site Number: DO09-0129-016

PIN: 0324700000; Block 317 Lot 3

Built: 1893

*Physical Description:*

This three story rectangular building was constructed in 1892 of Mill construction typical of warehouse buildings of this era in Omaha. The short end of the rectangle faces Nicholas Street. Italianate in style, this building is four bays wide. On the interior, the building is divided down the center with a load-bearing wall. All of the windows have been altered, infilling most and changing others to steel fixed/hopper units. The original front entry dock and flanking stairs have been changed to a single stair, stoop and entry door with sidelights. Additionally, the building has been covered in stucco, likely due to deterioration of the original brick.

*History:*

This is the oldest extant building in the district. When constructed, it was so close to the fringe of the city that it was cut off from the Sanborn Map. Completed in the early 1890s, the building was first used as a furniture and carpet warehouse by Orchard and Wilhelm, who founded their company in 1893.<sup>3</sup> It was next used as an agricultural implement dealership by T.G. Northwall Company before becoming the site of the Omaha School Supply company in 1921. The School Supply Company sold school books, furniture, laboratory equipment, etc. For many years, it was the only company in Omaha with such a niche market, although on and off a rival appeared. From the 1930s through the 1950s, they shared the building with Ossit Brothers Church Furniture Company, who specialized in church furniture. The School Supply Company remained in business at this location until the early 1960s, when they sold the building to a furniture manufacturer.

*Integrity:*

The building maintains a fair amount of integrity for its age. Despite the stucco, it projects the mass, scale and proportions of a building of the 1890s. Its loss would create a gap in the district.

<sup>3</sup> Sara Mullin Baldwin, ed., *Who's Who in Omaha: Biographical Sketches of Men and Women of Achievement, 1928*, Louisville, KY: Baldwin Corp, 1928, p. 206.

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**Block 318**

**Name: M.A. Disbrow Co.**

Address: Block 318

Listed on the National Register 2008

This company was in business at this location from 1886 to 1984 and manufactured a wide variety of products, including molding, millwork, sashes, doors, blinds and screens.

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**Block 319**

**Name:** L.G. Doup Co.

**Address:** 1301-1311 Nicholas

**Site Number:** DO09:0129-007

**PIN:** 0324920004; Block 319 Lots 1 & 2

**Built:** 1906 with an addition in 1916

*Physical Description:*

The flat roofed building is of Mill construction and was built in two phases. The four-story rectangular structure on the west side of the property was constructed first and the three-story rectangular structure on the east was constructed later. Pairs of double hung windows capped with camber arches punctuate the north wall at all floors of both the four and three-story structures. The only exceptions are found in the four-story structure: a rectangular storefront located on the west side of the fourth floor, a pedestrian door, overhead garage door and first floor rectangular windows. Windows on the east façade are not arranged in pairs and each opening holds a double hung window capped with a camber arch. A large door is located in the center of this façade. A stone cornice ornaments the east and north parapets of both structures. Windows on the south façade in both structures are two over two double hung units typically arranged in pairs in similar fashion to the north façade.

*History:*

The L.G. Doup company was a furniture manufacturer. They moved their business to this location in 1905, specializing in upholstered furniture and mattresses. The company continued to grow rapidly and in 1916 constructed an addition to their building. In the 1920s, the company dropped the upholstered furniture line and focused on mattresses. Over the years, the number of mattress factories in Omaha varied from three to six. Typical of the larger and longer-lasting mattress factories, this one was located directly adjacent to railroad lines. It was the oldest mattress company in Omaha when it went out of business. Doup remained in business at this location until 1980. When the building changed hands, it remained a mattress factory, operating as a Serta mattress factory until the late 1990s.

*Integrity:*

The four-story and three-story buildings have maintained a high level of integrity. Each structure has sustained little or no alteration over the years with the exception of window replacement on the north and east facades.

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**Name: Orchard and Wilhelm Warehouse #2**

Address: 1302-1306 Izard (now fronts N 13th St)

Site Number: DO09: 0129-008

PIN: 0324920004; Block 319 Lot 8

Built: 1918

*Physical Description:*

The rectangular brick masonry and wood timber building was constructed in two phases: the first was a single-story structure seen from Izard Street and the second was an addition to the east side of the building which fronts 13<sup>th</sup> Street.

A large overhead loading/unloading door, pedestrian door, and three sixteen pane operable steel windows are the only fenestration on the south façade of the original single-story structure. A corbelled brick cornice is the only ornament.

The south end of the east addition is two-stories in height and punctuated by windows on both floors, six pane windows at the second floor and sixteen pane operable steel windows on the first floor. The southeast corner of the building has been curved and displays signage for the current tenant. Access to the single story space on the north end of this addition is provided by six overhead garage doors.

*History:*

This building was originally constructed in 1918 as a warehouse space for rent. The 1918 Baist Map shows it as another warehouse for the Wilhelm and Orchard Furniture Carpet Company. The 1934 Sanborn map shows it as a Chemical Warehouse, likely for Industrial Laboratories Inc at the other end of this block. In 1936, the property was purchased by William Bouquib, who used this property for the On-Time Transfer Company until the late 1960s, when L.G. Doup began using the property for loading its products. Doup bought the property in 1972 and continued to use it as an extension of their business.

*Integrity:*

The building and its addition has a high level of integrity. Few door and window openings have been altered and those that have been changed are clearly identifiable.

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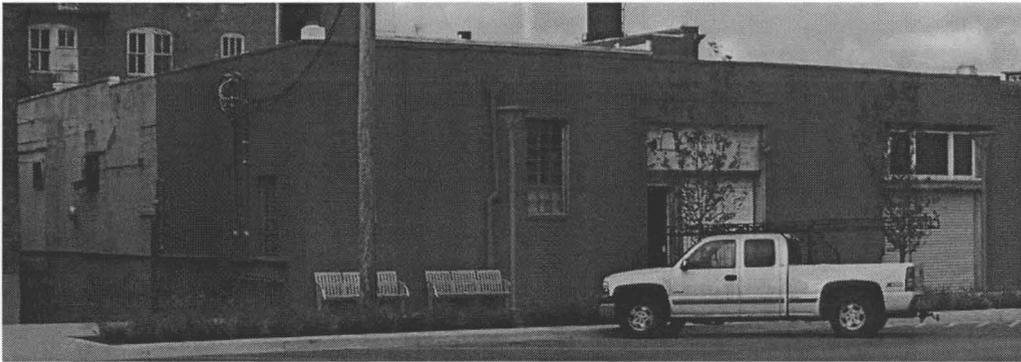
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**Name: J.D. Adams Company**

Address: 1308-1312 Izard St

PIN: 0324920004; Block 319 Lot 7

Built: 1934

*Physical Description:*

The primary south façade of this single-story rectangular concrete masonry building was originally dominated by a wood platform. The original platform is no longer there, but a new smaller steel platform and railing has been added. Both of the original overhead doors have been replaced with combinations of modern doors, wood siding, window transoms and signage, but the original masonry openings have not been altered. One window and a door opening have been in-filled with concrete block.

*History:*

This building was constructed in 1934 for the J.D. Adams road machinery company. Several years after he purchased this property, he also bought the adjacent lot at 1302-1308 Izard and joined the two buildings, running the newly renamed company out of the 1302-1306 Izard address. The On-time Transfer Company operated out of these buildings until the Owner's death, when L.G. Doup bought the property and began using it as an extension of their business.

*Integrity:*

The buildings have a fair amount of integrity. Massing, scale, proportion and materiality are present in both structures, although the doors and windows are gone or have been replaced. Much of the masonry is in need of repair due to building settlement.

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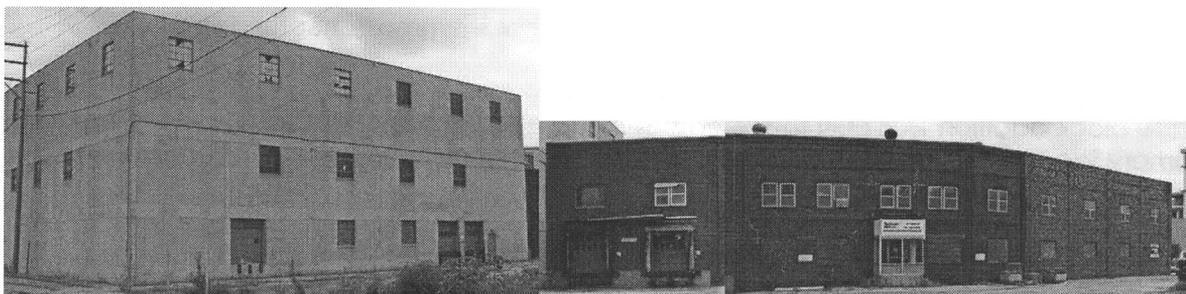
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**Name: Hay Exchange Building**

Address: 1015 N 14<sup>th</sup> St

Site Number: DO09:0129-006

PIN: 0324910000; Block 319 Lots 3,4,5 and 6

Built: 1920

*Physical Description:*

Original Structure

The footprint of the two-story, flat roofed, masonry building constructed some time around 1920 was angled on its west side due to the existence of the railroad. Two different brick masonry colors, soldier and rowlock coursing on the west primary façade differentiate the first story from the second and the parapet above, as well as providing vertical emphasis at either end of the building and as it angles to facilitate the railroad track. Two pairs of window openings flank either side of the front aluminum frame and glass door. Currently these windows have been in-filled with plywood. The window fenestration of the second floor aligns with windows on the first floor and has been slightly modified to accept storm windows and one window air conditioner.

1935 Addition to North

This two-story addition in-filled a vacated alley and uses the same architectural language and materials as the original structure. The primary difference is that instead of windows and an aluminum frame and glass door at the first floor, we see two larger overhead wood doors used for loading and unloading.

Addition to South and East

In 1958, another two story masonry building was constructed to the south and wrapped around the east side of the original structure and 1935 addition to the north. Although the same window fenestration, soldier and rowlock coursing were used on the west/south façade the brick masonry colors differs from previous construction. As with the original structure, the windows on the first floor have been in-filled with plywood. Concrete block was used to construct the east façade and is punctuated by 12 paned steel windows on the second floor. A single, overhead door provides a space to load/unload goods from the railroad spur in the east alley.

Addition to North

The three-story building is a concrete post and beam structure with concrete block wall in-fill with six structural bays on the west façade and four on the north. Each bay on the third floor is penetrated by a 12 paned steel window. Identical windows for the second floor are located only in the center four bays on the west façade and three of the bays on the north. There are only two first floor windows located in the center bays of the west façade and no window openings on the north side of the building. Also on the west façade are large overhead loading doors in the structural bays flanking the windowed center structural

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bays. A single pedestrian door, located on the west façade in the southernmost structural bay, also provides access to the interior of the building.

Second Addition to North

A two story concrete block addition was built to the east of the larger three story addition. There is only one window on the primary façade located on in the center of the second floor. An air condition has modified the original nine paned steel window.

*History:*

This property has served a variety of uses over the years. Around 1920, the Hay Exchange Building was constructed at 1015 N 14<sup>th</sup> street. At that time, they shared the building with the Nebraska Hay company and the Grand Omaha Grain Exchange. Spurs from the railroad tracks ran through lots 3 and 6. In 1924, Industrial Laboratories Inc moved into the space. In 1935 the alley to the south of lot 4 was vacated and an addition was constructed, infilling the space between the Hay Exchange and the building to the North. In 1958 the south/east addition was constructed on lots 3, 6 and the south half of lot 5. At some point after 1962, the original building on lot 4 was torn down and replaced by a new addition to the Hay Exchange building. Finally, at an unknown date, the north half of lot 3 was in-filled with an addition to the building.

*Integrity:*

The group of buildings has a high level of integrity. Few door and window openings have been altered and those that have been changed are clearly identifiable. Although inappropriate re-pointing techniques were used to repair the original structure, all of the masonry appears to be in good condition and the original detailing is still intact.

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Address	Name	Built	# of Add's	Style	Type	Status
<b>Block 308</b>						
1322 Nicholas St	Wayne Auto Truck and Trailer	a. 1945	0	Garage	Trade: Store	C
1322 Nicholas St	Wayne Auto Truck and Trailer	a. 1945	0	Quonset	Trade: Store	C
<b>Vacated RR ROW</b>						
1112 N 13 <sup>th</sup> St	Consumer' Coal Co	a. 1940	0	Vernacular	Industry:	C
1112 N 13 <sup>th</sup> St	Consumer' Coal Co	a. 1930	0	Vernacular		C
<b>Block 309</b>						
1202-1212 Nicholas St	Adams & Kelly	c. 1906	1	Italianate	Industry: mfgr	C
1220-1224 Nicholas St	Adams & Kelly	c. 1906	0	Italianate	Industry: mfgr	C
<b>Lands 15-15-13</b>						
1126 N 11 <sup>th</sup> St	Deep Rock Oil Co	s. 1917	0	Modern Industrial	Industry: whse	C
<b>Block 310</b>						
1108-1112 Nicholas St	City of Omaha	c. 1962	0	Vernacular	Gov: pub wks	N
1114 Nicholas St	Street Maintenance Department	c. 1920	0	2 <sup>nd</sup> Renaissance Revival	Gov: pub wks	C
1124 Nicholas St	City Street Cleaning Department	c. 1924	0	Vernacular	Gov: pub wks	C
<b>Block 317</b>						
1113-1117 Nicholas St	Orchard & Wilhelm	a. 1892	0	Italianate	Industry: whse	C
1123 Nicholas St	City of Omaha	c. 1969	0	Vernacular	Gov: pub wks	N
1001 N 12 <sup>th</sup> St	M.A. Disbrow Co	c. 1924	1	Vernacular	Industry: whse	N
<b>Block 318</b>						
Varies	M.A. Disbrow Co	Varies		Varies	Industry: w&m	L
<b>Block 319</b>						
1301-1311 Nicholas St	L.G. Doup Co	d. 1906	1	2 <sup>nd</sup> Renaissance Revival	Industry: mfgr	C
1302-1306 Iazard	Orchard & Wilhelm 2	c. 1918	0	Vernacular	Industry: whse	C
1308-1312 Iazard	J.D. Adams Co	c. 1934	0	Vernacular	Industry: whse	C
1015 N 14 <sup>th</sup> St	Hay Exchange Building	c. 1920	4	Varies	Industry: whse	C

## Notes to the Table:

- Built Dates preceded with "a" are from the Assessor's Records, "s" are from the Sanborn Maps, "d" are from deeds research and "c" are estimated from a variety of sources
- Contributing Status symbols are "C" for Contributing, "N" for Non Contributing, and "L" for those previously listed on the National Register.

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### Statement of Significance:

The Nicholas Street Historic District is locally significant under Criterion A for its association with community development and industry in Omaha. As a whole, this District represents one of three patterns of industrial development along railroad lines in Midwestern towns which were formed simultaneously with railroads.

### Development of America's Railroad System

As sections of the Great Plains achieved statehood, railroads began to spread across the United States. The first railroad charter in North America was granted to John Stevens in 1815. For the next 25 years, a series of inventions continued to improve and refine components of the railway. By 1840 the parts of the system were standardized. Tracks began spreading throughout the country.

In the 1850s, two significant factors of railroad development emerged that influenced the growth of communities all over the mid-west. The first was that speculators began to purchase land in hopes railroads would come through their area.<sup>4</sup> As a result, individuals and towns began wooing the railroads and many early towns either began to thrive or became ghost towns due to where the railway was laid. The second factor was that a private/public partnership developed between the U.S. Government and the railroads, in which the government granted alternating one-mile-square sections of land to the rail companies with the government retaining ownership of the intervening lands. This partnership in turn led to the extension of the railroads into underdeveloped areas.<sup>5</sup> By 1880, this first boom of railroad growth had laid 160,506 miles of track and had connected both coasts of America with the first transcontinental railroad.<sup>6</sup> During this period, it was common for small lines to sell out to one another and form larger systems.<sup>7</sup> Where two companies had competing lines, often the more difficult route was abandoned.

The boom was quickly halted by the national depression of the 1890s. Financial panics and mismanagement of various companies forced approximately one-fourth of the railroad tracks and capital into receivership.<sup>8</sup> The resulting natural consolidation produced large railroad conglomerates that divided up the country and eliminated competing lines.<sup>9</sup>

Once the economy was back on its feet in the early 1900s, a second railroad boom began and railroads began quickly laying out more track. In 1916, the number of railroad tracks peaked at 254,000 miles.<sup>10</sup> The peak was short-lived however, as the government took over the railways during WWI. They cut passenger lines, removed passenger cars, increased freight traffic, increased efficiency and guaranteed a net annual income for investors.

In 1920, the railroads were returned to private control. By this time, an overall decline in the importance of transportation by railroad had begun. Increasing competition from trucks and airplanes at first meant fewer passengers, but soon also meant a decrease in freight traffic, especially for short runs. By 1932, the total value

<sup>4</sup> Answers.com, "Railroads: Chronology"

<sup>5</sup> Answers.com, "Railroads: Chronology"

<sup>6</sup> About.com "A History of American Agriculture 1776-1990"; Information provided by the USDA.

<sup>7</sup> The Encyclopedia of Americana : A Library of Universal Knowledge, Encyclopedia Americana Corp., 1919, v.23, p. 143.

<sup>8</sup> Harold Underwood, *The Decline of Laissez Faire, 1897-1917*, M.E. Sharpe, p. 191.

<sup>9</sup> The Encyclopedia of Americana : A Library of Universal Knowledge, Encyclopedia Americana Corp., 1919, v.23, p. 143.

<sup>10</sup> About.com "A History of American Agriculture 1776-1990"; Information provided by the USDA.

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of the railroads as a percentage of the GNP began to fall. To survive the depression and throughout the 1930s, railroads reduced expenses wherever possible, curtailing purchases, cutting services, limiting salaries, and reducing employment, despite the advent of the diesel engine and swift passenger service.<sup>11</sup> Overall the railroads' importance as an employer began a steady decline from its peak in 1920 of 1 in 28 people of working age to 1 in 170 of working age in 1969.<sup>12</sup>

World War II brought back government oversight, but it acted as a coordinating force instead of a direct takeover. For example, the government directed that no car should be sent out unless it was full. Since the war was fought on two fronts, neither coast was overwhelmed with goods and personnel. Troop movements were typically coordinated through the railroads. Sleeping two to a bunk in Pullman cars probably did not leave fond memories of passenger service in the minds of many Americans.<sup>13</sup>

After the war, the transition in transportation away from trains was rapid. Automobile sales soared as GIs moved to the suburbs; truckers took advantage of the improved roadways to carry more freight; and thanks to improvements during the war, airplanes were more reliable, more spacious and less expensive to operate than ever before.<sup>14</sup> The changeover was guaranteed when railroad rates rose and the Interstate Highway Act was passed in 1956 authorizing the construction of our federal highway system.

### Development of Industrial Areas in Mid-west Towns

#### Forms of Organization

As the railroad network developed, those Mid-western towns fortunate enough to lie at intersections of major routes between established Eastern cities and popular Western destinations began to develop as regional business and industrial centers themselves. In these new industrial centers, the relationship between the railroad tracks and the adjacent urban environment began to take shape in one of three forms. In towns large and small, warehouses, manufacturing buildings and fuel dealership building began to emerge in one of three places in conjunction with the railroads:

Form 1. The first and simplest form of organization was parallel lines of industry and railroad tracks.

Form 2. Interlaced fingers of railroad tracks and rows of warehouse/manufacturing plants.

Form 3. Railroad tracks were routed around an area, forming an island.

This occurred for a number of reasons, including natural barriers and previously developed areas of town.

#### Phases of Construction

In addition to these three forms of organization, the evolution of industrial areas within our towns had a process of their own. Like their commercial counterparts, the industrial areas typically passed through four phases of construction.

Phase 1. Small wooden structures with a mix of commercial, residential and industrial buildings along the same street.

Phase 2. Additions and infill. Buildings were still primarily wooden structures, but more substantial. A few brick buildings began to emerge and residential buildings began to disappear.

<sup>11</sup> William L. Withuhn, ed. *Rails Across America: A History of railroads in North America*, New York: Salamander Books, 1993, p. 134, 140.

<sup>12</sup> Norm and David Cohen, *Long Steel Rail*, "The Railroads are Coming", Urbana: University of Illinois Press, 2000, 3<sup>rd</sup> ed, p. 6.

<sup>13</sup> William L. Withuhn, ed. *Rails Across America: A History of railroads in North America*, New York: Salamander Books, 1993, p. 146.

<sup>14</sup> William L. Withuhn, ed. *Rails Across America: A History of railroads in North America*, New York: Salamander Books, 1993, p. 150.

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Phase 3. Brick structures begin to dominate and the transition to separated uses occurs with areas of town becoming dominated by residential, commercial or industrial uses. Although zoning may or may not be in place yet, similar businesses tend to gravitate to locations near each other. Most empty spaces in this phase of construction are in-filled by buildings with income producing activities.

Phase 4. As the population swelled and the opportunity to spread out was restricted, floors were added to the brick structures or they were replaced by larger brick structures.<sup>15</sup>

### Development of Industry and the Rail Roads in Omaha

In Omaha, the development of the railroad was simultaneous with the development of the city. Because space was open and ill-defined, all three forms of organization can be seen here. Additionally, because of Omaha's significance as a regional business and industrial center, its industrial areas have evolved through all four phases of construction.

Omaha was founded in 1854 and selected as the terminus of the transcontinental railroad in 1863. By January 1866, 50 miles of track were completed and in running order.<sup>16</sup> That same year, Omaha offered more bonds than Council Bluffs and won the Union Pacific's business for locating the main transfer depots, general offices, machine shops, etc. in Omaha.<sup>17</sup> In 1868, three railways came to Omaha; drawn here by the prospect of connecting to the transcontinental railroad. Four more lines came in quick succession, connecting Omaha to Sioux City, Minneapolis & St. Paul, Chicago, Milwaukee and Kansas City.<sup>18</sup>

As the railroads boomed, so did Omaha's population. During the 1860s, 70s and 80s the city's population grew exponentially from 1,883 in 1860 to 140,452 in 1890. Likewise the number of railroad tracks grew. Working around lots that were already claimed and developed, the tracks began to snake in ever increasing numbers throughout Omaha.<sup>19</sup> Maps from this period illustrate the growing scale of local development. Because of the number of lines coming into Omaha, several islands of mixed-use development began to appear between major track lines as well as a concentration of industrial buildings alongside the railroad tracks. (See map in Appendix B, page 36) In most cases, the pattern of development was derived based on who originally bought the land since Omaha zoning codes were not developed until the 1910s, and were not adopted until 1920. The industrial areas of this era began to pass through phases one and two of construction, infilling empty lots, constructing additions and expanding in number.

Little development occurred through the national depression and local drought of the 1890s. In fact, Omaha lost 27% of its population during this period. The turn of the century however, brought renewed energy and growth.<sup>20</sup> A second railroad boom occurred from 1900-1920 and Omaha's population began a steady increase. In addition, Omaha's industrial buildings began to pass through phase three of construction, using more substantial materials and becoming separated from other uses. In 1905, the third form of organization

<sup>15</sup> Richard V. Francaviglia, *Main Street Revisited: Space Time and Image Building in Small-Town America*, Iowa City: University of Iowa Press, 1996, p. 59-60.

<sup>16</sup> Alfred Sorenson, *Omaha Illustrated*, Omaha, NE: D.C. Dunbar and Co, Jan 1888, (no page numbers given).

<sup>17</sup> Alfred Sorenson, *Omaha Illustrated*, Omaha, NE: D.C. Dunbar and Co, Jan 1888, (no page numbers given).

<sup>18</sup> At this time, there was still a break in the line between Omaha and Des Moines.

<sup>19</sup> Sanborn Maps of Omaha, 1890.

<sup>20</sup> Figures from the Censuses of the United States, posted on Wikipedia.org.

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began to occur when a noticeable number of spurs began to branch off the main trunk lines through town, creating an interlaced finger pattern of organization between Omaha's major industrial area and the railroads to the east of the downtown. By 1918 the Omaha Sanborn illustrates that tracks circled three sides of the original plat of Omaha forming a vast network. Development along and between tracks in these areas held the majority of the city's fuel and lumber yards, grain warehouses and breweries. Some meat packing plants also stood in the original city plat, although the larger companies already concentrated their businesses in South Omaha.

By the late 1920s, Omaha had established itself as a regional industrial center and its industries had entered the fourth phase of construction. In 1934, five-sevenths of Omaha factories were devoted to the production of food products.<sup>21</sup> Subsidiary industries, such as soap factories and tanneries became important local industries. At the same time factories devoted to supporting the numerous outlying farms grew, such as those that produced farm machinery and hardware. All of these in turn created a demand for local factories that produced clothes, building materials, furniture and drugs.<sup>22</sup> The majority of these factories were still located between, around and along the rail road tracks, crowding out other uses as they vied for access to the railroad system, even through trucks began to take some of the loads on shorter runs. Smaller structures were replaced with larger, more substantial structures as investors sought to make the most of their now limited space.

After WWII, Omaha's economic base began to shift away from meat packing, grain processing and wholesaling to service industries such as insurance and retail.<sup>23</sup> By the late 1950s, over 40 insurance companies had located their headquarters here and factories began to decline.<sup>24</sup> Omaha's claim to bring breakfast to the world began to wane.<sup>25</sup>

### Development of the Nicholas Street Historic District

#### Pre-1890s

When Omaha was founded, this area straddled the border between the north edge of the city plat and the vast prairie. In 1866, a single railroad line for the Union Pacific railroad ran South along the river, near this area, past Omaha's future downtown and West out of town. Several spurs extended through town, including one from the edge of the future downtown up to the corner of 14<sup>th</sup> Street and Izard. Furthermore, the north levee / ferry landing was approximately at the eastern end of Nicholas Street, making this a good location for collection of goods coming across the Missouri and readying them for resale or further transport. Thus, as investors selected likely sites for the future growth of the town, this area held several indicators of potential and some of Omaha's pioneering settlers bought land here.

#### 1890s

As Omaha grew, the form of organization in this area quickly developed into an island, separated from Omaha's main industrial area to the South by the Union Pacific railroad shops and from the large estates of Omaha's prominent businessmen to the North by scores of railroad tracks. In its first phase of construction, the

<sup>21</sup> Federal Writers Project, *Omaha: A Guide to the City and Environs*, Omaha: Omaha Public Library, 1981, p. 39.

<sup>22</sup> Federal Writers Project, *Omaha: A Guide to the City and Environs*, Omaha: Omaha Public Library, 1981, p. 41.

<sup>23</sup> Janet Rose Daly Bednarek, *The Changing Image of the City*, Lincoln: University of Nebraska Press, 1992, p. 52.

<sup>24</sup> Janet Rose Daly Bednarek, *The Changing Image of the City*, Lincoln: University of Nebraska Press, 1992, p. 57.

<sup>25</sup> Federal Writers Project, *Omaha: A Guide to the City and Environs*, Omaha: Omaha Public Library, 1981, p. 38.

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limited number of large buildings in the Nicholas Street Historic District were one or two stories tall and filled their respective lots, with platforms overhanging into the street and railroad right-of-ways. Showing the true nature of this urban edge, immediately along the railroad tracks were the warehouse buildings and directly behind them, and in some cases along side, were small residential buildings. Listed as squatter's shanties and very small dwellings, some were even located in what is now the street. Businesses in the area were those common along railroad lines in this era, including a mix of fuel dealers and what buildings codes now classify as light industrial buildings. In particular, this area attracted a few warehouses, a millwork company, two sawmills and a mattress/upholstered furniture manufacturer. Several of the companies located here began to thrive, including the M.A. Disbrow Company which stayed in the area for the next 100 years, and the Orchard and Wilhelm Company which stayed until the late nineteen-teens.<sup>26</sup>

Compared to other industrial areas here in Omaha, this section of the city was already distinguishing itself both in its form of organization and its uses. The buildings here served more industrial uses such as fuel distribution and furniture manufacturing than those generally found around Omaha railroad tracks. The area lacked the meat packing, beer distilleries, food and hardware distribution of the Eastern and Southern portions of the railroad loop around Omaha. Additionally, at this time there were three examples of the island form of organization in Omaha; one at blocks 308-310 and 317-319 (the Nicholas Street Historic District); one at blocks 6-8 and 354 (the central island – Burt to California and 12<sup>th</sup> to 15<sup>th</sup>); and the last at blocks 188-191, and 202-207 (the southern island – Leavenworth and Marcy, 6<sup>th</sup> to 12<sup>th</sup> – now part of the Omaha Rail and Commerce Historic District, NR 1996). Both of the other islands were substantially more residential in nature, and in fact, the central island was only separated from the adjacent residential neighborhood by a single track along its southern edge.

### 1900-1920

Over the next 20 years, the Nicholas Street Historic District passed through phases two and three of construction. The residences became incidental to the industry which was establishing itself between the railroad lines in this area. After the depression of the 1890s, many of the residences disappeared as well as the smaller businesses; notably the smaller fuel dealers. Overall however, the area remained full of light industry, adding grain and hay dealerships and City of Omaha Sewer Department activities to the warehouse, millwork, and mattress/upholstered furniture manufacturers in the area. During this period several more companies were established that began to anchor the area, including L.G. Doup, an upholstered furniture and mattress maker, and Adams & Kelly, a window, door, and trim manufacturer.<sup>27</sup> Brick buildings became prominent and several companies added to their existing buildings.

During this period, the core buildings of this historic district were constructed. Three to four stories tall, these buildings were constructed to withstand heavy warehouse and factory loads and utilized by companies who were all related by wood processing; making furniture, millwork, windows, doors and trim. Additionally the companies each sold to a regional market. Each wood process produced something different however; and companies generally specialized in one type of item or another. Of the mattress companies, sash and door companies, and millwork companies, those located in this area of Omaha were in business longer than almost any of their rivals in their specialty, making this area unique for its stability of use for such closely related

<sup>26</sup> See Sanborn Map 1890 in Appendix.

<sup>27</sup> See Sanborn Map 1918 in Appendix.

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businesses.

In comparison, the uses of the central island of development were changing very little, while the uses of the southern island of development were moving towards a more typical mix for Omaha. The central island maintained its highly residential nature with a limited amount of industry while the southern island replaced a large number of homes with new implement dealerships, breweries, grocery wholesalers and the Union Pacific Passenger Depot. This last island began illustrating Omaha's economic emphasis on food processing and jobbing, while the Nicholas Street Historic District began to exemplify the support industries and locally crafted goods.<sup>28</sup> The difference in use with-in the islands was due in part to the location of the Union Pacific Shops. Located between the Nicholas Street Historic District and the central island, it caused a break in continuity along/with-in the railroad tracks. Since businesses tend to locate next to similar businesses this caused jobbing businesses to concentrate in the southern island, where several had been previously established, and support industries to cluster in the north for the same reason.

The nature of being an island also affected development. It was difficult for pedestrians to cross so many tracks, which limited the types of businesses that made sense to locate with-in one. Although it was acceptable for employees to cross the tracks, it was objectionable to make patrons do so. Additionally, with little room for expansion, few business owners saw the potential or appeal of the Nicholas Street location any more. Some of the blocks which had never been purchased were taken over by the city public works department.

1920-1935

Between 1920 and 1935, this area matured to phase four of construction. It developed both additional substantial buildings and a denser configuration. Many of the buildings constructed as new structures or additions to existing buildings were for companies already in the District. Having established a presence here and having been able to acquire enough adjacent land to extend their business interests when necessary, it must have seemed natural to stay. By the end of this period, the core of brick structures were surrounded by smaller brick one story buildings serving as ancillary support structures and smaller, industrial businesses.<sup>29</sup>

In contrast, the central island in Omaha was wiped out by the expansion of the Union Pacific shops and railroad tracks cutting through town.<sup>30</sup> In the southern island, just a few residential units were left and the larger factory buildings were evolving. A few left, but many simply replaced earlier structures with larger and more substantial new buildings.<sup>31</sup>

1935-1960

As with most of the Mid-West during the Depression, this area saw little change. A number of small buildings were constructed, but nothing substantial. Overall the uses of the buildings also remained steady. The companies located here were well established by this time and were able to devise strategies for weathering the tough economic times.

<sup>28</sup> See Omaha Sanborn Maps for 1918, p. 17-18 and 178-179.

<sup>29</sup> See Sanborn Map 1934 in Appendix

<sup>30</sup> See Sanborn Map Omaha 1934, p. 221 and 222.

<sup>31</sup> See Sanborn Map Omaha 1934, p. 18, 65 and 66.

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In comparison, the southern island finally matured. The remaining residential units were removed and the companies in the area filled the existing area with larger and more substantial warehouses. This area retained its wide variety of uses, including the electric company, a molasses factory, a grocery warehouse and the Union Pacific freight and passenger depots.

After WWII, with the change in transportation from railroads to trucks and the change in the local economy from food distribution to a financial and insurance center, this area changed slowly. The 1940s saw the addition of a few small garage buildings, and in the 1950s additions were erected for the Industrial Chemical Laboratory Company and the M.A. Disbrow company. Each replaced earlier structures on the same site. Since the 1960s, other structures were lost, including a six-story office/factory building and three storage warehouses.<sup>32</sup> Overall, the stability of the companies in this area generally continued into the late 1970s.

**Conclusion**

Altogether, this area is locally significant under Criterion A in the area of Industry as representative of some of Omaha's oldest and longest-lasting industries. It represents the lesser known support businesses of Omaha that were able to reach out to the local and regional markets with products for those who made their living working at Omaha's more well-known food processing industries.

Furthermore, it is locally significant under Criterion A in the area of Community Planning and Development as a good example of the island form of organization and the fourth phase of construction in industrial areas in the Mid-West. Common in cities across the Mid-west that developed simultaneously with the railroads, it was created as tracks coiled their way around previously developed land. This group of businesses was able to strike a fine balance between competition and interdependency with their neighbors. The island provided immediate, convenient access to the railroads, enough room for the well-established businesses to expand as needed and a boundary from competing companies that didn't fit into the balanced business population that had formed. These factors helped this industrial center to grow and thrive as the city of Omaha matured. It is the area's isolation that has preserved it for our generation and those of the future.

<sup>32</sup> See Sanborn Map 1962 in Appendix

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UTMs

Zone 15

A.	Northing 4572800	Easting 254220	D.	Northing 4572544	Easting 254275
B.	Northing 4572780	Easting 254560	E.	Northing 4572588	Easting 254244
C.	Northing 4572544	Easting 254500	F.	Northing 4572588	Easting 254230
			G.	Northing 4572600	Easting 254220

Verbal Boundary Description

Located at the Northern edge of the original plat of Omaha, Nebraska, the Nicholas Street Historic District is a compact area of three full city blocks and the three half blocks that align with them to the North. The District is bound by N 11th Street on the East, IZard Street on the South, N 14th Street on the West and a line approximately 450' to the North of and parallel to Nicholas Street.

Boundary Justification

This includes all of the property historically associated with businesses located in the Nicholas Street Historic District.

OWNER NAME	OWNER ADDRESS	PARCEL #	PARCEL ADDRESS
CITY OF OMAHA	C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183	324680000	1101 NICHOLAS ST OMAHA NE 68102
CITY OF OMAHA	C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183	324750001	1106 IZARD ST OMAHA NE 68102
CITY OF OMAHA	C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183	324280000	1108 NICHOLAS ST OMAHA NE 68102
CITY OF OMAHA	C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183	324740000	1112 IZARD ST OMAHA NE 68102
CITY OF OMAHA	C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183	324730000	1118 IZARD ST OMAHA NE 68102
CITY OF OMAHA	C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183	N/A	12TH ST BET NICHOLAS ST & ALLEY N OF NICHOLAS ST
CITY OF OMAHA	C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183	N/A	13TH ST BETWEEN IZARD ST AND NICHOLAS ST
CITY OF OMAHA	C/O CITY FINANCE 1819 FARNAM ST OMAHA NE 68183	N/A	PUMP STATION IN IZARD ST ROW
ELECTRONIC REAL ESTATE LLC	1218 NICHOLAS ST OMAHA NE 68102	324250000	1218 NICHOLAS ST OMAHA NE 68102
GUILD BY ASSOCIATION LLC	1301 NICHOLAS ST OMAHA NE 68102	324920004	1302 IZARD ST OMAHA NE 68102
HOREJSI FRANK A, ETAL	3312 MARTHA ST OMAHA NE 68105 C/O CN BUSINESS REDEVEL & R E 1 ADMINISTRATION RD FLOOR 1	324200000	1101 N 14 ST OMAHA NE 68102-0000
IRON HORSE PROPERTIES INC	CONCORD ON L4K 1B	214200002	not listed by DC Assessor webpage
JAC INVESTMENTS INC	603 TARVIN RD MCKINNEY TX 75069	213840002	1126 N 11 ST OMAHA NE 68102
KIMBALL LOFTS LLC	1502 JONES ST OMAHA NE 68102	324700000	1113 NICHOLAS ST OMAHA NE 68102
L R HOLDINGS, ETAL	1112 N 13 ST OMAHA NE 68102	214180006	1112 N 13 ST OMAHA NE 68102
LESLIE DAVID L, ETAL	12511 EAGLE RUN DR OMAHA NE 68164	324720000	1001 N 12 ST OMAHA NE 68102
MIDSTATES HOLDINGS LLC	C/O TRACY J SMITH 1201 NICHOLAS ST OMAHA NE 68102	324770000	1201 NICHOLAS ST OMAHA NE 68102
MIDSTATES HOLDINGS LLC	C/O TRACY J SMITH 1201 NICHOLAS ST OMAHA NE 68102	324810000	1206 IZARD ST OMAHA NE 68102
MIDSTATES HOLDINGS LLC	C/O TRACY J SMITH 1201 NICHOLAS ST OMAHA NE 68102	324800000	1218 IZARD ST OMAHA NE 68102
MIDSTATES HOLDINGS LLC	C/O TRACY J SMITH 1201 NICHOLAS ST OMAHA NE 68102	324780002	1223 NICHOLAS ST OMAHA NE 68102
MIDSTATES HOLDINGS LLC	C/O TRACY J SMITH 1201 NICHOLAS ST OMAHA NE 68102	324790000	1224 IZARD ST OMAHA NE 68102
NEW STREET LLC	C/O JERRY BANKS 6336 JOHN J PERSHING DR OMAHA NE 68110	324910000	1015 N 14 ST OMAHA NE 68102
WILD DONKEY LLC	C/O VINCE POWERS 411 S 13 ST #300	324690000	1107 NICHOLAS ST OMAHA NE 68102
WILD DONKEY LLC	C/O VINCE POWERS 411 S 13 ST #300	324290000	1115 N 11 ST OMAHA NE 68102

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**Name: Wayne Auto Truck and Trailer**

*City Directory Listings:*

1935 1324 Nicholas Vacant  
1940 1322 Nicholas Brown Hay and Feed Co  
1945 1322 Nicholas Brown Hay and Feed Co  
1948 Wayne, Lawrence (Beulah) Auto Pntr Nicholas NE Cor N 14th  
1951 NE corner Wayne Auto Truck and Trailer painting  
1955 NE corner Wayne Auto Truck and Trailer painting  
1961 NE corner Wayne Auto Truck and Trailer painting  
1965 1101 N 14<sup>th</sup> St Wayne Auto Truck and Trailer painting

*List of Deeds:*

Purchased by:	Date:
Brown Hay and Feed Co	Nov 1944
Beulah Wayne	Sept 1946
Harry Wemberg	Apr 1949

**Name: Consumer's Coal & Supply Co**

*City Directory Listings:*

1915 No Listings  
1920 No Listings  
1925 1112 N 13th Consumer's Coal & Supply Co; Consumer's Oil Co (Morris M. Rosenblatt, mngr)  
1931 No Listings  
1935 1112 N 13th Consumer's Coal Co; Milder Oil Co  
1940 1112 N 13th Federal Wks Agency  
1945 1112 N 13<sup>th</sup> Gordon Fuel Co  
1951 1112 N 13<sup>th</sup> Gordon Fuel Co; Liberty Gas & Oil Co; Gendler Home Equip. Co;  
State Coal Co; Puritan Fuel Co  
1955 1112 N 13<sup>th</sup> Gordon Fuel Co; Liberty Gas & Oil Co; Gendler Home Equip. Co;  
State Coal Co; Puritan Fuel Co  
1961 1112 N 13<sup>th</sup> Gordon Fuel Co; Liberty Gas & Oil Co; Gendler Equip. Co;  
Renstrom Fuel Co; State Coal Co; McCormick Oil Co; People's Coal Co  
1965 1112 N 13<sup>th</sup> Gendler Equip. Co (a Div of Liberty Gas & Oil Co); Gordon Fuel Co;  
Liberty Gas & Oil Co; McCormick Oil Co; People's Coal Co;  
Renstrom Fuel Co; State Coal Co

*List of Deeds:*

Purchased by:	Date:
---------------	-------

**Name: Adams & Kelly Co**

*Built:* 1900 Per assessor page; One 2 story building on 1918 Sanborn; 1/2 blk of 3 buildings—4 stories each on 1934 Sanborn. Possibly on City planning department microfiche list Reel 3 #34 and Reel 4 #1; "Adams and Kelly Add. To Whrse., 1206-14 Nicholas" - 1910.

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*City Directory Listings:*

1887 1202 Nicholas Anderson & Musgrif stair builders; L McGreer  
1890 No Listing  
1902 Adams and Kelly Millworks Factory 1212-1214-1216 Nicholas St  
1903 Adams and Kelly Millworks Factory 1212-1214-1216 Nicholas St  
1905 Adams and Kelly Millworks Factory 1212-1214-1216 Nicholas St  
1906 Adams and Kelly Millworks Factory 1206-24 Nicholas St  
1912 1202 Nicholas Adams & Kelly Co mill  
1920 1202 Nicholas Adams & Kelly millwork  
1925 1202 Nicholas Adams & Kelly millwork  
1931 1202 Nicholas Adams & Kelly millwork  
1935 1202 Nicholas Adams & Kelly millwork  
1940 1202 Nicholas Adams & Kelly millwork  
1945 1202 Nicholas Adams & Kelly millwork  
1951 1218 Nicholas Adams & Kelly millwork  
1955 1218 Nicholas Adams & Kelly millwork  
1961 1218 Nicholas Adams & Kelly millwork  
1965 1218 Nicholas Ashton Wholesale Service Inc.; Builder's Supply wholesale;  
Viking Aluminum Co.

*List of Deeds:*

Purchased by:	Date:
Adams and Kelly Co	July 1905
O.W. Siebert Co	June 1961
Ashton W'Sale Ser. Inc.	Jan 1962

**Name: Deep Rock Oil Co**

*Built:* 1920 Per Sanborn Map; 1917 Per assessor's page; Not on 1918 Sanborn or Baist Maps; Possibly on city planning department microfiche list Reel 10 #20 "Consumers Refining, 1114-34 No 11" - 1918; or Reel 11 #24 Sinclair Refining Co, 1163-75 No 11, McArthur" - 1919.

*City Directory Listings:*

1915 1118 N 11th T.D. Manfor  
1920 No Listings by address  
Shaffer Oil and Refining Co successor to Consumers Refining Co; General Offices Chicago Ill, distributing Dept Omaha NE, F.L. Wilson Supt; 1202-1212 City National Bank Bldg  
1921 Shaffer Oil and Refining Co successor to Consumers Refining Co; General Offices Chicago Ill, distributing Dept Omaha NE, T.C. McCormic Supt; 1135 Omaha National Bank Bldg; warehouse 1126 N 11th  
1923 1126 N 11th Shaffer Oil and Refining Co warehouse  
1925 1126 N 11th Deep Rock Petroleum Co; Shaffer Oil and Refining Co warehouse  
1926 Deep Rock Oil Co, Fred W Callahan Div Mngr  
1931 1126 N 11th Deep Rock Oil Co

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1935	1126 N 11th	Deep Rock Oil Co
1940	1126 N 11th	Deep Rock Oil Co
1945	1126 N 11th	Deep Rock Oil Co
1951	1126 N 11th	Deep Rock Oil Co
1955	1126 N 11th	Omaha Deep Rock Oil Co; Seavle Petroleum Co
1961	1126 N 11th	Omaha Deep Rock Oil Co; Seavle Petroleum Co; Frontier Refining Co
1965	1126 N 11th	Nebraska producing and Refining Co oil; Shepard Laboratories Distribution leather dressings

*List of Deeds:*

Purchased by:                      Date:

**Name: Street Maintenance Dept**

Address: 1114 Nicholas St

Built: First shown on 1934 Sanborn Map; Possibly on city planning department microfiche list Reel 12 #25 "Whse, 11 & Nicholas" - 1920

City Directory Listings:

1912	1114 Nicholas St	City Asphalt and Sewer Plant
1915	1114 Nicholas St	City Engineers Testing Laboratory; City Street Repair Plants
1920	1114 Nicholas St	City Street Repair Plant; City Eng testing Lab; Street Maintenance Dept
1925	No Listings	
1931	1114 Nicholas St	City Street Cleaning Dept
1935	1114 Nicholas St	City Street Cleaning Dept
1940	1114 Nicholas St	City Street Cleaning Dept
1945	1114 Nicholas St	City Street Cleaning Dept
1951	1114 Nicholas St	City Street Cleaning Dept
1955	1114 Nicholas St	City Street & Blvd Dept shops
1961	1114 Nicholas St	City Street & Blvd Dept shops
1955	1114 Nicholas St	City Street & Blvd Dept shops

**Name: City Street Cleaning Dept**

Address: 1124 Nicholas St

Built: First shown on 1934 Sanborn Map

City Directory Listings:

1915		
1920		
1925		
1931	1114 Nicholas St	City Street Cleaning Dept
1935	1114 Nicholas St	City Street Cleaning Dept
1940	1114 Nicholas St	City Street Cleaning Dept
1945	1114 Nicholas St	City Street Cleaning Dept

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1951	1114 Nicholas St	City Street Cleaning Dept
1955	1114 Nicholas St	City Street & Blvd Dept shops
1961	1114 Nicholas St	City Street & Blvd Dept shops
1955	1114 Nicholas St	City Street & Blvd Dept shops

**Name: Orchard & Wilhelm Warehouse #1**

Built: 1892 Per Assessor's page

*City Directory Listings:*

1887	No Listing	
1890	No Listing	
1899	Orchard and Wilhelm Carpet Co 1414-1418 Douglas;	Samuel Orchard Pres. C.M. Wilhelm Tres
1900	Orchard and Wilhelm Carpet Co ad in furniture section	
1912	No Listing	
1915	1115 Nicholas St	Orchard & Wilhelm warehouse
1920	No Listing	
1925	1113 Nicholas St	Omaha School Supply Co
1931	1113 Nicholas St	Omaha School Supply Co; Middle West School Review; Omaha Central Radio Co
1935	1113 Nicholas St	Omaha School Supply Co; Middle West School Review
	1115 Nicholas St	Ossit Bros Church Furn Co
1940	1113 Nicholas St	Omaha School Supply Co; Middle West School Review; Central Carnival Co
	1115 Nicholas St	Ossit Bros Church Furn Co
1945	1113 Nicholas St	Omaha School Supply Co
	1115 Nicholas St	Ossit Bros Church Furn Co
1951	1113-17 Nicholas St	Omaha School Supply Co
	1115 Nicholas St	Omaha Central Paper Co
1955	1113-17 Nicholas St	Omaha School Supply Co; Ossit Bros Church Furn Co; Omaha Central Paper Co
1961	1113-17 Nicholas St	Omaha School Supply Co; Central Mfgr Co
1965	1117 Nicholas St	Price Clayton and Sons furn mfgrs

*List of Deeds:*

Purchased by:	Date:	
Orchard and Wilhelm Co		
Omaha School Supply Co	Oct 1921	
UPRR Co	Nov 1924	lack of payment
William Ramsey	Feb 1966	7 yr Deed
New York Discount Corp	Aug 1968	
Clayton Price and Sons Inc	Nov 1968	
1113 LTD Ptr	Aug 1983	

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**M.A. Disbrow Co Warehouse**

*Built:* built 1908 and remodeled 1973 per assessor; Not shown on 1918 Sanborn, but shown in current configuration on 1934 Sanborn; the 1918 Baist map shows a large wooden framed building with a slightly different footprint; Possibly on City planning department microfiche list Reel 17 #42 "Garage, NE corner 12 & Iazard" - 1924

*City Directory Listings:*

1920	1011 N 12 <sup>th</sup>	Holley Tool Mfgr Co
1925	No Listing	
1931	No Listing	
1935	No Listing	
1940	No Listing	
1945	No Listing	
1951	No Listing	
1955	No Listing	
1961	No Listing	
1965	No Listing	

*List of Deeds:*

Purchased by:	Date:
Omaha Boiler Works	Nov 1908
M.A. Disbrow	May 1911
Clayton Price and Sons	Sept 1972
Arland Aspland & Wf	May 1979

**Name: L.G. Doup Co.**

*Built:* 1906 with an addition in 1916; Possibly on City planning department microfiche list Reel 7 #14 "Warehouse, 1307-11 Nicholas; Prinz" - 1915

*City Directory Listings:*

1887	1307 Nicholas	The E.M. Hulse Mattress Co
1890	1307-09-11 Nicholas	The E.M. Hulse Co whol furn
1912	1301 Nicholas	L.G. Doup furn mfgr
1915	1301 Nicholas	L.G. Doup Co furn
1920	1301-1311 Nicholas	L.G. Doup Co furn
1925	1301 Nicholas	L.G. Doup Co mattress factory
1931	1301 Nicholas	Doup, L.G. Co mattress mfgr
1935	1301 Nicholas	Doup, L.G. Co mattress mfgr
1940	1301 Nicholas	Doup, L.G. Co mattress mfgr
1945	1301 Nicholas	Doup, L.G. Co mattress mfgr
1951	1301 Nicholas	Doup, L.G. Co mattress mfgr
1955	1301 Nicholas	Doup, L.G. Co mattress mfgr
1961	1301 Nicholas	Doup, L.G. Co mattress mfgr; Pomeroy mfgr co;

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1965	1301 Nicholas	Serta of Omaha mattress mfgr Doup, L.G. Co mattress mfgr; Pomeroy furn mfgr;
1980	1301 Nicholas	Serta of Omaha mattress mfgr Doup, L.G. Co mattress mfgr;
1981	1301 Nicholas	Serta of Omaha mattress mfgr
1990	1301 Nicholas	Serta of Omaha mattress mfgr
1995	1301 Nicholas	Serta of Omaha mattress mfgr
1999	1301 Nicholas	Diversified Moving and Storage; Diversified Office Furniture Service

List of Deeds:

Lot 1	
Purchased by:	Date:
L.G. Doup	May 1905
Dixie Bedding Co	Oct 1980

Lot 2	
Samuel Curtis	?
L.G. Doup	Oct 1914
Dixie Bedding Co	Oct 1980

Name: Orchard and Wilhelm Warehouse #2

City Permits Info: Built 1904 Architect J.B. Mason Builder A.H. Donecken Owner J.I. Redick

Built: 1920 per assessor's page; The 1918 Sanborn shows an empty lot. The 1918 Baist Map shows this building as Orchard and Wilhelm Warehouse. The 1934 Sanborn shows a one story Chemical Warehouse, with an entrance centered on N 13<sup>th</sup> St.

City Directory Listings:

1915	No listings for Izard or N 13th
1920	No listings for Izard or N 13th
1925	No listings for Izard or N 13th
1931	No listings for Izard or N 13th
1935	No listings for Izard or N 13th
1940	1302 Izard On-Time Transfer Co.
1945	1302 Izard On-Time Transfer Co.
1951	1302 Izard On-Time Transfer Co.
1955	1302 Izard On-Time Transfer Co.
1961	1302 Izard Interstate Freight Lines; White Line Transfer Co
1965	1302 Izard L.G. Doup Co loading

List of Deeds:

Purchased by:	Date:
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Wm Redick et al	Dec 1913
George Redick	Feb 1915
Mason Redick	Dec 1933
Albert Bouquib	Sept 1936
Wm Bouquib	Dec 1936
L.G. Doup	Oct 1972
Dixie Bedding Co	Oct 1980

**Name: J.D. Adams Company**

*Built:* The 1918 Sanborn shows a three story building in front of a two story building, listed as Aermotor Co in the rear and warehouse in the front. The 1934 Sanborn shows a 1 story, simple rectangular building – like that which we see today.

*City Directory Listings:*

1915	No Listings	
1920	No Listings	
1925	No Listings	
1931	No Listings	
1935	1310 Izard	Adams, J.D. Co road mach
1940	No Listings	
1945	No Listings	
1951	No Listings	
1955	No Listings	
1961	No Listings	
1965	No Listings	

*List of Deeds:*

Purchased by:	Date:
Mary Dunce	Oct 1907
Maynard Copeland	Sept 1914
August Wagner	Aug 1918
Albert Boquet	Dec 1937
L.G. Doup Co	Oct 1972
Dixie Bedding Co	Oct 1980

**Name: Hay Exchange Building**

*Built:* Btwn 1918 & 1934; Not shown on either 1918 Sanborn or Baist Map; 1920 city directory address first listed, business is NE Hay Co.

*City Directory Listings:*

1915	
1920	Nebraska Hay Co; Hay Exchange building; Grand Omaha Grain Exchange office Nebraska hay Co. Cornelius M Rice Propr Wholesale Receivers and Shippers of Hay, Alfalfa and Straw;

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Section Appendix A Page 34

		Hay Exchange Building 1015 N 14th
1925	1015 N 14 <sup>th</sup> St	Hay Exchange Building; Industrial Laboratories Inc, Mfg Chemists
	1019 N 14 <sup>th</sup> St	Suttie – Peckham Co, hay
1926	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc, Mfg Chemists
	1019 N 14 <sup>th</sup> St	Suttie – Peckham Co, hay
1931	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc, Mfg Chemists; Modern Brush Mfgr Co
	1019 N 14 <sup>th</sup> St	Suttie – Peckham Co, hay
1935	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc, Mfg Chemists
	1019 N 14 <sup>th</sup> St	Suttie – Peckham Co, hay
	1021 N 14 <sup>th</sup>	Rome Co Inc, beds
1940	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc; Suttie – Peckham Co, hay
1951	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc; Suttie – Peckham Co, feed; Cord Belt Supply Co
1955	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc
1958	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc, jan suppllies
1961	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc
1965	1015 N 14 <sup>th</sup> St	Industrial Laboratories Inc

List of Deeds:

Purchased by:	Date:
Lot 3	
Union Pacific RR	
Loyd D Mattson Jr	1944 (+vacated ROW)
Industrial Chemical Co	1957
Lot 4	
Charles W. Creighton	
Gilbert Ferry	1923
Jessie Pratt Ferry	1929
Cark Kohler	1932
Midwest Holding Co	1932
Industrial Chemical Co	1935 (+ vacated alley)
Lot 5	
Harry A Turkey	1924
Industrial Chemical Co	1926
Lot 6	
U.P.R.R.	
Industrial Chemical Co	1940

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

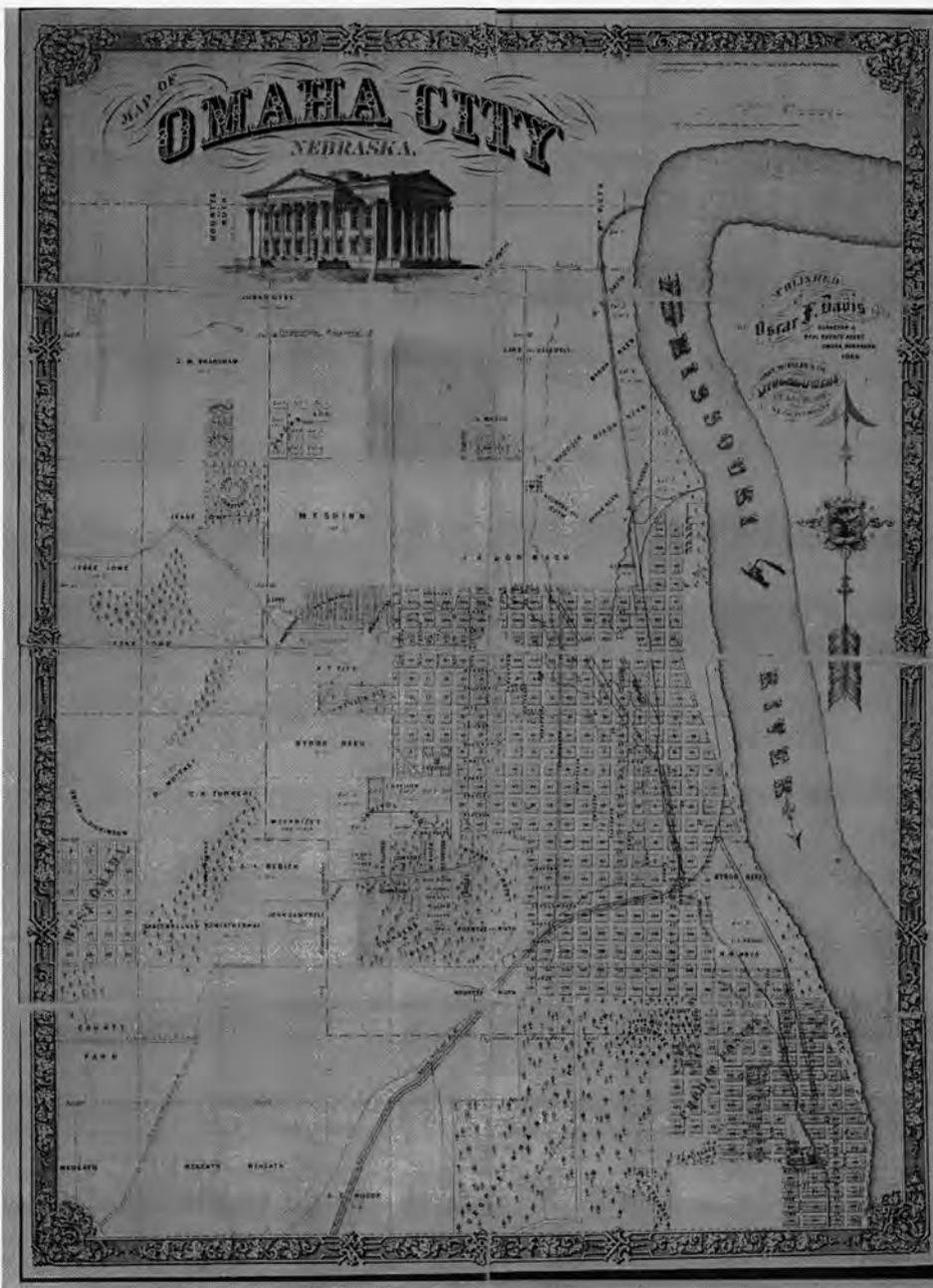
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section Appendix B Page 35



Map of Omaha 1866

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

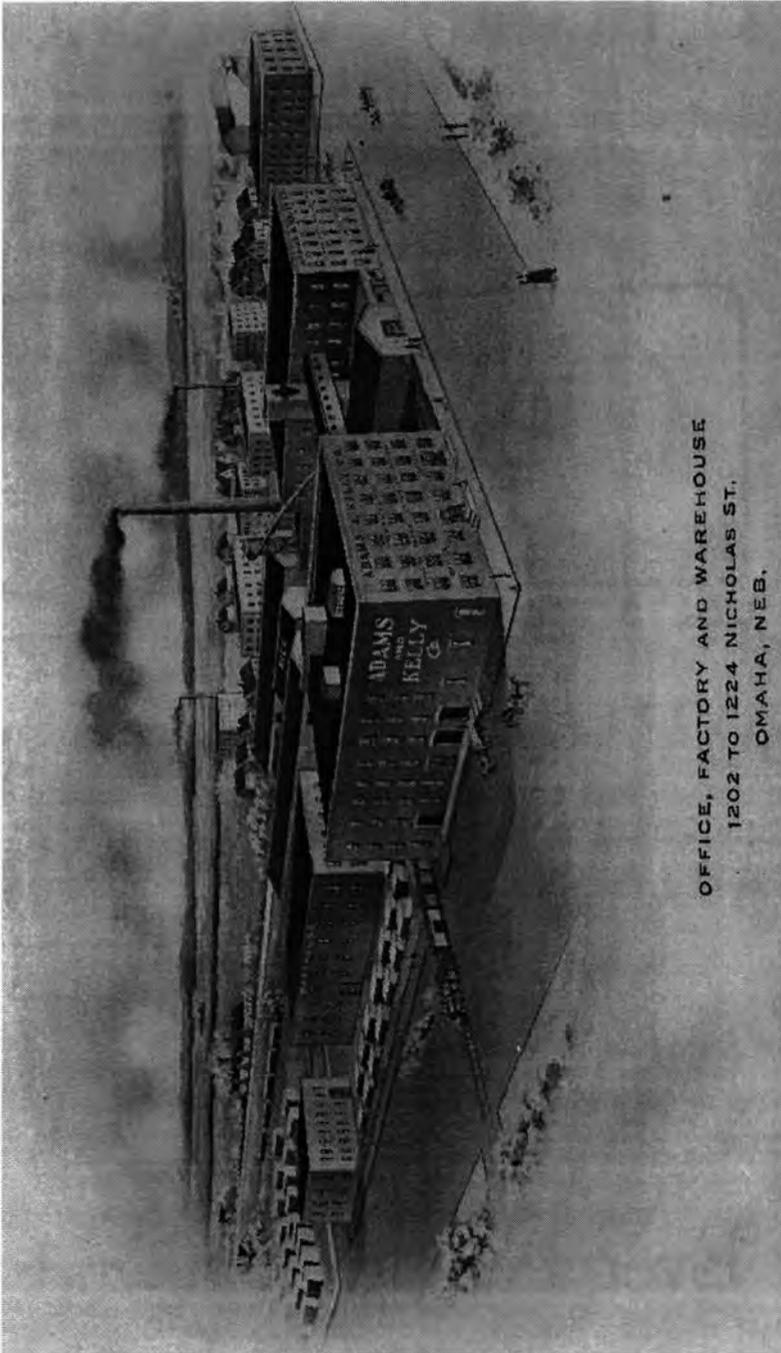
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section Appendix B Page 36



OFFICE, FACTORY AND WAREHOUSE  
1202 TO 1224 NICHOLAS ST.  
OMAHA, NEB.

Adams and Kelly Catalogue 1908

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

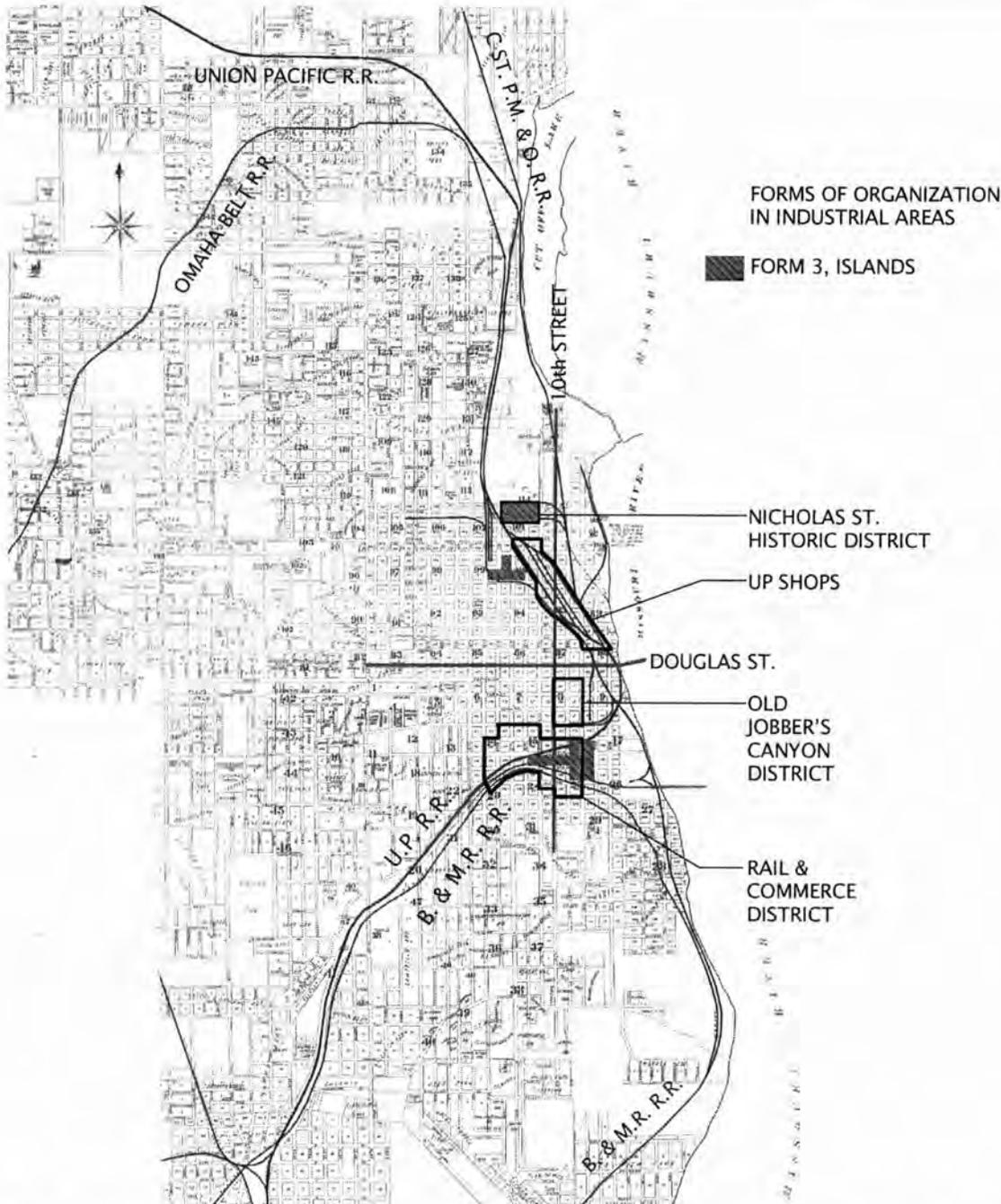
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section Appendix B Page 37



Map of Omaha in 1890 illustrating the location of the three island forms of organization relative to railroad lines of the period.

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

**Nicholas Street Historic District**

Name of Property

**Douglas County, Nebraska**

County and State

Section Appendix B Page 38



- DISTRICT BOUNDARY
- HISTORIC RAIL LINES
- CONTRIBUTING
- NON-CONTRIBUTING

Map of the Nicholas Street Historic District

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

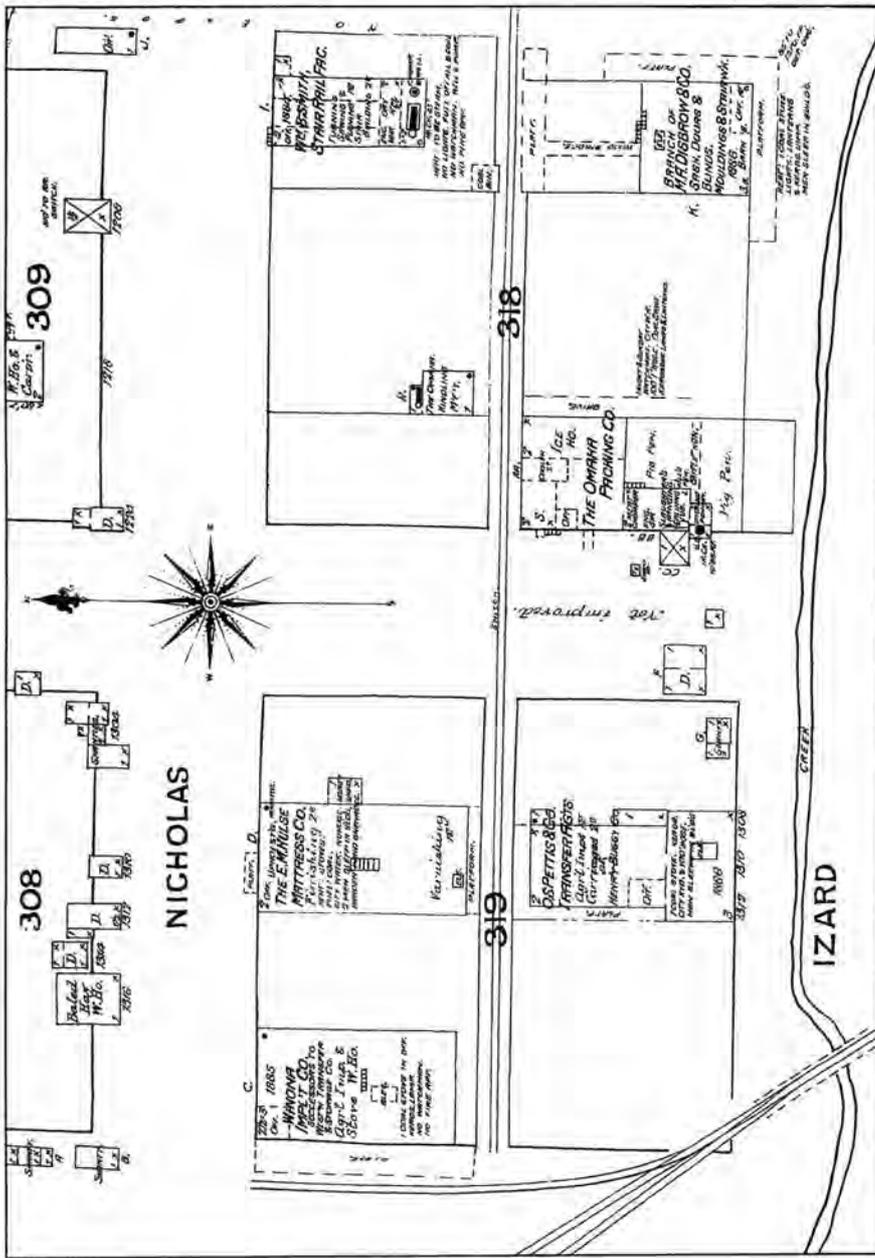
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section Appendix B Page 39



North

1887 Sanborn Map, page 2. None of these buildings are extant in 2008.

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

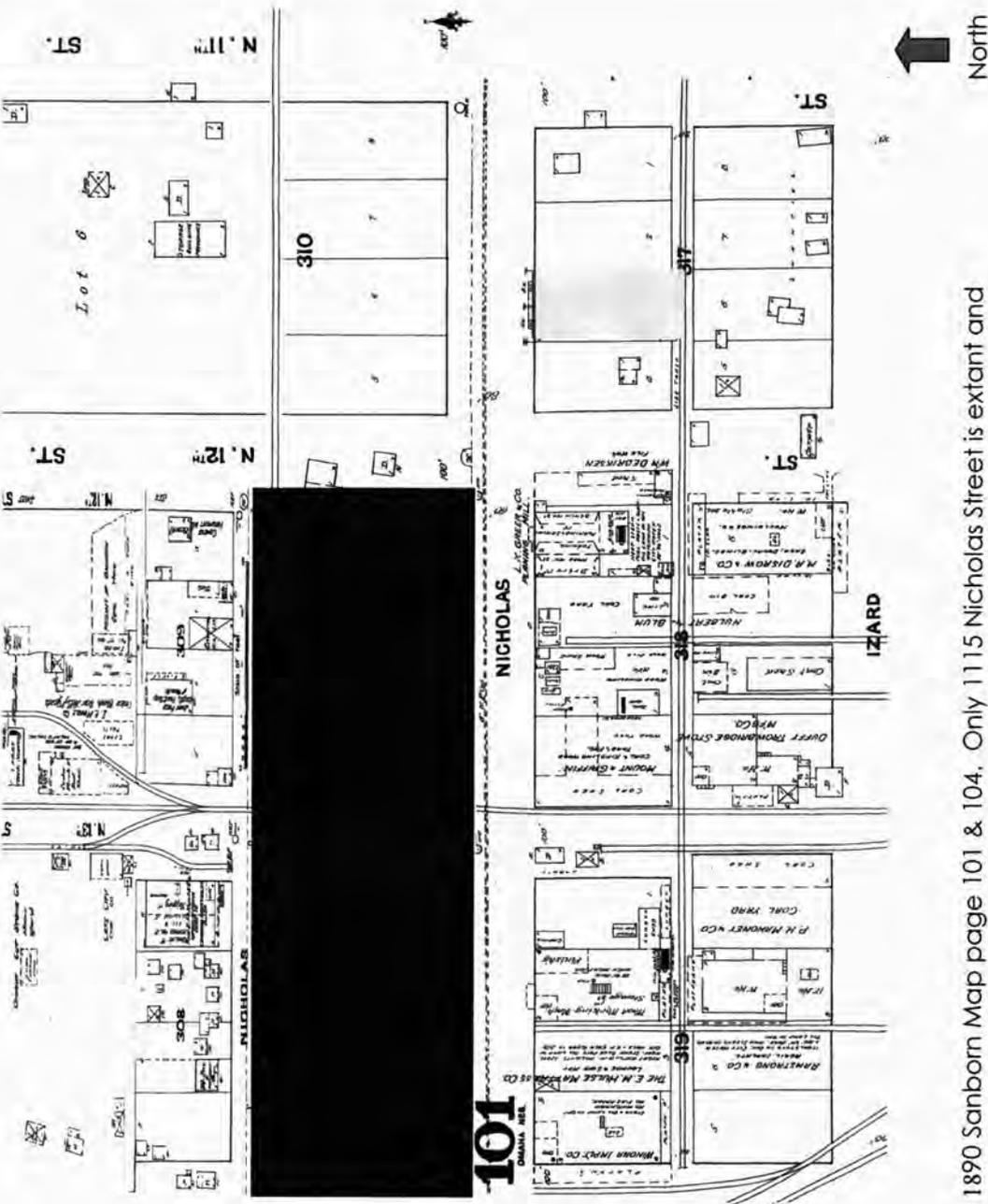
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section Appendix B Page 40



1890 Sanborn Map page 101 & 104. Only 1115 Nicholas Street is extant and contributing in 2008.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

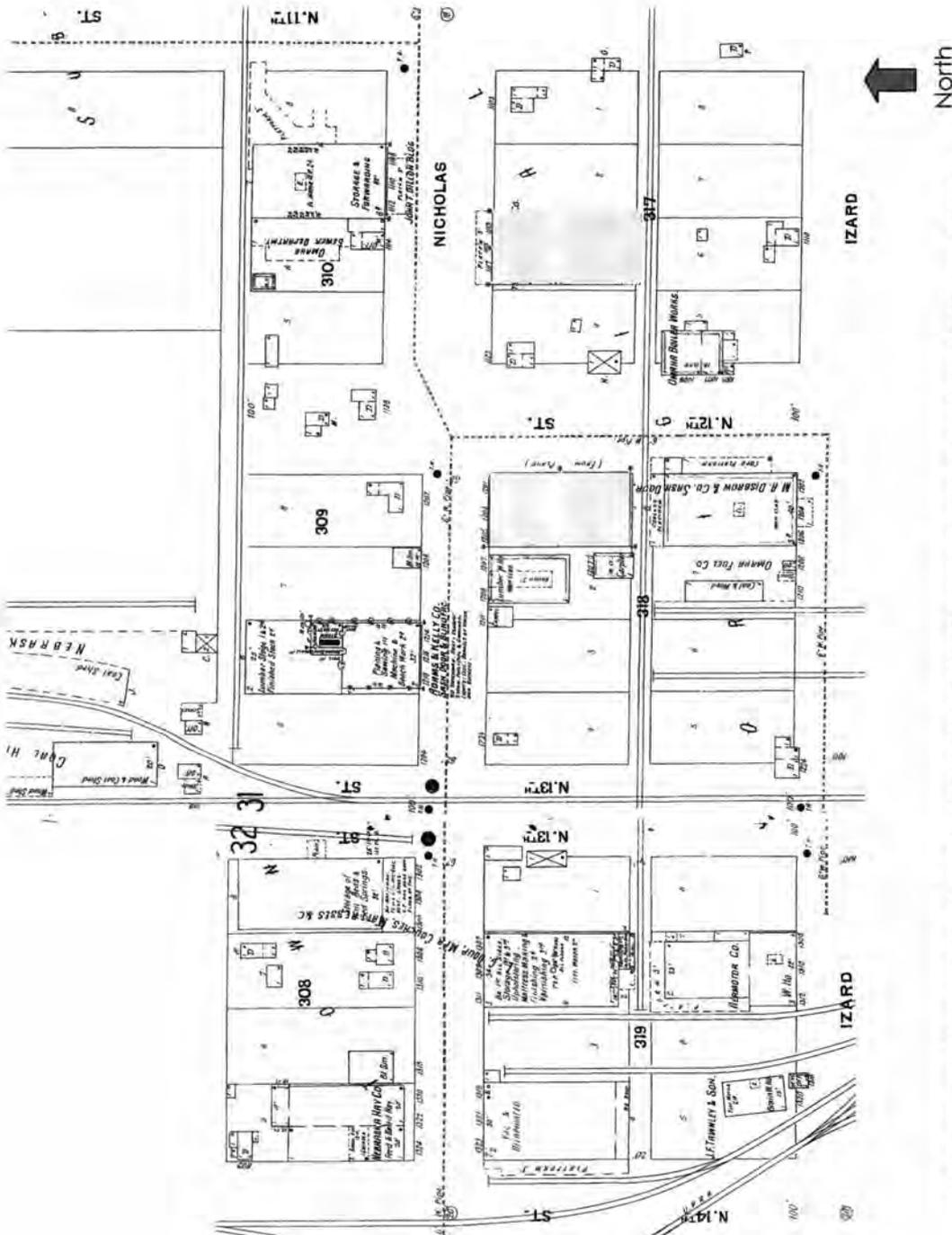
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section Appendix B Page 41



1918 Sanborn Map page 31 & 32. The high-lighted buildings are extant and contributing in 2008.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

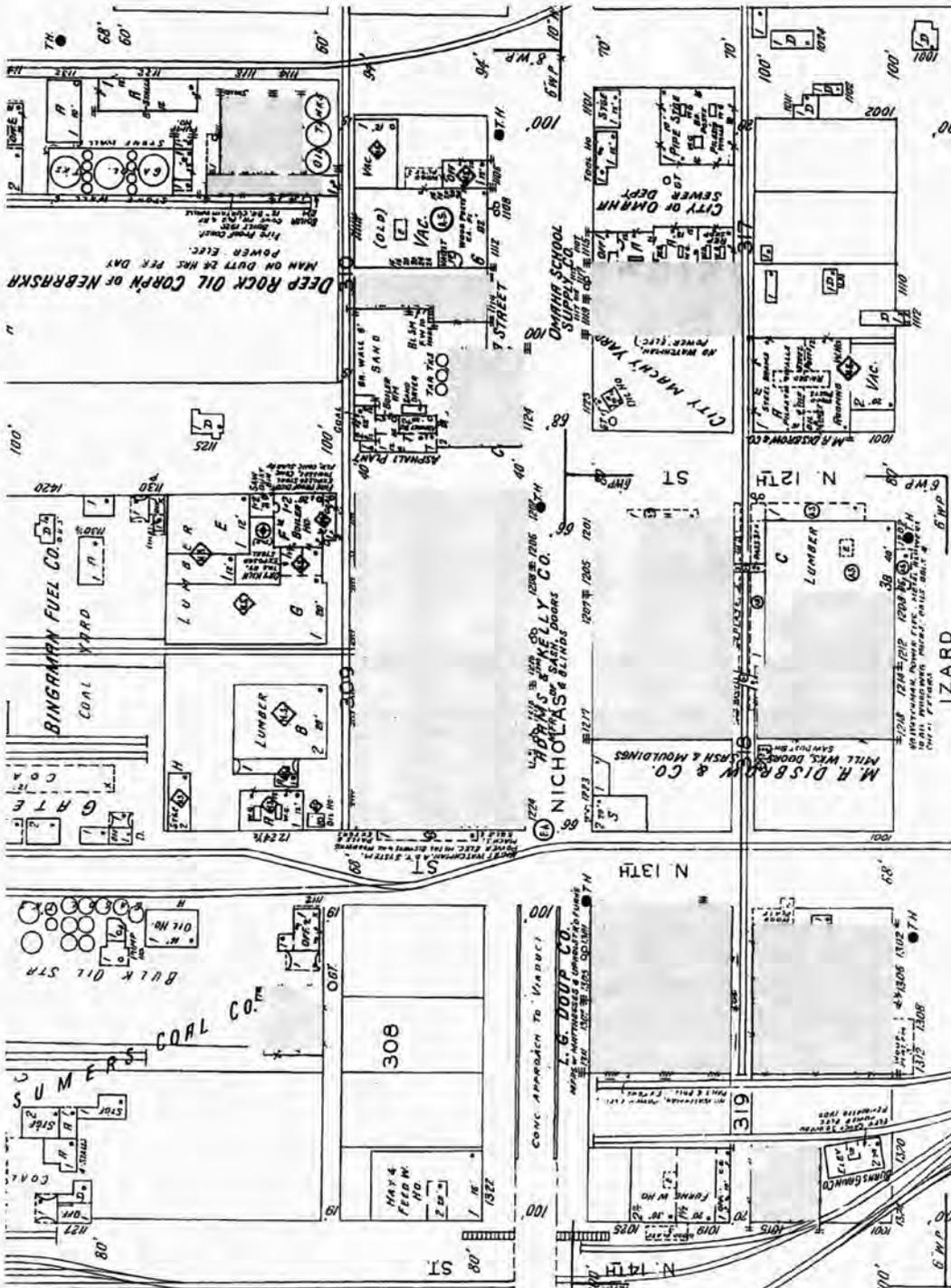
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

Section Appendix B Page 42



North

1934 Sanborn map page 223. The high-lighted buildings are extant and contributing in 2008.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

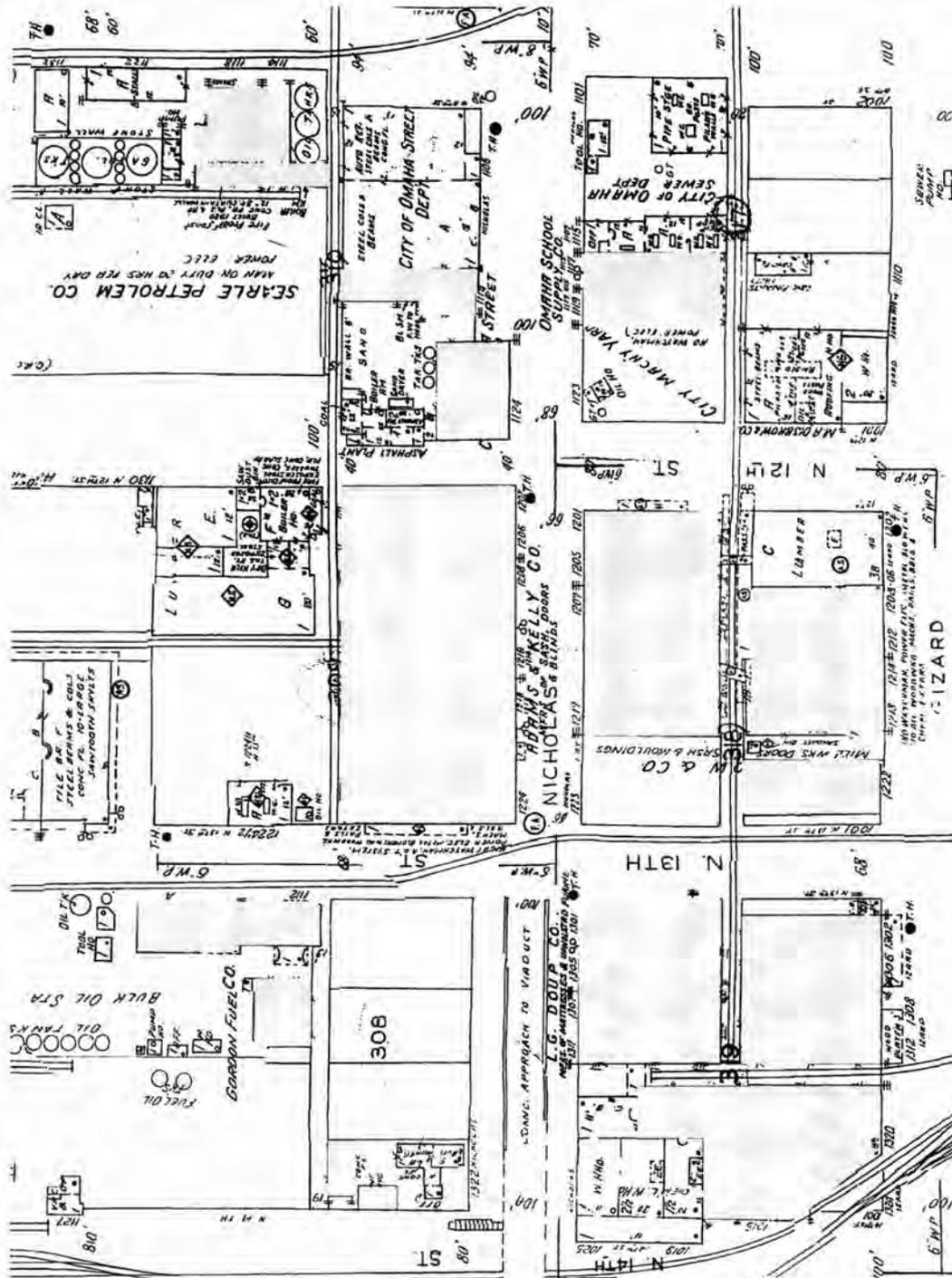
Nicholas Street Historic District

Name of Property

Douglas County, Nebraska

County and State

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North

1962 Sanborn map page 223. The high-lighted buildings are extant and contributing in 2008.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Nicholas Street Historic District

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 1/23/09      DATE OF PENDING LIST: 2/06/09  
DATE OF 16TH DAY: 2/21/09      DATE OF 45TH DAY: 3/08/09  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000070

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    3.2.09 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

photo 1 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF ALLEY POYNER MACCHIETTO  
ARCHITECTURE/NICHOLAS ST. LOOKING WEST



Baker

RADFORD CO

photo 2 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF ALLEY POYNER MACCHIETTO  
ARCHITECTURE/NICHOLAS ST. LOOKING WEST



14th St  
SHITON  
WHOLESALE  
SERVICE  
INC.  
LWORK

SHITON  
Dope

Photo 3 of 18

NICHOLAS ST. HISTORIC DISTRICT/ DOUGLAS, NE/ CHRISTINA JANSEN/ DEC. 11, 2008/ OFFICE OF ALLEY POYNER MACCHIETTO  
ARCHITECTURE/ NICHOLAS ST. LOOKING EAST



STOP

Photo 4 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11/2008/OFFICE OF ALLEY POYNER MACCHIETTO  
ARCHITECTURE/ 13<sup>th</sup> ST. LOOKING SOUTH



ASHTON

OFFICE

THE STEAK CO. RESTAURANT

Photo 5 of 18  
NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF ALLEY POYNER MACCHIETTO  
ARCHITECTURE/13<sup>th</sup> ST. LOOKING NORTH



ASHTON

OFFICE

FACTORY

STREET SIGN

8

Photo 6 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF ALLEY POYNER MACCHIETTO  
ARCHITECTURE/NICHOLAS ST. LOOKING EAST & ADAMS & KELLY COMPANY



photo 7 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY POYNER MACCHIETTO ARCHITECTURE/L.G. DOUP COMPANY



DAY CE

ST. LOUIS  
MERCANTILE  
STORE

photo 8 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY FOYNER MACCHIETTO ARCHITECTURE/WAYNE AUTO TRUCK & TRAILER



Photo 9 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY POYNER MACCHIETTO ARCHITECTURE/CONSUMER'S COAL & SUPPLY CO.



ROSS  
CONTRACTORS, INC.  
13TH

photo 10 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY FOYNER MACCHIETTO ARCHITECTURE/CONSUMER'S COAL & SUPPLY CO.



photo 11 of 18

NICHOLAS ST. HISTORIC DISTRICT/DODGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY FOYNER MACCHIETTO ARCHITECTURE/STREET MAINTENANCE DEPT.



NO  
OUTLET  
↓

Photo 12 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF ALLEY  
BOYNER MACCHIETTO ARCHITECTURE/CITY STREET CLEANING DEPT.



Photo 13 of 18  
NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY POYNER MACCHIETTO ARCHITECTURE/ORCHARD & WILHELM WAREHOUSE #1



Photo 14 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY POYNER MACCHIETTO ARCHITECTURE/DEEP ROCK OIL COMPANY



photo 15 of 18

NICHOLAS ST. HISTORIC DISTRICT / DOUGLAS, NE / CHRISTINA JANSEN / DEC. 11, 2008 / OFFICE OF  
ALLEY POYNER MACCHIETTO ARCHITECTURE / HAY EXCHANGE BUILDING



photo 16 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE  
OF ALLEY POYNER MACCHIETTO ARCHITECTURE/HAY EXCHANGE BUILDING



Crystal  
Forge

DODGE 4x4

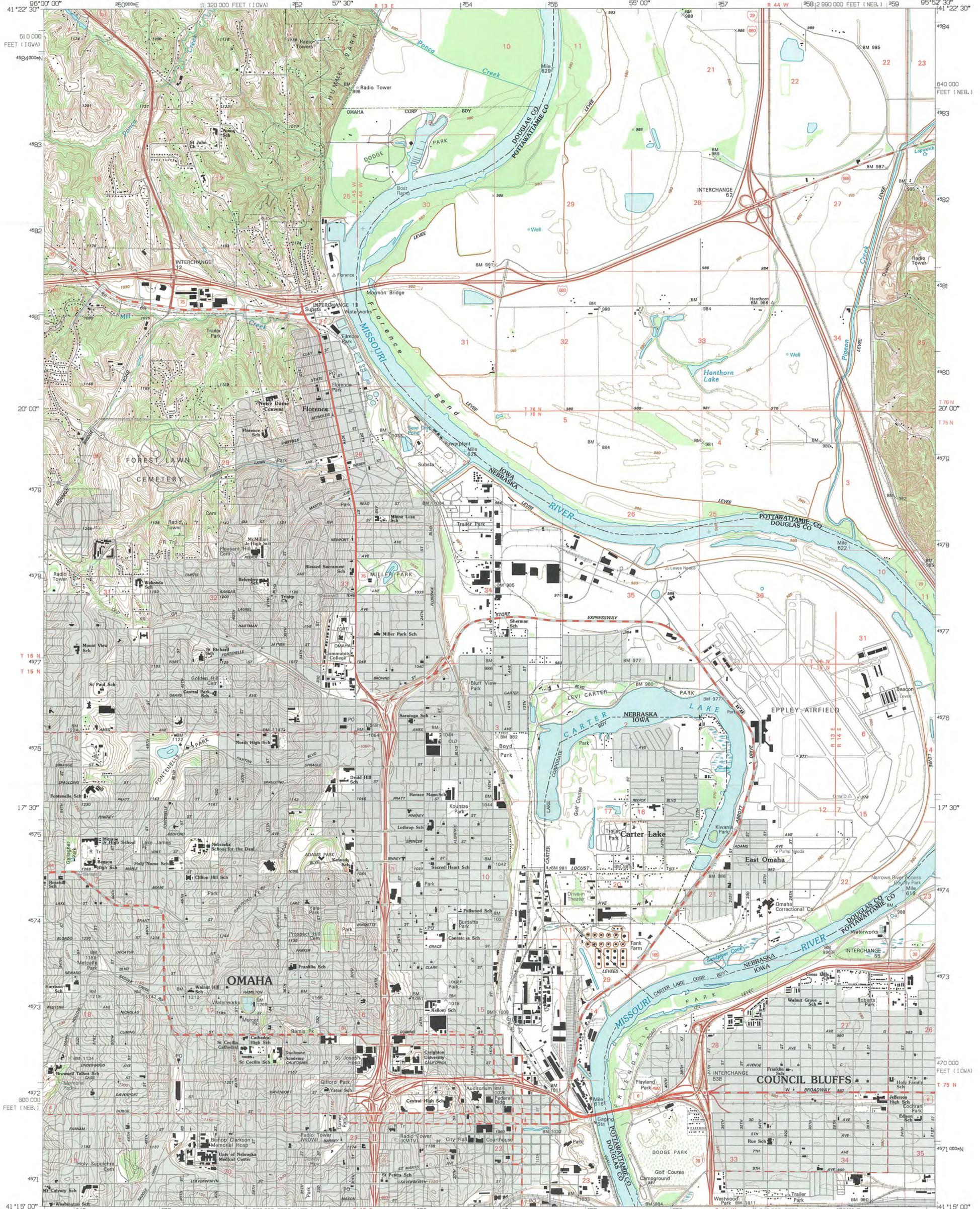
Photo 17 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY POYNER MACCHIETTO ARCHITECTURE/J.D. ADAMS COMPANY

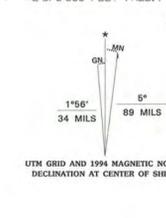


Photo 18 of 18

NICHOLAS ST. HISTORIC DISTRICT/DOUGLAS, NE/CHRISTINA JANSEN/DEC. 11, 2008/OFFICE OF  
ALLEY POYNER MACCHIETTO ARCHITECTURE/ORCHARD & WILHELM WAREHOUSE #2



Produced by the United States Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs taken 1952 and planimetric surveys 1956. Revised from aerial photographs taken 1990. Field checked 1992. Map edited 1994  
Universal Transverse Mercator projection  
10,000-foot grid ticks: Nebraska coordinate system, south zone and Iowa coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue  
1927 North American Datum (NAD 27)  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and 83 for 7.5-minute intersections are given in USGS Bulletin 1875  
Gray tint indicates areas in which only landmark buildings are shown  
Fire red dashed lines indicate selected fences and field lines where generally visible on aerial photographs. This information is unchecked



*Nicholas Street Historic District*  
*Omaha, Douglas County, Nebraska*  
*Zone 15*  
A N: 4512800 E: 254220  
B N: 4512780 E: 254240  
C N: 4512544 E: 254275  
D N: 4512544 E: 254275  
E N: 4512588 E: 254244  
F N: 4512588 E: 254230  
G N: 4512600 E: 254220

NEBRASKA

ROAD CLASSIFICATION

- Primary highway hard surface
- Secondary highway hard surface
- Light-duty road, hard or improved surface
- Unimproved road
- Interstate Route
- U.S. Route
- State Route

QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

1 Fort Calhoun  
2 Loveland  
3 Honey Creek  
4 Irvington  
5 Council Bluffs North  
6 Reardon  
7 Omaha South  
8 Council Bluffs South

OMAHA NORTH, NEBR.-IOWA  
41095-C8-TF-024  
1994  
DMA 6866 IV SW - SERIES V875



NEBRASKA STATE HISTORICAL SOCIETY  
1500 R STREET, P.O. BOX 82554, LINCOLN, NE 68501-2554  
(402) 471-3270 Fax: (402) 471-3100 1-800-833-6747 [www.nebraskahistory.org](http://www.nebraskahistory.org)

Michael J. Smith, Director/CEO



January 14, 2009

J. Paul Loether  
National Register—National Historic Landmarks Programs  
National Park Service  
1201 "I" Street NW, 8th Floor  
Washington, DC 20005

RE: Nicholas Street Historic District  
Omaha, Douglas County, Nebraska

Dear Mr. Loether:

Please find enclosed the National Register of Historic Places nomination form for the above resource. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

  
L. Robert Puschendorf  
Deputy State Historic Preservation Officer

Enclosure

**Douglas County, Nebraska Property Record - R0324700001**

Information is valid as of 2022-10-07

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

**Great Feature** → → →**Taxpayer**

NODO LLC

10404 ESSEX CT #101  
 OMAHA NE 68114-0000

**Property Information**

<b>Key Number:</b>	2470 0001 03
<b>Account Type:</b>	Industrial
<b>Parcel Number:</b>	0324700001
<b>Parcel Address:</b>	
<b>Abbreviated Legal Description:</b>	CITY LOTS LOT 4 BLOCK 317 E 20 FT VAC 12 ST & ALL LOTS 3 & 4 152 X 132 -- BASE VALUE-- (EXCESS 2516)

**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$301,000	\$86,400	\$387,400
<b>2021</b>	\$0	\$0	\$0
<b>2020</b>	\$0	\$0	\$0
<b>2019</b>	\$0	\$0	\$0
<b>2018</b>	\$0	\$0	\$0
<b>2017</b>	\$0	\$0	\$0

**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.460606	20064.0	0.0	0.0	0.0	

**Land Attributes**

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

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

--	--

**No  
Image  
Available**

[CLICK TO ENLARGE IMAGE](#)

**No  
Image  
Available**

[CLICK TO ENLARGE IMAGE](#)

<b>Square Footage:</b>	24480.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	376.0	<b>Quality:</b>	Fair
<b>Unit Type:</b>		<b>Condition:</b>	Poor
<b>Built As:</b>	Storage Warehouse	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Hot Water	<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>	3.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	16320.0

<i>Year Built</i>	<i>Year Remodeled</i>	<i>Percent Remodeled</i>	<i>Adjusted Year Built</i>	<i>Physical Age</i>
1892	0	0%	1892	0

<i>Detail Type</i>	<i>Detail Description</i>	<i>Units</i>
Add On	Elevator Electric Freight	1.0
Basement	Storage	8160.0

**Building 2**

**No  
Image  
Available**

[CLICK TO ENLARGE IMAGE](#)

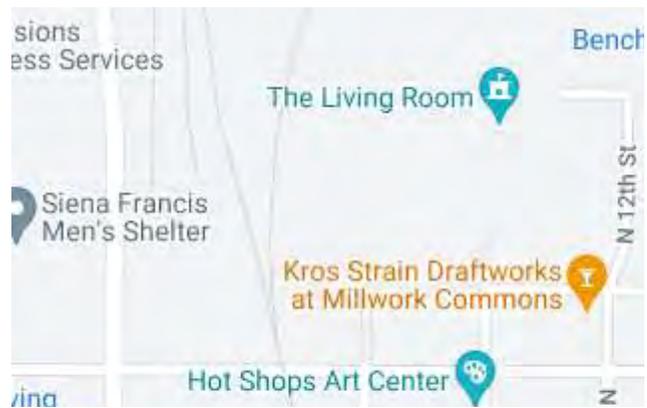
**No  
Image  
Available**

[CLICK TO ENLARGE IMAGE](#)

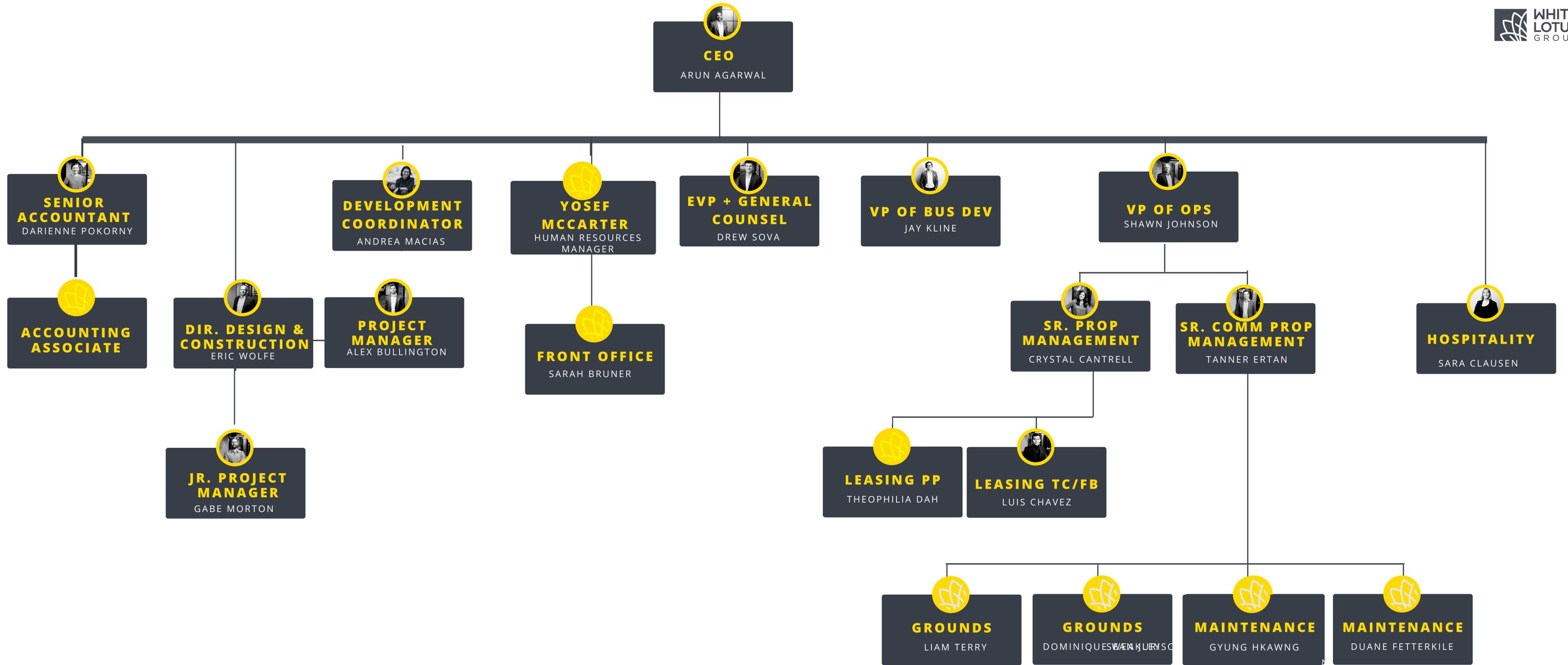
<b>Square Footage:</b>	10320.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	406.0	<b>Quality:</b>	Fair
<b>Unit Type:</b>		<b>Condition:</b>	Poor
<b>Built As:</b>	Storage Warehouse	<b>Condo Square Footage:</b>	0.0

<b>HVAC:</b>	Space Heater	<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>	10320.0

<b><i>Year Built</i></b>	<b><i>Year Remodeled</i></b>	<b><i>Percent Remodeled</i></b>	<b><i>Adjusted Year Built</i></b>	<b><i>Physical Age</i></b>
1969	0	0%	1969	0



To interact more fully with Google Maps and Street View go to this link [Google](#). If you require a more exact property location, you may use the [Interactive GIS Maps](#) that are maintained by our office.



**CEO**  
ARUN AGARWAL

**SENIOR ACCOUNTANT**  
DARIENNE POKORNY

**ACCOUNTING ASSOCIATE**

**DIR. DESIGN & CONSTRUCTION**  
ERIC WOLFE

**JR. PROJECT MANAGER**  
GABE MORTON

**DEVELOPMENT COORDINATOR**  
ANDREA MACIAS

**PROJECT MANAGER**  
ALEX BULLINGTON

**YOSEF MCCARTER**  
HUMAN RESOURCES MANAGER

**FRONT OFFICE**  
SARAH BRUNER

**EVP + GENERAL COUNSEL**  
DREW SOVA

**VP OF BUS DEV**  
JAY KLINE

**LEASING PP**  
THEOPHILIA DAH

**LEASING TC/FB**  
LUIS CHAVEZ

**VP OF OPS**  
SHAWN JOHNSON

**SR. PROP MANAGEMENT**  
CRYSTAL CANTRELL

**SR. COMM PROP MANAGEMENT**  
TANNER ERTAN

**GROUND S**  
LIAM TERRY

**GROUND S**  
DOMINIQUE WENIGER

**MAINTENANCE**  
GYUNG HKAWNG

**MAINTENANCE**  
DUANE FETTERKILE

**HOSPITALITY**  
SARA CLAUSEN



# AMES INNOVATION

---



This building was once well-known as the Ames Bowling Alley in North Omaha, but the 44,000 square foot building had deteriorated over the years, making this a fantastic opportunity for redevelopment.

This project, the Ames Innovation Center, was designed to create a customer-service, data-driven environment in North Omaha that would foster collaboration among various businesses and organizations.

Our first tenant space was completed in the Spring of 2019 and is home to the Nebraska Department of Motor Vehicles and includes a 3,800-square-foot express DMV.



# AMES PLAZA

---



Ames Plaza was a structure that was condemned by the City of Omaha, and at White Lotus Group, we saw this as an exciting challenge and opportunity. We worked closely with the City and negotiated the acquisition of this 1950's retail mall.

The goal of the project was to revitalize and re-purpose the space using Tax Increment Financing into a 100% occupied mixed-use building. We did exactly that with 40,000 square feet of self-storage, 20,000 square feet of a nationally anchored fitness center - Planet Fitness, and a 23,000 square feet workforce training center - Heartland Workforce Solutions.



# 1401 JONES – PUBLIC LIBRARY

---



1401 Jones has a rich Omaha history, housing the David Cole Creamery until the 1940s. While White Lotus Group has been searching for the perfect tenant for the space, the project was approved for TIF funding and historic-tax credits.

In February of 2022, The Omaha City Council approved an agreement for the Downtown Omaha Public Library to move from its location at 14th and Farnam to 1401 Jones. Work began at the end of March 2022 and is scheduled to conclude at the end of February 2023.

We are excited to help achieve the Omaha Public Library's 2010 and 2017 Facilities Plans recommendations for a new branch location in downtown Omaha and a new central library.



# LEARNING COMMUNITY CENTER

---



White Lotus Group jumped into this project as the owner's representative for the HELP Foundation of Omaha, Inc. We started by identifying some problems the Learning Community was having which included the need to acquire real estate, build that real estate out to fit their needs, and then finally, how that real estate would be funded. In less than sixty days, White Lotus Group coordinated the acquisition, the design with RDG Planning and the construction with Ronco Construction to initiate a complete project plan. One hundred (100) days later - the center was delivered for 22% under the original budget approved by the Learning Community.



The \$ 20 million development on the former site of a beloved Omaha eatery, MisterC's, will serve the Metropolitan Community College Fort Omaha campus. The five-story, 113,000-square-foot mixed-use 30 Metro feature 110 affordable apartment units, a Charles Drew health clinic, a T-Mobile, the Department of Health and human services, and the Nebraska Economic Development field office- North Omaha. The design and aesthetic are consistent with the college.



The transformation of the Turner Park Apartments included turning 58 units of Class C apartments into historically significant urban cultured apartments. These distinctive apartments were built in 1920 and renovated by the White Lotus Group team in 2017. The renovations included everything from plumbing and mechanical to roofing and interiors.

We believe that they set the standard for innovative revitalization along North Dodge Street, Omaha.



# ***PRAIRIE SPRING APARTMENTS***

---



This development in North Omaha includes 8 buildings and 120 affordable housing apartments with a preference for seniors and veterans. Amenities include a pool, clubhouse, ponds, and walking trails.

As the owner of the land, White Lotus Group has provided turn-key development services leading planning and zoning efforts, selecting of the design and construction consultants, and managing the design and construction efforts.



# BLACKSTONE CORNER

---



Blackstone Corner is a 92,000SF Apartment Complex in the Heart of Blackstone Omaha. The building consists of 112 luxury apartments, a community lounge, and parking. The luxury apartment complex includes a community patio, string lights, a fire pit, and an available gas grill. Other features include Bike storage, a pet wash station, seating for entertainment, and full-size rooms with balconies. White Lotus Group financed the co-developer of this project and our affiliate managed construction.



MURAL Nebraska is a progressive project awarded by the City of Lincoln to White Lotus Group with the task to bring affordable housing to the central business district of Lincoln. The project aims to combine affordable housing units with associated services through their community service facility focused on healthcare and child care. The entire development also has a planned new central library as well as a public park central to the entire block to be developed by the City of Lincoln.



*Phase I Environmental Site Assessment Report*

**Nicholas Street Warehouse**

**1113-1117 Nicholas Street  
Omaha, Nebraska**

**Prepared for:**  
Future Forward, LLC

and

Investors Realty, Inc.  
11301 Davenport Street  
Omaha, NE 68154

May 11, 2012  
**TG Project No. 12179.00**

**THIELE GEOTECH, INC.**  
13478 Chandler Road  
Omaha, Nebraska 68138-3716  
402.556.2171 Fax 402.556.7831  
[www.thielegeotech.com](http://www.thielegeotech.com)



*Phase I Environmental Site Assessment Report*  
**Nicholas Street Warehouse**  
**Table of Contents**

**1.0 SUMMARY ..... 1**

**2.0 INTRODUCTION ..... 5**

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## 1.0 SUMMARY

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**SITE DESCRIPTION** – The assessment site is warehouse property located at 1113-1117 Nicholas Street in Omaha, Nebraska. The assessment site consists of a three-story warehouse building that was constructed in approximately 1890 and an adjacent single-story warehouse building that was built in 1969. According to the Douglas County Assessor’s website, the site is currently owned by Kimball Lofts. According to the Mr. Jim Posey (member owner) the buildings are occupied by T & M Services, a company that provides office furniture installation, reconfiguration, moving, warehousing, redecorating, and remodeling services.

**HISTORICAL REVIEW** – Historical aerial photographs, topographic maps, Sanborn Fire Insurance Maps, interviews, and city directories were reviewed. Based on these sources, it appears that the west side of the assessment site was in use for a small building or house, and the east warehouse building was present on the east side and occupied by two stores in 1890. In 1901, there was a different house and an outbuilding and a small shed on the west side of the site. The T.G. Northwall Co., Agricultural Implements was located in the east warehouse in 1901. In 1926 occupants of the east warehouse included Middle West School Review, Omaha School Supply Co., and Garnett Church furniture Co. Since that time the following parties have occupied the east warehouse, Ossit Bros. Church Furniture (1931-1946), Omaha School Supply Co. (1926 – 1962), Middle West School Review (1926 – 1936), Omaha Central Paper Co. (1941 – 1956), Price Clayton & Sons furniture manufacturers (1965), and T & M Services (2001 to Present).

The west half of the site is labeled City Machinery Yard in the 1934 and 1962 Sanborn Fire Insurance Maps, and there is an oil house and gas tank identified in the northwest corner of the assessment site. There was no other source that identified these operations.

There was also a UST located adjacent east of the assessment site for the Omaha Sewer Maintenance Department from at least 1934 to 1968 based on the Sanborn Fire Insurance Maps. There were no records identified for operations or closure of this tank.

**REGULATORY REVIEW** – Sixty-two (62) sites (plottable) were identified by EDR, a regulatory database search firm, on the NPL, Proposed NPL, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-TSDF, ENG CONTROLS, INST CONTROL, SHWS, LUST, UST, VCP, BROWNFIELDS, RCRA-NonGen, and CONSENT lists. These sites were located within one mile of the assessment site. None of these sites were found to be a significant risk of environmental concern to the assessment site based on distance, remediation status, and/or the anticipated ground water flow direction except for the following:

Omaha Lead, Eastern Omaha, Omaha, Nebraska - The assessment site is located within a region that has been identified as an EPA Superfund site. Because the assessment site is located in a heavy industrial district, EPA will not conduct soils investigation/remediation activities at the assessment site under its current testing protocol. However, there may still be elevated concentrations of lead in the near surface soils at the assessment site. The EPA has asked contractors to take reasonable precautions to limit risks of exposure. These include the following:

- Use dust suppression techniques to limit dust from leaving construction sites.
- Keep excavated soils at the property where they are excavated.
- Where possible, place excavated soils back into excavations and cover the area with clean soil.

The unplotable sites were also reviewed and none of these appeared to be within ASTM search distances or to pose a threat to the assessment site.

**SITE RECONNAISSANCE** – The condition and current use of the property observed during the site reconnaissance conducted May 3, 2012 suggest that environmental concerns do not exist at the assessment site except for the presence of the inactive paint booth on the first floor of the east warehouse, a sump pit with oily liquid in the basement of the east warehouse, and the cistern on the platform on the south side of the east warehouse.

**INTERVIEWS** – Interviews were conducted with the user, the current occupants, and the present owner. These interviews revealed that based on the knowledge and experience of these parties, there have been no hazardous materials, petroleum hydrocarbons, or other environmental issues associated with the assessment site except for the presence of the inactive paint booth in the east warehouse.

**ENVIRONMENTAL LIEN SEARCH** – A Commitment for Title Insurance was completed for the assessment site and upon review it appears that there are no environmental liens or activity use limitations associated with the assessment site based upon publicly available real estate records. In addition, no evidence of liens was identified in the regulatory records database search where records of obligations imposed by regulatory agencies would most likely be reported.

**CONCLUSIONS** – We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for property located at 1113-1117 Nicholas Street in Omaha, Nebraska. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following potential environmental conditions:

- Historically, painting operations have taken place in the paint booth on the first floor of the east warehouse building. Releases of paints, lacquers, and/or solvents have potential to adversely impact the assessment site.
- There was an unknown oily substance noted in water in a sump pit in the basement. This oily substance may be harmful to the assessment site.
- The Sanborn Fire Insurance maps show an oil house and gas tank identified in the northwest corner of the assessment site in 1934 and 1962. These were in operation before tanks were required to be registered. Storage and dispensing of petroleum hydrocarbons have potential to impact the soils and ground water at the assessment site.
- There was a UST located adjacent east of the assessment site for the Omaha Sewer Maintenance Department from at least 1934 to 1968 based on the Sanborn Fire Insurance Maps. There were no records identified for operations or closure of this tank. Based on the close proximity of this site to the assessment site, if there were leaks and spills over the years from operations of this gas tank, then they would have potential to adversely impact the assessment site.

**ADDITIONAL APPROPRIATE INVESTIGATION** – Laboratory analysis of the oily liquid in the sump pit in the basement would help determine if it is a threat to the assessment site.

Subsurface investigation would provide a means to gather additional information as to whether the subsurface soils and ground water have been impacted by historical painting and fuel dispensing activities.

**RECOMMENDATIONS** – TG recommends that the client meet with legal counsel to discuss the liability that may be assumed with the transfer of this property and also determine if the benefits of further investigation are warranted. Additionally, it is important to recognize that the intrinsic value of the assessment site may be diminished if petroleum hydrocarbons, paints, solvents, or oils are present in on-site soils or ground water at the assessment site.

TG recommends that the inactive cistern/well be abandoned properly per Nebraska Health and Human Services guidelines.

**VAPOR INTRUSION CONDITION** - A Tier 1 assessment for vapor intrusion condition (VIC) was included in this investigation (ASTM E 2600-08) and based on the information collected and reviewed for the Phase I ESA it appears that vapor intrusion may be a concern for the property if

sufficient concentrations of volatile organic compounds are present in the subsurface of the building from painting activities or fuel dispensing.

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## 2.0 INTRODUCTION

### 2.1 PURPOSE

Thiele Geotech, Inc. (TG) has been retained by Future Forward, LLC and Investors Realty, Inc. to perform a Phase I Environmental Site Assessment (ESA) on property located at 1113-1117 Nicholas Street in Omaha, Nebraska.

This ESA has been prepared to characterize existing environmental conditions on the subject property, and to assess potential environmental concerns caused by current and historical activities/practices on the property and from adjoining and/or nearby properties.

This ESA was conducted in general accordance with American Society of Testing Materials (ASTM) Standard E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. According to the Standard, ". . . the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property . . . even under conditions in compliance with laws."<sup>1</sup> More simply stated, "The purpose . . . is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the property."<sup>2</sup>

This Standard fulfills the requirements as outlined in 40 CFR 312, Standards and Practices for All Appropriate Inquiries; Final Rule. Adherence to this Standard is intended to allow the user to satisfy one of the requirements to claim protection from CERCLA liability as an innocent landowner, contiguous property owner, or bona fide prospective purchaser.<sup>3</sup>

Recently, a new ASTM standard was established for evaluating vapor intrusion conditions because the new Phase I ESA does not specifically include considerations for vapor intrusion from contaminated sites. TG is supplementing their Phase I ESAs with the Tier 1 assessment from the ASTM E 2600-08 Standard for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions. These services include a determination as to whether a potential vapor intrusion

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<sup>1</sup>ASTM Standard E 1527-05, 1.1.1, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 2005, p. 1.

<sup>2</sup>ASTM Standard E 1527-05, November 2005, p. 12.

<sup>3</sup>40 CFR 312

condition may be present on site, based on the information that is collected and reviewed as part of the ASTM E 1527-05 Phase I ESA. This practice is being used as a voluntary supplement to Practice E 1527 and does not alter or define the practice of the Phase I ESA, or constitute, expand, or define “all appropriate inquiry “ as defined or approved by US EPA<sup>4</sup>. This practice is not an assessment for measuring indoor air quality, rather it is a practice to identify whether or not a vapor intrusion condition exists due to migration of chemicals of concern into existing or planned structures on a property due to contaminated soil and ground water on the property or in close proximity to the property.

## **2.2 DETAILED SCOPE OF SERVICES**

Our Phase I ESA was performed by an environmental professional (EP) or under the supervision or responsible charge of an EP. The EP was involved in planning the site reconnaissance and interviews, and reviewed and interpreted the information upon which the report is based.

The Phase I ESA consisted of a records review of the property and surrounding area, site reconnaissance, interviews, and a written report. The scope of services is intended to conform to ASTM E 1527-05.

The records review attempted to obtain and review records that would help identify recognized environmental conditions in connection with the property. This review was conducted by examining available topographic, soil survey, or geologic maps and reports; aerial photographs; public records that are properly filed regarding permits, land use restrictions, activity use limitations, environmental liens, spills, underground storage tanks, landfills, and hazardous substance/waste sites; and other government records.

The site reconnaissance consisted of a visual investigation of the area. It included a walkover of the entire site, accessible areas in the interiors of the buildings, and adjacent public thoroughfares. Observations were made of existing conditions including structures, evidence of below grade tanks, distressed vegetation, signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices. An attempt was made to define the current and past uses of the property, the adjoining properties, and the surrounding area.

Interviews with the user and current owner of the property were conducted in an attempt to obtain information about the use and condition of the property. Past owners/occupants were identified and may also have been interviewed if deemed useful. Also, appropriate governments officials may have

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<sup>4</sup> ASTM E 2600 – 08, 1.1 Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions, March 31, 2008.

been interviewed in an attempt to identify recognized environmental conditions in connection with the property.

Our report includes documentation to support the findings, opinions, and conclusions. The report attempts to characterize recognized environmental conditions on the property and to assess potential environmental concerns caused by adjoining and/or nearby properties. The report is based only upon information obtained and observations made during the course of the records review, site reconnaissance, and interviews described above.

### **2.3 SIGNIFICANT ASSUMPTIONS**

Findings and recommendations of this ESA are based upon information obtained during the performance of this ESA and the conditions existing at the site on the date of the site reconnaissance. Past conditions, uses, etc., were approximated based on available records and observations.

### **2.4 LIMITATIONS AND EXCEPTIONS**

No sampling or testing of soil, water, air or other materials was conducted as part of this ESA. It is possible that contamination may exist, but was undetected by this ESA. The conclusions provided in an ESA do not guarantee that environmental conditions will not arise in the future.

The results of this Report are based on information obtained by TG and on observations made during the site reconnaissance. TG does not warrant or guarantee the environmental condition of the subject property, or certify the property as clean.

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

The ASTM E 1527-05 does not include an analysis or determination as to whether the Client or site is in compliance with federal, state, or local laws, statutes, ordinances, or regulations. This Standard also does not include identification or evaluation of controlled substances, asbestos, asbestos-containing materials (ACM), lead-based paint (LBP), radon, mold, methane gas, endangered species, historical or archeological resources, floodplain/floodways or wetlands. This ESA specifically excluded sampling or testing for the presence of hazardous substances, hazardous materials, hazardous wastes, petroleum, or polychlorinated biphenyls (PCBs). This practice does not include any testing or sampling of materials such as soil, water, air, or building materials.

It is important to note that this ESA does not constitute a guarantee or warranty of the environmental condition of the subject property. "Performance of this practice is intended to reduce, but not

eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.”<sup>5</sup>

## **2.5 SPECIAL TERMS AND CONDITIONS**

According to ASTM E 1527-05, a Phase I ESA must be updated if they are over 180 days old including conducting a new environmental lien search. Reports cannot be updated if they are over a year old. However, information from a previous report can be used in a new Phase I ESA as long as the data is checked for accuracy and updated appropriately.

## **2.6 USER RELIANCE**

This ESA is an instrument of service for the exclusive use of Future Forward, LLC and Investors Realty, Inc. (Client) and their lender(s) only. No third party may use this report, or any information contained herein. With the permission of the Client, Thiele Geotech, Inc. (TG) may authorize a third party to use this Report, and to rely on the information contained in this report, but only to the same extent of the Client’s reliance, and subject to the same contractual, technological, and other limitations to which the Client has agreed. In addition, any new user of the report is subject to the user obligations outlined in the ASTM E 1527-05 standard.

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<sup>5</sup>ASTM E 1527-05, 4.5.1

## **3.0 SITE DESCRIPTION**

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### **3.1 LOCATION AND LEGAL DESCRIPTION**

The assessment site is warehouse property located at 1113-1117 Nicholas Street in Omaha, Nebraska. The assessment site consists of a three-story warehouse building that was constructed in approximately 1890 and an adjacent single-story warehouse building that was built in 1969. According to the Douglas County Assessor's website, the site is currently owned by Kimball Lofts. According to the Mr. Jim Posey (member owner) the buildings are occupied by T & M Services, a company that provides office furniture installation, reconfiguration, moving, warehousing, redecorating, and remodeling services.

The legal description for the site is included in the parcel information obtained from the Douglas County Assessors website and in the Commitment for Title Insurance, both enclosed in the Appendix. The site is generally located within the Northeast Quarter, of the Southeast Quarter, of Section 14, Township 15 North, Range 13 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska.

The Site Vicinity Map, Topographic Map, and Parcel Map attached in the Appendix, further illustrate the disposition of the assessment site and the neighboring properties.

### **3.2 SITE AND VICINITY CHARACTERISTICS**

The general area of the project site is primarily composed of commercial and industrial development.

The City of Omaha Zoning Map was reviewed and indicated that the assessment site is currently zoned Heavy Industrial District with an overlay of Area of Civic Importance (HI-ACI). The area surrounding the assessment site is generally zoned HI-ACI and Central Business District (CBD-ACI). A copy of the City of Omaha Zoning Map has been included in the Appendix.

### **3.3 CURRENT USE OF THE PROPERTY**

Currently, the assessment site is used for storage by T & S Services. The 2<sup>nd</sup> floor of the east warehouse building and the basement are primarily vacant. The photographs taken during the site reconnaissance conducted on May 3, 2012 illustrate the condition of the site on that day, and are included in the Appendix.

### **3.4 IMPROVEMENTS AND EASEMENTS**

It is assumed that there are easements present on-site for various public and private utilities (natural gas, electric, water, sanitary and storm sewers, cable television) that provide essential services within

the City of Omaha. All easement information is disclosed by title policy for the owner and is included in the Commitment for Title Insurance enclosed in the Appendix.

Improvements on site consist of two warehouse house buildings:

- The east warehouse building is a three-story masonry structure with a basement that was constructed in approximately 1890.
- The west warehouse building is a single-story metal building with no basement that was constructed in approximately 1969.

Utilities observed on-site:

- Electrical – Omaha Public Power District
- Water – Metropolitan Utilities District
- Gas – Metropolitan Utilities District
- Storm/Sanitary Sewer – Omaha Public Works Department

### **3.5 CURRENT USES OF ADJOINING PROPERTIES**

The site is bordered by Nicholas Street right-of-way (ROW) to the north, by vacant lots to the east, by Aksarben Recycling and a vacant lot to the south, and by North 12<sup>th</sup> Street ROW to the west. Beyond Nicholas Street ROW to the north is the City of Omaha's former Street Department property. Beyond the vacant lots to the east is North 11<sup>th</sup> Street ROW. Beyond Aksarben Recycling to the south is IZard Street ROW. Beyond 12<sup>th</sup> Street to the west is a warehouse building. Another large warehouse building is located northwest and is occupied by Surplus Sales.

## **4.0 USER PROVIDED INFORMATION**

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Users of the Phase I ESA include Future Forward, LLC and Investors Realty, Inc. Although not specifically knowledgeable about this property, the prospective purchaser is familiar with some of the environmental issues in this area of Omaha due to recent real estate transactions and construction activities by the City of Omaha.

### **4.1 TITLE RECORDS**

Title documents were provided for review during this assessment.

### **4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

A Commitment for Title Insurance was completed for the assessment site and upon review it appears that there are no environmental liens or environmental-related activity use limitations associated with the assessment site based upon publicly available real estate records.

### **4.3 SPECIALIZED KNOWLEDGE**

The user was not aware of any specialized knowledge about the assessment site.

### **4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

The user was not aware of any commonly known or reasonably ascertainable information about the assessment site.

### **4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

The user was questioned regarding their perception of the value of the assessment site in comparison to other similar properties. Mr. R. J. Neary of Investors Realty, Inc. responded that the price of the assessment site was fair market value.

### **4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION**

According to the Douglas County Assessor's website, the current owner(s) of the assessment site is Kimball Lofts. According to member owner, Jim Posey, current occupants of the site include T & M Services.

### **4.7 REASON FOR PERFORMING PHASE I**

This assessment is being conducted as part of the screening criteria for a real estate transaction.

## **5.0 RECORDS REVIEW**

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### **5.1 STANDARD ENVIRONMENTAL RECORD SOURCES**

As part of this ESA, various sources of information were queried in an attempt to determine and evaluate past and present activities on and in the vicinity of the subject property that might cause environmental impacts on the subject site. Multiple aerial photographs and the current USGS Topographic Map were obtained, and regulatory database research by Environmental Data Resources, Inc. (EDR) was performed. EDR is a database search firm, specializing in Records Searches for ESAs. These efforts were performed in general accordance with ASTM Standard E 1527-05.

The ASTM Standard recommends approximate minimum search distances (AMSDs) for each type of database search, which are stated below, and were utilized in our review. The AMSDs recommended by ASTM are included on the Site Information Map included in the Appendix.

The following databases/lists and the respective ASTM AMSDs were requested and reviewed by TG:

#### **Federal ASTM Standard**

US Environmental Protection Agency (EPA) Office of Solid Waste and Emergency Response, National Priorities List (NPL), commonly referred to as "Superfund List"—1.0 mile;

EPA, Proposed National Priority List Sites (Proposed NPL)—1.0 mile;

EPA, Federal Superfund liens (NPL LIENS)—target property;

EPA, National Priority List Deletions (Delisted NPL)—1.0 mile;

EPA, Office of Solid Waste and Emergency Response, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)—0.5 miles;

EPA, Office of Solid Waste and Emergency Response, Comprehensive Environmental Response, Compensation, and Liability Information System – No Further Remediation Planned (CERC-NFRAP)—0.5 miles;

EPA, Resource Conservation and Recovery Act (RCRA), facilities undergoing “corrective action” (CORRACTS)—1.0 mile;

EPA, RCRA non-CORRACTS Treatment Storage and Disposal Facilities (RCRA-TSDF)—0.5 miles;

EPA, RCRA Large Quantity Generators (RCRA-LQG)—property and adjoining properties;

EPA, RCRA Small Quantity Generators (RCRA-SQG)—property and adjoining properties;

EPA, RCRA Conditionally Exempt Small Quantity Generators (RCRA-CESQG)—property and adjoining properties;

EPA, Federal engineering controls registries (US ENG CONTROLS)—0.5 miles;

EPA, Federal institutional controls registries (US INST CONTROLS)—0.5 miles;

National Response Center, U.S. Coast Guard, Federal Emergency Response Notification System (ERNS)—target property.

**State ASTM Standard**

Nebraska Department of Environmental Quality (NDEQ), State and tribal equivalent NPL, State Hazardous Waste Sites (SHWS)—1.0 mile;

NDEQ, State- and tribal-equivalent CERCLIS—Nebraska does not generate a separate State list;

NDEQ, State and tribal landfill and/or solid waste disposal sites (SWF/LF)—0.5 miles;

NDEQ, State Leaking Underground Storage Tank list (LUST)—0.5 miles;

NDEQ, State Leaking Aboveground Storage Tank list (LAST)—0.5 miles;

EPA Region 7, Leaking Underground Storage Tanks on Indian Land (INDIAN LUST R7)—0.5 miles;

Nebraska State Fire Marshal, registered Underground Storage Tank list (UST)—property and adjoining property;

Nebraska State Fire Marshal, registered Aboveground Storage Tank list (AST)—property and adjoining property;

EPA Region 7, registered Underground Storage Tanks on Indian Land (INDIAN UST R7)—property and adjoining property;

NDEQ, Nebraska Institutional Control Registry (INST CONTROL)—0.5 miles;

EPA Region 7, Voluntary Cleanup Priority Listing on Indian Land (INDIAN VCP R7)—0.5 miles;

NDEQ, Voluntary Cleanup Program, Remedial Action Plan Monitoring Act Sites (VCP)—0.5 miles;

NDEQ, Potential Brownfields Inventory Listing (BROWNFIELDS)—0.5 miles.

The following additional sources are provided by EDR, beyond the minimum requirements of ASTM.

**Additional Environmental Record Sources**

EPA, Brownfields Sites list (US BROWNFIELDS)—0.5 miles;

EPA, Open Dump Inventory (ODI)—0.5 miles;

NDEQ, Recycling Resource Directory (SWRCY)—0.5 miles;

EPA, Open Dump Inventory on Indian Land (INDIAN ODI)—0.5 miles;

Drug Enforcement Administration, Clandestine Drug Labs list (US CDL)—target property;

State Fire Marshal, Underground Storage Tank database listing (HIST UST)—0.25 miles;

State Fire Marshal, Aboveground Storage Tank database listing (HIST AST)—target property;

EPA, CERCLA Lien Information (LIENS 2)—target property;

Department of the Navy, Land Use Control Information System (LUCIS)—0.5 miles;

US Department of Transportation (DOT), Hazardous Materials Information Reporting System (HMIRS)—target property;

NDEQ, Surface Spill list (SPILLS)—target property;  
EPA, RCRA Non Generators (RCRA-NonGen)—0.25 miles;  
DOT, Office of Pipeline Safety Incident and Accident Data (DOT OPS)—target property;  
USGS, Department of Defense Sites (DOD)—1.0 mile;  
US Army Corps of Engineers, Formerly Used Defense Sites (FUDS)—1.0 mile;  
Department of Justice, Consent Decree Library Superfund (CERCLA) Consent Decrees (CONSENT)—1.0 mile;  
EPA, Records of Decision (ROD)—1.0 mile;  
Department of Energy, Uranium Mill Tailings Sites (UMTRA)—0.5 miles;  
Department of Labor, Mine Safety and Health Administration, Mines Master Index Files (MINES)—0.25 miles;  
EPA, Toxic Chemical Release Inventory System (TRIS)—target property;  
EPA, Toxic Substances Control Act (TSCA)—target property;  
EPA, Office of Prevention, Pesticides, and Toxic Substances, Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act Tracking System (FIFRA/TSCA) activities (FTTS)—target property;  
EPA, FIFRA/TSCA Tracking System Administrative Case Listing (HIST FTTS)—target property  
EPA, Section 7 of the FIFRA Tracking System (SSTS)—target property;  
EPA, Integrated Compliance Information System (ICIS)—target property;  
EPA, Polychlorinated Biphenyls Activity Database System (PADS)—target property;  
Nuclear Regulatory Commission, Material Licensing Tracking System (MLTS)—target property;  
EPA, Radiation Information Database (RADINFO)—target property;  
EPA, Facility Index System/Facility Registry System (FINDS)—target property;  
EPA, RCRA Administrative Action Tracking System (RAATS)—target property;  
NDEQ, Drycleaner Facility Listing (DRYCLEANERS)—0.25 miles;  
NDEQ, Wastewater Database Listing (NPDES)—target property;  
NDEQ, Air State Program List (AIRS)—target property;  
NDEQ, Tier 2 Facility Listing (TIER 2)—target property;  
USGS, Indian Reservations (INDIAN RESERV)—1.0 mile;  
EPA, State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)—0.5 miles;  
EDR, Proprietary Manufactured Gas Sites (Manufactured Gas Plants)—1.0 mile.

The location of the sites identified within 0.25, 0.50, and 1 mile AMSDs (radii) are shown on the Site Information Map, attached in the Appendix.

The databases utilized for the Tier 1 Vapor Intrusion Condition (VIC) are included in the database search for the Phase I ESA standard records review, except their search distances have been adjusted based on the type of contaminant(s) associated with a site and whether or not the contaminated site is up-gradient of the assessment site. The distances applied to the Phase I ESA database search are more conservative than the Tier 1 Vapor Intrusion requirements and can be used to identify contaminated sites in close proximity to the assessment site. Therefore, if a contaminated site is identified, the appropriate vapor intrusion distances (from ASTM E 2600-08) will be applied to determine whether a potential VIC exists.

A review of the EDR Report reveals more sites than are actually within the ASTM AMSDs. This is because EDR is not able to distinguish sites according to “the property or adjoining properties.” Therefore, any AMSDs of “the property or adjoining properties” are automatically expanded by EDR to 0.25-mile radius from the site. It is the responsibility of the environmental professional to determine which sites do not fall within the ASTM AMSDs. For this project, three (3) UST sites appear on the EDR list, but do not fall within the AMSD of “the property or adjoining properties.” Therefore these sites were not listed or discussed below. In addition, there were twenty-five (25) LUST sites reported that are greater than 0.25 of a mile from the assessment site. It is unlikely that LUST sites would cause environmental conditions at that distance. For this reason, only the LUST sites within close proximity to the subject site are listed and discussed below. The remaining sites are described as follows:

MAP ID	NAME	LOCATION	LIST(S)
Region	Omaha Lead	Eastern Omaha	NPL, Proposed NPL, CERCLIS, ENG CONTROLS, INST CONTROL, ROD
A1, A2	Sewer Maintenance, Omaha Street Maintenance	1114 Nicholas Street	LUST (No Further Action – NFA), BROWNFIELDS, UST
A3	Ashton Wholesale Service	1218 Nicholas Street	LUST (NFA)
B4, B5, B6	Economy Products Co., Inc.	1126 North 11 <sup>th</sup> Street	SHWS, BROWNFIELDS, CERCLIS, LIENS 2, CONSENT

MAP ID	NAME	LOCATION	LIST(S)
B7, B8	Capital Oil Co.	1128 North 11 <sup>th</sup> Street	CERC-NFRAP, RCRA-NonGen, SHWS
B9, B10, B14	CECO Industries, Gate City Steel	1151, 1141 North 11 <sup>th</sup> Street	2 LUSTs (NFA), UST
B11, B12, B13	OHARCO Distributors	1144 North 11 <sup>th</sup> Street	LUST, UST, INST CONTROL, BROWNFIELDS
C16	A B Gendler	1112 North 13 <sup>th</sup> Street	LUST
D19	Rochester Midland Corp, Nalco Company	1015 North 14 <sup>th</sup> Street	SHWS, RCRA-NonGen
G25, G26, G27	Midlands Chemical Co., Environmental Services Inc.,	1521 North 11 <sup>th</sup> Street	SHWS, CERC-NFRAP RCRA-NonGen, CONSENT,
H29, H30	Cargill Inc., Omaha Riverfront Redevelopment,	701 Abbott Drive	INST CONTROL, VCP
31	Aaron Ferer and Sons Company	909 Abbott Drive	RCRA-TSDF
I32, I33	Sullivan Sewer Service, Inc., Former Lorenz Chemical Site	1024 North 17 <sup>th</sup> Street	SHWS, CERC-NFRAP
J34, J35	UPRR Child Development, Center, Child Development Center	1408 California Street	INST CONTROL, VCP
K36	Max I Walker Uniform Rental	724 North 16 <sup>th</sup> Street	DRYCLEANERS, BROWNFIELDS
J38	Former Miller Chemical Site	1441 California Street	CERC-NFRAP
K42	MO-RE-CO Plating	1608 Webster Street	BROWNFIELDS
58	Acetylene Gas Plant	902 Grace Street	SHWS, BROWNFIELDS
60	Union Pacific Railroad Co.	9 <sup>th</sup> and Cass Streets	RCRA-TSDF, CORRACTS, ENG CONTROLS, INST CONTROL
61	Asarco	500 Douglas Street	SHWS, VCP
85	Omaha Steel Castings Co.	2510 N. 18 <sup>th</sup> Street E.	SHWS, BROWNFIELDS

Omaha Lead, Eastern Omaha, Omaha, Nebraska. The assessment site is located within a region that has been identified as an EPA Superfund site. Parts of eastern Omaha have been established as an EPA Superfund site due to elevated concentrations of lead from lead refining and smelting operations at the Asarco and similar facilities, which operated for over 100 years. The site was proposed because surface soils at residential properties were found to contain elevated concentrations of lead. Elevated lead concentrations are particularly harmful to children. The Omaha Lead site includes surface soils present at residential properties, childcare facilities, schools, and other residential-type properties in the City of Omaha. The total area of the Omaha Lead site contains portions of Omaha from Harrison Street to Read Street and from 56<sup>th</sup> Street to the west side of the central business district and the west

bank of the Missouri River north and south of the central business district in east Omaha, Nebraska. The assessment site is located in a heavy industrial area and EPA will not conduct soils investigation/remediation activities at the assessment site under its current testing protocol. However, there is potential for the soils at the assessment site have been impacted by lead emissions.

Omaha Sewer Maintenance Facility, 1114 Nicholas Street Omaha, Nebraska. - This property is located north of the assessment site across Nicholas Street. A #2 fuel oil tank was removed from this location in 1991. The tank and lines were in good condition and little contamination was detected in the excavation. However, sheens and globules of petroleum hydrocarbons were observed in the ground water beneath the tank excavation at approximately 8 feet below ground surface (bgs). In addition, the City of Omaha Boiler Inspector reported that product was floating on the ground water surface when the tank was installed approximately 14 to 17 years ago. The Nebraska Department of Environmental Quality (NDEQ) has completed their investigation and recently granted this site "No Further Action" status. Therefore, the releases from this site are not considered likely to create an environmental condition at the assessment site.

Ashton Wholesale Service, 1218 Nicholas Street, Omaha, Nebraska. This address is located west-northwest of the assessment site across Nicholas Street. This site is on the UST and LUST lists. It appears that a UST was removed from this site and the status is "No Further Action." Because remediation activities have apparently been completed to the satisfaction of the NDEQ, it does not appear that this site has significant potential to impact the assessment site.

Economy Products/Inland Products, 1126 North 11<sup>th</sup> Street Omaha, Nebraska. - This property is located approximately 0.04 miles northeast of the assessment site. This site is on the SHWS, BROWNFIELDS, CERCLIS, LIENS 2, and CONSENT lists. Economy Products started operations at 1126 North 11<sup>th</sup> Street in 1973. They blended lawn, garden pesticides, and animal health pesticides. Inland Products produced kitty litter and fireplace starter at this location. The site was closed by the Omaha-Douglas County Health Department and the Omaha Fire Department due to safety, health and environmental violations. After investigation in 1983, the subsurface was found to be grossly contaminated with lindane. Toxaphene and endrin were also detected, as well as petroleum hydrocarbons. The on-site, four-story building structure was also found to be permeated with organochlorine pesticides from storage and handling of these pesticides. Owners/occupants did not conduct the required cleanup and EPA initiated a cleanup action under CERCLA in July 1984. Several stages of assessment and cleanup have occurred since that time.

More recent activity at Economy Products included the completion of Section 128(1) Phase I and Phase II Assessments that were conducted by Tetra Tech EM Inc. for the City of Omaha Planning Department in 2006 and 2008, respectively. The purpose of the Phase II Assessment investigation was

to verify the location of historically detected contaminants on the Economy Products property and to make a waste determination of the on-site building for proposed demolition and removal. The investigation revealed the following :

- Ground water was found to be impacted by five volatile organic compounds above NDEQ Voluntary Cleanup Programs (VCP) remediation goals (RGs). All of these wells were located south of the assessment site. The ground water samples were collected from approximately 16 feet below the ground surface. The samples from the two wells were tested for VOCs, pesticides, SVOCs, and herbicides. There were insufficient volumes of water from the wells to test for organophosphorus compounds, polychlorinated dibenzo-p-dioxins, polychlorinated dibenzofurans, and metals. The water sample from a well located on the north side of the Economy Products building, was only tested for VOCs and pesticides. Five VOCs, (benzene, chloroethane, naphthalene, 1,2,4-trimethylbenzene, and 1,2,5-trimethylbenzene) exceeded NDEQ voluntary cleanup program remediation goals for ground water for this sample.
- Soils were found to contain concentrations of the semi volatile organic compounds (SVOCs), Arsenic, Dioxin Total TEQ, and lead above NDEQ Voluntary Cleanup Programs remediation goals. These contaminant concentrations in soils are higher than the residential cleanup levels and under the industrial goals. Two of the samples were from borings located at the south end of the assessment site and contains elevated concentrations of arsenic.
- Soils adjacent west of the Economy Products property at OHARCO were found to contain benzo(a)anthracene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, and cadmium above NDEQ Voluntary Cleanup Programs remediation goals in a residential setting. These samples were from boring located south of the assessment site.
- TCLP concentrations for pesticides were below regulatory levels for pesticides in on-site building materials. Lindane and toxaphene concentrations were detected in brick, concrete, and sediment samples. Atmospheric releases of dust during demolition activities may pose a threat to construction workers.
- Tetra Tech recommended additional risk-based assessment be conducted to determine if vapor intrusion is a hazard to transient occupants or future occupants of a replacement structure.
- Tetra Tech recommended additional risk-based assessment be conducted to better determine the threat of impacted soils and ground water from direct contact.

- High lead concentrations are present in some of the on-site soils. Tetra Tech recommended that removed soils be tested by TCLP analyses to ensure they are not classified as hazardous wastes for disposal purposes.

An Environmental Fact Sheet was issued by the NDEQ that summarizes the past and current condition of the Economy Products property. A copy of the Fact Sheet is in the Appendix. The Fact Sheet states that since the EPA completed their clean-up activities, vandalism of the property has occurred and the integrity of the protective epoxy coating has been compromised.

There is also an environmental lien filed against the potential responsible party property.

Additional investigation has been conducted at a property owned by Wild Donkey which is located between the assessment site and Economy Products. Investigations were conducted by Terracon in 2008 and by TG in 2012. The results of these investigations suggest that the contamination from Economy Products did not significantly affect the Wild Donkey property. Therefore, the remaining contamination at Economy Products is not likely to extend to the assessment site. Portions of these reports are in the Appendix.

Capitol Oil, 1128 North 11<sup>th</sup> Street Omaha, Nebraska. - This property is located 0.05 miles northeast of the assessment site. This site is on the SHWS, CERC-NFRAP, and RCRA-NonGen lists. Capitol Oil markets used oil directly to buyers and burners. No blending is done at this location. An EPA inspection conducted in 1983 determined that Capitol Oil occupies land which was once part of the Inland Products/Economy Products site and may have been exposed to the same contaminants that have been identified at 1126 North 11<sup>th</sup> Street and should be investigated as part of that site. Spills of oil in unlined berms have also been documented at this location and oil has been found at 3 to 4 feet bgs. EPA conducted an inspection focusing on PCBs for the facility in 1989 and reported no violations. Aquaterra conducted a subsurface investigation of this property in May 2009. They tested soils and ground water for VOCs, SVOC, total petroleum hydrocarbons, PCBs, RCRA metals, pesticides and herbicides. They concluded that shallow soils (<6 feet bgs) were impacted by petroleum hydrocarbons probably due to historical spills or leakage. Concentrations of benzene, 1,2-DCA and naphthalene exceed VCP RGs in the ground water samples. Additional investigation has been conducted at a property owned by Wild Donkey which is located between the assessment site and Capitol Oil. Investigations were conducted by Terracon in 2008 and by TG in 2012. The results of these investigations suggest that the contamination from Capitol Oil did not significantly affect the Wild Donkey property. Therefore, the documented contamination at Capitol Oil is not likely to extend to the assessment site. Portions of these reports are in the Appendix.

CECO Industries, Gate City Steel, 1151, 1141 North 11<sup>th</sup> Street, Omaha, Nebraska. This address is located 0.06 miles northeast of the assessment site. This site is on the UST list and LUST lists with

two releases. Two releases from USTs were reported to the NDEQ. There are currently no active USTs at this site. Both releases have a remediation status of "No Further Action." Because remediation activities have apparently been completed to the satisfaction of the NDEQ, it does not appear that this site has significant potential to impact the assessment site.

OHARCO Distributors, 1144 North 11<sup>th</sup> Street, Omaha, Nebraska. This address is located approximately 0.06 miles northeast of the assessment site. OHARCO is on the LUST, INST CONTROL, BROWNFIELDS, and UST lists. A UST was removed from the OHARCO property in 1990. The UST exhibited no points of leakage. Soils in the excavation were clean until the ground water table was reached at approximately 7 feet bgs. The source of the ground water contamination did not appear to be the small tank that was removed. The site was put on the priority list for future investigation utilizing State funds by the NDEQ. A map indicating the location of the former tank is in the Appendix with a portion of the tank closure file from NDEQ the location is also included on the Environmental Concerns Map in the Appendix. The site is included on the BROWNFIELDS list as there was discussion at NDEQ as to addressing the petroleum hydrocarbon contamination utilizing BROWNFIELDS funds. The regulatory database search also revealed that an institutional control was placed on former OHARCO property due to operations of Economy Products. The restriction applies to the south end of the former storage yard at OHARCO. This location coincides with an area that was leased to Economy Products and Capitol Oil. The institutional control reported for this location is a deed notice on the property and gives notice that toxaphene contamination may remain below the top 12 inches of soils and special precautions may be needed to protect workers, prevent off-site migration of contaminants and/or recontamination of the surface soil in the event of excavation trenching or digging on the affected portion. Supplemental assessment was conducted by TG in March 2011 and revealed environmental conditions are present at the former OHARCO property:

- The Dioxin TEQ was identified in the soil at location SB-8 slightly greater than the residential remediation goal (RG). This location corresponds to the former storage yard area utilized by Economy Products.
- Chloroethane was identified in the ground water at location SB-9 at a concentration significantly above the VCP direct contact RG. This location corresponds to the former storage yard area utilized by Economy Products.
- 2-Methylnaphthalene and benzene were identified in the ground water at location SB-9 at concentrations slightly above the VCP direct contact RGs. This location corresponds to the former storage yard area utilized by Economy Products.
- Arsenic was identified in the ground water at location SB-7 at a concentration slightly above the VCP direct contact RG. This location corresponds to the former storage yard area west of the Craft Company property.

Additional investigation has been conducted at a property owned by Wild Donkey which is located between the assessment site and OHARCO. Investigations were conducted by Terracon in 2008 and by TG in 2012. The results of these investigations suggest that the contamination identified at OHARCO did not significantly affect the Wild Donkey property. Therefore, the documented contamination at OHARCO is not likely to extend to the assessment site. Portions of these reports are in the Appendix.

AB Gendler/Lund Ross Construction, 1112 North 13<sup>th</sup> Street Omaha, Nebraska. This address is located approximately 0.08 miles west of the assessment site. This site is on the LUST list with a remediation status of "High-risk site, currently in active investigation or remediation." The LUST file was obtained from NDEQ and upon review it appears that two USTs were removed from this property in 1991. One of the USTs was a 500-gallon gasoline tank with extensive corrosion. The other UST was a 300-gallon tank that was thought to contain diesel fuel. Both excavations had petroleum impacted soils. Free floating petroleum product was observed at the location of Tank 1. This area was historically used as a bulk oil station from at least 1934 to 1968. Further investigation was conducted in 1994 at this site and reveals that the contaminated soils and ground water plumes are confined to the property and would not extend to the assessment site.

Rochester Midland Corp., Nalco Company, 1014 North 14<sup>th</sup> Street Omaha, Nebraska. This address is located approximately 0.15 miles west-southwest of the assessment site. This site is currently on the SHWS list. This site historically manufactured specialty cleaning, polishing, and sanitation preparations. A general site inspection was conducted at this site 1988 based on a community complaint. A records review violation occurred as well as a marketplace violation. Neither of these violations suggests the release of contaminants. A General Product Review was conducted at this site in 1998 and no violations occurred. This site was investigated by Terracon in 1990 and a small degree of petroleum hydrocarbon contamination was found. The NDEQ did not require any additional action. Based on past compliance, investigation, and distance, releases, if any, from this facility are not anticipated to extend to the assessment site.

Midlands Chemical Co., Environmental Services, Inc., (Searle Petroleum Co., Vaughn Oil) 1521 North 11<sup>th</sup> Street Omaha, Nebraska. All four of these companies have a history of operating at 1521 North 11<sup>th</sup> Street, located 0.31 miles north of the assessment site. Searle Petroleum Co. operated at this location before 1972 when Inland Products moved their operations from the Economy Products building at 1126 North 11<sup>th</sup> Street site to this location and operated as Environmental Services, Inc. During a RCRA compliance inspection in July 1983, leaking drums of hazardous waste and oil were observed at the site along with surface spills and vegetative distress. Grab soil and water samples exhibited high concentrations of toluene, 1,1,1-trichloroethane, and methylene chloride in ponded water and high concentrations of lead in soil. As a result, operations on site were required to cease,

drums were properly labeled and removed by the responsible parties, and the site soils were investigated. After additional investigation was conducted, high concentration toxaphene dirt piles and lab chemicals were removed from site. Fresh topsoil was applied to the site, which was graded to drain properly, and the entire site was paved as a precautionary seal. Because Inland Products was formerly operating at the Economy Products property where toxaphene was encountered, and also operated at this site as Environmental Services, Inc. where toxaphene was discovered, it is likely that these impacts are the result of the mishandling of toxaphene by the same party at two different locations rather than a widespread soil impact. Based on distance and the anticipated ground water flow direction to the east, releases from this site are not anticipated to extend to the assessment site.

Omaha Riverfront Redevelopment, Cargill, Inc., 701 Abbott Drive, Omaha, Nebraska. This address is located approximately .0345 miles east of the assessment site. This site is on the VCP, LUST, and INST CONTROL lists. This area was remediated in the early 2000s for contamination of the ground water and soil with metals, PAHs, and PCBs. The site was granted “No Further Action” and Gallup Campus was developed on this site. There are restrictive covenants are in place to limit the land use and the type of structures placed at the site. Based on “No Further Action” status, distance, and the anticipated ground water, the releases from this site are not anticipated to impact the assessment site.

Aaron Ferer and Sons Company, 909 Abbott Drive, Omaha, Nebraska. This address is located 0.36 miles east-southeast of the assessment site. This site is on the RCRA-TSDF list because this site engages in the treatment, storage or disposal of hazardous waste. The site received violations during a compliance evaluation inspection in July 1998, and achieved compliance a month later. The site received additional violations in 2002 and 2003 during a financial record review. This site does not appear on any lists for releases of hazardous wastes. Based on distance, lack of reported releases, and the anticipated ground water flow direction, this site does not appear to be a threat to the assessment site.

Former Lorenz Chemical Site, Sullivan Sewer Service, Inc., 1024 North 17<sup>th</sup> Street, Omaha, Nebraska. This address is located 0.36 miles west of the assessment site. This site is on the CERC-NFRAP and SHWS lists. There is no specific information regarding the contaminants or the media impacted in the EDR report. The EPA investigated the site in 1999 and granted the site NFRAP status. A removal action was conducted in 2001. The site was archived in 2006. Based on CERC-NFRAP archived status, distance, and the anticipated ground water flow direction, the environmental concerns at this site are not anticipated to affect to the assessment site.

UPRR Child Development Center, Child Development Center, 1408 California Street, Omaha, Nebraska. This site is located 0.36 miles south-southwest of the assessment site. This site is on the INST CONTROL and VCP lists. This site is at the location of a former automobile parts-cleaning facility and

pesticides handler. A clean fill system and vapor barrier have been placed at this site and there is a restrictive covenant in force at this site to maintain the integrity of the remedial system. Based on distance, releases from this site are not anticipated to extend to the assessment site.

Max I Walker Uniform Rental, 724 North 16<sup>th</sup> Street, Omaha, Nebraska. This site is located approximately 0.37 miles southwest of the assessment site. This site is reported on the DRYCLEANERS and BROWNFIELDS lists. This site was also reported as a LUST with NFA status. This property may use drycleaning solvents in their operations. This site does not appear on any other lists regarding the release or improper disposal of hazardous wastes/substances. Based on distance, status, and the anticipated ground water flow direction, the associated risks from this site are considered low.

Former Miller Chemical Site, 1441 California Street, Omaha, Nebraska. This site is located 0.37 miles south-southwest of the assessment site. This site is on the CERC-NFRAP lists. The site was investigated in 1999 and a removal assessment was completed in 2000. The site was archived in 2007. Based on archived status and distance, this site is not anticipated to threaten the assessment site.

MO-RE-CO Plating, 1608 Webster Street, Omaha, Nebraska. This address is located 0.39 miles southwest of the assessment site. This site is on the BROWNFIELDS list. The site may have been placed on the BROWNFIELDS list based on the on the type of business operations that historically occurred on site. Oftentimes these are sites that have been vacated and are inactive or abandoned. It appears that these sites have a real or perceived potential for impact from historical operations handling potentially hazardous wastes. This site does not appear on any other lists regarding non-compliance issues for handling or disposal of hazardous wastes or petroleum hydrocarbons within ASTM minimum search distances. Based on distance and lack of reported releases, this site does not appear to be a threat to the assessment site.

Acetylene Gas Plant, 902 Grace Street, Omaha, Nebraska. This address is located approximately 0.51 miles north-northeast of the assessment site. The site is currently on the State Hazardous Waste Sites (SHWS) and BROWNFIELDS lists. There was no specific information regarding the environmental concern or the media impacted at this site. Sites may be placed on the BROWNFIELD's list based on the type of business operations that historically occurred on site. Oftentimes these are sites that have been vacated and are inactive or abandoned. It appears that these sites have a real or perceived potential for impact from historical operations handling potentially hazardous wastes. This site does not appear on any other lists regarding non-compliance issues for handling or disposal of hazardous wastes or petroleum hydrocarbons. Based on distance and lack of reported releases, this site does not appear to be a threat to the assessment site.

Union Pacific Railroad Co., 9<sup>th</sup> and Cass Streets, Omaha, Nebraska. This site located 0.71 miles south-southeast of the assessment site. This site is currently on the RCRA-TSDF, CORRACTS, ENG CONTROLS, and INST CONTROL lists. This is for the historical UPRR Omaha Shops where railroad maintenance and service activities were located. Within the last decade, UPRR has moved from this location and soils and ground water contamination has been discovered. Clean up activities are being directed by the EPA. Some of the properties have been remediated for redevelopment. Ground water monitoring activities are in place and will continue for many years. Engineering controls and restrictive covenants apply to some of these properties. Soil contamination is confined to the former UPRR property and ground water releases migrate north and east toward the Missouri River. Based on distance and the anticipated ground water flow direction, these historical releases are not likely to impact the assessment site.

Asarco, 500 Douglas Street, Omaha, Nebraska. This address is 0.79 miles south-southeast of the assessment site. This site is on the SHWS and VCP lists. Specific information regarding the nature of the environmental concern was not included in the EDR report. This site was not identified in any other database with a release or non-compliance issue. However, the Omaha Lead Superfund report this facility as a source of aerial lead that is currently being assessed by EPA. Emissions of lead from smelting activities at Asarco have potential to be present at the assessment site.

Omaha Steel Castings Co., 2510 North 18<sup>th</sup> Street E, Omaha, Nebraska. This address is located 0.92 miles north-northwest of the assessment site. The site may have been placed on the BROWNFIELDS list based on the on the type of business operations that historically occurred on site. Oftentimes these are sites that have been vacated and are inactive or abandoned. It appears that these sites have a real or perceived potential for impact from historical operations handling potentially hazardous wastes. This site does not appear on any other lists regarding non-compliance issues for handling or disposal of hazardous wastes or petroleum hydrocarbons within ASTM minimum search distances. Based on distance and lack of reported releases, this site does not appear to be a threat to the assessment site.

## **5.2 PHYSICAL SETTING SOURCES**

As shown on the updated USGS 7.5 Minute Topographic Map, Omaha North, Nebraska Quadrangle, a portion of which is included in the Appendix, the site is relatively flat. The map has a contour interval of 10 feet. The topography of the surrounding land is sloping toward the east and northeast toward the Missouri River.

A site specific contour map was obtained from the Douglas County Assessor's website and is enclosed in the Appendix. The map has 2-foot contour intervals. This map shows the assessment and adjoining properties as relatively flat with less than 5 feet of relief across the site. The site's elevation is approximately 982 feet above mean sea level.

Based on review of ground water information from NDEQ files and the topography and surface water flow directions observed during the site reconnaissance, we anticipate that the majority of the site-specific ground water flow direction is to the east. The overall regional ground water flow direction in the vicinity of the property is reported to be to the east toward the Missouri River. Depth to ground water is approximately 10 feet below ground level.

Based on the topography and anticipated site-specific ground water flow direction, we anticipate that the area within one-half mile west and southwest would be in the up-gradient direction. Therefore, these anticipated up-gradient source areas have been the focus of our historical and environmental records research.

The assessment site surface soils were mapped by the United States Department of Agriculture (USDA) and described in the *Soil Survey of Douglas and Sarpy Counties, Nebraska*. Surface soils mapped at the assessment site are Cut and fill land, 0-30% slopes (Cm). These are areas that have been leveled or reshaped due to earth moving activities for development. Permeability and available water capacity vary. A copy of the Soil Survey Map for the assessment site and adjoining area has been included in the Appendix.

### **5.3 HISTORICAL USE INFORMATION ON THE ASSESSMENT SITE**

Historical sources reviewed for this assessment included the following:

Aerial Photographs: 1952, 1969, 1970 (photobase for the Soil Survey Map), 1973, 1982, 1994, 1999, 2004, 2006, 2010, 2012;

Historical Topographic Maps: 1956 Base, 1975 and 1984 Photorevised;

Street Directories: 1915 to 2001;

Sanborn Fire Insurance Maps: 1890, 1901, 1934, 1962, 1968;

Interviews.

Based on these sources, it appears that the assessment site was in use for a small building or house and two stores in 1890, according to the Sanborn Fire Insurance Maps. In 1901, there was a different house and an outbuilding and a small shed on the west side of the site. The T.G. Northwall Co., Agricultural Implements was located in the store buildings on the east side of the assessment site. The former stores are labeled warehouse and are identified as Omaha School Supply Company in the 1934 and 1962 Sanborn Fire Insurance Maps. The west half of the site is labeled City Machinery Yard and there is an oil house and gas tank identified in the northwest corner of the assessment site in 1934 and 1962. In the 1968 Sanborn map, the oil house and gas tanks are no longer present on the map and the warehouse is identified as furniture manufacturing.

Business identified at the addresses of the assessment site in the street directories search include the following:

1113 Nicholas Street

1926-1931	Middle West School Review, Omaha School Supply Co. Omaha Central Radio Co. (1931 only)
1936	Middle West School Review, Omaha School Supply Co.
1941-1951	Omaha School Supply
1956	Omaha Central Paper Co., Omaha School Supply Co.
1961	Omaha School Supply Co.
1970-1990	Price Clayton & Sons Inc. furniture manufacturers
2001-2007	T & M Services

1115 Nicholas Street

1926	Garnett Church Furniture Co.
1931-1936	Ossit Bros. Church Furniture Co.
1941	Omaha Central Paper Co.
1946	Ossit Church Furniture Co.
1951	Omaha Central Paper Co.

1117 Nicholas Street

1941-1951	Omaha School Supply Co.
1961	Omaha School Supply Co., Central Manufacturing Co. church goods
1965	Price Clayton & Sons furniture manufacturers

The former use of the site for fuel and oil storage and dispensing represent a potential environmental condition.

No other use or development was revealed through review of aerial photographs, the historical topographic maps, the Sanborn Fire Insurance Maps, interviews or the Omaha street directories, and it is assumed that the site did not incur any development between the dates of the records that were examined.

Portions of the aerial photographs, Sanborn Fire Insurance Maps, the City Directory Abstract and the topographic maps have been reproduced and are included in the Appendix.

#### **5.4 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES**

Historical uses of the surrounding property were identified to the extent that this information was revealed in the course of researching the assessment site. Based upon these sources the following uses were identified at properties adjoining the assessment site:

NORTH

1901	Omaha Sewer Department
1934-1968	City of Omaha Street Department
1970	City Public Works Department Street and Sewer Maintenance
1975-1990	City of Omaha Asphalt Plant

NORTHEAST

1901-1926	John Dillon Building storage & forwarding,
1926	Willard Storage Battery Co., Omaha Central Paper Co., TH Smith Co. Manufacturers, Nebraska Storage warehouses, Kinney Rome Co. bed manufacturers, Stoughton Omaha Co. auto bodies
1934-1968	City of Omaha Street Department, City Street Cleaning Department, Garage
1970-1975	City Traffic Engineering Control
1990	City of Omaha Sewer Maintenance facility

NORTHWEST

1890 Cement Pavement Work  
1926 Adams & Co. millwork  
1934-1962 Factory  
1968 Beauty Products warehouse

SOUTH

1901 Omaha Boiler Works  
1968 Disbrow & Company Sash and Door warehouse  
2001 American Midwest machining, Distributing cigarette vending  
2007 AkSarBen Scrap Iron metal recycling centers

SOUTHWEST

1887-1901 Disbrow & Company Sash, Doors, Blinds  
1962-1968 Lumber  
1041-1951 Korshoj Construction Company

SOUTHEAST

1962 Concrete products factory  
1968 Parking lot

EAST

1901-1968 City of Omaha Sewer Department (with gas tank 1934-1968)  
1980-1990 City of Omaha sand and salt storage

WEST

1887 Smith Stair Rail Factory  
1890 Dedriksen Metal Works  
1901-1985 Disbrow & Company Sash, Doors, Blinds, Millwork Warehouse  
1990 2007 Asha Distributing air conditioning/heating supplies and parts

There were two locations with gas tanks located adjacent to the assessment site. The gas tanks at the former City of Omaha Street department to the north were identified and discussed in the Records Review section of the report (Section 5.1). There was also a UST located adjacent east of the assessment site for the Omaha Sewer Maintenance Department from at least 1934 to 1968 based on the Sanborn Fire Insurance Maps. There were no records identified for operations or closure of this tank. Based on the close proximity of this site to the assessment site, if there were leaks and spills over the years from operations of this gas tank, then they would have potential to impact the assessment site.

## **6.0 SITE RECONNAISSANCE**

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### **6.1 METHODOLOGY AND LIMITING CONDITIONS**

The site reconnaissance was performed on May 3, 2012. A walkover of the site, accessible areas in the interiors of the buildings, and adjacent public thoroughfares was made and current use and condition of the property and adjoining nearby properties was noted, as well as information on land use in the vicinity. Observations were made to review existing structures, evidence of below grade tanks, distressed vegetation, signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices.

Copies of photographs taken during the site reconnaissance conducted on May 3, 2012, have been included in the Appendix and represent the condition of the site on that day.

### **6.2 GENERAL SITE SETTING**

The site is relatively flat, with less than 5 feet of relief across the assessment site. In general, the elevation highs are along the western border of the property while the elevation lows are located along the eastern border. Surface drainage of the site is toward storm sewer inlets along the adjacent thoroughfares.

There are two warehouse buildings on site. The east warehouse is a three-story masonry warehouse with a basement that was constructed in 1892. The west warehouse is a single-story metal warehouse building that was constructed in 1969.

Adjoining property uses are listed below:

North – Nicholas Street ROW.

East – vacant lots.

South – vacant lot and Aksarben Recycling.

West – North 12<sup>th</sup> Street.

Visual observations from the perimeter of the site and public thoroughfares were made of the surrounding vicinity. Land uses observed in the vicinity include the following:

North - Beyond Nicholas Street ROW to the north is the City of Omaha's former Street Department property.

East - Beyond the vacant lots to the east is North 11<sup>th</sup> Street ROW.

South - Beyond Aksarben Recycling to the south is Iward Street ROW.

West - Beyond 12<sup>th</sup> Street to the west is a warehouse building. Another large warehouse building is located northwest and is occupied by Surplus Sales.

### **6.3 EXTERIOR OBSERVATIONS**

There is a dock area on the west side of the west warehouse, on 12<sup>th</sup> Street. Evidence of underground storage tanks was not observed.

There is a platform on the south side of the east warehouse building. There is a manhole to an old cistern/well on this platform.

### **6.4 INTERIOR OBSERVATIONS**

The west warehouse building contained a small office area, warehouse space, and a dock area that was located on the west side of the building on North 12<sup>th</sup> Street. The warehouse contained office furniture consisting of desks, chairs, shelving, bookshelves, cubicle wall, sections, tables, files, light fixtures, and office décor. There was a workshop area for furniture repairs. There was an unused paint booth area located on the south end of the 1<sup>st</sup> floor. Current occupants have not used this area.

The east warehouse was primarily vacant except for the 1<sup>st</sup> floor which contained office storage. The second floor was vacant. The third story contained remodeling supplies and included new windows, toilets, vanities, shower stalls, faucets, ceiling fans, and light fixtures. There was also some used furniture storage. There was a hole in the floor of the room in the southeast corner of the third floor and partially open access to the roof. The freight elevator was on the south end of the east warehouse.

The basement of the east warehouse contained the elevator equipment room. An area adjacent to the equipment room had petroleum hydrocarbon odors, although evidence of a fuel tank was not observed. The basement was primarily vacant. There were drains observed in the concrete floor. There were also two sump pits observed in the basement. One of these contained pump equipment and an oily substance. The other has a valve mechanism and was full of water. There was an inactive boiler observed in the basement. Nearby was an area of trash and debris.

---

## **7.0 INTERVIEWS**

### **7.1 INTERVIEW WITH OWNER**

The member owner, Jim Posey, responded on the “User Questionnaire” attached in the Appendix. Mr. Posey responded that he is unaware of any environmental issues associated with the building.

Additional information was requested from Mr. Posey regarding the sump pits in the basement and the cistern/well on the dock platform of the east warehouse. There has been no response to date.

### **7.2 INTERVIEW WITH SITE MANAGER/OCCUPANTS**

On-site personnel with T & M Services were questioned regarding heating oil tanks and painting activities. They have no knowledge of any tank being associated with the buildings. They have not used the paint booth since they have been in the building—approximately 11 years.

### **7.3 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS**

Additional information regarding Economy Product, OHARCO, City Sewer Maintenance, and nearby LUST sites has been obtained from the NDEQ. This information is discussed in the Records Review section of the report (Section 5.1).

## 8.0 FINDINGS

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The following are the findings and conclusions for the Phase I Environmental Site Assessment (ESA) conducted by Thiele Geotech, Inc. (TG) for Future Forward, LLC and Investors Realty, Inc. (Client) on the subject site:

**SITE DESCRIPTION** – The assessment site is warehouse property located at 1113-1117 Nicholas Street in Omaha, Nebraska. The assessment site consists of a three-story warehouse building that was constructed in approximately 1890 and an adjacent single-story warehouse building that was built in 1969. According to the Douglas County Assessor’s website, the site is currently owned by Kimball Lofts. According to the Mr. Jim Posey (member owner) the buildings are occupied by T & M Services, a company that provides office furniture installation, reconfiguration, moving, warehousing, redecorating, and remodeling services.

**HISTORICAL REVIEW** – Historical aerial photographs, topographic maps, Sanborn Fire Insurance Maps, interviews, and city directories were reviewed. Based on these sources, it appears that the west side of the assessment site was in use for a small building or house, and the east warehouse building was present on the east side and occupied by two stores in 1890. In 1901, there was a different house and an outbuilding and a small shed on the west side of the site. The T.G. Northwall Co., Agricultural Implements was located in the east warehouse in 1901. In 1926 occupants of the east warehouse included Middle West School Review, Omaha School Supply Co., and Garnett Church furniture Co. Since that time the following parties have occupied the east warehouse, Ossit Bros. Church Furniture (1931-1946), Omaha School Supply Co. (1926 – 1962), Middle West School Review (1926 – 1936), Omaha Central Paper Co. (1941 – 1956), Price Clayton & Sons furniture manufacturers (1965), and T & M Services (2001 to Present).

The west half of the site is labeled City Machinery Yard in the 1934 and 1962 Sanborn Fire Insurance Maps, and there is an oil house and gas tank identified in the northwest corner of the assessment site. There was no other source that identified these operations.

There was also a UST located adjacent east of the assessment site for the Omaha Sewer Maintenance Department from at least 1934 to 1968 based on the Sanborn Fire Insurance Maps. There were no records identified for operations or closure of this tank.

**REGULATORY REVIEW** – Sixty-two (62) sites (plottable) were identified by EDR, a regulatory database search firm, on the NPL, Proposed NPL, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-TSDF, ENG CONTROLS, INST CONTROL, SHWS, LUST, UST, VCP, BROWNFIELDS, RCRA-

NonGen, and CONSENT lists. These sites were located within one mile of the assessment site. None of these sites were found to be a significant risk of environmental concern to the assessment site based on distance, remediation status, and/or the anticipated ground water flow direction except for the following:

Omaha Lead, Eastern Omaha, Omaha, Nebraska - The assessment site is located within a region that has been identified as an EPA Superfund site. Because the assessment site is located in a heavy industrial district, EPA will not conduct soils investigation/remediation activities at the assessment site under its current testing protocol. However, there may still be elevated concentrations of lead in the near surface soils at the assessment site. The EPA has asked contractors to take reasonable precautions to limit risks of exposure. These include the following:

- Use dust suppression techniques to limit dust from leaving construction sites.
- Keep excavated soils at the property where they are excavated.
- Where possible, place excavated soils back into excavations and cover the area with clean soil.

The unplottable sites were also reviewed and none of these appeared to be within ASTM search distances or to pose a threat to the assessment site.

**SITE RECONNAISSANCE** – The condition and current use of the property observed during the site reconnaissance conducted May 3, 2012 suggest that environmental concerns do not exist at the assessment site except for the presence of the inactive paint booth on the first floor of the east warehouse, a sump pit with oily liquid in the basement of the east warehouse, and the cistern on the platform on the south side of the east warehouse.

**INTERVIEWS** – Interviews were conducted with the user, the current occupants, and the present owner. These interviews revealed that based on the knowledge and experience of these parties, there have been no hazardous materials, petroleum hydrocarbons, or other environmental issues associated with the assessment site except for the presence of the inactive paint booth in the east warehouse.

**ENVIRONMENTAL LIEN SEARCH** – A Commitment for Title Insurance was completed for the assessment site and upon review it appears that there are no environmental liens or activity use limitations associated with the assessment site based upon publicly available real estate records. In addition, no evidence of liens was identified in the regulatory records database search where records of obligations imposed by regulatory agencies would most likely be reported.

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## 9.0 OPINION

Potential recognized environmental conditions were identified during this Phase I ESA assessment.

- Historically, painting operations have taken place in the paint booth on the first floor of the east warehouse building. Releases of paints, lacquers, and/or solvents have potential to adversely impact the assessment site.
- There was an unknown oily substance noted in water in a sump pit in the basement. This oily substance may be harmful to the assessment site.
- The Sanborn Fire Insurance maps show an oil house and gas tank identified in the northwest corner of the assessment site in 1934 and 1962. These were in operation before tanks were required to be registered. Storage and dispensing of petroleum hydrocarbons have potential to impact the soils and ground water at the assessment site.
- There was a UST located adjacent east of the assessment site for the Omaha Sewer Maintenance Department from at least 1934 to 1968 based on the Sanborn Fire Insurance Maps. There were no records identified for operations or closure of this tank. Based on the close proximity of this site to the assessment site, if there were leaks and spills over the years from operations of this gas tank, then they would have potential to adversely impact the assessment site.

**ADDITIONAL APPROPRIATE INVESTIGATION** – Laboratory analysis of the oily liquid in the sump pit in the basement would help determine if it is a threat to the assessment site.

Subsurface investigation would provide a means to gather additional information as to whether the subsurface soils and ground water have been impacted by historical painting and fuel dispensing activities.

**RECOMMENDATIONS** – TG recommends that the client meet with legal counsel to discuss the liability that may be assumed with the transfer of this property and also determine if the benefits of further investigation are warranted. Additionally, it is important to recognize that the intrinsic value of the assessment site may be diminished if petroleum hydrocarbons, paints, solvents, or oils are present in on-site soils or ground water at the assessment site.

TG recommends that the inactive cistern/well be abandoned properly per Nebraska Health and Human Services guidelines.

## **10.0 CONCLUSIONS**

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We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for property located at 1113-1117 Nicholas Street in Omaha, Nebraska. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following potential environmental conditions:

- Historically, painting operations have taken place in the paint booth on the first floor of the east warehouse building. Releases of paints, lacquers, and/or solvents have potential to adversely impact the assessment site.
- There was an unknown oily substance noted in water in a sump pit in the basement. This oily substance may be harmful to the assessment site.
- The Sanborn Fire Insurance maps show an oil house and gas tank identified in the northwest corner of the assessment site in 1934 and 1962. These were in operation before tanks were required to be registered. Storage and dispensing of petroleum hydrocarbons have potential to impact the soils and ground water at the assessment site.
- There was a UST located adjacent east of the assessment site for the Omaha Sewer Maintenance Department from at least 1934 to 1968 based on the Sanborn Fire Insurance Maps. There were no records identified for operations or closure of this tank. Based on the close proximity of this site to the assessment site, if there were leaks and spills over the years from operations of this gas tank, then they would have potential to adversely impact the assessment site.

## **11.0 DEVIATIONS**

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There were no significant deletions or deviations from this practice.

## **12.0 ADDITIONAL SERVICES**

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Recently, a new ASTM standard was established for evaluating vapor intrusion conditions because the new Phase I ESA does not specifically include considerations for vapor intrusion from contaminated sites. TG is supplementing their Phase I ESAs with the Tier 1 assessment from the ASTM E 2600-08 Standard for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions. These services include a determination as to whether a potential vapor intrusion condition may be present on site. Based on the information that is collected and reviewed as part of the ASTM E 1527 Phase I ESA, it appears that vapor intrusion may be a concern for the property if sufficient concentrations of volatile organic compounds are present in the subsurface of the building from painting activities or fuel dispensing.

## **13.0 REFERENCES**

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References used for the completion of this investigation included the ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, the ASTM E 1528-06, Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, ASTM E 2600-08 Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions, Polk City Directories, and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

## **14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

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I certify that this document was prepared by me or under my direct personal supervision and that I am a Professional Geologist as licensed by the State of Nebraska Board of Geologists.

Respectfully submitted,  
**Thiele Geotech, Inc.**



Prepared by,

A handwritten signature in blue ink that reads "Donna S. Matlock".

Donna S. Matlock, P.G.  
Nebraska License G-0097

## **15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL**

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

I have a Bachelor of Science degree from the University of Nebraska at Omaha and am a licensed Professional Geologist for the States of Nebraska and Missouri. I am also a Certified Professional Geologist as certified by the American Institute of Professional Geologists. Additionally, I am a Master Level Certified Hazardous Materials Manager as accredited by the Council of Engineering and Scientific Specialty Boards (CESB). Since 1996, I have been principally engaged conducting and supervising the completion of Phase I ESA's.

## **APPENDIX**

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### **SITE VICINITY MAP**

### **SITE RESEARCH DOCUMENTATION**

1994 USGS Topographic Map

Parcel Map

Parcel Information

Zoning Map

Site Contour Map

USDA Soil Survey Map

### **SITE PHOTOGRAPHS**

### **HISTORICAL RESEARCH DOCUMENTATION**

Aerial Photographs

Historical Topographic Maps

Sanborn Fire Insurance Map Coverage

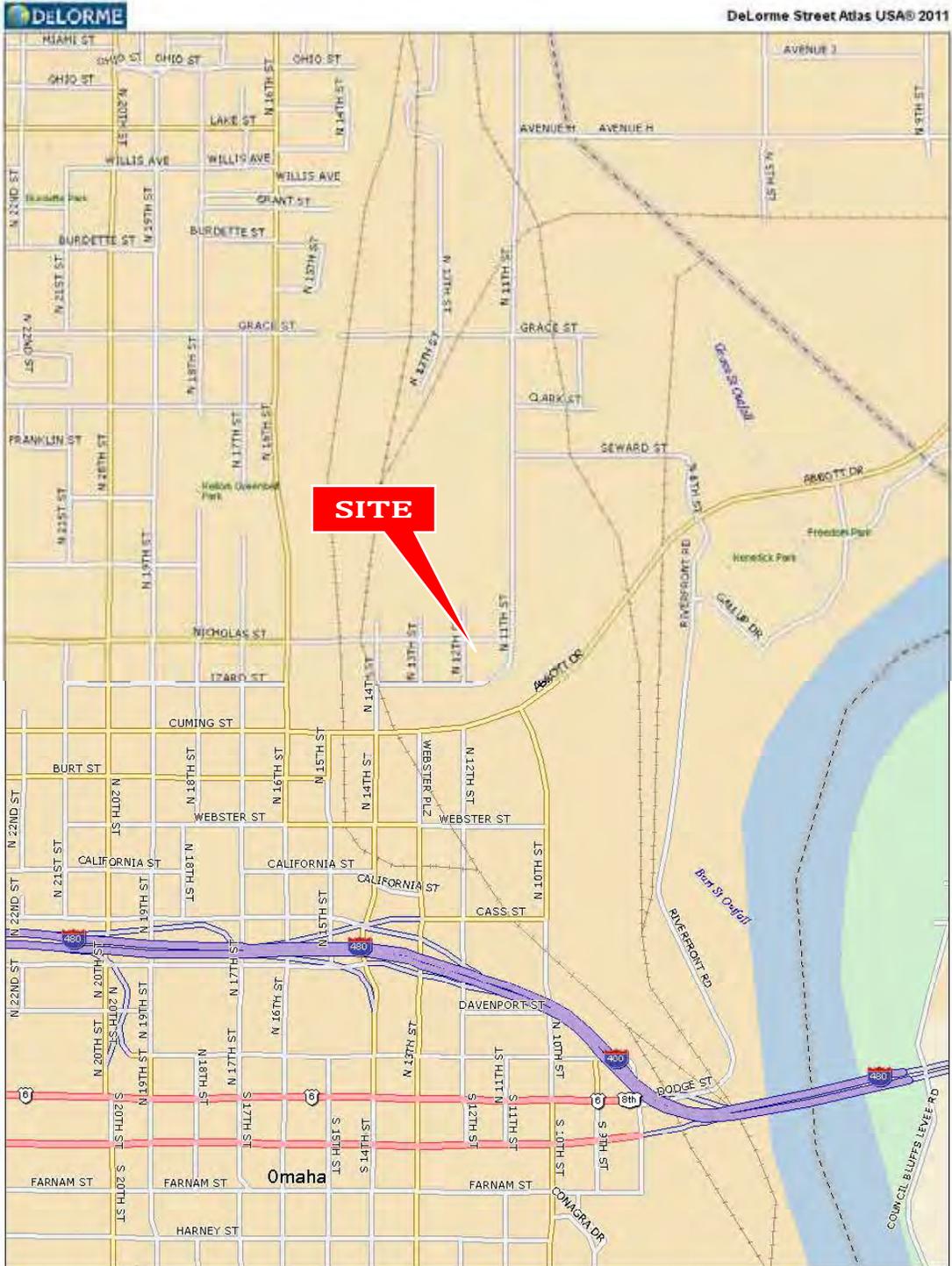
City Directory Abstract

### **REGULATORY RECORDS DOCUMENTATION**

EDR Radius Map Report

### **INTERVIEW DOCUMENTATION**

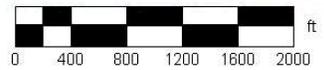
### **ENVIRONMENTAL LIEN SEARCH DOCUMENTATION**



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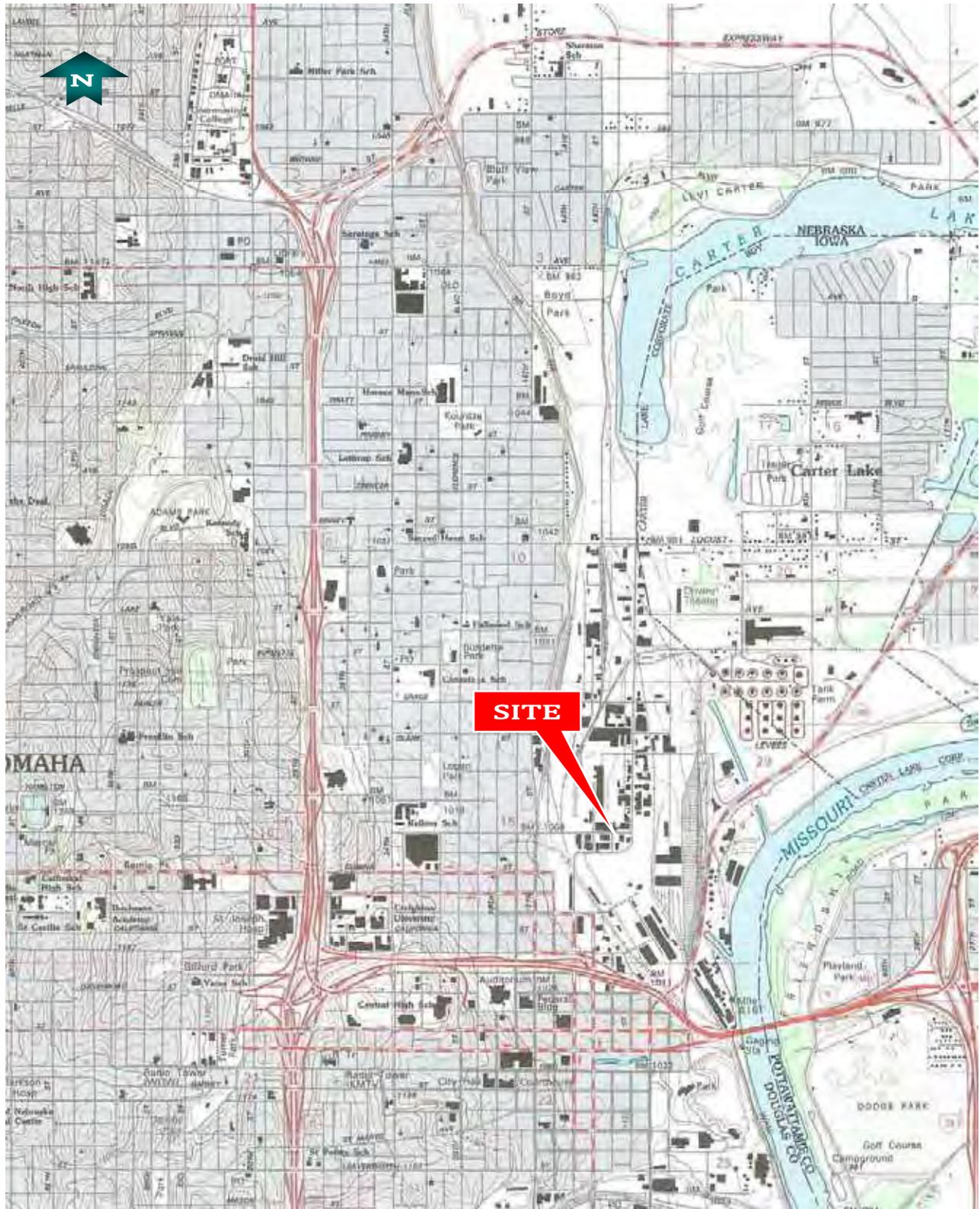
Data Zoom 14-0

## Site Vicinity Map



**Project**  
Warehouse Property  
1131 Nicholas Street

<b>Job #</b> 12179.00	<b>Date</b> 4/24/12
--------------------------	------------------------



## Topographic Map

(From 1994 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION



Project

Warehouse Property  
1131 Nicholas Street

Job #

12179.00

Date

4/24/12



### Parcel Map

(2010 Aerial Photograph)



Project		Warehouse Property 1131 Nicholas Street
Job #	12179.00	Date 4/24/12

<b>Douglas County, Nebraska Property Record - R0324700000</b>			
Information is valid as of 2012-3-16		<a href="#">Print Report</a> <a href="#">View Interactive GIS Map</a> <a href="#">Treasurer's Tax Report</a> <a href="#">Subdivision Sales Search</a>	
<b>Owner</b>			
KIMBALL LOFTS			
1502 JONES ST OMAHA NE 68102-0000			
<b>Property Information</b>			
<b>Key Number:</b>	2470 0000 03		
<b>Account Type:</b>	Industrial		
<b>Parcel Number:</b>	0324700000		
<b>Parcel Address:</b>	1113 NICHOLAS ST OMAHA NE 68102-0000		
<b>Legal Description:</b>	CITY LOTS LOT 4 BLOCK 317 E 20 FT VAC 12 ST & ALL LOTS 3 & 152 X 132		
<b>Value Information</b>			
	<b>Land</b>	<b>Improvement</b>	<b>Total</b>
<b>2011</b>	\$100,300.00	\$213,200.00	\$313,500.00
<b>2010</b>	\$100,300.00	\$213,200.00	\$313,500.00
<b>2009</b>	\$100,300.00	\$213,200.00	\$313,500.00
<b>2008</b>	\$100,300.00	\$149,000.00	\$249,300.00
<b>2007</b>	\$100,300.00	\$149,000.00	\$249,300.00
<b>2006</b>	\$100,300.00	\$149,000.00	\$249,300.00
<b>Sales Information</b>			
<b>Sales Date:</b>	<b>2006-09-06</b>		
<b>Deed Type:</b>	WD	<b>Book:</b>	2006 <b>Page:</b> 102495
<b>Price:</b>	\$350,000.00		
<b>Grantor:</b>	DDB INVESTMENTS LLC		
<b>Grantee:</b>	THE KIMBALL LOFTS LLC		
<b>Valid/Invalid:</b>	Valid		
<b>Exclusion Reason:</b>			
<b>Sales Date:</b>	<b>1998-03-31</b>		
<b>Deed Type:</b>	D	<b>Book:</b>	2086 <b>Page:</b> 229
<b>Price:</b>	\$134,950.00		
<b>Grantor:</b>			
<b>Grantee:</b>			
<b>Valid/Invalid:</b>	Valid		
<b>Exclusion Reason:</b>			
<b>Land Information</b>			

Acres	SF	Units	Depth	Width	Vacant
0.46	20064.0	1.0	0.0	0.0	No

**Land Attributes**

Attribute	Attribute Description
Location	Inferior -40

**Improvement Information**

**Building 1**



SEPTEMBER 2010 DOUGLAS COUNTY ASSESSOR

[CLICK TO ENLARGE IMAGE](#)

STORAGE WAREHOUSE  
1113 Nicholas St.  
Bldg #1 of 2



Created by ArcSoft®

[CLICK TO ENLARGE IMAGE](#)

<b>Square Footage:</b>	25440.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	406.0	<b>Quality:</b>	Fair
<b>Unit Type:</b>		<b>Condition:</b>	Worn Out
<b>Built As:</b>	Storage Warehouse	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Hot Water	<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>	3.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	16320.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1892	0	0%	1892	120

Detail Type	Detail Description	Units
Add On	Elevator Electric Freight	1.0
Basement	Storage	8160.0

**Building 2**

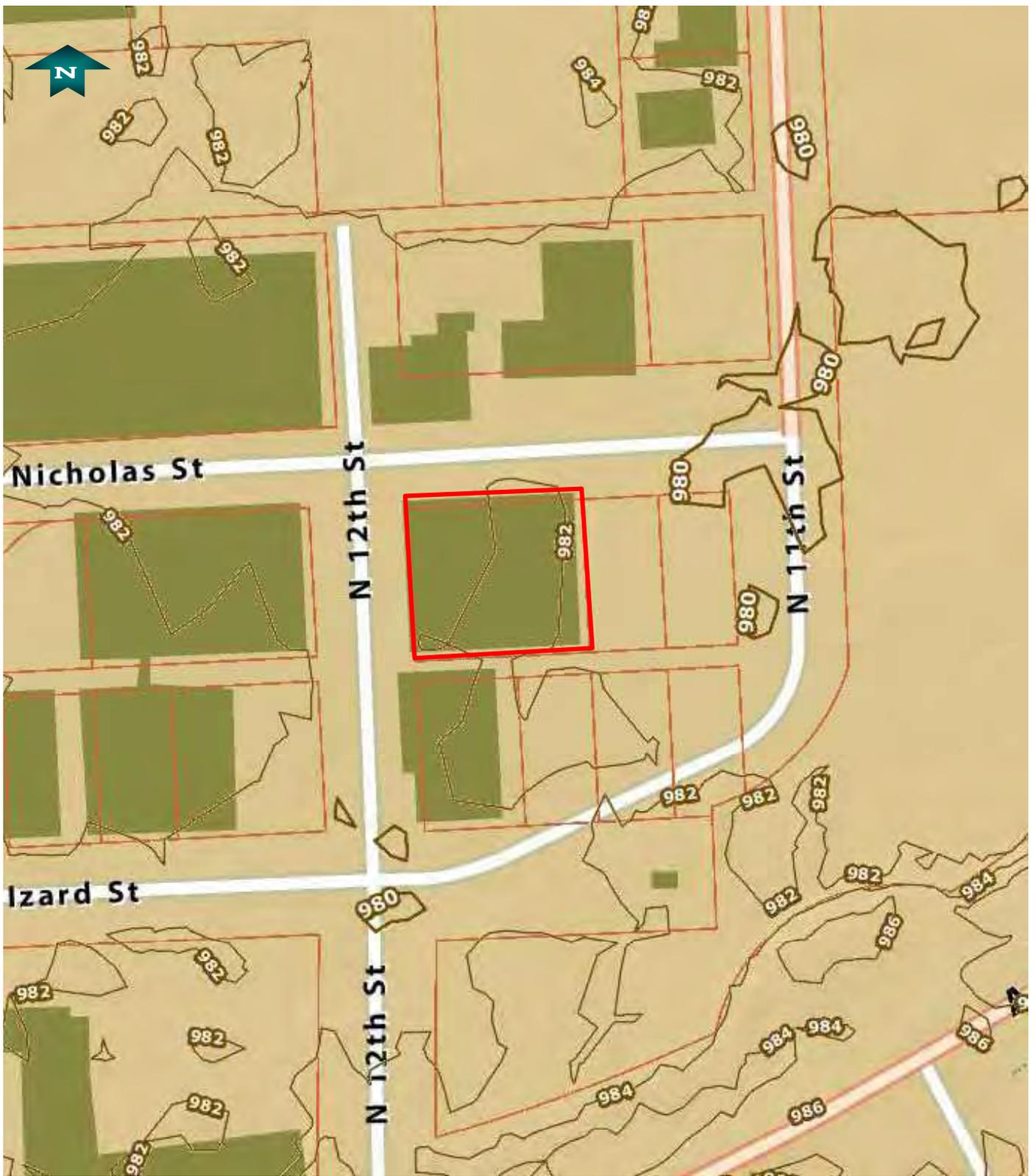
 <p style="font-size: small; margin-top: 5px;">DECEMBER 2011 DOUGLAS COUNTY ASSESSOR</p> <p style="text-align: center; margin-top: 5px;"><a href="#">CLICK TO ENLARGE IMAGE</a></p>	<p>Storage Warehouse 1113 Nicholas St Bldg #2 of 2</p> <div style="text-align: center;">  <p style="font-size: x-small; margin-top: 5px;">First Floor 10320.0 sf</p> <p style="font-size: x-small; margin-top: 5px;">88 1969 1678</p> </div> <p style="font-size: x-small; margin-top: 5px;">MapIt by Open Market™</p> <p style="text-align: center; margin-top: 5px;"><a href="#">CLICK TO ENLARGE IMAGE</a></p>
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<b>Square Footage:</b>	10320.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	406.0	<b>Quality:</b>	Fair
<b>Unit Type:</b>		<b>Condition:</b>	Fair
<b>Built As:</b>	Storage Warehouse	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Space Heater	<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>	10320.0

<i>Year Built</i>	<i>Year Remodeled</i>	<i>Percent Remodeled</i>	<i>Adjusted Year Built</i>	<i>Physical Age</i>
1969	0	0%	1969	43



The above map is powered by [Google](#), and is intended to provide a general idea of a property's location. If you require a more exact property location, you may use the [Interactive GIS Maps](#) that are maintained by our office.



**Site Contour Map**



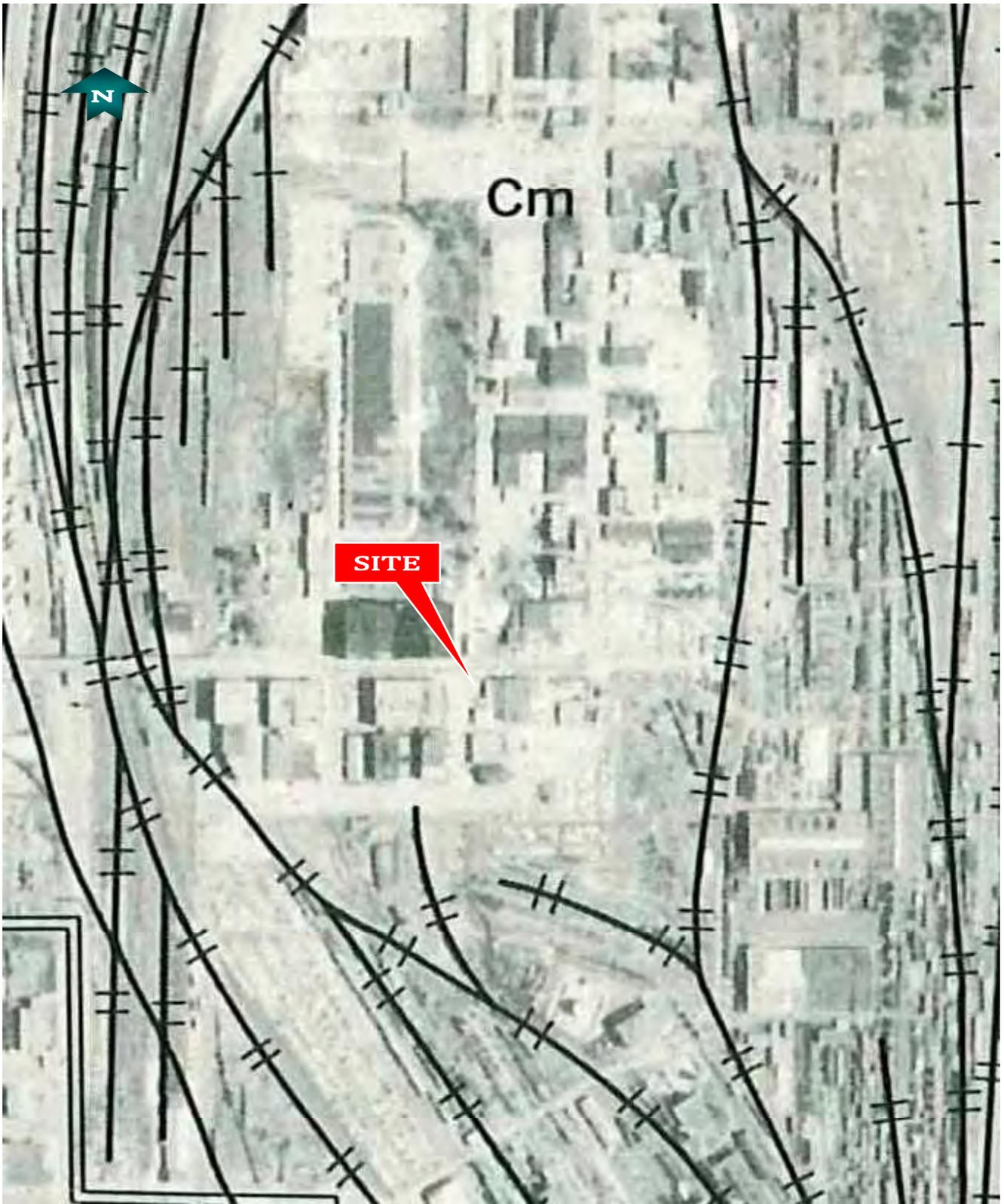
Project		Warehouse Property 1131 Nicholas Street
Job #	12179.00	Date 4/24/12



**Omaha Zoning Map**



Project		Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date	4/24/12

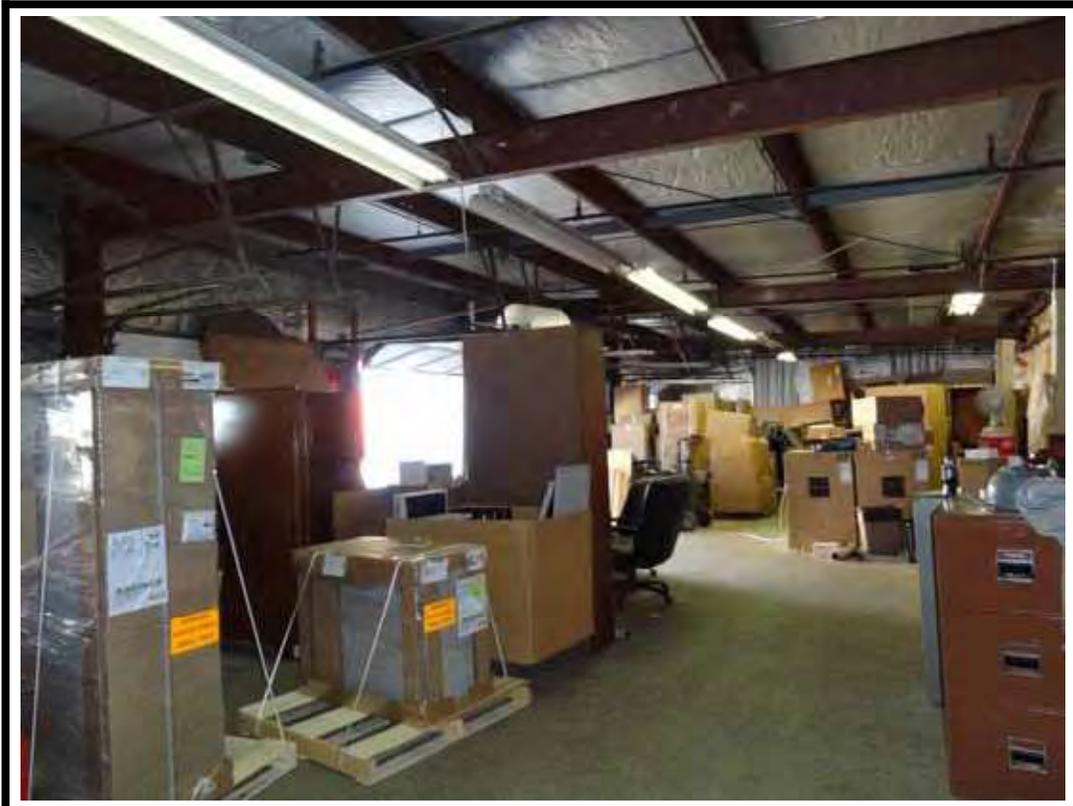


### Soil Survey Map

(From 1975 USDA Soil Survey of Douglas and Sarpy Counties,  
Compiled on 1970 Aerial Photograph)



Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



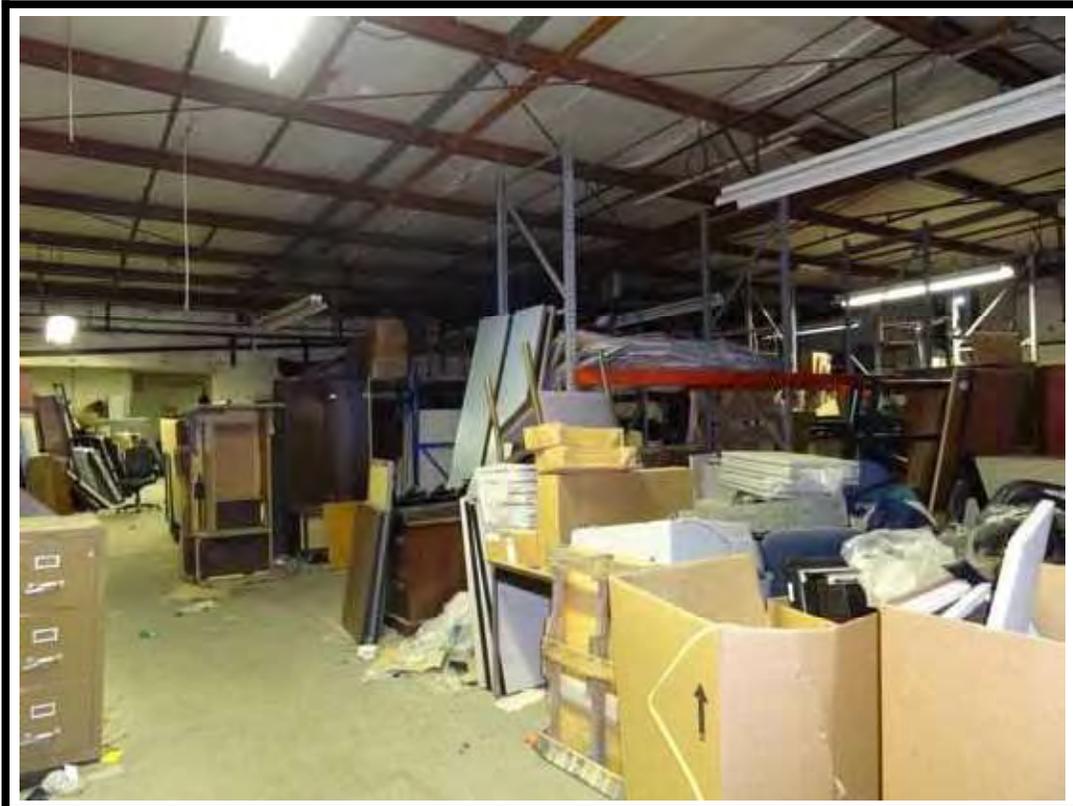
**PHOTO NUMBER 1**

View of the interior of the dock area on the west side of the west warehouse.



**PHOTO NUMBER 2**

View of the interior of the dock area on the west side of the west warehouse.



**PHOTO NUMBER 3**

View of storage in the west warehouse at the assessment site.



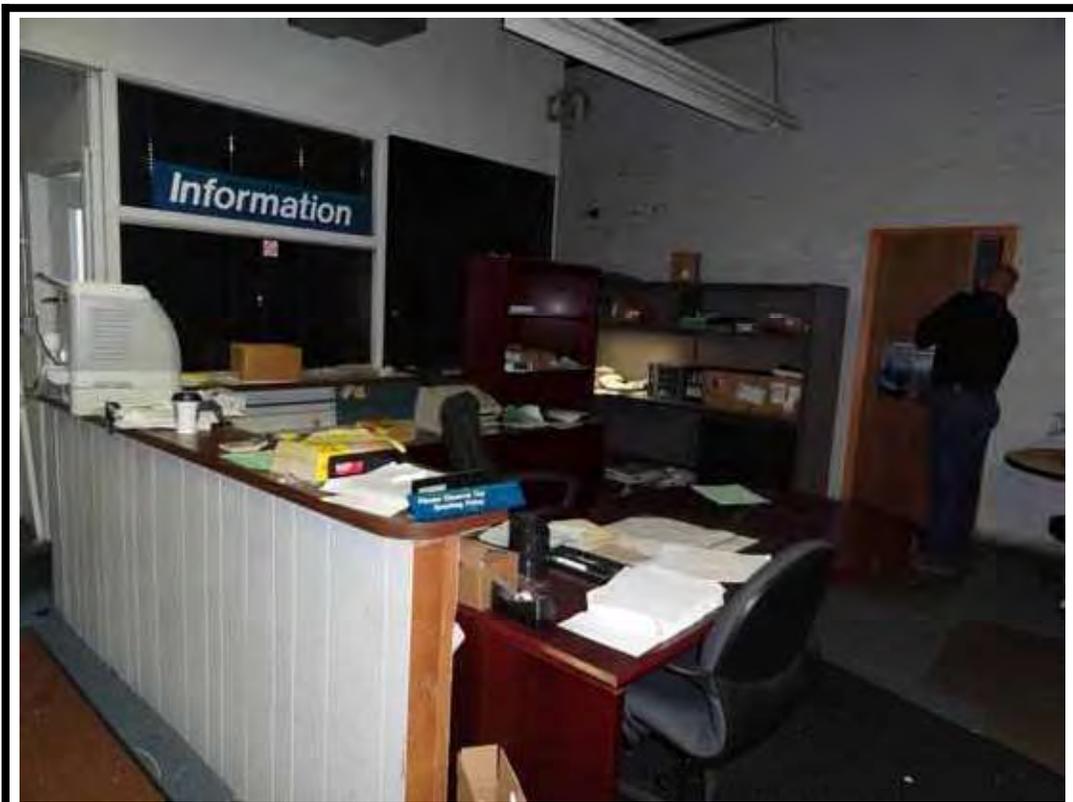
**PHOTO NUMBER 4**

View of storage in the west warehouse at the assessment site.



**PHOTO NUMBER 5**

View of office area in the west warehouse at the assessment site.



**PHOTO NUMBER 6**

View of an office area in the west warehouse.



**PHOTO NUMBER 7**

View of furnaces near the bathrooms in west warehouse.



**PHOTO NUMBER 8**

View of the elevator equipment room in the basement of the east warehouse building at the assessment site.



**PHOTO NUMBER 9**

View of area adjacent right of the elevator room that may have been occupied by a heating fuel tank. Petroleum odors were noted in this area.



**PHOTO NUMBER 10**

View of one of several floor drains in the basement.



**PHOTO NUMBER 11**

View across the basement.



**PHOTO NUMBER 12**

View across the basement.



**PHOTO NUMBER 13**

View of an enclosure in the north end of the basement.

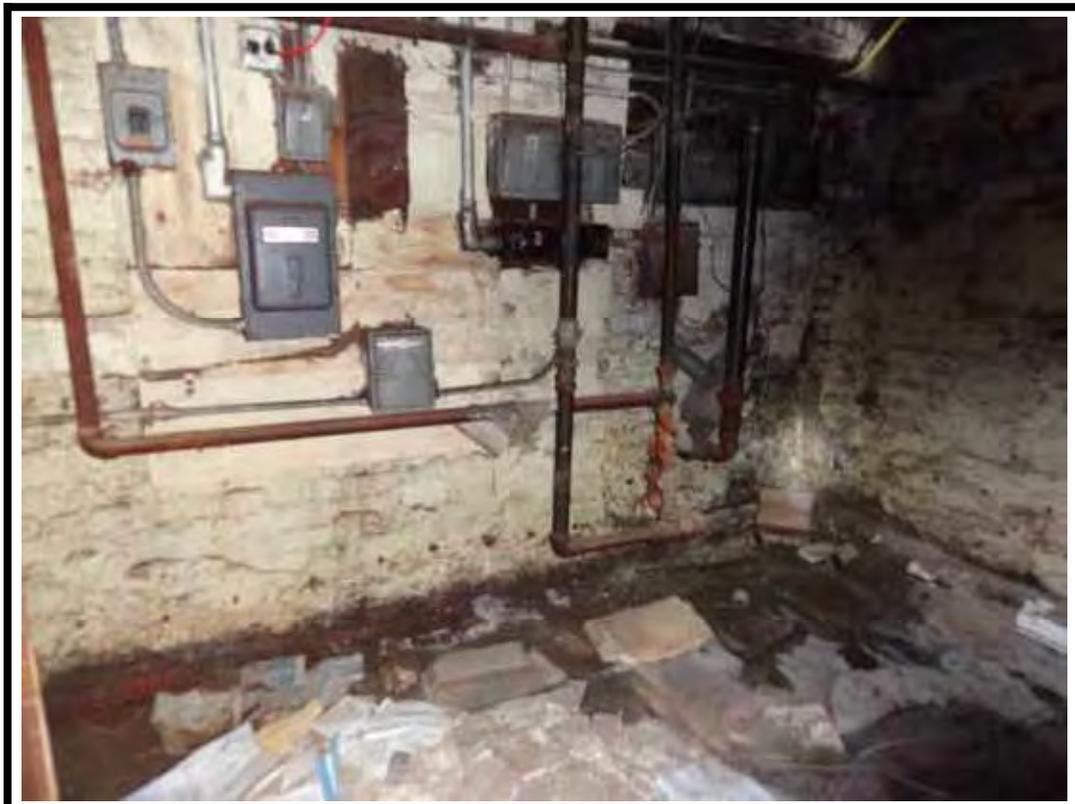


**PHOTO NUMBER 14**

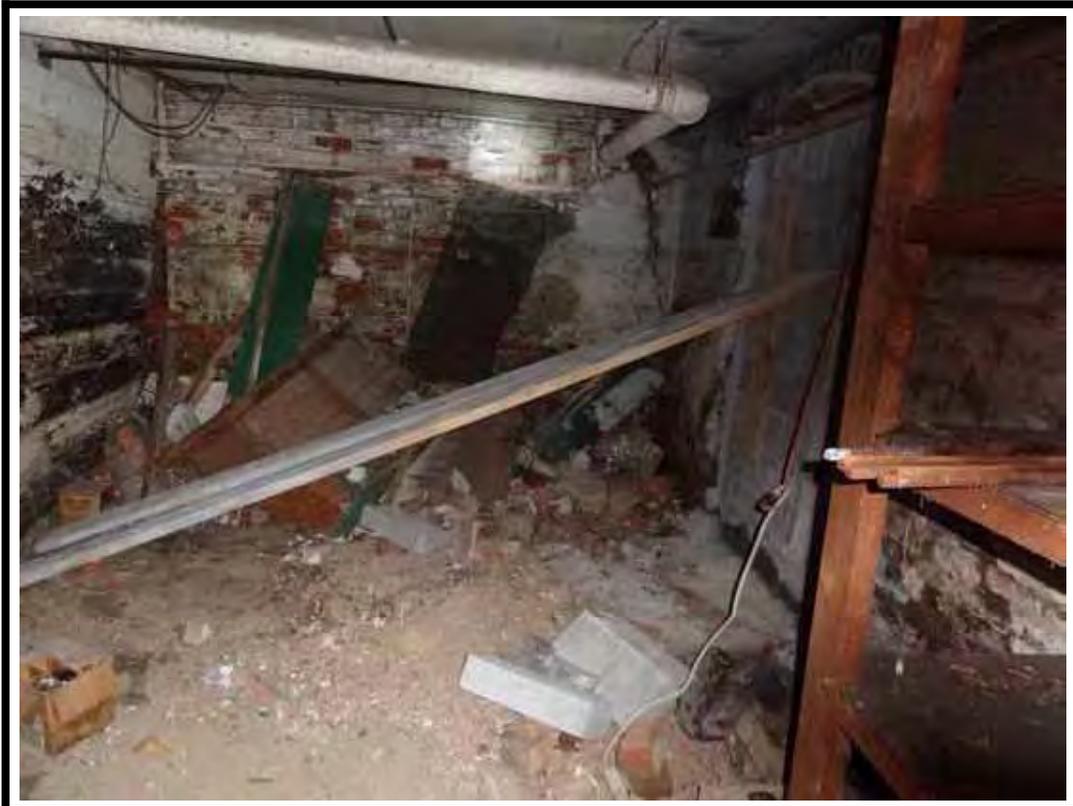
View of a pit with water and oil substance within the enclosure.



**PHOTO NUMBER 15**  
View of another pit filled with clear water.



**PHOTO NUMBER 16**  
View of trash in the basement.



**PHOTO NUMBER 17**

View of trash and debris in the basement.



**PHOTO NUMBER 18**

View of old boiler in the basement.



**PHOTO NUMBER 19**

View of the basement.



**PHOTO NUMBER 20**

View of the basement.



**PHOTO NUMBER 21**

View of the basement.



**PHOTO NUMBER 22**

View of the 2<sup>nd</sup> story of the east warehouse.



**PHOTO NUMBER 23**

View of the 2<sup>nd</sup> story of the east warehouse building.



**PHOTO NUMBER 24**

View of the 2<sup>nd</sup> story of the east warehouse building.



**PHOTO NUMBER 25**

View of the 3<sup>rd</sup> story of the east warehouse building.



**PHOTO NUMBER 26**

View of building supplies stored on the 3<sup>rd</sup> story of the east warehouse.



**PHOTO NUMBER 27**

View of building supplies stored on the 3<sup>rd</sup> story of the east warehouse.



**PHOTO NUMBER 28**

View of building supplies stored on the 3<sup>rd</sup> story of the east warehouse.



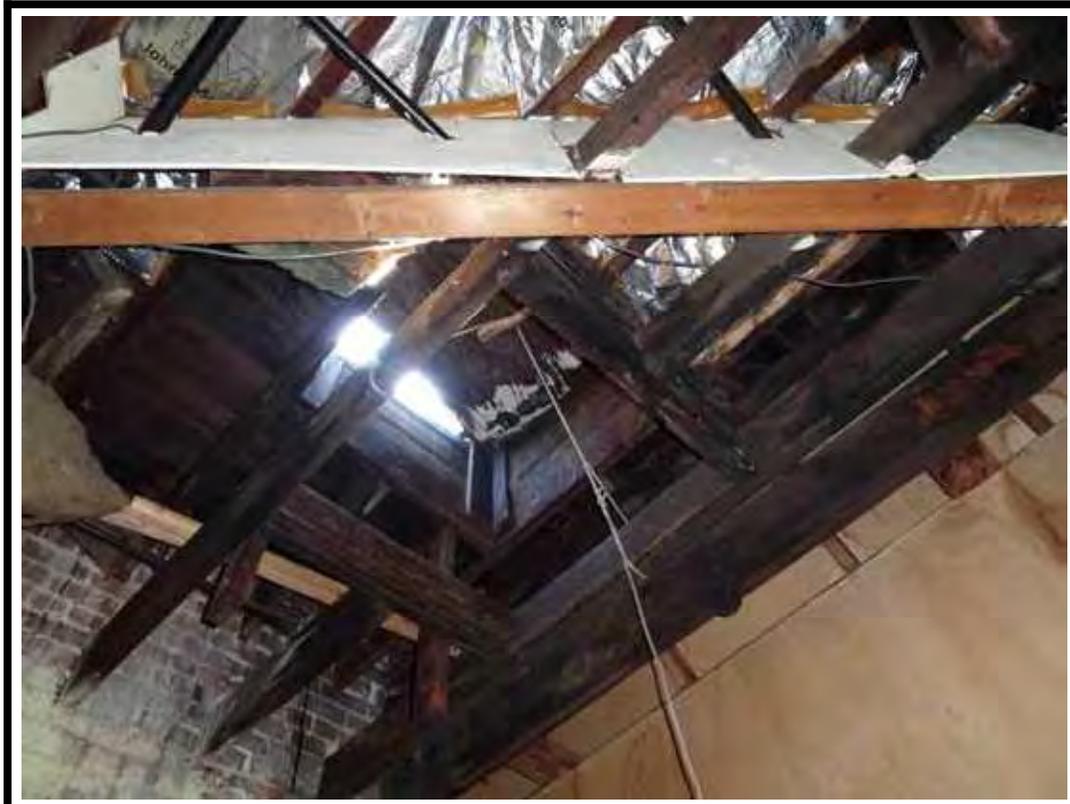
**PHOTO NUMBER 29**

View of office furniture stored on the 3<sup>rd</sup> story of the east warehouse.



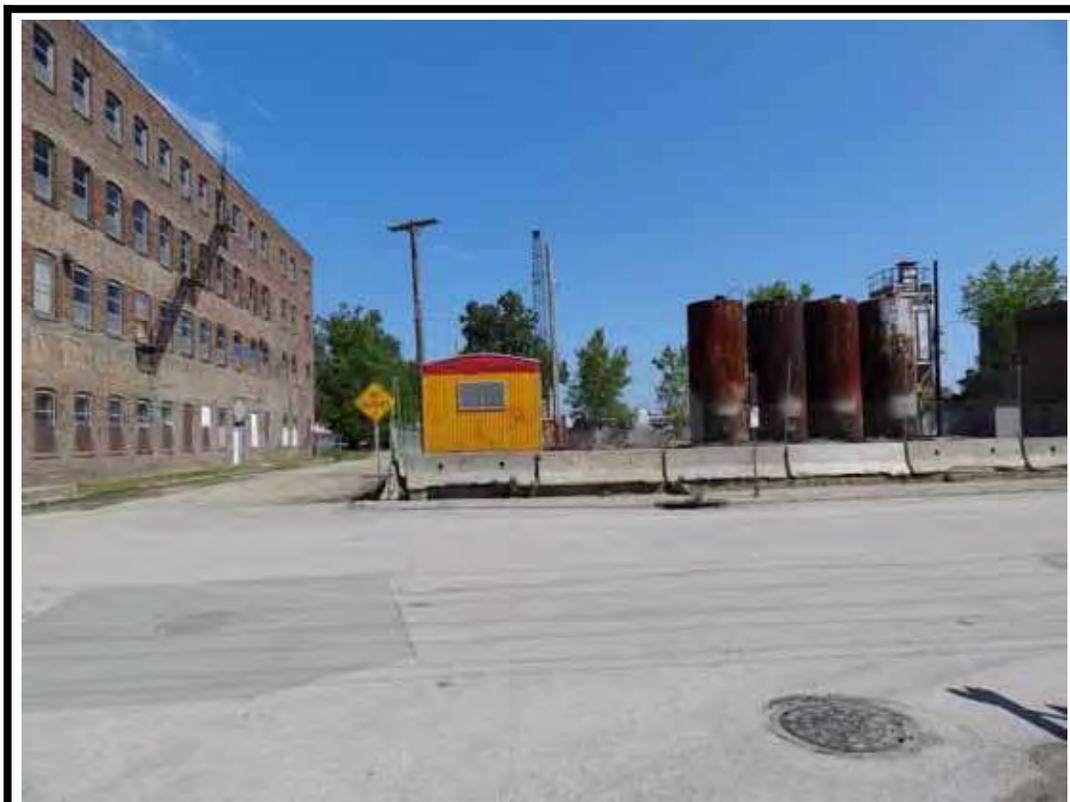
**PHOTO NUMBER 30**

View of office furniture stored on the 3<sup>rd</sup> story of the east warehouse.



**PHOTO NUMBER 31**

View of trap door in the ceiling of the 3<sup>rd</sup> story that leads to the roof in the east warehouse.



**PHOTO NUMBER 32**

View north from the northwest corner of the assessment site. ASTs are at the inactive City Street Department property.



**PHOTO NUMBER 33**

View of the northwest corner of the building.



**PHOTO NUMBER 34**

View west from the northwest corner of the assessment site.



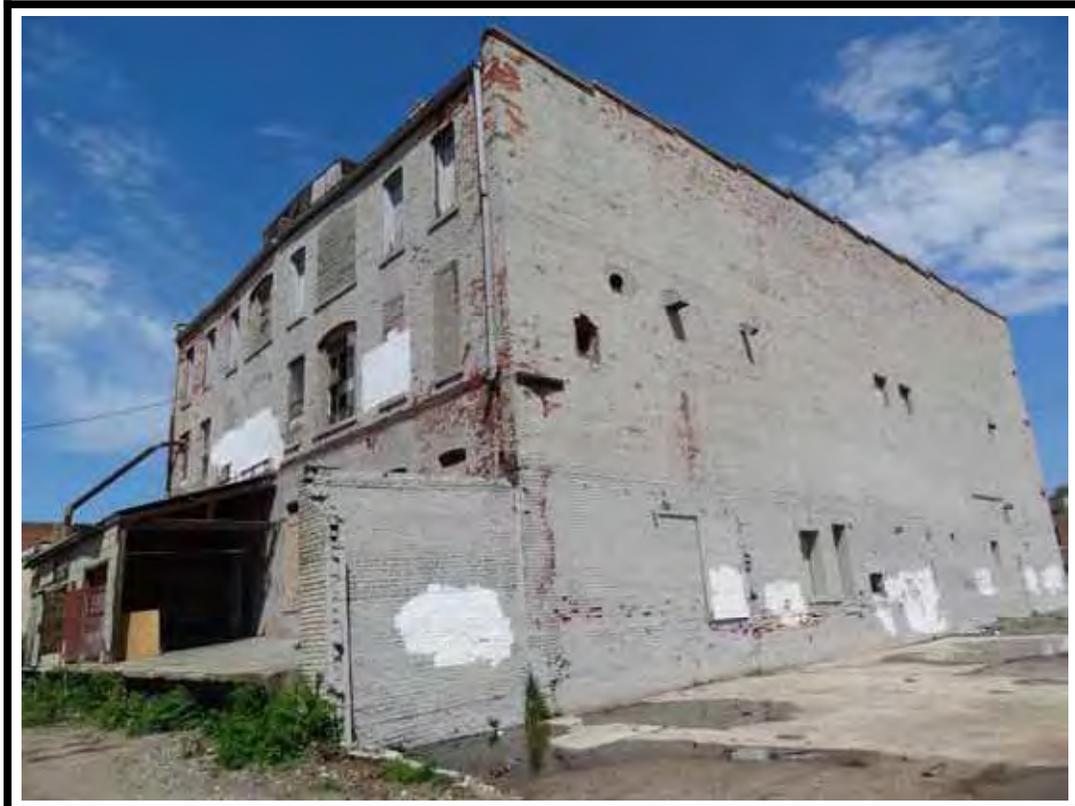
**PHOTO NUMBER 35**

View east from the northwest corner of the assessment site.



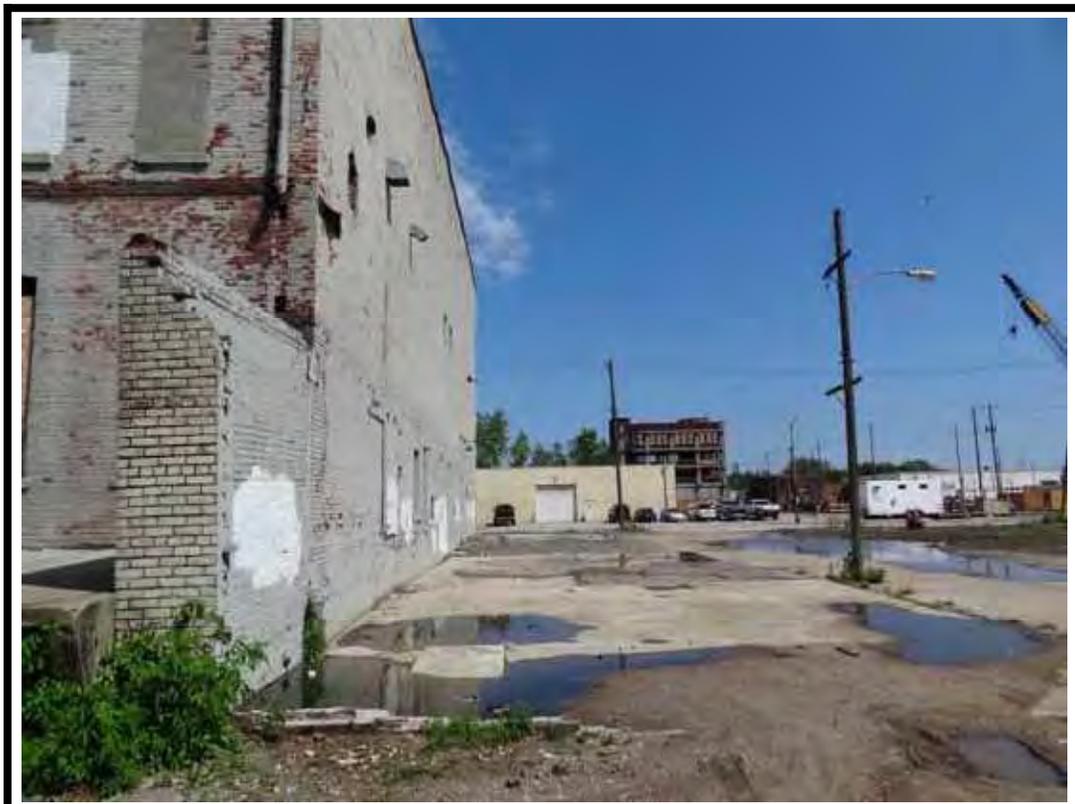
**PHOTO NUMBER 36**

View of the north side of the east warehouse building located at the assessment site.



**PHOTO NUMBER 37**

View of the east warehouse building from the southeast.



**PHOTO NUMBER 38**

View north along the east side of the assessment site.



**PHOTO NUMBER 39**

View across the vacant lots located east of the assessment site.



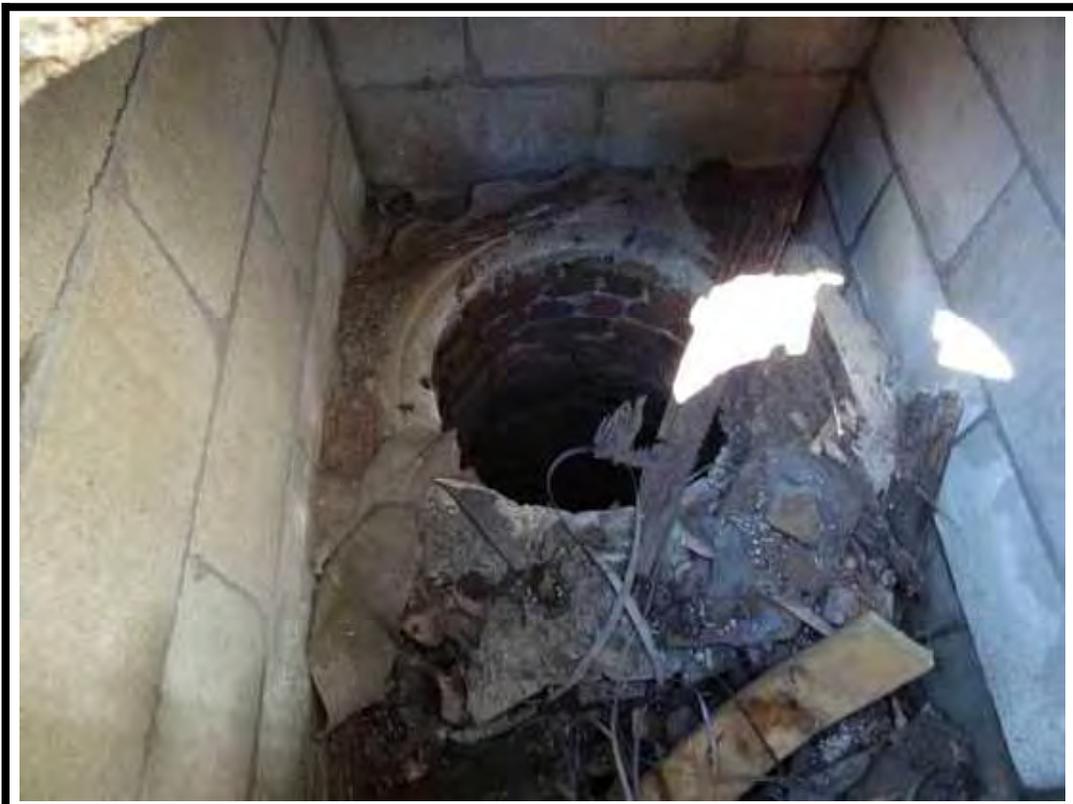
**PHOTO NUMBER 40**

View west from the southeast corner of the assessment site.



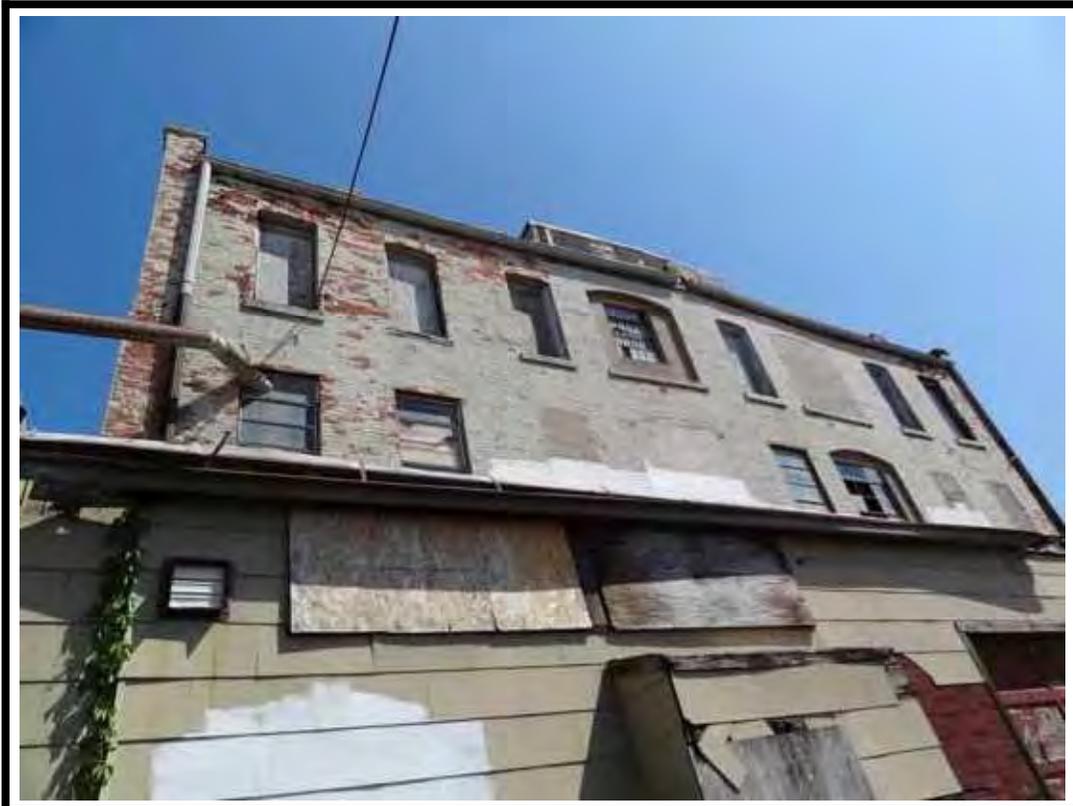
**PHOTO NUMBER 41**

View of the dock on the south side of the east warehouse.



**PHOTO NUMBER 42**

View of what appears to be a cistern or well located on the dock of the east warehouse.



**PHOTO NUMBER 43**

View of the south side of the east warehouse building.



**PHOTO NUMBER 44**

View of the painting addition and dock at the southeast corner of the assessment site.



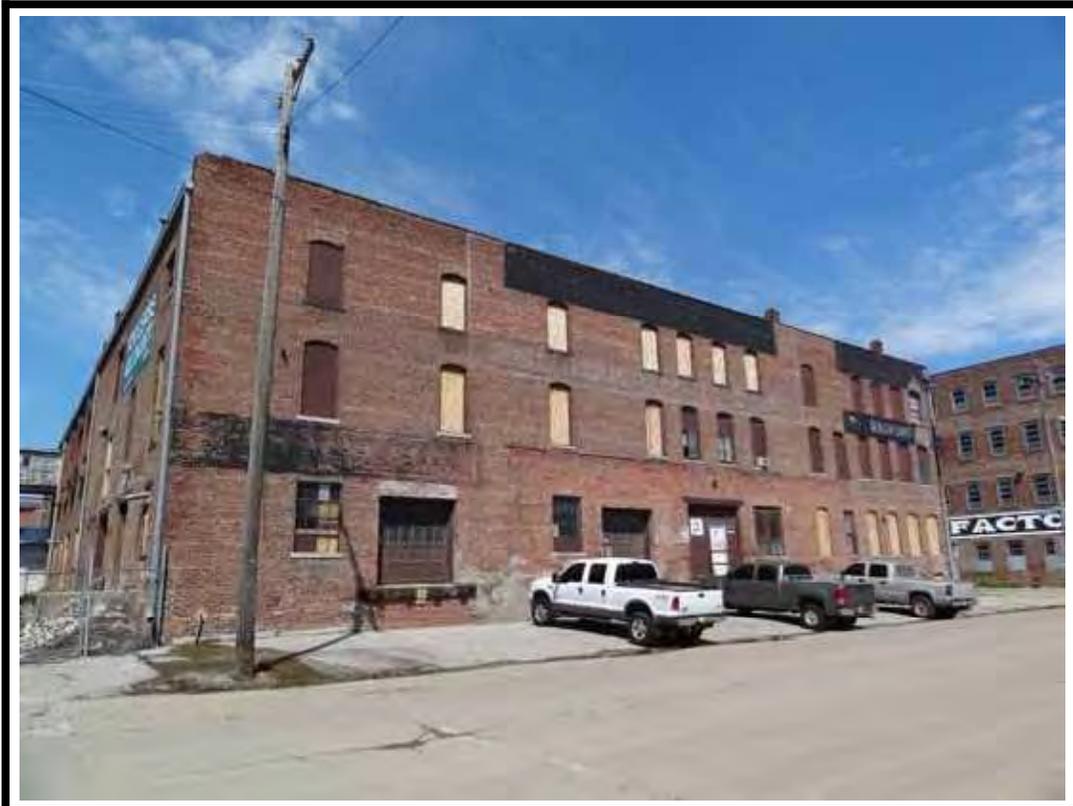
**PHOTO NUMBER 45**

View east along the alleyway located adjacent south of the warehouse buildings.



**PHOTO NUMBER 46**

View west from the southwest corner of the assessment site.



**PHOTO NUMBER 47**

View of the warehouse building located west of the assessment site across 12<sup>th</sup> Street.



**PHOTO NUMBER 48**

View of the west warehouse building at the assessment site from the southwest.



1952 Aerial Photograph



Project		Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date	4/24/12



1969 Aerial Photograph



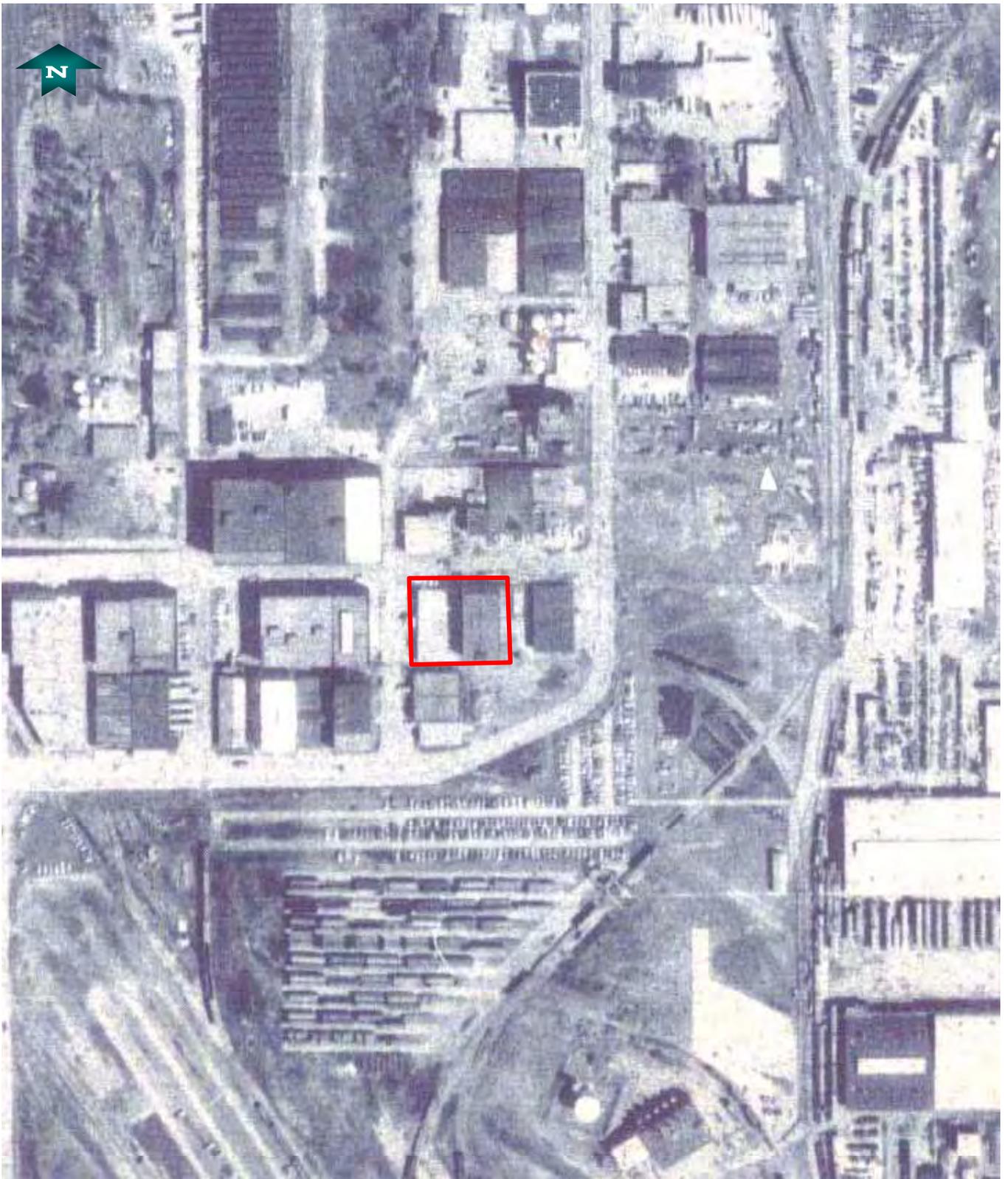
Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



1973 Aerial Photograph



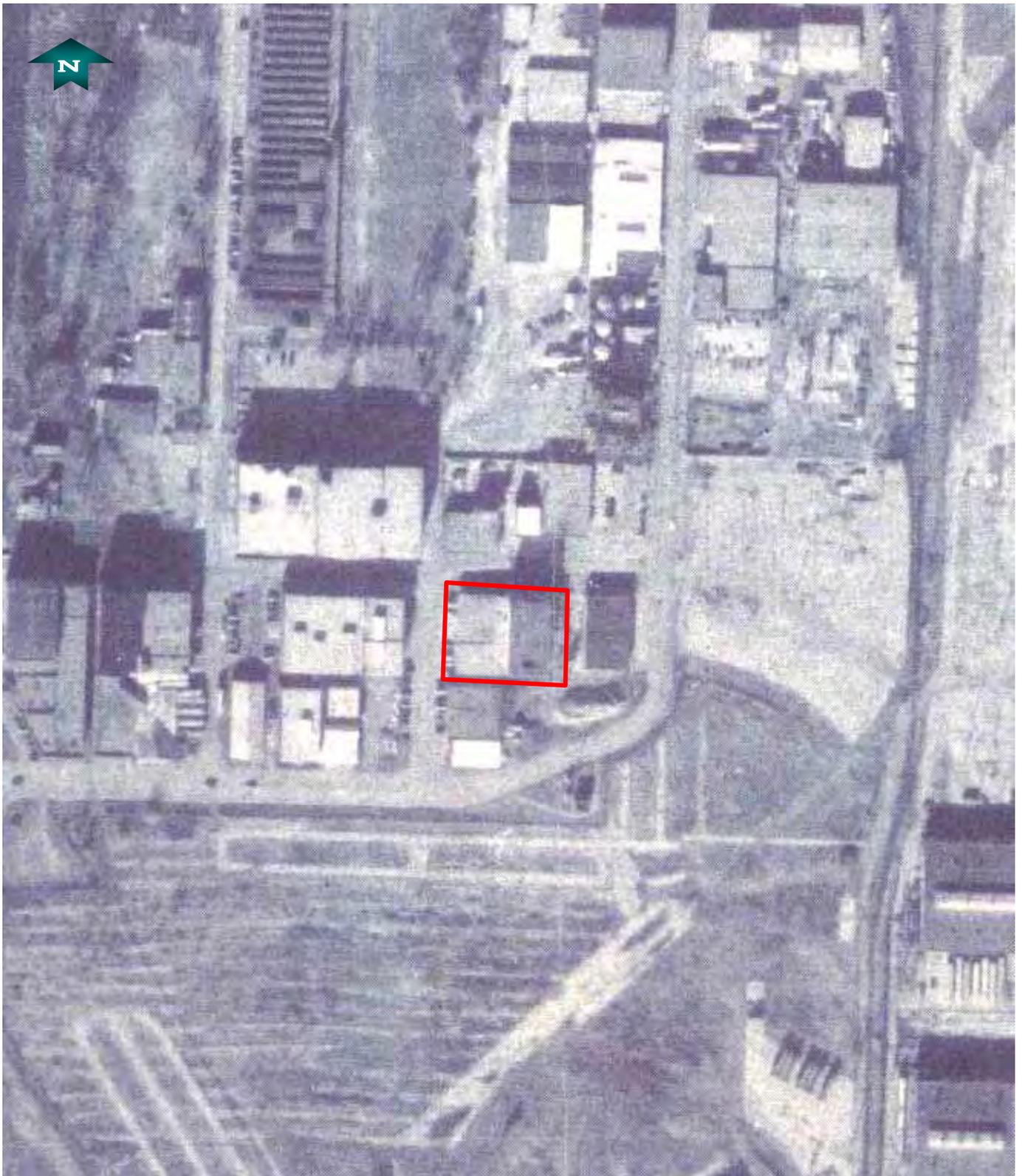
Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



1982 Aerial Photograph



Project		Warehouse Property 1131 Nicholas Street
Job #	12179.00	Date 4/24/12



**1994 Aerial Photograph**



Project		Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date	4/24/12



1999 Aerial Photograph



Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



2004 Aerial Photograph



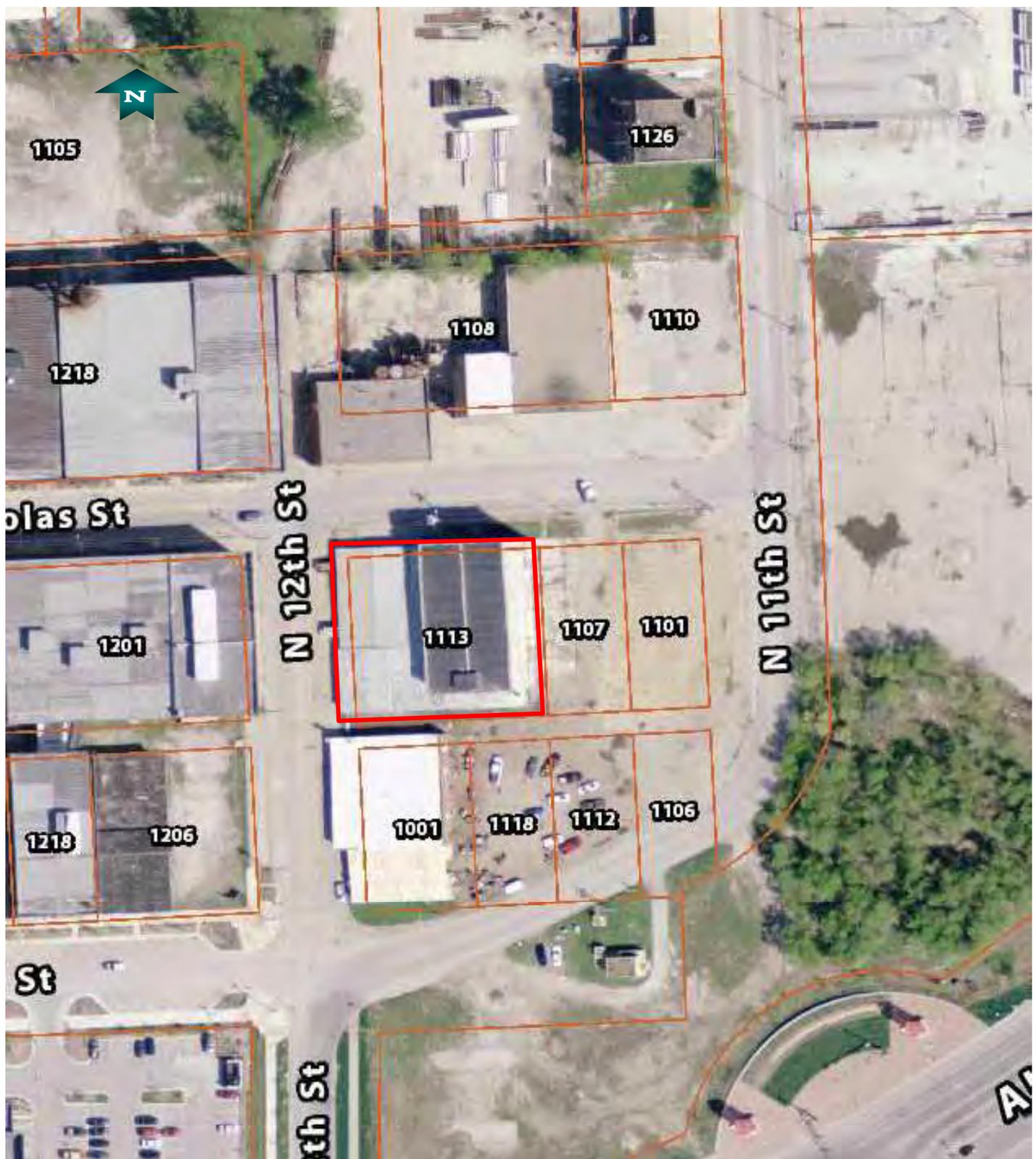
Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



2006 Aerial Photograph



Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



2010 Aerial Photograph



Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



2012 Aerial Photograph



Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



## Historical Topographic Map

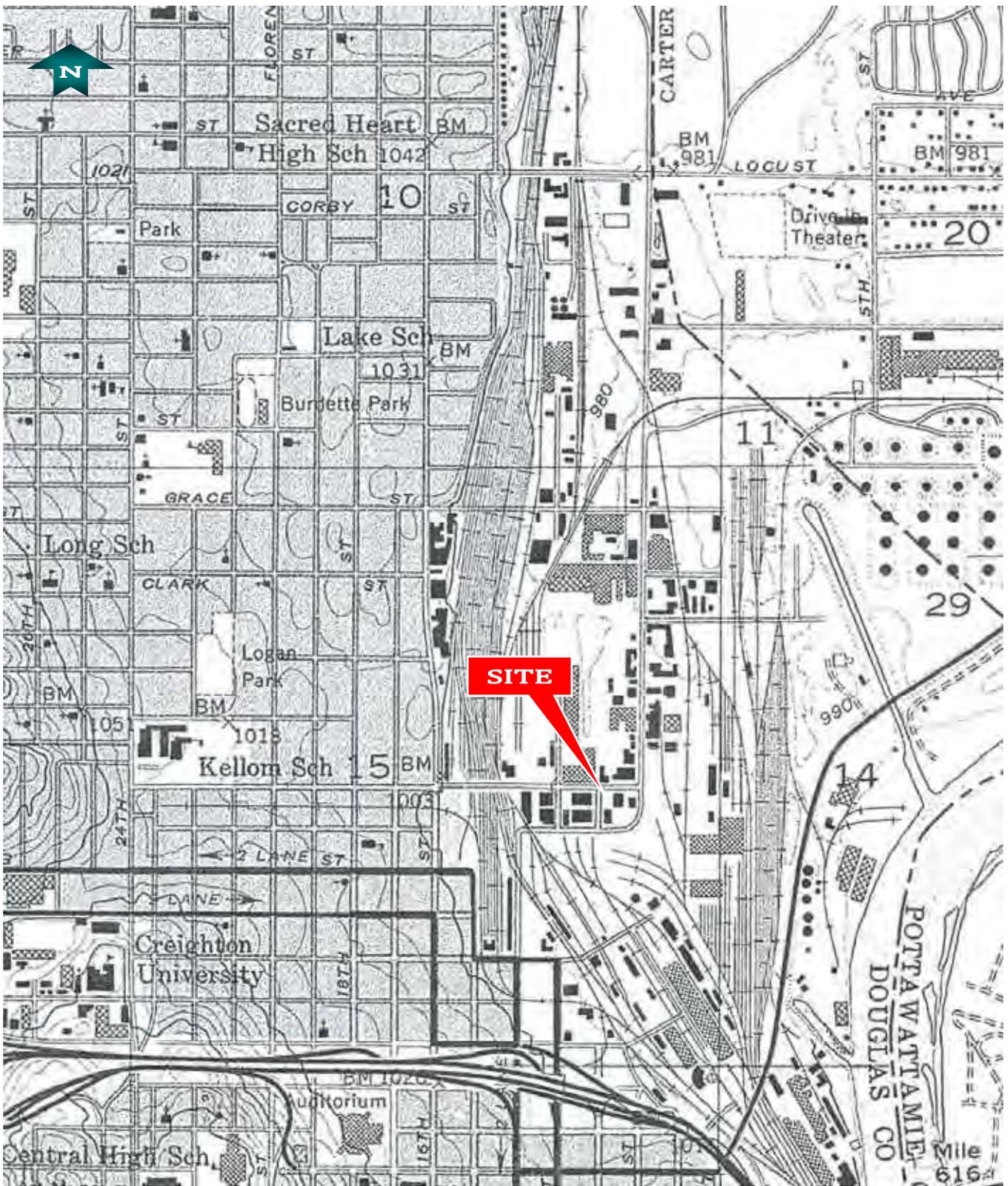
(From 1956 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION

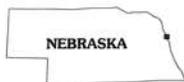


Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



## Historical Topographic Map

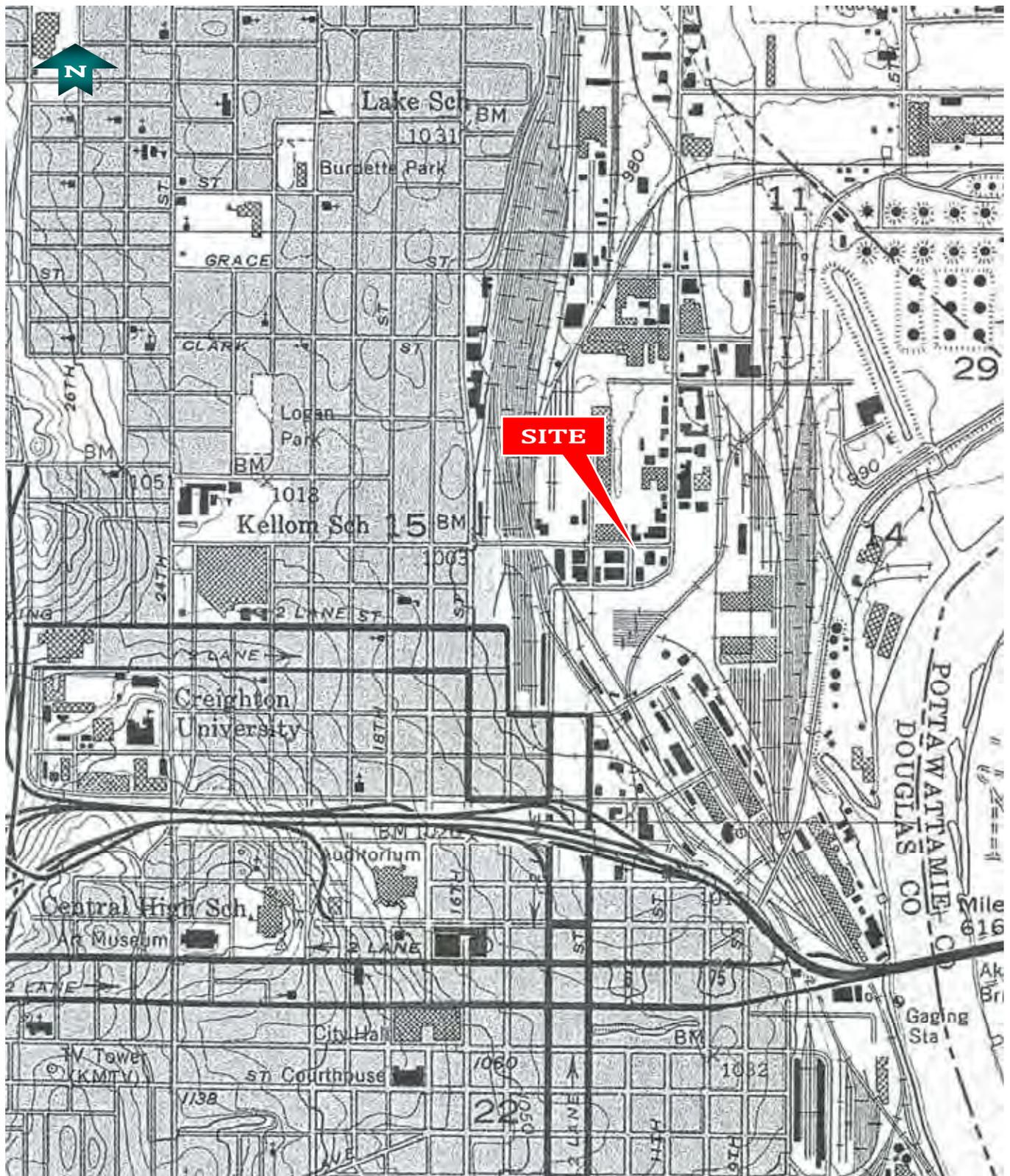
(From 1975 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION



Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12



## Historical Topographic Map

(From 1984 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION



Project	Warehouse Property 1131 Nicholas Street	
Job #	12179.00	Date 4/24/12

# Grant Application

Row 325

<b>Organization Name (if applicable)</b>	Valentine - Shirley LLC dba Celebration of Life Mortuary and Crematory
<b>Physical Address</b>	Former Myers Funeral Home 2416 N 22nd Street Omaha, NE 68110
<b>Mailing Address</b>	Antonia Dorsey 1905 Harney Street Suite 210 Omaha, NE 68102
<b>Website</b>	N/A
<b>Social Media Accounts</b>	N/A
<b>Name</b>	Antonia Dorsey & Marla C Bachus
<b>Title</b>	Owners of the former Myers Funeral Home
<b>Email Address</b>	antonia.dorsey@capturedcs.com
<b>Phone</b>	+1 (402) 739-5248
<b>Team</b>	Yes
	Antonia Dorsey & Marla C Bachus (Owners), Jamar Dorsey (Consultant), Spark Academy (Consultant) Janet Caston - Thomas Funeral Home, Omaha, NE (Consultant) , Emmanuel R Haynes - Urban Undertakers, St Louis , MO(Consultant)
<b>Organizational Chart</b>	N/A
<b>Other Completed Projects and/or Accomplishments</b>	N/A
<b>Proposal Title</b>	Restoration of the former historical Myers Funeral Home
<b>Total Budget (\$)</b>	\$3,500,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$3,000,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	Celebration of Life Mortuary & Crematory will offer comprehensive services to bereaved family in the Omaha metro area. These services will include pre-planning, burial, crematory, emergency freezing, drive thru viewing, written programs/obituary, music programming, pre-planning and culinary. Additionally, there are plans for a banquet hall for

repass dinners and receptions for families to receive friends and family without having to prepare or arrange these services at an alternate location. We will offer comprehensive packages for full- service instead of an a la carte fashion. Our vision is to develop and have a one stop facility with exceptional customer service all while taking the preparatory burden and emotional turmoil from the family and loved ones left to make these heartfelt arrangements. We are conceptualizing this location to become a location which will provide ease, professionalism, multi-services all while giving thought to socio economic constraints, diversity and understanding to the bereaved clients. A faith centered organization centered in North Omaha where there is no full-service mortuary of its kind; that understands the cultural differences of varied ethnicities. Our comprehensive vision is to also offer after care services such as grief counseling which will enable families to resume their lives while healing from the loss of family and building of mental health while mourning. This additional concept and service will add additional employment opportunities in the Omaha area. We plan to staff those well experienced in the industry while providing the opportunity for internships and development to those who desire to assist families through these difficult times and build long lasting employment in the various areas of service offered. We further see this business being a community partner by offering internships to those students studying mortuary sciences, graphic design, management and pastoral care with partnerships at the local colleges, universities and community colleges in our area. There is a need for this type of business in North Omaha but also there is a need to understand the cultural diversities which accompany bereaved families whose expectations concerning services are not well met at other facilities.

<b>Timeline</b>	We anticipate the restoration to be completed 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)
<b>Community Needs</b>	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>	The restoration of the historic former Myers Funeral Home will recharge the appearance of the 24th Street business corridor, improve the lives of North Omaha residents by allowing our

loved ones to be served in the North Omaha community while creating gainful employment opportunities and economic vitality in the North Omaha community.

---

**Visioning Workshop Findings Alignment**

The restoration of the former Myers

---

**Priorities Alignment**

The historical influence and enterprise restoration of the Myers funeral home will further cause long lasting economic growth, escalate the financial viability of several North Omaha corridor and institutions. The interactions with non profits, faith institutions, for profit intuitions and recently created business will not only benefit the funeral home but the North Omaha community at large. Thereby expanding equity in the Metropolitan Omaha area by creating fundamental change and transformation.

---

**Economic Impact**

The revitalization of the funeral home will create between 20 to 30 permanent careers.

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20 to 30

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20 to 25

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\$50, 000.00

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We will make a concerted effort to collaborate with job training and preparation organizations to offer opportunities for full employment with institutions in the community. As a result organizations that prepare community members for full employment will have a viable option to direct candidates.

---

**Community Benefit**

Based on the historical designation of the location, it provides a cultural consistency that informs not only the past but the future of North Omaha, as a result it allows the entire region to have an appreciation for the richness of the North Omaha community and its future possibilities.

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This investment ensures generations to come and other cultures to be aware of rich history of the North Omaha community.

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**Best Practices/Innovation**

The facility will be state of the art and it will empower youth and others to further both best practices and innovation.

---

**Outcome Measurement**

The proposal will create opportunities for youth and young adults to practice and participate in a profession that is productive and supportive of the local community. The desired end will be for those who are trained and employed will civically and financially be involved in the supporting the surrounding community.

---

The outcome will be measured by investment in infrastructure, increased employment, increased training and increased opportunities.

---

No

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**Partnerships**

Yes

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Spark, Blair Freeman Construction Company (Construction Company) Holland Basham Architect- (Architectural firm)

n/a

**Displacement** No

**Displacement explanation**

**Physical Location** 2416 N 22nd Street, Omaha, NE 68110

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

**Additional Location Documents** Antonia Dorsey & Marla C Bachus are the current owners of the property located at 2416 N 22nd Street Omaha, NE 68110 formally known as Myers funeral home.

**Property Zoning** Yes

**Is the project connected to utilities?**

Yes

Yes

**Design, Estimating, and Bidding** No

No

Estimate from general contractors

**General Contractor** No

**Request Rationale** Our request for funding is based on the

**Grant Funds Usage** For restoration of the facility.

**Proposal Financial Sustainability** Yes

**Funding Sources** Pending a response from QCT AHP grant funds

Approximately December 2022

We need all funds to move forward.

**Scalability** It cannot be scaled down.

---

**Financial  
Commitment**

The funds will be generated from the business being sustainable.

---

**ARPA Compliance  
Acknowledgment**

---

**ARPA Reporting and  
Monitoring Process  
Acknowledgme**

---

**LB1024 Funding  
Sources  
Acknowledgment**

---

**Public Information**

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**File Uploads**

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# Grant Application

Row 326

<b>Organization Name (if applicable)</b>	Carnation Place
<b>Physical Address</b>	Carnation Place 2701 - 2711 North 24th Street
<b>Mailing Address</b>	3301 Harney Street Suite # 200 Omaha, NE 68131
<b>Website</b>	None as of yet
<b>Social Media Accounts</b>	None as of yet
<b>Name</b>	Bentley Swan
<b>Title</b>	President & CEO
<b>Email Address</b>	ben@swandevlopment.co
<b>Phone</b>	+1 (402) 960-4370
<b>Team</b>	Yes
	See attached narrative application.
<b>Organizational Chart</b>	For detailed information, see application attached application narrative. Ben Swan (President & CEO) Eryn Swan (Vice-President of Development, Full-time) Josh Blackburn (Property Management Supervisor, Full-time) Dylan Davis (Maintenance & Construction Supervisor, Full-Time) William Maakestad (Maintenance & Construction Specialist, Full-Time) Elias Adams (Construction Apprentice, Full-Time) Sarah Darby (Property Management Intern, Part-time)
<b>Other Completed Projects and/or Accomplishments</b>	Kellogg Place 2450 - 2454 Harney Street Mixed use historic commercial and affordable residential redevelopment. Wisdom Investments 522 - 524 South 24th Street Multi-tenant historic commercial redevelopment Papillion Theater 225 South Washington Street Multi-tenant historic commercial redevelopment Navy Lodge No. 39 Multi-tenant historic commercial redevelopment Carnation Ballroom 27001 North 24th Street Locally landmarked, CDBG grant award recipient Structural and environmental stabilization for future multi-tenant historic commercial redevelopment
<b>Proposal Title</b>	Carnation Place
<b>Total Budget (\$)</b>	\$1,500,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$1,500,000.00

<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	Carnation Place, located in the landmarked Carnation Ballroom property at North 24th & Miami Streets will be a commercial redevelopment of a culturally significant property. Over the next two years, this project will house three to five businesses and will incubate and catalyze entrepreneurship and commerce on North 24th Street. Smaller projects like Carnation Place are absolutely critical to support and validate larger investments and projects in the area. The North 24th Street business district by its very definition needs multiple diverse businesses in various properties to come online together to create a sustainable destination space.
<b>Timeline</b>	This project will take approximately 18 months to complete. It will begin in Q1, 2023 and target a grand opening in Q2, 2024. The first work will begin with permitting, procurement and marketing. Next, infrastructure services will be restored to the property including domestic water, sewer, natural gas, commercial electrical service and broadband high speed internet access.
<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 Carnation Ballroom, an embellished historic masonry structure, has served near North Omaha for nearly 100 years, beginning as the Forbes Bakery, continuing on as the AmVets of World War II social club and earning cultural landmark status as Mildred Brown's acclaimed historic ballroom in the 1950's. During the Carnation Ballroom period, acts such as B.B. King, Fats Domino and James Brown performed at the venue. Reactivation of this space for use by the public will continue this multi generational and multi cultural narrative and allow the property to serve the community for the next century. This will improve the quality of life by instilling pride and a sense of belonging in the neighborhood that connects past generations

to the future. Restoration of the existing building is the epitome of sustainability. While structurally and environmentally stabilized, the building currently needs reconnection to municipal infrastructure services such as water, sewer, gas, electricity and broadband internet.

---

**Visioning Workshop Findings Alignment** This project aligns with the workshop vision by revitalizing and transforming a vacant, dilapidated building into a commercial community hub that will provide employment, goods and services to area residents, visitors and tourists alike. While welcoming customers, this property will continue to tell the story of rich diversity and culture and inspire people to mingle and build connections.

---

**Priorities Alignment** Transformational: The Carnation Place multi tenant commercial project will transform the block at 24th and Miami from a derelict site into a dynamic commercial hub. Fundamental Change: This project will foster hope and entrepreneurship in the neighborhood by showcasing thriving, professionally operated local businesses in an area that is often characterized by vandalism, theft, vacant and abandoned buildings. Carnation Place will prove the viability of independently operated businesses in the near North 24th Street business district and pave the way for further private investment. Long Lasting Economic Growth: Carnation Place is a masonry building built to stand for generations. The high quality workmanship recently completed in a CDBG stabilization project ensures that this building will serve the community for generations to come.

---

**Economic Impact** Approximately 20 high paying jobs will be created during the construction phase of the project. A minimum of 15 jobs will be created by the businesses that occupy Carnation Place, ranging from retail to professional services. This project will increase property tax revenue, sales tax revenue and promote safety and security through lighting and increased commerce.

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A minimum of 15 jobs will be created by the businesses that occupy Carnation Place, ranging from retail to professional services. In addition, one property management job and one facilities maintenance job will be created to continually lease, manage, maintain and enhance the property.

---

Approximately 20

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Jobs will pay the greater of market wages for retail and professional services and/or Davis-Bacon wages, as applicable.

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Swan Development has a history of incubating local businesses and working closely with the neighborhoods within which we renovate and manage properties.

---

**Community Benefit** This project will improve the livability and connectedness of the neighborhood by housing businesses that will provide goods and services in an area starved of such amenities.

---

There is no more sustainable infrastructure to the community than the restoration and reactivation of existing quality, historic masonry structures.

---

**Best Practices/Innovation** Carnation Place will recruit best in class, successful small businesses expand to near North Omaha.

<b>Outcome Measurement</b>	Increased commerce, foot traffic, sales tax and property tax revenues.
	Douglas County Assessor, Nebraska Department of Revenue
	Swan Development will recruit a minimum of two small businesses to expand to near North Omaha which will recycle dollars invested in Omaha and the neighborhood community.
<b>Partnerships</b>	Yes
	North 24th Street Business Improvement District, Swan Development, Greenstreet Cycles, Wag
	MOU's are available upon serious consideration of this application.
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	See attached application narrative.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Attached. A completed Phase I Environmental Assessment is available upon request. The file is too large to upload along with the other files.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	No
	Yes
<b>Design, Estimating, and Bidding</b>	Yes
	Yes
<b>General Contractor</b>	Yes
	Yes
<b>Request Rationale</b>	Attached.
<b>Grant Funds Usage</b>	Attached.

<b>Proposal Financial Sustainability</b>	Yes
	Swan Development will perform ongoing leasing and property management.
<b>Funding Sources</b>	Swan Development and their local banking relationships will complete the funding package for this project.
	No other funding than this award will be required.
	An LB1024 grant awarded would be required to completed this project.
<b>Scalability</b>	Yes
	This can be discussed upon serious consideration of this application.
<b>Financial Commitment</b>	Swan Development is willing to negotiate guarantees to ensure the success of this project. We have a track record of success in urban commercial redevelopment spanning more than 12 years.
<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>	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

# CARNATION BUILDING CORE AND SHELL RENOVATION

2711 N. 24TH ST & 2234 MIAMI STREET  
OMAHA, NEBRASKA 68110

## SCHEDULE OF DRAWINGS

G-000 COVER SHEET  
G-001 GENERAL REQUIREMENTS  
G-002 ADA REQUIREMENTS

### SITE SURVEY

### DEMOLITION

D-100 DEMOLITION ROOF PLAN  
D-101 DEMOLITION MAIN LEVEL PLAN  
D-200 DEMOLITION EXTERIOR ELEVATIONS

### STRUCTURAL

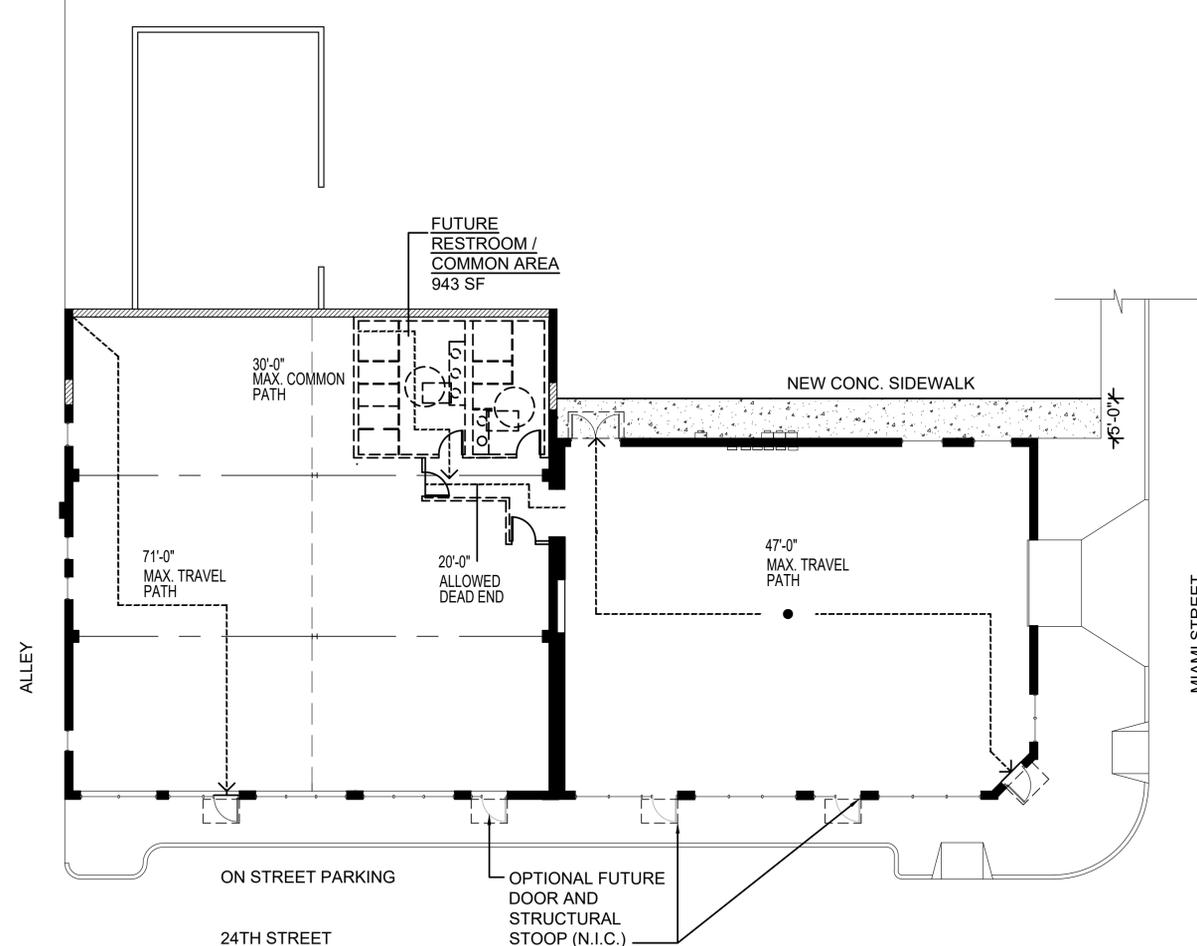
S100 STRUCTURAL PLAN, SECTIONS, DETAILS

### ARCHITECTURAL

A-100 ROOF PLAN  
A-101 MAIN LEVEL FLOOR PLAN  
A-200 EXTERIOR ELEVATIONS

## GOVERNING CODES

2012 International Building Code  
2012 International Mechanical Code  
2012 Uniform Plumbing Code  
2017 National Electrical Code  
2012 International Fuel Gas Code  
2012 International Energy Conservation Code  
2000 Life Safety Code (LSC)  
2010 ADA Standards  
ICC/ANSI A 117.1 2009 EDITION  
2012 International Fire Code (IFC)



1 FLOOR PLAN - CODE REVIEW  
SCALE 1/16" = 1'-0"

LOCATION KEY PLAN:  
PROJECT AREA



PROJECT AREA

## CODE REVIEW

TABLE 602  
TYPE OF CONSTRUCTION  
TYPE III - EXISTING BUILDING SHELL -  
TYPE VN - AFTER RENOVATION

IBC 2012 1016.2 EXIT ACCESS TRAVEL DISTANCE  
M,B 200 FT WITHOUT AUTO SPRINKLER SYSTEM

IBC 1014.3  
COMMON PATH OF EGRESS TRAVEL - M AUTO SS  
M,B 75 FE WITH OUT AUTO SPRINKLER SYSTEM

BUILDING OCCUPANCY TYPE: MIXED USE UNKNOWN OCCUPANTS AT THIS TIME

ZONING- GC / LL- GENERAL COMMERCIAL / LOCAL HISTORIC LANDMARK

BUILDING SQUARE  
FOOTAGE:

TOTAL BUILDING INTERIOR = 6,096 SF  
TOTAL BUILDING GROSS = 6,521 SF

OCCUPANCY: (UNKNOWN AT THIS TIME, TWO POSSIBLE OCCUPANTS)  
MERCANTILE: 30 SF GROSS  $\frac{6096}{30} = 204$  OCCUPANTS MAX.  
BUSINESS: 100 SF GROSS  $\frac{6096}{100} = 61$  OCCUPANTS

FIRE SPRINKLER: NO

BUILDING PARKING NO PARKING EXISTING

IECC 2009 101.4.2 -BUILDINGS LISTED ON THE NATIONAL REGISTER  
OF HISTORIC PLACES ARE EXEMPT FROM THIS CODE.

# CARNATION BUILDING

EXISTING BUILDING RENOVATION  
CORE AND SHELL PROJECT

2711 N 24TH STREET  
2234 MIAMI STREET  
OMAHA, NE, 68110



- Hands-on
- Empowered
- Relentless
- Fresh Eyed
- Inquisitive
- Nimble
- Style Agnostic



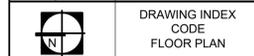
e.construct  
Structural Engineering Consultants  
DUBAI-OMAHA-ORLANDO

FIFTY THIRTEEN CORPORATION dba  
AO  
ARCHITECTURE & PLANNING  
4610 DODGE STREET  
OMAHA, NE 68132  
PHONE: (402) 551-3400  
E-MAIL: office@aomaha.com  
www.aomaha.com

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existing conditions prior to proceeding with construction and notify Architect immediately of  
any discrepancy or conflict.

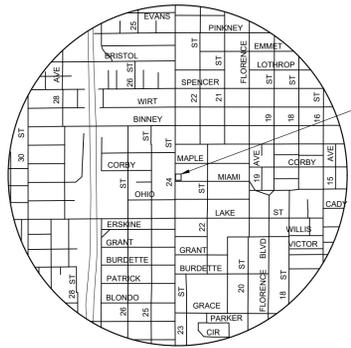
ISSUE	DATE	DESCRIPTION
1	09-17-20	FIRST PHASE SET



DATE: 09-17-2020  
JOB #: 2019-025  
DRAWING INDEX  
CODE  
FLOOR PLAN  
G-000



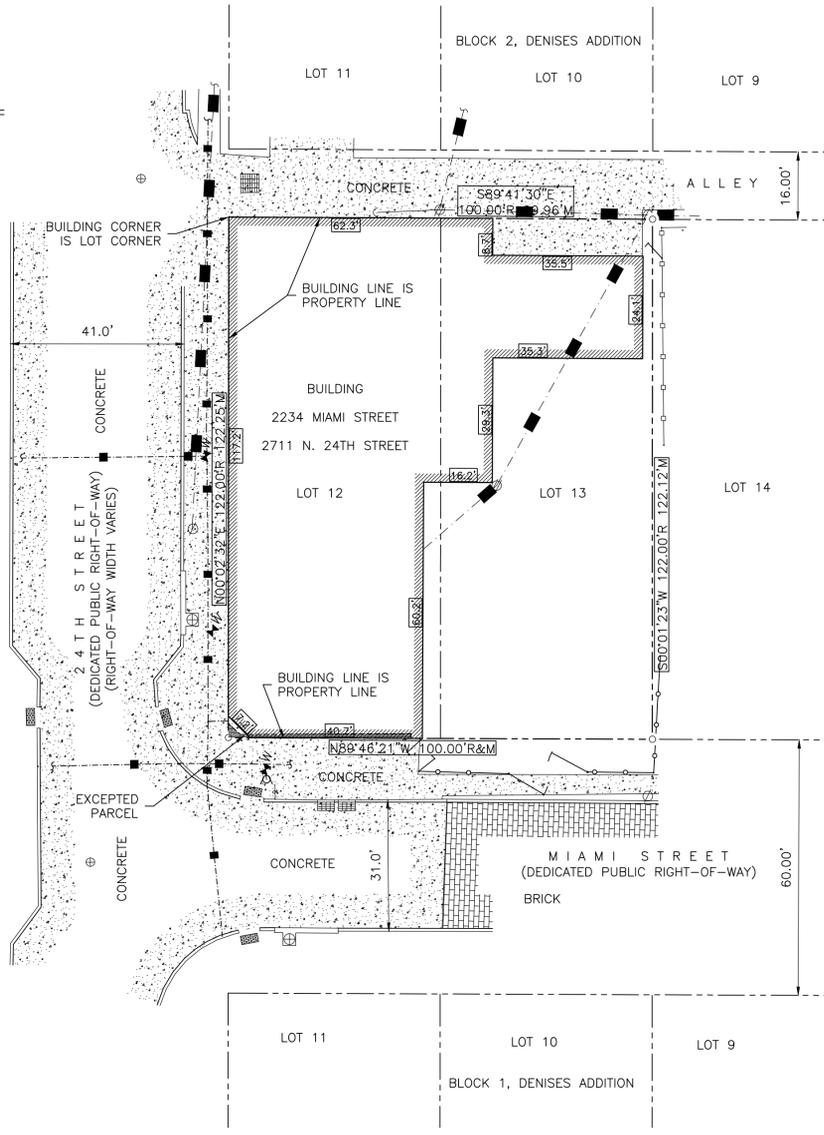




VICINITY MAP

**LEGEND**

○	PROPERTY CORNER SET 5/8" REBAR W/CAP 496		CURB INLET
R	RECORD DISTANCE		GRATE INLET
M	MEASURED DISTANCE		WATER LINE
⊕	POWER POLE		GAS LINE
⊙	LIGHT POLE		OVERHEAD UTILITY LINE
—○—	GUY WIRE		WOODEN FENCE
—○—	SIGN		CHAIN LINK FENCE
⊕	FIRE HYDRANT		TRUNCATED DOME PAD
⊕	WATER VALVE		SEWER MANHOLE



**LEGAL DESCRIPTION**

LOTS TWELVE (12) AND THIRTEEN (13), BLOCK TWO (2), DENISE'S ADDITION, AN ADDITION TO THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, EXCEPT

PART OF LOT TWELVE (12), BLOCK TWO (2), DENISE'S ADDITION, AN ADDITION TO THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT TWELVE (12); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF 24TH STREET A DISTANCE OF 3.34 FEET, THENCE SOUTHEASTERLY A DISTANCE OF 3.85 FEET, THENCE NORTHEASTERLY A DISTANCE OF 40.28 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MIAMI STREET A DISTANCE OF 1.1 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 43.11 FEET TO THE POINT OF BEGINNING.

**CERTIFICATION**

TO SWAN DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, RODGER CRISWELL, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND NEBRASKA TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c)(b), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2017.



FEBRUARY 21, 2017  
DATE  
RONALD M. KOENIG  
NEBRASKA RLS #496

**NOTES**

**FLOOD\_ZONE CLASSIFICATION:**  
THE PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0237H DATED DECEMBER 2, 2005.

**GROSS LAND AREA:**  
THE PROPERTY CONTAINS 12,217 SQUARE FEET OR 0.28 ACRES MORE OR LESS.

**CURRENT ZONING CLASSIFICATION:**  
THE PROPERTY IS ZONED GC, (GENERAL COMMERCIAL DISTRICT) PER THE DOUGLAS COUNTY GIS WEBSITE (<http://www.dogis.org/>) THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

- FRONT YARD.....THE GREATER OF 15 FEET OR 50 FEET FROM THE CENTERLINE OF THE FRONTING STREET.
- STREET SIDE YARD.....THE GREATER OF 15 FEET OR 50 FEET FROM THE CENTERLINE OF THE FRONTING STREET.
- SIDE YARD.....NO REQUIREMENT
- REAR YARD.....15 FEET

**BUILDING AREA:**  
THE BUILDING CONTAINS 7,466 SQUARE FEET. THIS AREA WAS CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.

**PARKING COUNT:**  
THERE ARE NO DESIGNATED PARKING SPACES AND NO HANDICAPPED PARKING SPACES ON THE PROPERTY.

**LOCATION OF UTILITIES:**  
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBERS 170510856 AND 170510858. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

**TITLE COMMITMENT - SCHEDULE B-II ITEMS:**  
THERE ARE NO EASEMENTS LISTED UNDER SCHEDULE B II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 0273429, EFFECTIVE DATE FEBRUARY 16, 2017 AT 8:00 A.M.

**ITEM E**  
THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE OF VIOLATION ISSUED BY THE CITY OF OMAHA PLANNING DEPARTMENT RECORDED IN BOOK 666 AT PAGE 405.

UPON REPAIR OR CURE OF VIOLATIONS LISTED IN NOTICE OF VIOLATION ISSUED BY THE CITY OF OMAHA PLANNING DEPARTMENT THIS EXCEPTION WILL BE DELETED ON POLICY TO BE ISSUED.

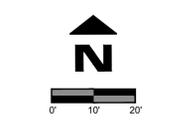


thompson, dressen & dornier, inc.  
10838 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

Survey Type  
**ALTA/NSPS LAND TITLE SURVEY**  
**2711 N 24TH STREET**  
**AND**  
**2234 MIAMI STREET**

Client Name  
**SWAN DEVELOPMENT, LLC**

Description  
**LOTS 12 AND 13, BLOCK 2, DENISES ADDITION, DOUGLAS COUNTY, NEBRASKA.**



Revision Dates

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-

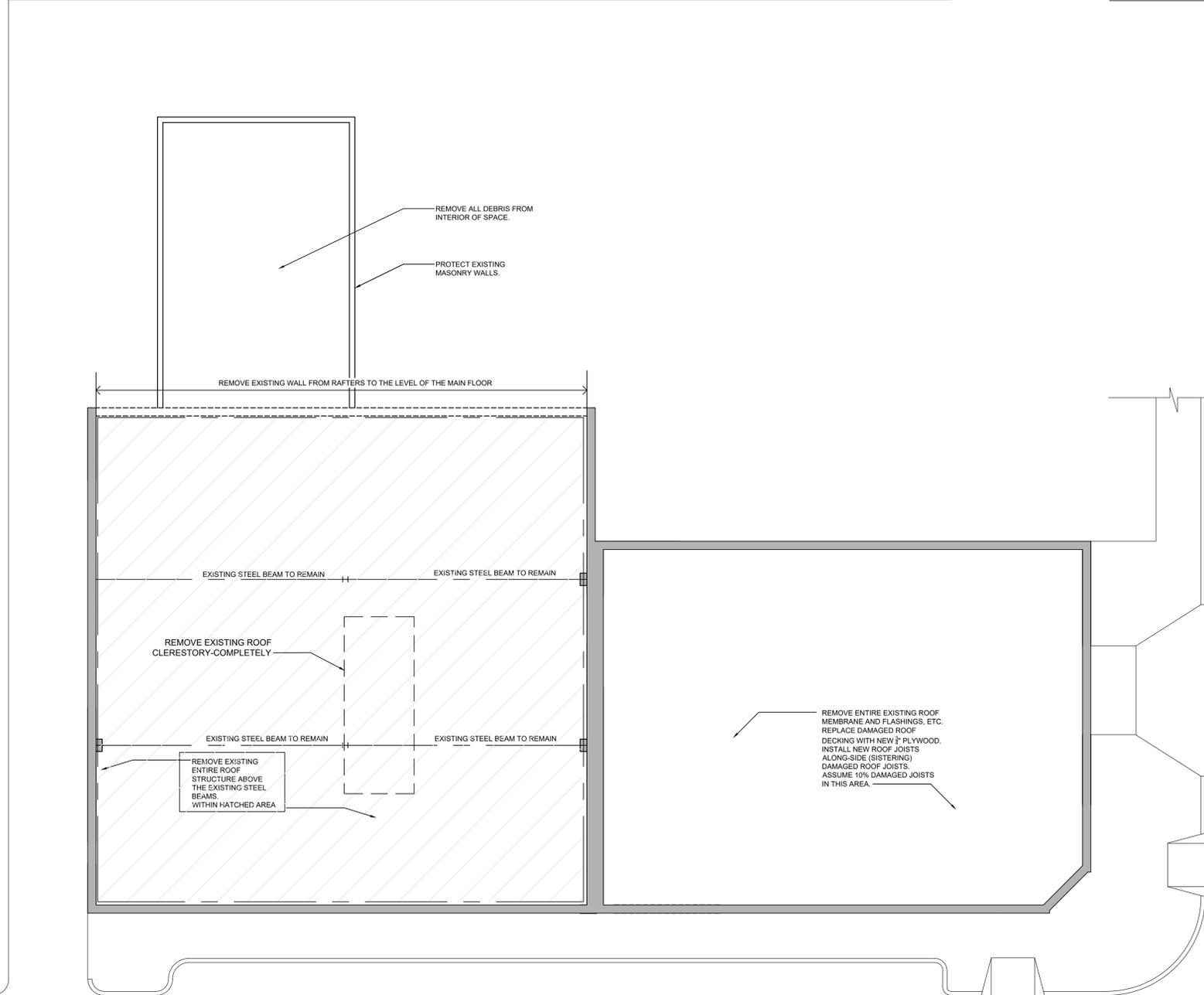
Job No.: 1767-17-10 AL  
Drawn By: MRS  
Reviewed By: RMK  
Date: 02/21/2017  
Book: 17-3  
Pages: 48-49

Sheet Number  
**SHEET 1 OF 1**

ALL ASBESTOS AND LEAD REMEDIATION WORK IS OUTSIDE THE SCOPE OF THIS PROJECT AND IS SEPARATELY CONTRACTED BY THE DEVELOPER. WITH AN ENVIRONMENTAL REMEDIATION CONTRACTOR, REMEDIATION WORK SHALL OCCUR PRIOR TO DEMOLITION. IF DURING THE COURSE OF DEMOLITION, MATERIAL WHICH APPEARS MAY CONTAIN ASBESTOS OR LEAD IS UNCOVERED, NOTIFY DEVELOPER IMMEDIATELY.

**DEMOLITION GENERAL NOTES**

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE, LOCAL, AND ALL OTHER AUTHORITY REGULATIONS AND PROCEDURES. SECURE ALL REQUIRED DEMOLITION PERMITS, ARRANGE WITH OWNER AND ALL APPROPRIATE UTILITIES FOR SERVICE SHUT-OFFS BEFORE BEGINNING AND DEMOLITION OPERATIONS. IDENTIFY ALL EXISTING ITEMS OF WORK TO REMAIN OR TO BE SALVAGED FOR REUSE, RECYCLING, OR RETURN TO OWNER.
2. COORDINATE ALL DEMOLITION OPERATIONS WITH THE OWNER FOR SHUT-DOWN PERIODS, SEQUENCE OF WORK, DUST PARTITIONS, BARRICADES AND OTHER PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE AND ISOLATE AREAS OF WORK.
3. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE, REUSE, OR RETURN TO OWNER, AND DISPOSE OF IN ACCORDANCE WITH LOCAL REGULATIONS. ALL ITEMS TO BE SALVAGED AND RETURNED TO OWNER SHALL BE PROTECTED DURING REMOVAL AND SHALL BE DELIVERED TO THE APPROPRIATE PARTY IN THE UNDAMAGED CONDITION.
4. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A WALL OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL SHALL BE PERFORMED WHETHER SO NOTED OR NOT. PROTECT ALL ITEMS INTENDED FOR SALVAGE AND REUSE OR SCHEDULED TO REMAIN.
5. PATCH/REPAIR/REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK TO MATCH AND ALIGN WITH EXISTING ADJACENT SURFACES SCHEDULED TO REMAIN, AND PREPARE TO RECEIVE NEW FINISHES SPECIFIED. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN RECOMMENDATIONS.
6. WHEN WALLS, COLUMNS, OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMPORARY STRUCTURAL SUPPORTS AND BRACING FOR THE ADJACENT CONSTRUCTION SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURES ARE IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS.
7. TERMINATE, CAP, AND REMOVE ALL ABANDONED ELECTRICAL CONDUIT, WIRING BOXES, SWITCHES, ETC.; PLUMBING AND PIPING, FIXTURES ETC; HVAC DUCTWORK, CONTROLS, PIPING, ETC.; AS REQUIRED.



**1 ROOF LEVEL -DEMOLITION**  
SCALE 1/8" = 1'-0"

**CARNATION BUILDING**

EXISTING BUILDING RENOVATION CORE AND SHELL PROJECT  
2711 N 24TH STREET  
2234 MIAMI STREET  
OMAHA, NE, 68110



- Hands-on
- Empowered
- Relentless
- Fresh Eyed
- Inquisitive
- Nimble
- Style Agnostic



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ISSUE	DATE	DESCRIPTION
1	09-17-20	FIRST PHASE SET


DEMOLITION ROOF PLAN  
 DATE: 09-17-2020  
 JOB #: 2019-025  
D-100



# CARNATION BUILDING

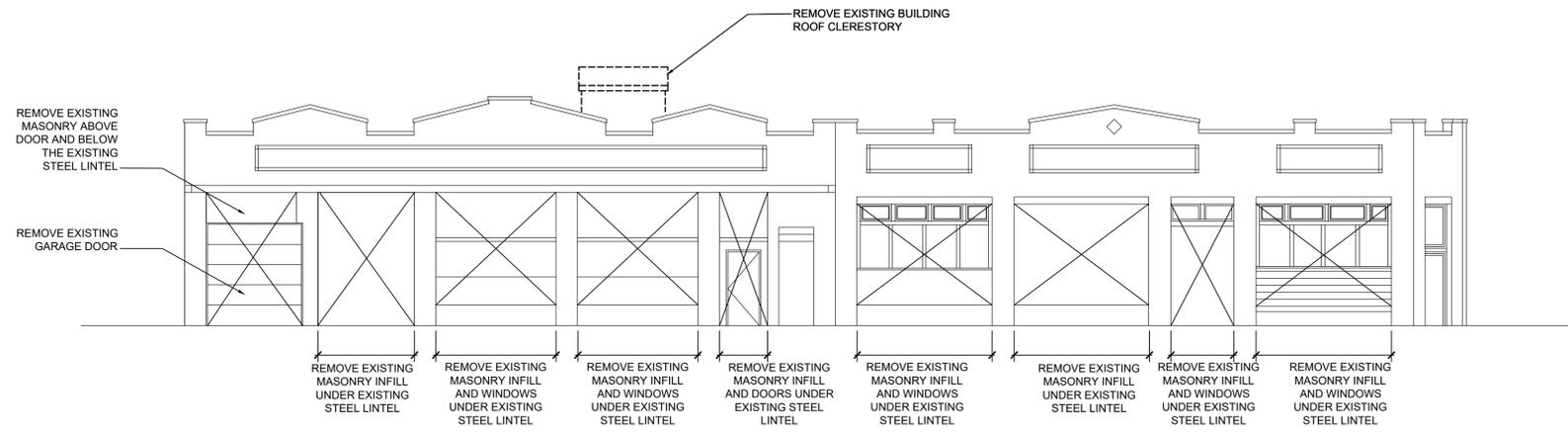
EXISTING BUILDING RENOVATION  
CORE AND SHELL PROJECT  
2711 N 24TH STREET  
2234 MIAMI STREET  
OMAHA, NE. 68110



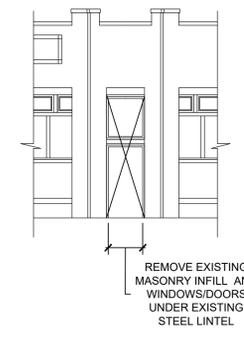
Hands-on  
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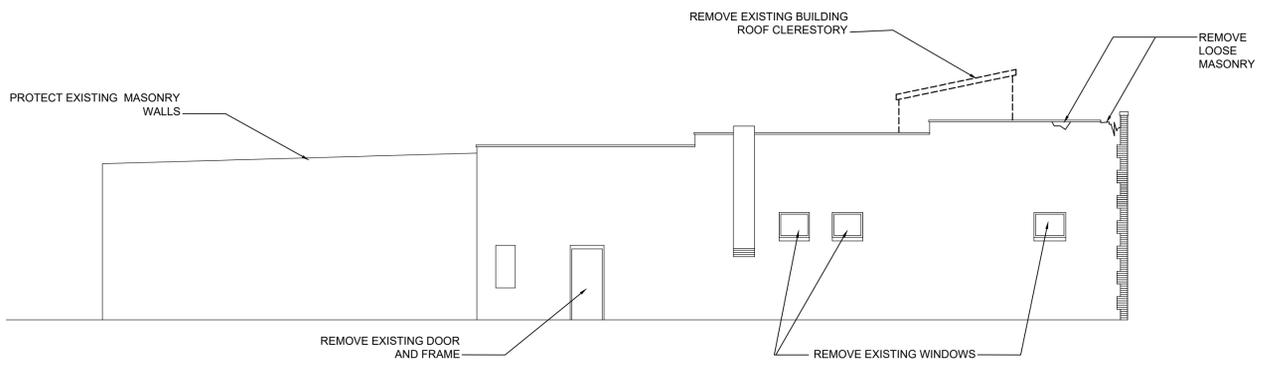
**e.construct**  
Structural Engineering Consultants  
DUBAI - OMAHA - ORLANDO



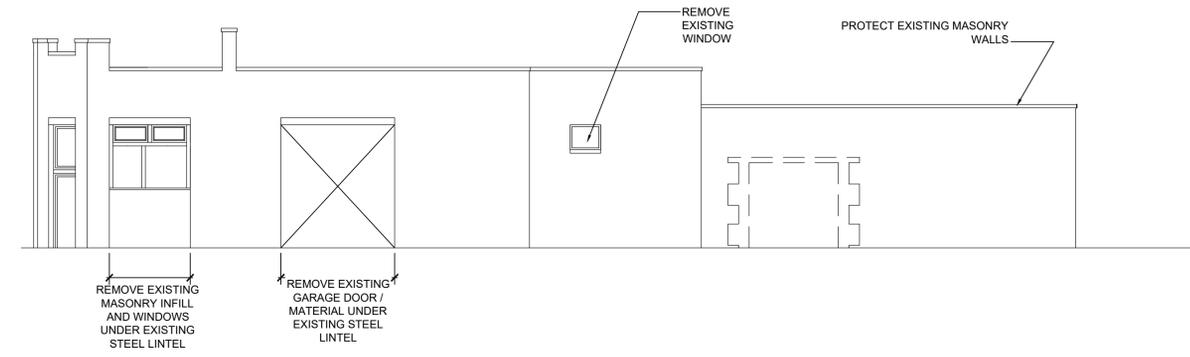
**1 WEST ELEVATION**  
SCALE 1/8" = 1'-0"



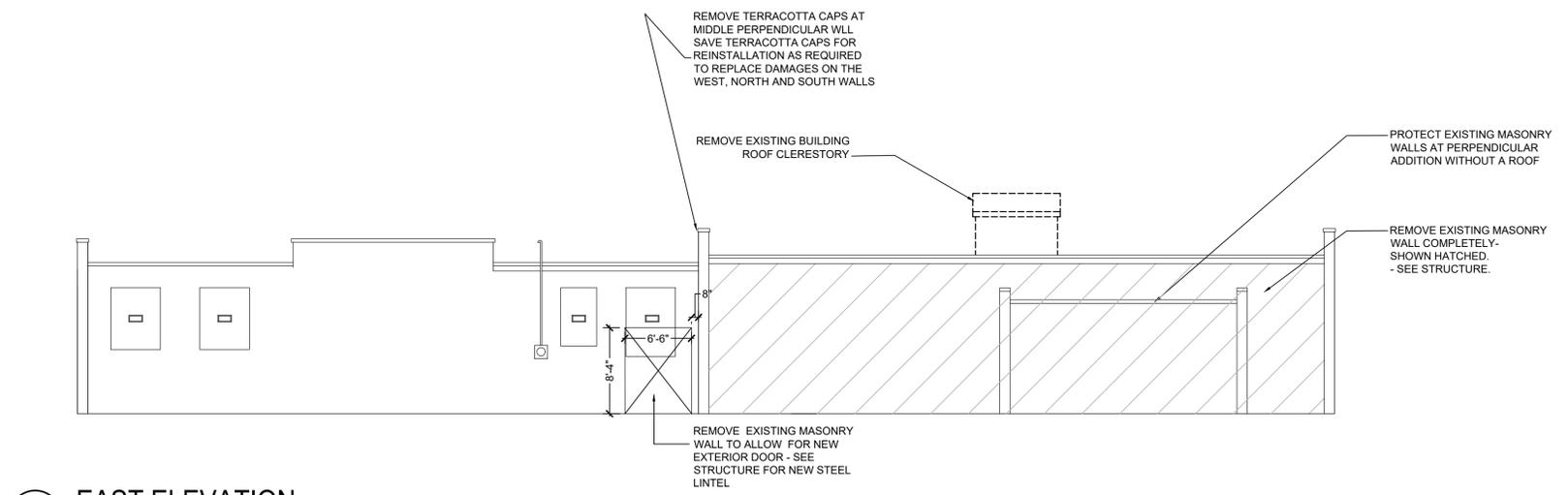
**2 SOUTH WEST ELEVATION - CORNER ENTRY**  
SCALE 1/8" = 1'-0"



**3 NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**4 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**5 EAST ELEVATION**  
SCALE 1/8" = 1'-0"

## DEMOLITION GENERAL NOTES

- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE, LOCAL, AND ALL OTHER AUTHORITY REGULATIONS AND PROCEDURES. SECURE ALL REQUIRED DEMOLITION PERMITS. ARRANGE WITH OWNER AND ALL APPROPRIATE UTILITIES FOR SERVICE SHUT-OFFS BEFORE BEGINNING AND DEMOLITION OPERATIONS. IDENTIFY ALL EXISTING ITEMS OF WORK TO REMAIN OR TO BE SALVAGED FOR REUSE, RECYCLING, OR RETURN TO OWNER.
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- PATCH/REPAIR/REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK TO MATCH AND ALIGN WITH EXISTING ADJACENT SURFACES SCHEDULED TO REMAIN, AND PREPARE TO RECEIVE NEW FINISHES SPECIFIED. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN RECOMMENDATIONS.
- WHEN WALLS, COLUMNS, OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMPORARY STRUCTURAL SUPPORTS AND BRACING FOR THE ADJACENT CONSTRUCTION SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURES ARE IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS.
- TERMINATE COPS AND REMOVE ALL ABANDONED ELECTRICAL CONDUIT, WIRING BOXES, SWITCHES, ETC.; PLUMBING AND PIPING, FIXTURES ETC.; HVAC DUCTWORK, CONTROLS, PIPING, ETC.; AS REQUIRED.

FIFTY THIRTEEN CORPORATION dba  
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ISSUE	DATE	DESCRIPTION
1	09-17-20	FIRST PHASE SET

DATE:	DESCRIPTION:
09-17-2020	DEMOLITION ELEVATIONS
JOB #:	D-200
2019-025	

# CARNATION BUILDING

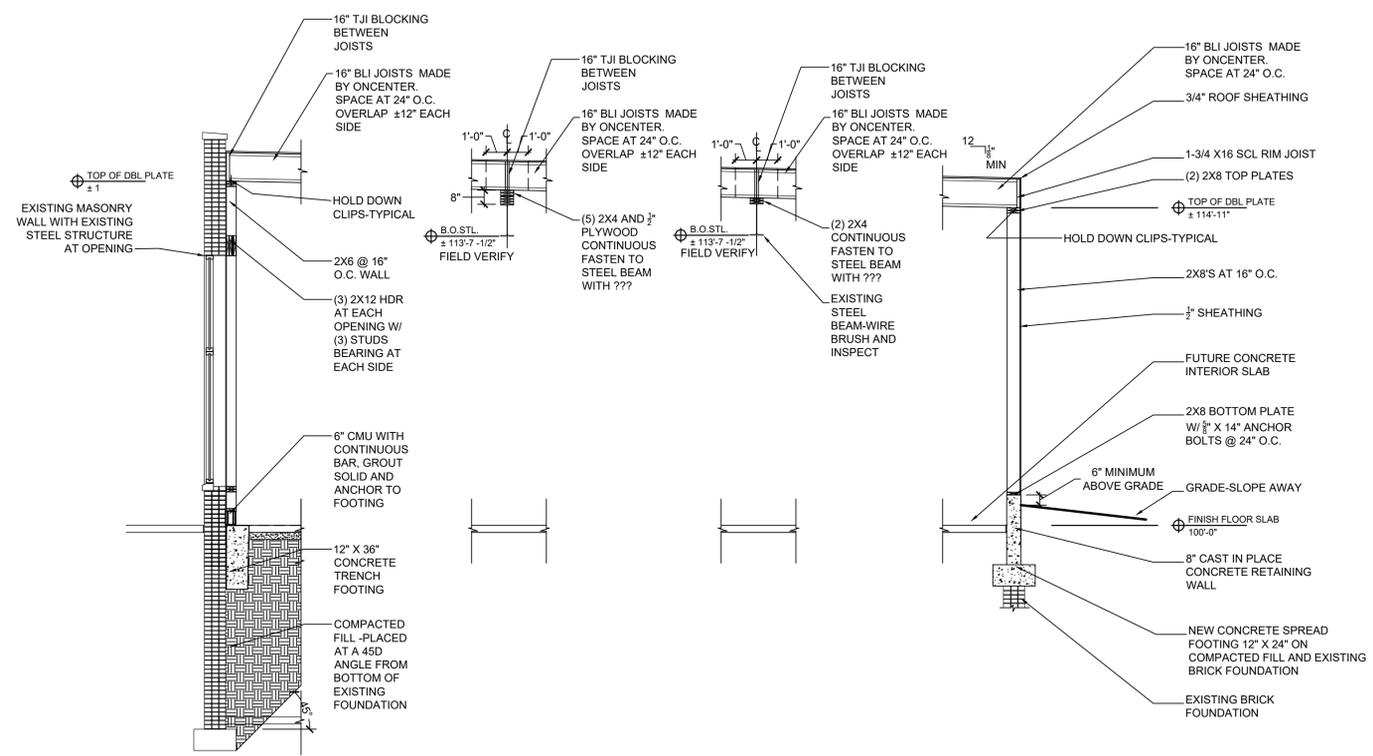
EXISTING BUILDING RENOVATION  
CORE AND SHELL PROJECT  
2711 N 24TH STREET  
2234 MIAMI STREET  
OMAHA, NE, 68110



- Hands-on
- Empowered
- Relentless
- Fresh Eyed
- Inquisitive
- Nimble
- Style Agnostic



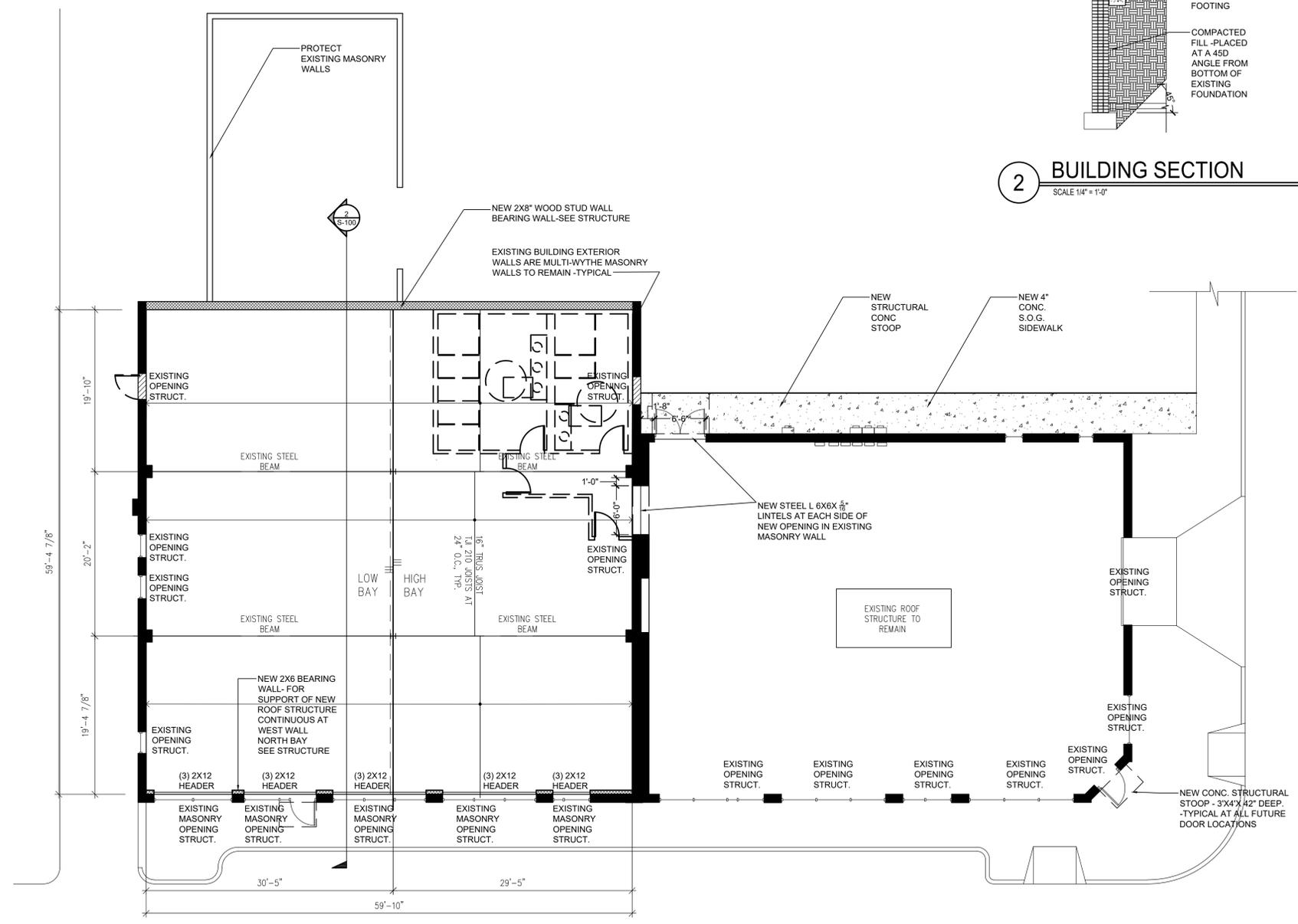
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**2 BUILDING SECTION**  
SCALE 1/4" = 1'-0"

NOTES:  
1. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. NOT THE METHOD OF CONSTRUCTION. THE STRENGTH AND STABILITY OF CONSTRUCTION UNDERWAY DEPENDS ON THE SUPPLEMENTARY TEMPORARY SUPPORTS, SHORING, BRACING AND OTHER MEASURES. THE CONTRACTOR SHALL DETERMINE THE NEED FOR AND PROVIDE ALL SUCH MEASURES NECESSARY TO INSURE THE STABILITY, ALIGNMENT AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS, SEQUENCES OF CONSTRUCTION, AND THE SAFETY PROGRAM. OBSERVATION VISITS BY THE STRUCTURAL ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS

**PROGRESS DRAWINGS  
NOT FOR CONSTRUCTION  
DATE: 09-17-2020**



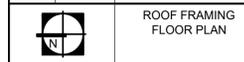
**1 ROOF FRAMING PLAN**  
SCALE 1/8" = 1'-0"

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ISSUE	DATE	DESCRIPTION
1	09-17-20	FIRST PHASE SET



DATE: 09-17-2020  
JOB #: 2019-025

ROOF FRAMING  
FLOOR PLAN  
**S-100**

# CARNATION BUILDING

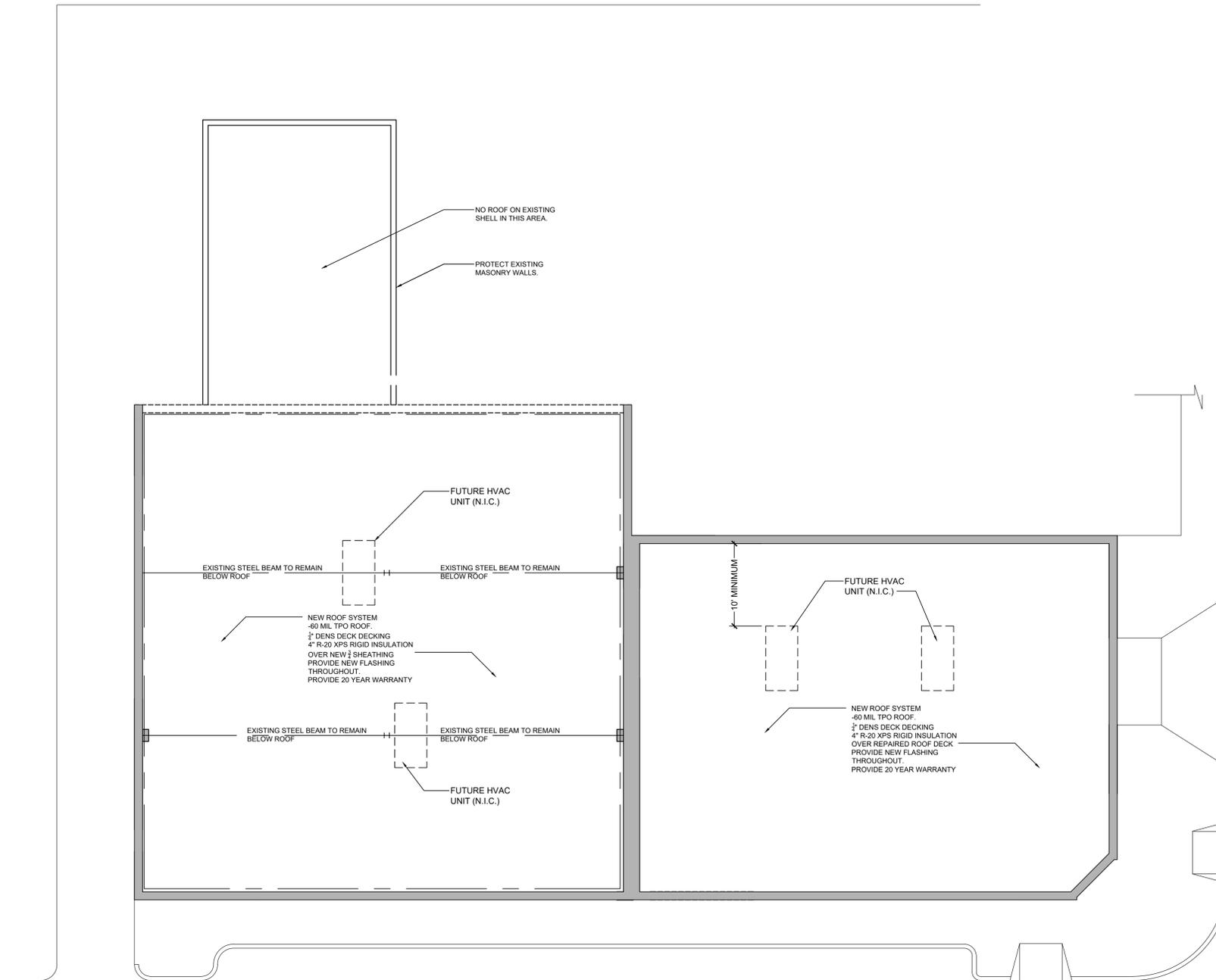
EXISTING BUILDING RENOVATION  
CORE AND SHELL PROJECT  
2711 N 24TH STREET  
2234 MIAMI STREET  
OMAHA, NE, 68110



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## 1 ROOF PLAN

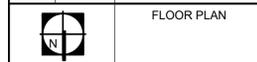
SCALE 1/8" = 1'-0"

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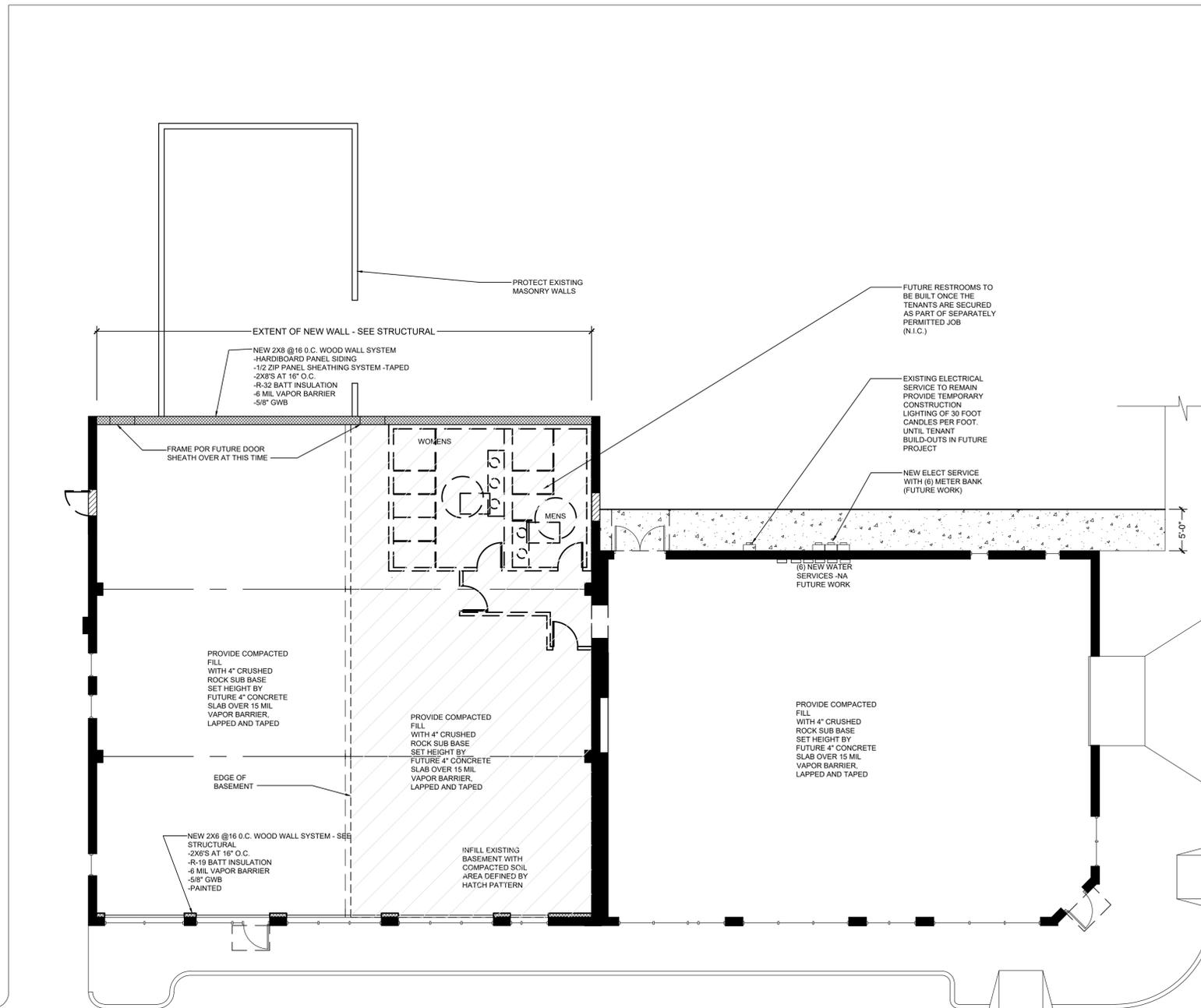
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ISSUE	DATE	DESCRIPTION
1	09-17-20	FIRST PHASE SET



DATE: 09-17-2020  
JOB #: 2019-025

FLOOR PLAN  
**A-100**



**BUILDING GROSS SF -6521 SF**

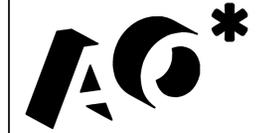
**1 MAIN LEVEL FLOOR PLAN**  
SCALE 1/8" = 1'-0"

**GENERAL NOTES**

1. THE EXISTING INFORMATION ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED INSOFAR AS BUILDING CONSTRUCTION AND EXISTING CONDITIONS ARE CONCERNED. EXTREME ACCURACY IS NOT GUARANTEED. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR THE ASSISTANCE OF THE CONTRACTOR IN ACHIEVING THE END RESULTS. EXACT LOCATIONS, MEASUREMENTS, DISTANCES, LEVELS, ETC. WILL BE GOVERNED BY CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL FIELD VERIFY ALL EXIST. CONDITIONS WHICH AFFECT WORK TO BE PERFORMED AS PART OF THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION CHANGES WHICH ARE A RESULT OF EXISTING JOB SITE CONDITIONS, AND WHICH ARE NOT ACCURATELY DOCUMENTED FOR THE OWNER IMMEDIATELY AFTER THE CONTRACTOR'S FIELD VERIFICATION EFFORTS. FULLY COORDINATE SITE VISITS WITH THE OWNER.
2. PRIOR TO STARTING CONSTRUCTION, GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND OTHER REGULATORY AUTHORITIES.
3. CONTRACTOR TO LOCATED AND MARK ALL UNDERGROUND UTILITIES AND CONNECTION POINTS TO MUNICIPAL UTILITY SERVICES.
4. THE CONTRACTOR SHALL PROTECT ALL EXIST. FLOOR, CEILING, AND WALL SURFACES TO REMAIN DURING INSTALLATION OF NEW WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGE DONE BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
5. WHERE EXISTING MATERIALS ARE REMOVED OR ALTERED, REMAINING FLOOR, CEILING AND WALL SURFACES SHALL BE PATCHED AND REPAIRED AS REQUIRED TO MATCH EXISTING CONSTRUCTION, OR AS INDICATED ON THE DRAWINGS.
6. THIS PROJECT SHALL BE WARRANTED OF ALL DEFECTS IN WORKMANSHIP AND PRODUCTS FOR THE PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AS DEFINED IN AIA DOCUMENT G704. CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTIES FOR SPECIFIC MANUFACTURED EQUIPMENT (E.G., HVAC UNITS, ETC.) SHALL BE MANUFACTURER'S STANDARD WARRANTIES, BUT NOT LESS THAN ONE YEAR.
7. THE CONTRACTOR, PRIOR TO STARTING WORK, SHALL COORDINATE WITH THE OWNER REGARDING ACCESS INTO BUILDING, LOCATION FOR MATERIAL STORAGE ON SITE, ETC.
8. UPON COMPLETION OF THE PROJECT, ALL AFFECTED AREAS SHALL BE CLEANED OF ALL DEBRIS CAUSED BY CONSTRUCTION.
9. UPON COMPLETION OF THE PROJECT, ALL AFFECTED AREAS SHALL BE CLEANED OF ALL DUST AND DEBRIS CA USED BY CONSTRUCTION AND LEFT IN MOVE-IN CONDITION.

**CARNATION BUILDING**

EXISTING BUILDING RENOVATION  
CORE AND SHELL PROJECT  
2711 N 24TH STREET  
2234 MIAMI STREET  
OMAHA, NE. 68110



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ISSUE	DATE	DESCRIPTION
1	09-17-20	FIRST PHASE SET


FLOOR PLAN  
 DATE: 09-17-2020  
 JOB #: 2019-025  
**A-101**





Voice: (402) 397-5001  
 Fax: (402) 397-3313

# Invoice

Invoice Number  
8451

Invoice Date  
9/3/2021

8802 S 135th St, Ste 100  
 Omaha, NE 68138-6511

Bill To: Ben Swan

RE: Carnation Ball Room

2452 Harney Street  
 Omaha NE 68104-

Job No	Customer Job No	PO No	Terms	Due Date	
21-267			Due Upon Receipt	9/3/2021	
Description					
Services			Quantity	Unit Price	Extended Price
Pre Renovation Asbestos Inspection					
Professional Services			4.00	115.00	460.00
Asbestos Bulk Sample PLM Analysis			5.00	25.00	125.00

\* Finance charges of 1.5% on unpaid balance

<b>Sub Total</b>	585.00
<b>Sales Tax</b>	0.00
<b>Total Invoice Due</b>	585.00

**Carnation Place  
Nebraska Legislative Bill 1024 Grant Application**

**Swan Development, LLC.  
P.O. Box 633, 68101  
(402) 960-4370**

**Contact: Swan Development  
%: Ben Swan  
3301 Harney Street  
Suite # 200  
Omaha, NE, 68131  
(402) 960-4370**

## **I. Organizational Chart**

As a for-profit limited liability company, Swan Development has no Board of Directors. Swan Development's staff includes:

- Ben Swan (President & CEO)
- Eryn Swan (Vice-President of Development, Full-time)
- Josh Blackburn (Property Management Supervisor, Full-time)
- Dylan Davis (Maintenance & Construction Supervisor, Full-Time)
- William Maakestad (Maintenance & Construction Specialist, Full-Time)
- Elias Adams (Construction Apprentice, Full-Time)
- Sarah Darby (Property Management Intern, Part-time)

The applicant's organization is Swan Development, LLC. Ben Swan is the owner and CEO of Swan Development.

Swan Development was formed in 2012 with the purpose of serving local communities by establishing and strengthening local businesses that are accessible to the public. Their mission is to facilitate creative, practical, and focused environments/interactions between diverse socioeconomic communities in order to foster productive connections at civic and social levels. The company provides services to the entire metro area. Previous development projects include the renovation of the Papillion Historic Theatre located at 225 S. Washington St. Papillion, NE 68046 the restoration of the century-old Kellogg Place building on 24<sup>th</sup> and Harney, and the renovation of 522 South 24<sup>th</sup> Street. With the revitalization of the Carnation Ballroom, Swan Development hopes to bring awareness to the economic inequality that has oppressed North Omaha neighborhoods for more than 30 years, while simultaneously spurring further economic development in the low-income R/ECAP communities that surround the North 24<sup>th</sup> Street Corridor.

The Kellogg Place building was in poor physical condition before intervention by Swan Development. Glass windows and the building's original doors had been replaced with wooden boards. It stood unused for 20 years. Three locally-owned businesses now utilize Kellogg Place: Greenstreet Cycles, Muglife Coffee, and Wag pet shop. They have been operational for more than two years. Greenstreet and Muglife share retail space, which creates a social setting conducive to community engagement and a sharing of ideas. "Between the aromas in the air, the clicks of bicycle gears, and the quiet rumble of conversation, it's a comfortable and stimulating atmosphere." (OMAHA MAGAZINE)

Two smaller, conjoined commercial buildings located at 522 and 522 ½ S. 24<sup>th</sup> St. Omaha, NE 68104 were in a similar state of disrepair before Swan Development undertook the efforts to extensively rehabilitate the failing structure. The buildings are over 75 years old and required extensive renovation. In efforts to retain the historic building's charm and structure, the original brick walls were exposed, and the original windows with brick archways were restored. It is set to be home to Felius Cat Cafe, a collaborative space dedicated to revolutionizing the cat adoption process and reducing euthanasia rates while simultaneously providing a productive and exciting coffee-shop experience. This project helped spur further development of the 24<sup>th</sup> and Harney Streets area.

Attached to this document are the organization's Articles of Incorporation and Operating Agreement, a description of Carnation Ballroom, LLC (a subsidiary/affiliated organization funded entirely by Swan Development, LLC.), and the executed Applicant's Certification. Financial statements and operational budgets from the past two years are available upon request. Swan Development is entirely committed to financial transparency. However, as a privately-owned company, Swan Development is protective of secure financial data and will only provide such information if the applicant is being seriously considered for the requested funds. Financials, personal tax returns, and/or banker references and attestations shall be immediately available upon request once serious interest/consideration is confirmed.

## **II. Schedule**

Carnation Place will incubate a minimum of two retail & service oriented businesses within 18 months, according to the following schedule:

January 2023 - March 2023

- Professional Design
- Permitting
- Marketing Plan & Leasing

April 2023 - September 2023

- Utilities
- White Box Construction

October 2023 - December 2023

- Tenant Improvements

January 2024 - March 2024

- Business Setup
- Grand Opening - April 1st, 2024 or earlier

### **III. Location & Community Served**

The Carnation Ballroom building is located on the northeast corner of 24<sup>th</sup> Street and Miami Street. From its grand opening under the ownership of Mildred Brown on May 1, 1948, to its close in 1959, it served as a community center and a musical entertainment venue for Omaha's black population during a time of segregation and unchecked racial discrimination. B.B. King, Fats Domino, Duke Ellington, James Brown—nationally acclaimed and local black musicians drew regular crowds to the Carnation. The Carnation also hosted fashion shows, meetings of the Omaha DePorres Club, and various fundraisers. (RESTORATION EXCHANGE) Despite the systemic oppression from institutionalized racism, these gatherings of neighbors helped foster common values and a genuine sense of community.

According to an assessment completed by the U.S. Department of Housing and Urban Development, and local partners in its “Affirmatively Furthering Fair Housing” program (AFFH), Omaha is still a highly segregated city. Black residents experience the highest rate of segregation, meaning Omaha's black citizens experience the most unequal distribution across the city's geographic area. The assessment continues to define a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where the Non-White population accounts for more than 50% of the total population and where the percentage of residents living below the poverty level is either 40% or higher; or it is simply three times the average census tract poverty rate for the metro area. (CITY OF OMAHA—AFFH—p.182) The restoration of the Carnation building will provide opportunities for economic development and cultural celebration to neighborhoods of the North 24<sup>th</sup> Street Corridor—which align with two R/ECAP census tracts (8 and 12). Furthermore, the revitalized building will bolster the economy of the 24<sup>th</sup> and Lake Streets Historic District, which stands as a monumental hub of business and culture for many of Omaha's black communities.

Figure 1, below, identifies the area(s) to benefit from this revitalization. As indicated by the map, the project will directly serve the R/ECAP communities located within the northern Omaha Neighborhood Revitalization Strategy Area.



Low-income residents of the North 24<sup>th</sup> Street Corridor area have been negatively affected by a history of discriminatory development, substandard property management, and a decline in job and investment opportunities. During the 1970's, the construction of Highway 75 and a significant movement of white residents from the city to suburbs created devastating economic

conditions on North 24<sup>th</sup> and 30<sup>th</sup> Streets. The AFFH assessment states: “Rather than serving as a connector, Highway 75 North cut off and accelerated the decline of commercial corridors along 30<sup>th</sup> and 24<sup>th</sup> Streets and the remaining industrial employment in the area.” (AFFH, R/ECAP p. 197) Businesses, jobs, were moved out of the area to more affluent, accessible shopping and industrial centers. Following the construction of Highway 75, white residents began to rapidly move in great numbers from the city center to outlying suburbs. 24<sup>th</sup> Street was neglected as the new, predominantly white neighborhoods required vital infrastructure investments. This trend of investments diverted to predominantly white neighborhoods has gradually begun to change. R/ECAP communities consistently voice concerns about landlords failing to maintain properties or address resident needs. Housing in these communities, specifically North 24<sup>th</sup> Street, is older than most areas of the city. In addition to renters’ concerns, low-income homeowners also struggle to maintain their housing or improve accessibility. (AFFH, R/ECAP p. 202) Former redlining practices labeled primarily black neighborhoods “hazardous”, which made home and business loans in these neighborhoods extraordinarily expensive and, oftentimes, simply unavailable. A study by the National Community Reinvestment Coalition, released March 20, 2018, indicates that redlined areas “are today much more likely than other areas to comprise lower-income, minority residents.” (WASHINGTON POST) A comparison of Omaha’s previously redlined areas supports the study’s findings; specifically: the 24<sup>th</sup> Street R/ECAP is evidence of the long-term economic harm caused by redlining.

Another project focused on the economic and aesthetic revitalization of North 24<sup>th</sup> Street is the ongoing Fair Deal Village MarketPlace (FDVM). A venture of the Omaha Economic Development Corporation, FDVM is a unique “pop-up retail space” designed to house 8 micro-businesses, a café, and a healthy grocer within a system of modified shipping containers. It also includes a community gathering space. The facilities are affordable, sustainable, and a publicly accessible means of economic development in the R/ECAP. The FDVM represents the Omaha Economic Development Corporation’s “vision to build a level of individual and community wealth as North Omaha recovers from decades of economic setbacks.” (OEDC)

The proposed project will contribute to the City of Omaha Planning Department’s holistic neighborhood revitalization efforts. The Division of Housing and Community Development’s Neighborhood Action and Fact program is focused on creating a “new ‘standard’ of neighborhood pride and care” in North Omaha. Their area of concern includes the North 24<sup>th</sup> Street Corridor, and specifically, the neighborhood in which the Carnation Ballroom is located. In 2018, 2019, and 2020, the Planning Department and other community organizations will partner with North 24<sup>th</sup> Street neighborhood associations to serve and support low-income residents. (PLANNING DEPT. NAF) The Carnation building’s restoration will demonstrate the positive impact of cooperation between local government entities, private-sector developers, and

grassroots civic organizations. The community space that will be created will be able to serve as a base of operations and meeting place for further community development initiatives.

### **III. The Project**

With funds from this Implementation Grant, Swan Development, LLC intends to restore the Carnation Ballroom building. It requires new water, sewer and fire sprinkler service, new natural gas service, new parking lot and landscaping, storefront glass including windows and doors, five separate HVAC systems (one for each potential bay), new electrical service for each bay and house service, new flooring, restrooms and tenant finishes. This project will directly benefit the commerce of the Lake Street Historic District and the low-income residents in the surrounding communities. It will spur economic development while honoring the community's cultural, social, and physical environment. The building's revitalization will create construction jobs, as well as more permanent positions of building manager, community space coordinator, leasing/events coordinator, and building maintenance positions. Once the restoration is complete, the building will host a public access space and three 1,500-2,000 square-foot retail bays designed to house service-oriented businesses. The leases will be affordably priced to ensure a fair opportunity for each business' financial success. Moreover, the applicant's goals for this project align directly with four goals of HUD's AFFH program: 1.) "develop public-private partnerships with Housing Development divisions, the business community, and philanthropic groups to increase private development in R/ECAP, low-income, and high poverty neighborhoods"; 2.) "provide opportunities for community conversations on topics related to the history and future segregation and integration in Omaha"; 3.) "improve the environmental health of neighborhoods by addressing deteriorated and abandoned properties, walkability, and transportation options"; 4.) "increase funding for programs focused on demolition or rehabilitation of abandoned buildings and the sustainable management and development of vacant lots in eastern Omaha.

Swan Development is consistently engaged with the North 24<sup>th</sup> Street Business Improvement District in order to facilitate the building's successful restoration while honoring the community's vision for its neighborhoods. This relationship is crucial in establishing productive public-private relationships between Planning/Housing Development entities, the businesses within the 24<sup>th</sup> Street area (and the new businesses within the restored Carnation building), and other philanthropic or development organizations. Furthermore, the community space that will be created by this project will serve as an appropriate and convenient base of operations to bring these various groups together. As the success of this project will be determined by the cooperation of racially/ethnically diverse civic servants, developers, and community leaders, the community space will also be the most effective location to provide opportunities for discussions focused on Omaha's historical and future integration and segregation. Swan Development is

committed to participating with other businesses in the area to bolster efforts to promote commerce and North 24<sup>th</sup> Street's economic and physical growth. Continued cooperation between these two organizations is vital to progress that is appropriate for the local market.

Restoring the Carnation will substantially improve the 24<sup>th</sup> Street Corridor's environmental health and walkability. The building has been unused and in substandard conditions for decades, and the proposed repairs will be a major contribution to the Corridor's revitalization and the physical safety of the residents. The successful implementation of this project will demonstrate the benevolent impact of rehabilitating abandoned buildings/properties in high-poverty areas. Such a positive example will increase funding for similar revitalization programs/projects and will encourage further infrastructure and development investments to be allocated to North Omaha.

Other members of the Swan Development team include Brian Zimmer of the Architectural Offices (architect), Royce Maynard of the Dicon Corporation (general contractor), Chris Wozniak of Workz Improvements, and Lucy Newberry of Kutak Rock (legal consultant). Ben Swan of Swan Development will serve as the team's coordinator.

Carnation Place is owned by Carnation Ballroom, LLC. It will be managed by Swan Development, LLC. The businesses within the facility will be determined and individually operated by 24<sup>th</sup> Street community business-owners. The community's low-income residents will have access to employment opportunities during the building's construction, and they will be primarily considered for the management, maintenance, and coordination positions created upon the project's completion. Furthermore, jobs created by the businesses within the restored Carnation building will provide additional professional/employment opportunities. Residents from the surrounding R/ECAP will be encouraged to volunteer in order to establish and expand their professional networks. Volunteer opportunities will lead to valuable professional connections and a stronger sense of shared values within the community.

The three previous projects listed in Section I of this application outline the applicant's experience(s) with similar development initiatives. The revitalization of the Papillion Historic Theatre, Kellogg Place, and 522 S. 24<sup>th</sup> street prove the company's ability to execute planned developments. Although the Carnation Ballroom project is entirely unique in its location, history, and cultural significance, the company is committed to its long-term success. The proposed restoration is surely a means of revitalizing North 24<sup>th</sup> Street's low-income neighborhoods and creating financial opportunities for their residents. But it also presents an opportunity for Swan Development to help address Omaha's continued segregation and to inspire future community-conscious—and ultimately, community-led—development. With support from and continued engagement with the Business Improvement District, the Carnation Ballroom project

will bring jobs, goods and services to the area to reinvigorate commerce and neighborly interactions.

Swan Development received a Community Block Development Grant administered by the City of Omaha. These funds along with matching developer funds allowed for stabilization of a blighted property in disrepair. Structural and environmental repairs to the Carnation Ballroom building were completed in 2020 and 2021, which included repairs to the building's glass, storefront, and other various beautification work. LB-1024 funds will allow the building to be built out to commercial standards of occupancy and bring employment and sales and services activity to the area.

Swan Development considers the support of North 24<sup>th</sup> Street communities to be paramount in this project's implementation. Therefore, the company has taken, and is currently taking, substantial steps to generate support in these low-income communities. Regular attendance and participation in North 24<sup>th</sup> Street Corridor Alliance meetings allows the applicant to learn the needs and wants of the communities directly. Residents voice their interests and concerns with the project, and the applicant works with the Corridor Alliance group to address them. Perhaps the most frequently voiced concern is the issue of gentrification vs. revitalization: the residents of the Corridor do not want a developer to ignore their community's rich history and culture in an effort to maximize the project's profits. Swan Development is wholly committed to a holistic revitalization of the Carnation building and its surrounding neighborhoods. Maintaining the area's character is one of the applicant's top priorities. To better preserve this character, the applicant has collaborated with Restoration Exchange Omaha in efforts to acquire local landmark status and to better appreciate the community's history and the residents' visions for the future. Ultimately, the goal for the community and retail spaces within the restored Carnation building is for them to be operated by individuals from the low-income R/ECAP communities along North 24<sup>th</sup> Street.

The Carnation Ballroom building was chosen due to its historical and cultural significance to the North 24<sup>th</sup> Street Corridor and Omaha as a larger whole. Swan Development believes that Omaha's current political and social atmosphere make this the opportune moment to spur economic and real estate development along the Corridor, while creating opportunities to acknowledge and address the city's history of segregation. With the growth of Creighton University's campus along Cuming and 24<sup>th</sup> Streets and the gradual revitalization of the 24<sup>th</sup> and Lake Streets Historic District, there is an undeniable momentum to the area's development. The applicant wants to encourage that momentum, while respecting the wants and needs of the area's residents. This project will begin to reverse economic setbacks and inequalities that have afflicted the North 24<sup>th</sup> Street Corridor for decades.

In preparation for the Carnation Ballroom’s development, an American Land Title Association Survey has been completed. A Phase I Environmental Assessment has been completed, and the building’s title and insurance have been verified. Currently, the applicant is legally able to develop the Carnation Ballroom building without environmental issues and related health risks, liens, easements, etc.

Swan Development is the current owner of the Carnation Ballroom building, and thanks to the applicant’s pre-development efforts and initiatives to generate community support, there are no major planning, land use, environmental, or other regulatory issues that require resolution before commencement of the project.

**IV. Sources and Uses of Funds**

To successfully implement this proposal, Swan Development is requesting \$250,000 from the Community Development Block Grant funds. These funds will be exclusively used to restore and renovate the Carnation Ballroom building and its included property. The budget below clarifies the utilization of the requested funds.

The applicant has already committed \$250,000 of Swan Development’s funds to purchase and maintain the property and to commission pre-development studies, assessments, and surveys. No outside funds have been committed to this project. The applicant anticipates a need for additional CDBG funds for future renovations and expects to invest additional Swan Development funds generated by the company’s subsidiary properties/incomes (e.g. the businesses in Kellogg Place).

Building out the shell of the building is estimated to cost \$750,000 and will include sitework, parking, landscaping, mechanical, electrical, plumbing, demising walls, flooring, restrooms and other “white box” items to prepare the south building for commercial occupancy. Building out the space for tenants and incentivizing them to bring employment and commerce to the area is estimated to cost another \$750,000 and will include an allowance for tenant build out.

**Uses of Funds**

**Construction/Rehabilitation**

Mechanical	\$100,000
Electrical	\$100,000
Plumbing & Sprinkler	\$125,000
Parking Lot	\$75,000
Landscaping	\$25,000
Flooring	\$75,000



**PROJECT OPERATING PRO-FORMA**

<b><u>REVENUE</u></b>	<b>Year 1 (By Month)</b>	<b>Years 2-5 (Annually)</b>
Gross Rentals	\$0____	\$36,000_
Less: Vacancy	\$0____	(\$3,600)
Other Revenues	\$0____	\$5,000__
Total Net Revenues	\$0____	\$37,400_
<b><u>EXPENSES</u></b>		
Maintenance	\$200__	(\$7,480)
Management	\$0____	(\$3,740)
Utilities	\$0____	(\$2,400)
Insurance	\$50____	(\$2,400)
Real Estate Taxes	\$50____	(\$5,000)
Marketing	\$0____	(\$2,400)
Legal/Accounting	\$25____	(\$2,400)
Replacement Reserve	\$0____	\$0____
Other Expenses	\$0____	(\$3,740)
Total Expenses	\$325__	(\$29,560)_____
<b><u>NET OPERATING INCOME</u></b>	(\$325)_	\$7,840__
<b><u>DEBT SERVICE</u></b>	\$0____	\$0____
Mortgage Payments	\$0____	\$0____
<b><u>CASH FLOW</u></b>	(\$325)_	\$7,840__

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*Development*. Retrieved from

[https://affh-static2.cityofomaha.org/images/AFH\\_Doc\\_Attachments/6\\_AFH\\_Racially\\_or\\_Ethnicly\\_Concentrated\\_Areas\\_of\\_Poverty.pdf](https://affh-static2.cityofomaha.org/images/AFH_Doc_Attachments/6_AFH_Racially_or_Ethnicly_Concentrated_Areas_of_Poverty.pdf)

City of Omaha Planning Department. (2018). Affirmatively Furthering Fair Housing – Regional Fair Housing Assessment. *United States Department of Housing and Urban Development*. Retrieved from:

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Cordes, Henry J., Gonzalez, Cindy., Grace, Erin. (2007). Omaha in Black and White: Poverty amid prosperity. *Omaha World Herald*. Retrieved from:

[https://www.omaha.com/news/metro/from-the-archives-poverty-amid-prosperity/article\\_f8fe9f28-5b7e-11e7-9ef2-fbb4aa5eefd6.html](https://www.omaha.com/news/metro/from-the-archives-poverty-amid-prosperity/article_f8fe9f28-5b7e-11e7-9ef2-fbb4aa5eefd6.html)

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Restoration Exchange. (2017). Carnation Ballroom Considered for Local Landmark Status. *Restoration Exchange Omaha*. Retrieved from: <http://www.restorationexchange.org/2017/12/19/carnation-ballroom-considered-local-landmark-status/>

Union for Contemporary Arts. (2018.) North Omaha: a community overview. *Union for Contemporary Arts*. Retrieved from: <http://www.u-ca.org/north-omaha/>

**CERTIFICATE OF ORGANIZATION  
LIMITED LIABILITY COMPANY**

Submit in Duplicate

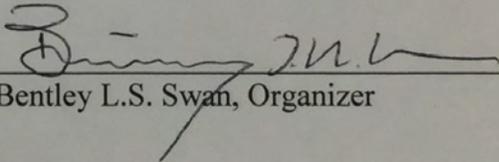
John A. Gale, Secretary of State  
Room 1301 State Capitol, P.O. Box 94608  
Lincoln, NE 68509  
(402) 471-4079  
<http://www.sos.state.ne.us>

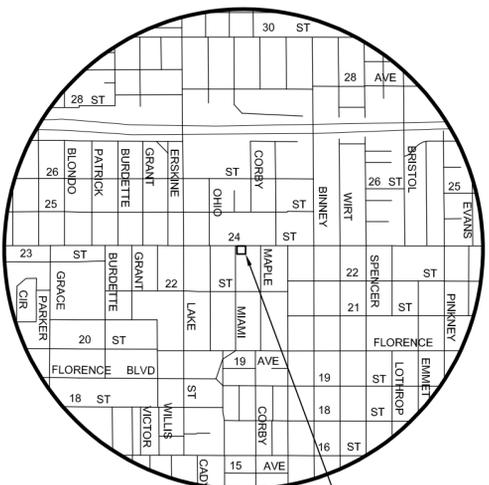
1. **Name.** The name of the limited liability company shall be Carnation Ballroom LLC (the "Company").

2. **Designated Office.** The address of the initial designated office of the Company is 2220 N. 58<sup>th</sup> Street, Omaha, Nebraska, 68104.

3. **Agent for Service of Process.** The name and address of the agent for service of process is Lucinda D. Newberry, with an address of 1650 Farnam Street, Omaha, Nebraska 68102.

EXECUTED by the undersigned on the 27<sup>th</sup> day of February, 2017.

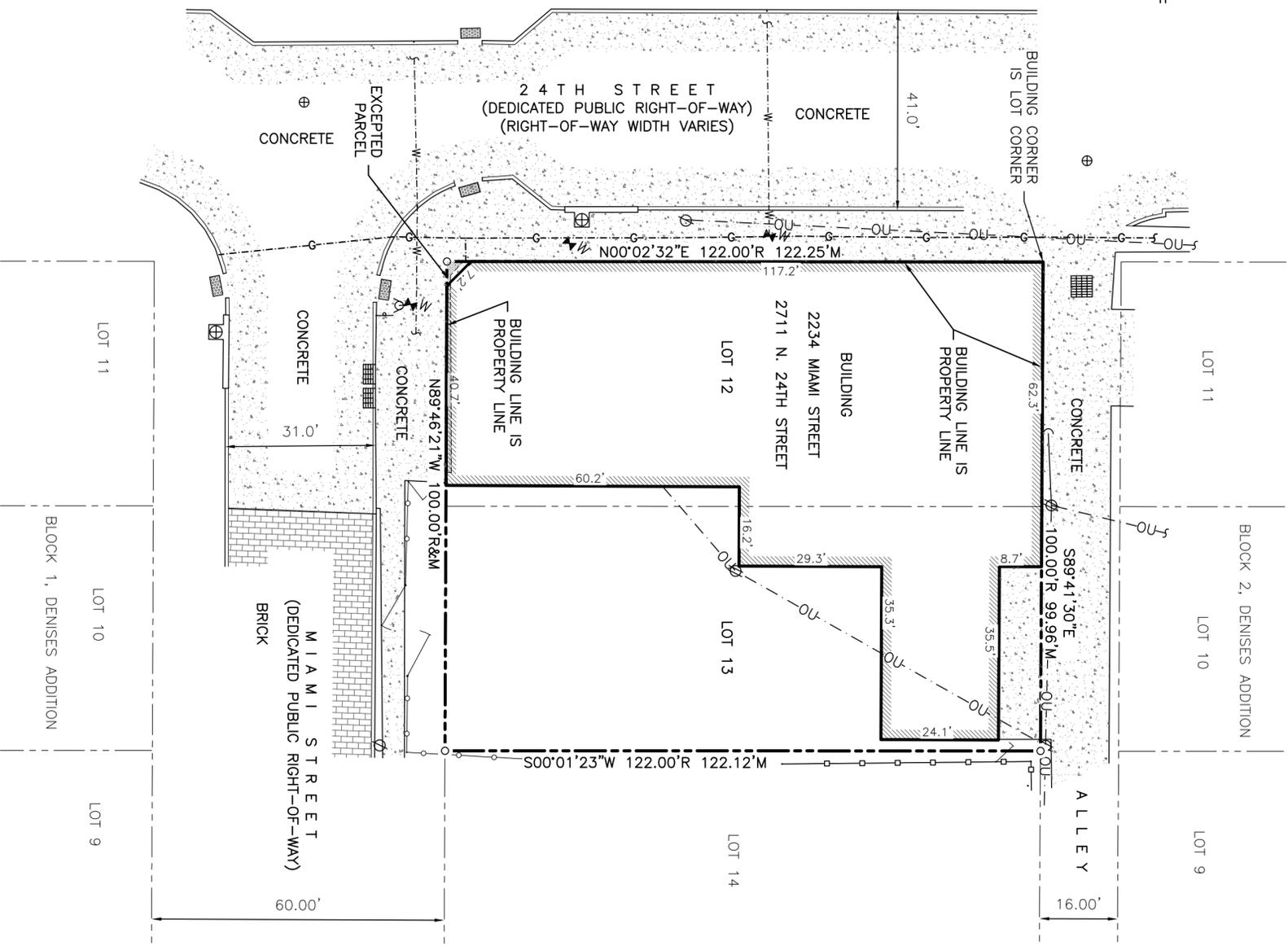
By   
Bentley L.S. Swan, Organizer



VICINITY MAP

**LEGEND**

○	PROPERTY CORNER SET	⊕	CURB INLET
○	5/8" REBAR W/CAP 496	⊕	GRATE INLET
R	RECORD DISTANCE	⊕	WATER LINE
M	MEASURED DISTANCE	⊕	GAS LINE
⊕	POWER POLE	⊕	OVERHEAD UTILITY LINE
⊕	LIGHT POLE	⊕	WOODEN FENCE
⊕	GUY WIRE	⊕	CHAIN LINK FENCE
⊕	SIGN	⊕	TRUNCATED DOME PAD
⊕	FIRE HYDRANT	⊕	SEWER MANHOLE
⊕	WATER VALVE		



**LEGAL DESCRIPTION**

LOTS TWELVE (12) AND THIRTEEN (13), BLOCK TWO (2), DENISE'S ADDITION, AN ADDITION TO THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, EXCEPT

PART OF LOT TWELVE (12), BLOCK TWO (2), DENISE'S ADDITION, AN ADDITION TO THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT TWELVE (12); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF 24TH STREET A DISTANCE OF 3.34 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 3.85 FEET; THENCE NORTHEASTERLY A DISTANCE OF 40.28 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MIAMI STREET A DISTANCE OF 1.1 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 43.11 FEET TO THE POINT OF BEGINNING.

**CERTIFICATION**

TO SWAN DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, RODGER CRISWELL, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND NEBRASKA TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a)(b), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2017.

FEBRUARY 21, 2017  
DATE  
RONALD M. KOENIG  
NEBRASKA RLS #496



**NOTES**

**FLOOD ZONE CLASSIFICATION:**  
THE PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0237H DATED DECEMBER 2, 2005.

**GROSS LAND AREA:**  
THE PROPERTY CONTAINS 12,217 SQUARE FEET OR 0.28 ACRES MORE OR LESS.

**CURRENT ZONING CLASSIFICATION:**

THE PROPERTY IS ZONED GC, (GENERAL COMMERCIAL DISTRICT) PER THE DOUGLAS COUNTY GIS WEBSITE (<http://www.dogs.org/>) THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

- FRONT YARD.....THE GREATER OF 15 FEET OR 50 FEET FROM THE CENTERLINE OF THE FRONTING STREET.
- STREET SIDE YARD.....THE GREATER OF 15 FEET OR 50 FEET FROM THE CENTERLINE OF THE FRONTING STREET.
- SIDE YARD.....NO REQUIREMENT
- REAR YARD.....15 FEET

**BUILDING AREA:**  
THE BUILDING CONTAINS 7,466 SQUARE FEET. THIS AREA WAS CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.

**PARKING COUNT:**  
THERE ARE NO DESIGNATED PARKING SPACES AND NO HANDICAPPED PARKING SPACES ON THE PROPERTY.

**LOCATION OF UTILITIES:**  
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBERS 170510856 AND 170510858. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

**TITLE COMMITMENT - SCHEDULE B-II ITEMS:**  
THERE ARE NO EASEMENTS LISTED UNDER SCHEDULE B II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 02733429, EFFECTIVE DATE FEBRUARY 16, 2017 AT 8:00 A.M.

**ITEM E**  
UPON REPAIR OR CURE OF VIOLATIONS LISTED IN NOTICE OF VIOLATION ISSUED BY THE CITY OF OMAHA PLANNING DEPARTMENT THIS EXCEPTION WILL BE DELETED ON POLICY TO BE ISSUED.

thompson, dressen & dorner, inc.  
10336 Old Mill Rd  
Omaha, NE 68154  
p-402.330.8860 f-402.330.5866  
tdsco.com

Survey Type  
ALTANSPS LAND  
TITLE SURVEY

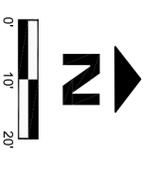
2711 N 24TH STREET

AND

2234 MIAMI STREET

Client Name  
SWAN  
DEVELOPMENT, LLC

Description  
LOTS 12 AND 13,  
BLOCK 2, DENISES  
ADDITION, DOUGLAS  
COUNTY, NEBRASKA.



Revision Dates

No.	Description	MM-DD-YY

Job No.: 1767-17-10 AL  
Drawn By: MRS  
Reviewed By: RMK  
Date: 02/21/2017  
Book: 17-3  
Pages: 48-49

# Grant Application

Row 327

<b>Organization Name (if applicable)</b>	Aleece's Sugar Shoppe
<b>Physical Address</b>	To be Determined
<b>Mailing Address</b>	1124 Pacific Street, Suite 8262 Omaha, Nebraska 68108
<b>Website</b>	still working on it, pls check IG for further socials
<b>Social Media Accounts</b>	IG_Aleece's Sugar Shoppe
<b>Name</b>	Alice Goodwin
<b>Title</b>	Business Owner
<b>Email Address</b>	aleecessugarshoppe@gmail.com
<b>Phone</b>	+1 (402) 517-0298
<b>Team</b>	Yes
	Simone Goodwin: Accounting Services, Gracie Goodwin: CTO, Diamond Goodwin: Administrator, TBA: Consulting and Coaching, Sustainability and Greenspace Manager, end quote
<b>Organizational Chart</b>	The organizational chart starts with Alice Goodwin as the Majority Owner at 51%, Simone, Gracie and Diamond would be partial owners of 15% each. Leaving room for investors/others at 4% if applicable. Any consulting or support services consulting services would be under the administrator for any further review to the Majority Owner which would be myself, Alice Goodwin. Any business acquisitions/vendors or research and development would be handled by accounting services, i.e. Simone Goodwin. Any public relations, media or marketing would be handled by the Chief Technological Officer, i.e. Gracie Goodwin. Each leg, under minority ownership would have a team that support their efforts which would include additional bakers, stockers, asset protection management, inventory team and security. end quote
<b>Other Completed Projects and/or Accomplishments</b>	The major accomplishments included getting started on a vision that is supported by other leaders in the community. I am a new organization that have partnered up with the likes of the Nebraska Enterprise Fund and working closely with SCORE which has been of great help. end quote
<b>Proposal Title</b>	Expansion and Retention of Young Professionals through Sustainability Development
<b>Total Budget (\$)</b>	\$3,000,000.00

**LB1024 Grant  
Funding Request (\$)** \$2,975,000.00

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

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**Brief Proposal Summary** Overview: To enhance the building landscape of young professionals in Omaha and to retain and create an artistic hub for minority business owners to express their creativity and compete with other cities in the Midwest. Location: within the assigned areas proposed and guided by ARPA grants Timeline: As a new business, our timeline to hire for Holiday for 2022, November 15th. Projected to take on one seasonal baker. March 2023: take on one more team member March 2023-2026 build, predict and change ecosphere as see fit \* minority includes but not limited to our focus market: single women, minority women, head of household women end quote

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**Timeline** 2022; submit proposal 2023-2024: increase profits to add to skin in the game quota, also align contractors, supplies and suppliers 2024-2025: build and train 2025-2026: continue to expand services within business model

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**Percentage completed by July 2025** 63%

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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)

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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** Recreation: My business would include a district of other businesses as well. I'd have a space akin a room designated for events and get together in a private setting. Broadband would be available to the guests that are using our services Quality of life would be inherent to help people feel safe as they eat and work in the space. We would also have plain clothes security on staff as well end quote

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**Visioning Workshop Findings Alignment** Connect North Omaha to downtown by creating a sustainable, safe space for the two areas to blur during the nighttime. Making sure that people in the greater Omaha community can access the space safely. Sustainability comes in a Wakonda-like futuristic sense mirroring a solar power storm proof that doesn't lose electricity and never powers down, i.e. Babcock Ranch in Fort Myers Florida. end quote

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**Priorities Alignment** My proposal aligns with the strategic priorities because it will: 1) fulfill the walkability (via solar energy powered walkways at

night) 2) during storms the electricity will remain on allowing for internet and connectivity services allowing others from the greater Omaha community to migrate to North O (in turn creating trust and confidence for a community to meet the needs during crisis-- i.e. dependability=survivals 3. Displacement dissolved because within my business model training is the core to building one up to meet the needs of the future (business acumen and mentorship and development is part of 10% of job function) 4. line blurred between North Omaha and Downtown by using recyclable items for infrastructure building- via seeking out minority talents at schools that bottom tier black talent 5. allow community members to participate in and lead microprojects of their own with micro-funding (2-3% of business capital proceeds go to micro-projects in community) i.e. recycle dollars 6. recycled dollars used to support plans that align with strategic priorities end quote

<b>Economic Impact</b>	25 team members: temporary/seasonal: 12 (\$31.2K/year) = \$270K Permanent: 6 (65K/year) Consultant coach: \$150/hour (\$120,000/year) CTO: \$210,000 Accountant: \$76,000 Administrator/Business Management: \$110,000
	20
	13
	listed above
	We will look to local business and contractors in the area before we outsource end quote
<b>Community Benefit</b>	Alignment: Community meetings to discuss ongoing agendas Diversification: dollars stay within the community through our micro-project initiates Unity: having movie nights, premiers shows and etc showcased on Trust: taking care of the community by having jobs that are above a livable income end quote
	Natural environment: solar energy to create and enhance current living environment Increases quality of life: healthy space/building and community end quote
<b>Best Practices/Innovation</b>	clean open space allows for innovation and having consistent internet access allows for business development and reliability
<b>Outcome Measurement</b>	Improved training, high wages, increased livability, less crime more ownership
	measured by market surveys and assigned by marketing team under CTO
	possibility, my hope is to align myself with other minority run female business that I have networked with at prior events within the greater Omaha Area
<b>Partnerships</b>	Yes
	The Light Candle Company, Time on My Hands, Beauty and Company, Steak House, Architecture firm, bustling Law Firms

	none
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	not available
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	not available
<b>Property Zoning</b>	No
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Internet searches and estimated costs of services and job wage reports by labor department and conversations of others with similiar ideas in other budding cities
<b>General Contractor</b>	No
<b>Request Rationale</b>	not available
<b>Grant Funds Usage</b>	constructions, supplies, acquisitions, land, wages, supporting workers and planning sustainable internet area will serve as a cafe of sorts to consistently allow community members to stay connected. Parts of the business/home will be a hybrid of parts to keep cost of sustainability efforts low. (cost of green is expensive, but when parceled/chucked out could keep cost down)
<b>Proposal Financial Sustainability</b>	Yes
	Build solar powered, storm proof, roof damage proof business and live to work community with sustainable products to keep costs low and emigrate the current residents to cleaner safer spaces to blur the lines between downtown and North Omaha, but with a distinct Wakonda type feel end quote

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<b>Funding Sources</b>	My on-going business income/profits Crowd Funding 4% Investors Philanthropists Balls/Gala and other fundraising ventures to spark interests end quote
	December 2024: \$25,000 from my personal profits, crowd funding \$100,000 end quote
	Yes, the ARPA grant. end quote
<b>Scalability</b>	Yes, the project is much bigger than originally stated, but will start here for now. The main objective is to educate and train local people in the community to work at a business that is within scooter, biking or walking distance and have a community type ownership approach to my business/es/plans, etc end quote end quote
	projected increases result of expansion, I'd expect the costs to raise due to inflation and operating costs to be 1 million to support wages and ongoing projects end quote
<b>Financial Commitment</b>	My initial commitment is \$5,000 to start and \$20-25,000 next year from business profits and projected profits from business \$100,000 per year and crowd funding via socials \$100,000
<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>	

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# Grant Application

Row 328

<b>Organization Name (if applicable)</b>	Edmonson Youth Outreach
<b>Physical Address</b>	4400 1/2 Fontenelle Blvd, Omaha, NE 68104
<b>Mailing Address</b>	5611 N 51st St, Omaha, NE, 68104-1850
<b>Website</b>	NA
<b>Social Media Accounts</b>	NA
<b>Name</b>	Dempris Edmonson
<b>Title</b>	President of Board
<b>Email Address</b>	dempris@cox.net
<b>Phone</b>	+1 (402) 453-2869
<b>Team</b>	Yes
	Jean Edmonson, President of Board Damon Wells. Executive Director Tiffany Gamble, Program Director Ray Rose, Program Director Orentheian Everett, Advisory Board Qasim C. Shabazz Asad, Advisory Board
<b>Organizational Chart</b>	
<b>Other Completed Projects and/or Accomplishments</b>	Edmonson Youth Outreach has been a pillar in the north Omaha community for over 45 years. Joe Edmondson passed away in 2002. Prior to his passing Edmonson Youth Outreach developed over a half a dozen innovative programs to reach inner city youth. The wrestling program is perhaps the most well known in the community but other programs such as the summer fun program, after school program, local radio station and broadcasting programs lead the way. This proposal is intended to revive past programs and introduce new programs.
<b>Proposal Title</b>	Edmonson Heights
<b>Total Budget (\$)</b>	\$700,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$699,996.00
<b>Proposal Type</b>	Combination of capital project and service/program Service/program

<b>Brief Proposal Summary</b>	This proposal is intended to address the need for a community outreach center in North Omaha that will cover census track 59, 54, 58, and 60. The ideal is to revamp previously existing programming servicing youth and implement new innovative programming servicing both youth and adults in this area.
<b>Timeline</b>	The timeline for this proposal is immediate we can start as soon as funding is issued.
<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) 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.) 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 is intended to address the need for a community outreach center in North Omaha that will cover census track 59, 54, 58, and 60. The ideal is to revamp previously existing programming servicing youth and implement new innovative programming servicing both youth and adults in this area
<b>Visioning Workshop Findings Alignment</b>	This proposal aligns with visionary workshop summary by offering a centralized location but families and members of the community can connect.
<b>Priorities Alignment</b>	This proposal directly aligns with LB1024s strategy of creating employment within census track 59.
<b>Economic Impact</b>	We anticipate creating three full-time positions and three-part time positions. During the summer there will be an additional five positions created. Wages are anticipated to adhere to the Nebraska medium wage calculator.
	3
	8
	Wage levels will be set at fair wage based on level of experience
	A portion of the funds requested will be immediately used to do renovation. This will create immediate construction needed jobs.
<b>Community Benefit</b>	There are several proposed real estate development within

census tract 59. Once the developments are completed Edmonson Youth Outreach will seek to offer additional services to the households. Not simply limited to youth outreach program but also additional programs for adult financial literacy and additional career training opportunity programs.

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**Best Practices/Innovation**

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**Outcome Measurement** Improved education can be measured. You can also measure a decrease in violence in the community.

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Outcomes can directly be measured by the number of youth and households that utilize the facility. This can be done by ongoing tracking systems.

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yes

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**Partnerships** Yes

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YMCA

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NA

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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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No

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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**

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**Proposal Financial Sustainability**    Yes

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Staffing and maintenance of facility Building renovation All programming expenses

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**Funding Sources**    NA

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NA

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**Scalability**    NA

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**Financial Commitment**    NA

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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**   

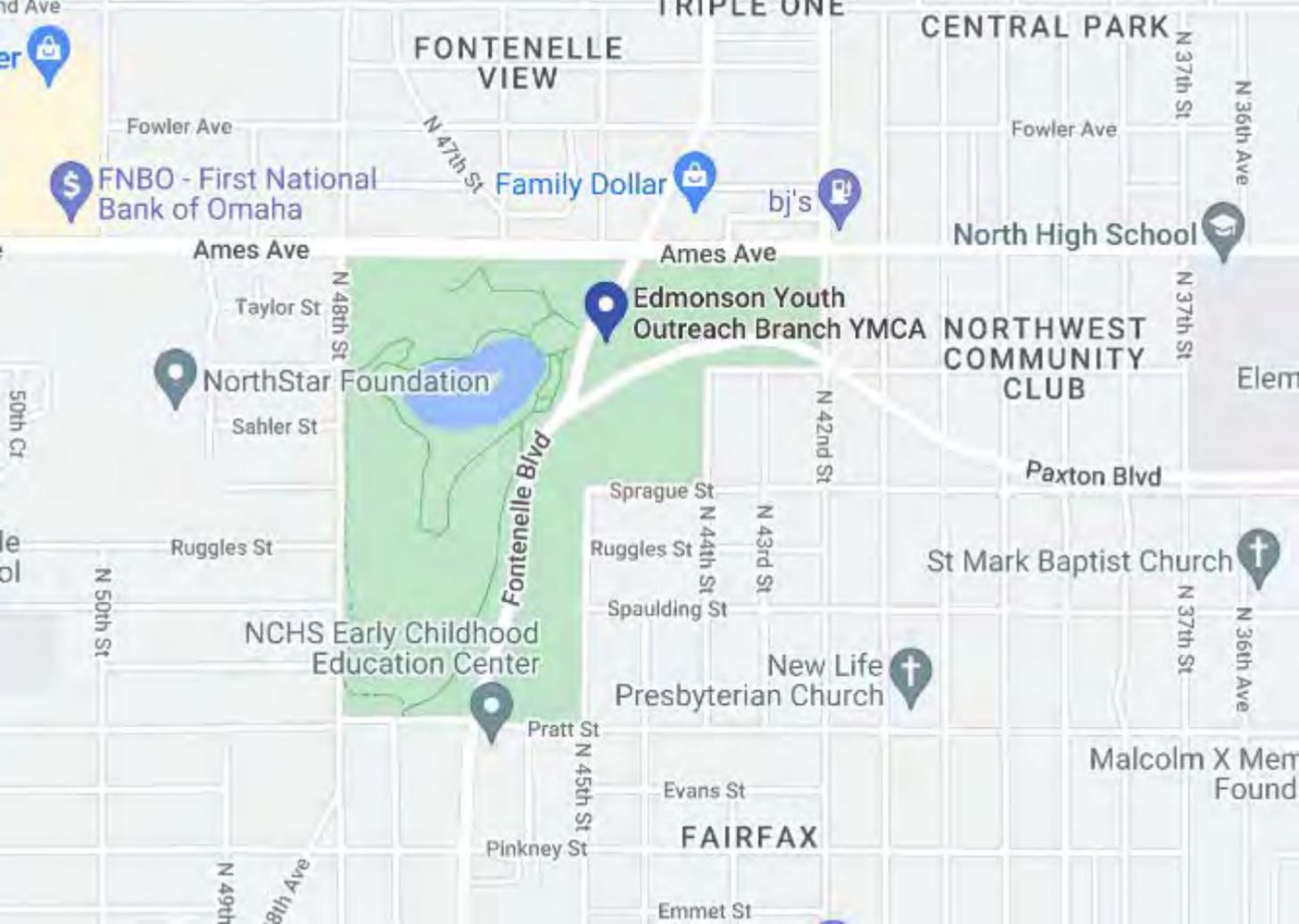
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**Public Information**   

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**File Uploads**    Organizational Chart

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FONTENELLE VIEW

TRIPLE ONE

CENTRAL PARK

FNBO - First National Bank of Omaha

Family Dollar

bj's

North High School

Ames Ave

Ames Ave

Edmonson Youth Outreach Branch YMCA

NORTHWEST COMMUNITY CLUB

NorthStar Foundation

Paxton Blvd

Ruggles St

St Mark Baptist Church

NCHS Early Childhood Education Center

New Life Presbyterian Church

Pratt St

New Life Presbyterian Church

Malcolm X Memorial Foundation

FAIRFAX

Emmet St

# Grant Application

Row 329

<b>Organization Name (if applicable)</b>	The Malcolm X Memorial Foundation
<b>Physical Address</b>	3448 Evans Street, Omaha, Nebraska, 68111
<b>Mailing Address</b>	PO BOX 111446, Omaha, NE 68111
<b>Website</b>	<a href="http://www.malcolmxfoundation.org">www.malcolmxfoundation.org</a>
<b>Social Media Accounts</b>	Facebook & Twitter: @MalcolmXFound   Instagram: @MalcolmXMemorial
<b>Name</b>	JoAnna LeFlore-Ejike
<b>Title</b>	Executive Director
<b>Email Address</b>	joanna@malcolmxfoundation.org
<b>Phone</b>	+1 (402) 708-4811
<b>Team</b>	Yes
	<p>Yes, the Malcolm X Memorial Foundation's Board of Directors, and three paid staff members currently oversee our development and operations. We are currently seeking to expand our team by re-initiating our work with Schemmer and Associates firm who originally drafted our strategic and master plan in 2012. Recently they have submitted a proposal for services should we decide to move forward in their leadership in completing this work.</p>
<b>Organizational Chart</b>	<p>MXMF is governed by an 11-seat board of directors with a hired executive director. The executive director manages all staff including a Grant writer, executive secretary, policy fellow and tour director. Lastly, the tour director instructs projects for the volunteers. No other positions exist at this time.</p>
<b>Other Completed Projects and/or Accomplishments</b>	<p>The Malcolm X Memorial organization has been in existence since 1971. In 1986, Articles of Incorporation as a 501(c)(3) corporation were enacted to be operated exclusively for charitable, educational, religious or scientific purposes. Malcolm X home site at 3448 Pinkney Street was purchased, followed by acquiring all the other surrounding properties. In 2000, grading of the 9.62 acre site commenced. This development significantly altered the terrain, vacating existing streets through the area and resulting in a large unobstructed area for future development. Other vacated residential properties were acquired north of Evans Street and immediately north of Bedford Avenue. Construction of the plaza on the Malcolm X home site occurred in 2008. In 2010, the former church on Evans Street was acquired for use as the MXMF Visitors Center. Commissioned and completed preliminary Master Plan study by Schemmer &amp; Associates 2011. 2012 complete</p>

handicap accessible ramp to the Plaza Area of the MXMF home site. In 2018, we added a semi-permanent art installation of a mixed-used pavilion and greenhouse space. The same year we completed a 1/2 acre community garden installation. During the pandemic we successfully hosted a rally of over 2000+ visitors maintaining peace in the city during the aftermath of George Floyd. During 2021, building improvements were made to the Visitors Center including replacing lighting and roofing. Annually, we have increased our capacity to host tours to the visiting public both nationally and internationally. In 2021, we received 3,400 travelers plus approximately 2,000 during the 2nd annual Juneteenth outdoor celebration. Finally we have increased our property footprint to extend to 18 acres of land dating back to 1971.

<b>Proposal Title</b>	Malcolm X Memorial Foundation International Destination Improvements
<b>Total Budget (\$)</b>	50,835.42
<b>LB1024 Grant Funding Request (\$)</b>	\$18,000,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	The Malcolm X Memorial Foundation (MXMF) is a 51 year old institution in the heart of North Omaha, and the Qualified Census Tract (according to these funding requirements). MXMF is a historical, cultural, & education center. MXMF is home to the historical birthsite of human rights leader Malcolm X. MXMF has an \$18 million development plan that provides jobs, increased traffic via tourism to North Omaha, and improved quality of life for all surrounding residents. The timeline of our master plan is approximately 8 years and could be accelerated with strategic partnerships. Located at 3448 Evans Street in North Omaha, our plans include an improved Visitors Center, Bed Breakfast & Retreat Center, Outdoor Amphitheater, lighted & paved walkable landscape, Conference and Cultural center and Housing development. In light of recent recognition to add Malcolm X into the Nebraska Hall of Fame, we must recognize the importance of having a strong dedicated tourist destination and cultural hub in the heart of North Omaha that reflects the vision to grow and empower the next generation. This kind of increased development opportunity would allow multiple organizations in North Omaha to serve one another in a more impactful way for decades to come.
<b>Timeline</b>	1. GRADING (2023) • The initial work on the site would be a contract to reshape the topography to accommodate the future developments. Major areas of reshaping include: — Creating a bowl for the amphitheater, and a level pad for future conference center/cultural center/educational center — Reshaping the proposed parking lot to accommodate the 20' elevation change to a maximum 4 percent grade — Determine optimum disposition of the former Belt Line Railroad right-of-way, there is a steep, tree-lined bank dropping nearly 20' from west to east — Grade initial areas in the northeast portion of the site for the relocated community gardens, provide minimum of one acre for initial community garden space — Grade site for required sediment basins and/or storm water detention areas, all graded areas to be stabilized with planted ground cover, grade for proposed trail system — Relocated Community Gardens —

Determine exact locations for orchards and vineyards 2. PROVISIONS FOR BASIC UTILITY SERVICES (2023) • With major facilities located close to Bedford Avenue determine access points to gas, water and sanitary sewer for all proposed facilities • Confirm with OPPD on location and capacity of service for facilities and site lighting • Provide for required fire protection – fire hydrants 3. GEOTECHNICAL INVESTIGATIONS (2023) • Take borings in the areas of desired facilities and parking lots to determine types of subsurface soils and bearing capacities 4. LANDSCAPE THE SITE (2024) • Construct trails • Plant trees and shrubs • Grass areas – accessible and non-accessible areas • Initial pieces of public art and informational signage • Complete the historical marker Pillars of Islam, paving, informational signage, home site identification • Install permanent benches and picnic tables • Construct Phase 1 of the parking lot – approximately 25 stalls 5. CONSTRUCT AMPHITHEATER (2025) • Stage, backstage, canopy, fixed seating, lawn seating, concessions & restroom structure, fencing, service drives • Construct Phase 2 of the parking lot – approximately 100 stalls 6. CONSTRUCT CONFERENCE/EVENT CENTER (2026-2028) 7. CONSTRUCT CULTURAL CENTER (2028) 8. CONSTRUCT EDUCATIONAL CENTER (2029-2030) 9. \*CONSTRUCT HOUSING NORTH OF EVANS STREET/ Retreat Center (2024) (could be done anytime, mutually exclusive of the main site)

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**Percentage completed by July 2025** 66%

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

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**Community Needs** Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) 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** The \$18 million MXMF Master plan includes various attractions to fulfill the mission of our organization and furthermore provide jobs, culturally relevant development, housing, and economic stimulus to the area. Jobs will be provided through construction of the various facilities outlined in MXMF's Master Plan, as well as the ongoing program and operation support to sustain the developments. MXMF's Master Plan is adjacent to the North of Adams Park. MXMF's Master Plan includes a walking trail and bike path across a 9+ acre span. This enhances accessibility to the multimodal development plan Adams Park and the North Omaha Trail which increases multimodal transportation access.

The World Health Organization (WHO) defines Quality of Life as an individual's perception of their position in life in the context of the culture and value systems in which they live and in relation to their goals, expectations, standards and concerns. As a cultural institution MXMF caters to the culture and values of the thousands of African Americans that make up 50% or more of the demographic residing within the Census Tract and surrounding Census Tracts of our properties. Our educational center provides the classes for community members to learn how to leverage community resources through our culturally relevant self-reliance curriculum. As the MXMF Master Plan construction improves the physical infrastructure of this particular area in North Omaha which has been underdeveloped, aside from MXMF and neighbors improvements, for over 50 years. The outdoor amphitheater will also provide opportunities for networking and improving the social fabric of the neighborhood. Vending opportunities will increase entrepreneurship in the area and generate revenue in North Omaha. Our proposal directly aligns with and addresses the community's needs.

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**Visioning Workshop Findings Alignment**

Along with meeting the needs of the community. MXMF's Master Plan fills in key gaps mentioned in the Visioning Workshop. MXMF's owns vacant lots, in which it maintains. This funding allows MXMF to develop the "vacant" lots to improve the area. The owned lots by MXMF will develop a Retreat Center, which offers temporary housing to visitors, individuals in transitional living situations, and extended group meetings. The Retreat Center addresses the need for exposure to businesses by bringing business talent to the MXMF site. The Outdoor Amphitheater will provide many jobs during its construction, creating opportunities for large corporations to hire within the community providing jobs for individuals in MXMF's Census Tract. With the City of Omaha's Small and Emerging Business requirement, small businesses in North Omaha may also benefit from the large-scale development of MXMF's Master Plan. The opportunity to work on this historic project in the heart of North Omaha fosters pride and encourages community members to stay in the community. Once completed the Outdoor Amphitheater will draw more arts to the area. An easily overlooked gap is the health benefits of a large-scale Outdoor Amphitheater and walking trail. The entertainment provided by the Outdoor Amphitheater will increase multimodal transportation to our destination. Ongoing and sustainable employment will result from the Amphitheater, and other structures in the MXMF Master plan. The Conference, Educational, and Cultural Center of the MXMF Plan is a critical component to lasting change in North Omaha. These Centers will provide the culturally relevant teaching that allow the business, trade, and other education to be relevant in the minds of students who could be traditionally disengaged from education, due to the lack of cultural connection. Culturally relevant teaching is the most overlooked tool in education. Increased tourism that will result from the development of MXMF's Master Plan will also boost the local economy, creating lasting economic growth for North Omaha. MXMF's cultural center will function as a cultural hub and museum essentially boosting community pride.

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**Priorities Alignment**

MXMF's Master plan is designed to be a world class international tourist destination. The construction of the MXMF Master Plan, ongoing programming, and maintenance will create jobs and provide sustained employment. MXMF's Master Plan has housing in its description and will be pursued for

construction in 2024. Housing constructed by MXMF's contractors will increase options for affordable housing to North Omaha residents. The tourism that will return and increase due to this development is anticipated to be in the 10's of 1000's. This type of tourism will guarantee increased economic activity in North Omaha as well as the rest of the City of Omaha. Those numbers will provide lasting economic growth, and support of small businesses in North Omaha. Fundamentally, MXMF's Master Plan aligns with the guidance of the U.S. Treasury for making necessary improvements to the water, sewage, and broadband infrastructure. Each structure built on the 17+ acres of land that MXMF owns will require such improvements.

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**Economic Impact**

With this proposal we anticipate hiring initially four operational staff to help manage the necessary growth of the organization. This includes a General Manager beginning at a minimum of \$60,000; Secondly, we aim to hire a Groundskeeper to assist with upkeep of the property and our community garden efforts at a minimum of \$50,000; Additionally we will hire an Events Manager to help streamline and promote rental opportunities with a starting salary of \$55,000. Finally we will hire a rental coordinator at \$35,000 who will be primary in assisting with the Events Manager with both the existing visitors center in addition to the retreat center. All of these positions will be permanent. The General Manager will report to the Executive Director and the remaining positions will report to the General Manager. Other temporary positions will be provided depending on the speed/growth of the development projects as seen fit by the construction managers. These wages should be livable in accordance to state law for the various positions required to include but not limited to: plumbing/sewage; electrical; and other general construction related positions.

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Unknown at this time

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**Community Benefit**

Tourism - MXMF Visitors Center receives thousands of visitors annually and is a recommended tourist destination by the Omaha Visitor's Bureau. Pre-pandemic Omaha saw an increase in tourism for 9 years consecutively (VisitOmaha.com 2019). The trend of tourism in Omaha has reconvened post 2021. With more than \$8 billion in redevelopment in Omaha, including Kiewit's Luminarium, Mutual of Omaha's new skyscraper, Downtown Streetcar, the North Omaha Economic Recovery Plan, MXMF expects to see a significant increase in tourism to the historic site. In the article titled "Visitation and Visitors Spending is at an All Time High" publish by VisitOmaha.com 2019, it is cited that "Half of every visitor dollar spent in Omaha is spent eating, drinking and shopping." But the report also states that the largest growth came in the amount of money visitors are spending on recreation, such as going to the zoo, museums, concerts, performances and sporting events." As a response to this newfound research, The Malcolm X Visitors Center, Bed, Breakfast and Retreat Center, plus Outdoor Amphitheater are guaranteed to generate revenue for North Omaha as well as surrounding restaurants & retail businesses. Outdoor Amphitheater - MXMF's Master Plan includes a small Outdoor Amphitheater. The MXMF Event Plaza has already been host to national recording artists during

the Freedomtainment Freedom Festival's of 2021 & 2022. Each event bolstered the attendance of 2000+ people. The Outdoor Amphitheater will improve quality of life for North Omaha residents by providing culturally relevant entertainment and exhibition. The amphitheater will be surrounded by a walkable trail with access to local multimodal transportation through the Adams Park and Bedford street corridor allowing for ease of access and healthy lifestyle promotion. The MXMF community garden and orchard is adjacent to the amphitheater and will address food insecurity within this area, while also further beautifying the landscape. Retreat Center - MXMF is in negotiation to acquire the neighboring property at 3525 Evans Street. This acquisition will fulfill the Bed, Breakfast and Retreat Center designated on the Master Plan. 3525 Evans consists of 19 beds in efficiency style rooms. In the event that the negotiation for the 3525 Evans Street property becomes unavailable. MXMF is prepared to begin new construction to fulfill its vision. Much like Creighton Universities Retreat Center which sleeps 103 persons with room an additional 70 sleeping bags in Griswold, Iowa, MXMF's Master Plan seeks in Griswold, Iowa, MXMF's Master Plan seeks to provide a tranquil place for visitors, organizations, and community members to immerse themselves in a peaceful environment for a enjoyable temporary getaway. The Bed, Breakfast and retreat center will provide 10 beds plus gathering space. This plan meets the needs for improving the overall health and well-being of the Census Tract 59.02 (and surrounding areas), improves the neighborhood infrastructure, creates jobs, and serves as an administrative foundation to MXMF's Master Plan. Site Development/Housing - The current development plans for the historic site also include some housing units which will help improve the quality of life for the neighborhood. Furthermore, it will enhance the perception of North Omaha as being a place worthy of visiting and encourage community stewardship among the residents. Many of North Omaha is designated as blighted due to the historic lack of investment in the area. By making improvements to the site, MXMF can participate in reshaping this narrative in order to provide a more solid foundation for both civic and social engagement in this zip code.

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This proposal provides essential improvements for true community sustainability to include sustained tourism through the hosting of local, regional and national events; retreat lodging and housing to the Census Tract in which MXMF's development is located. Additionally, it stimulates traffic and spending in the area improving economic condition and quality of life.

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**Best Practices/Innovation**

The current Qualified Census Tracts in the Omaha Metro Area does not currently have any small to mid-sized outdoor amphitheaters. The closest concept to this is located in Papillion (SumTur) which is nowhere near the qualified census tracts furthermore emphasizing the need for outdoor space that is accessible to greater Omaha residents. With this kind of space available, its existence is innovative and inspires collaboration among local organizations and cultural institutions.

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**Outcome Measurement**

Tourism is often measured by increased visitor traffic to a location along with the incorporation of feedback surveys. Through this combination of both qualitative and quantitative data, we can easily determine the value and impact received from tourism experiences provided by the historic MXMF site.

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Existing staff have the capacity to measure the increase in tourism through onsite surveying and tracking the number of visitors or rentals per month.

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The ability to measure impact due to increased tours and rentals can definitely act as a catalyst for future investment because it will initiate more drivers of business for the neighborhood to include neighboring restaurants, small business and transportation. This may also encourage more collaborations with local universities and colleges to inspire secondary educational training opportunities.

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**Partnerships**                      Yes

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Although no official formal agreements have been made, MXMF is happily willing to partner with other organizations that want to aid in solving the needs of this community. Currently, we have strong alliances with Freedomtainment, University of Nebraska at Omaha, Black Studies Department and International Studies Department; Great Plains Black History Museum; and Opera Omaha; Moving forward, the executive director looks forward to further establishing meaningful partnerships as the organization grows.

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We have formal agreements currently/historically with Freedomtainment and Opera Omaha.

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**Displacement**                      No

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**Displacement explanation**

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**Physical Location**                      3448 Evans Street, Omaha, Nebraska, 68111 and surrounding 17 acres spanning from Bedford Street and 36th street to Malcolm X Ave. and 34th street.

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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** 4200 Local, State, Federal Grants \$18 million awarded in ARPA Funding for MXMF project support. Distributed as 1.5 million Quarterly over 3 years. 4310 Foundation and Trust Grants Expected to increase to \$170,000 in philanthropic support. 40K in February of 2023 allowing for continued staff and program support. 30K in May. 100K end of year support going into 2024. 4800 Facility Rental Revenue - Expected increase slightly due. Past Partnership with Freedomtainment for outdoor Plaza rental expected to continue along with other rentals of this nature. 4900 Event Revenue Given Malcolm X's induction in the NE Hall of Fame, we anticipate increased engagement in the annual Malcolm X Birthday celebration MXMF EXPENSE PROJECTIONS 2023 4110 Individual Contributions membership campaigns, and tourism should increase moving forward. 6200 & 6900 Malcolm X Birthday celebration expected increase in facilities expenses for larger event 6300 Facilities and Equipment will increase to the expenditure of \$1,500,000 in quarterly disbursements to contractors, developers, and other contracted services for the MXMF Master Plan 6320 Utilities Expected increase in utilities usage due to increased interest in MXMF development and future plans 6800 Travel & Meetings an increase in expenses from previous years due to meeting and increased volunteerism to support the building of MXMF Master Plan 6100 Salaries and Wages should remain similar totaling \$79,032 Other Expenses are carried from previous years 2022 and are not expected to change Note: Future projections will be calculated upon consulting with professionals and obtaining more detail regarding the MXMF Master Plan Development. The estimated cost of the MXMF Master Plan was \$12,570,000 in November 2011. Adding the cost of inflation the MXMF Master Plan is estimated at \$16,550,573.58 as of today October 8th, 2022. Malcolm X Memorial Foundation is requesting \$18 million of the funding allocated to North and South Omaha under LB1024. This budget justification is accompanied with a budget called " ARPA MXMF MASTER PLAN 2023" to further support the organizations request.

**Grant Funds Usage** LB1024 grant funds will hire the consulting firm, owners representative, and pay for initial studies. This will be followed by MXMF hiring a contractor to begin construction on Phase 2 of the MXMF Master Plan. The process of bid solicitation, hiring contractors, study and feedback solicitation of stakeholders, along with real time development is how the LB1024 grant funds will be used.

**Proposal Financial Sustainability** Yes

MXMF Master Plan will be fiscally sustainable due to the investments made in revenue generating projects listed in the plan. Attached to the budget submitted with this proposal is a forecasts showing sustainability. Other references can be provided if requested.

**Funding Sources** We anticipate an additional \$70,000 from Serve Nebraska during the 2023 year; This will be matched at 16% from private funders and other individual donor base. Additionally, we aim to

increase our operating budget by a minimum of \$150,000 through private donor base and foundation grants.

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This proposal cannot continue in within the schedule timeframe without these funds.

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**Scalability**

MXMF Master Plan proposal can be done in smaller components, as it is already designed to be completed in phases.

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The phases for development are detailed in the necessary attachments provided directly by Schemmer & Associates firm; These phases are noted in the budget and allocated based on a 3-4 year timeline.

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**Financial Commitment**

This organization is fully committed to the execution of this proposal and therefore will prioritize a separate committee to monitor the progress of the funds. This committee will consist of board members, the executive director and a hired accountant to manage projects and future incoming funds to support the project's growth.

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**ARPA Compliance Acknowledgment**



**ARPA Reporting and Monitoring Process Acknowledgme**



**LB1024 Funding Sources Acknowledgment**



**Public Information**



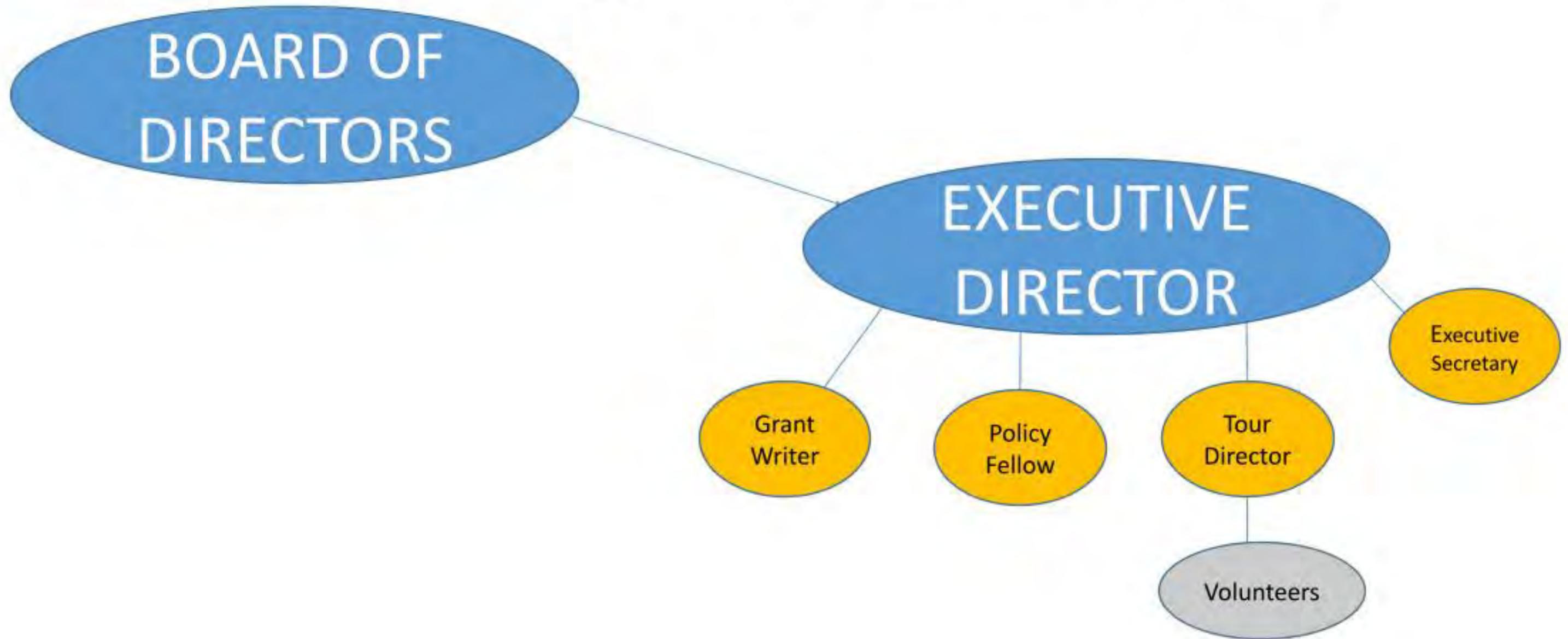
**File Uploads**

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

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# MXMF Organizational Chart





October 7, 2022

Ms. JoAnna LeFlore-Ejike  
Executive Director  
Malcolm X Memorial Foundation  
3448 Evans St.  
Omaha, NE 68111

RE: Malcolm X Memorial Master Plan Refresh  
Schemmer No. 01259.PP7

Dear Ms. LeFlore-Ejike:

We are pleased to submit this Agreement for professional design services for the referenced Project.

**Initial Project Information**

The Schemmer Associates provided Master Planning Services for the Malcolm X Memorial Foundation back in 2017 and 2011. The Malcolm X Foundation has requested Schemmer to review the Master Plan for updates regarding Probably Costs of Construction and Implementation Plan.

**Scope of Services**

Provide Master Planning Services as follows:

- Meet with the Client (6) six times to review objectives, goals, and outcomes.
- Review the Master Plan and update for any Updated Building and Zoning Code changes.
- Review and Update the Probably Costs of Construction for the Project.
- Review and Update the Implementation Plan.

**Not Included in Scope of Services**

Final Design; Design of off-site improvements, utility extensions, public improvements; Site entitlements (platting, re-zoning, use permits, etc.); Topographic/Boundary/ALTA surveys; Wetlands delineation; Geotechnical exploration; Construction staking; Special inspections and testing; Construction materials testing; SWPPP inspections and reporting; Environmental studies (Phase I & II Environmental, Archaeology, etc.); Traffic impact studies; Any other services not specifically included in the scope above

### **Client's Responsibility**

The Client shall provide full information for the Project including design objectives, special requirements, access to the project site, documentation of existing conditions and the budget limitations.

The Client's designated representative is JoAnna LeFlore-Ejike who will act on the Client's behalf with respect to the project. This representative shall be capable of rendering decisions pertaining to the project.

### **Schedule**

As soon as practical after execution of this Agreement, the Architect shall submit for the Client's approval a schedule for the performance of the Architect's services.

### **Compensation**

The services noted above in Scope of Services shall be performed for a lump sum of fourteen-thousand-two-hundred dollars (\$14,200.00).

The lump sum fees include printing for in-house A/E use, phone/fax charges, and mileage.

### **Additional Services**

For services requested by the Client and not contemplated by this agreement, Schemmer will prepare and present to the Client a request for additional compensation, and provide such services once authorized by the Client.

### **Acceptance**

This contract can be accepted by either signing where indicated or providing a written notice to proceed. A written notice to proceed by electronic mail or other means signifies an acceptance of all terms and conditions contained within this agreement. Any other form of agreement that may be proposed by Client shall include these terms and conditions in full.

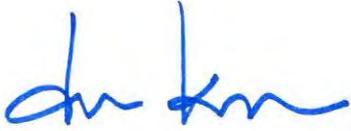
If this Agreement and the attached General Conditions with your approval, please sign a copy and return one copy for our files. The executed Agreement will serve as our notice to proceed.

Thank you for this opportunity to be of service. We look forward to working with you on this project.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

**ACCEPTED:** Malcolm X Foundation



Dan Kerns, AIA, NCARB  
Principal  
Executive Manager, Architecture  
Commercial Market Leader

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

# Malcolm X Memorial Foundation Phase 2 – Memorial Plaza Implementation



## 65% DESIGN PACKAGE

October 14, 2013  
SCHEMMER Project No. 05896.002

**SCHEMMER**  
ARCHITECTS | ENGINEERS | PLANNERS



# Table of Contents

Pages

## Phase 2 - Design Process Documentation

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Phase 2 Memorial Plaza Implementation focus area

1

Storyboard Images Packet

1-14

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Materials Palette Images

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Lighting & Power Narrative

1-4

Plaza Flow Diagram

1

Schematic Design example images

1

65% Design Drawings – (8) 11” x 17” Fold-Outs, not to scale

Sheets 0 thru EC1-01

## Cost Estimate

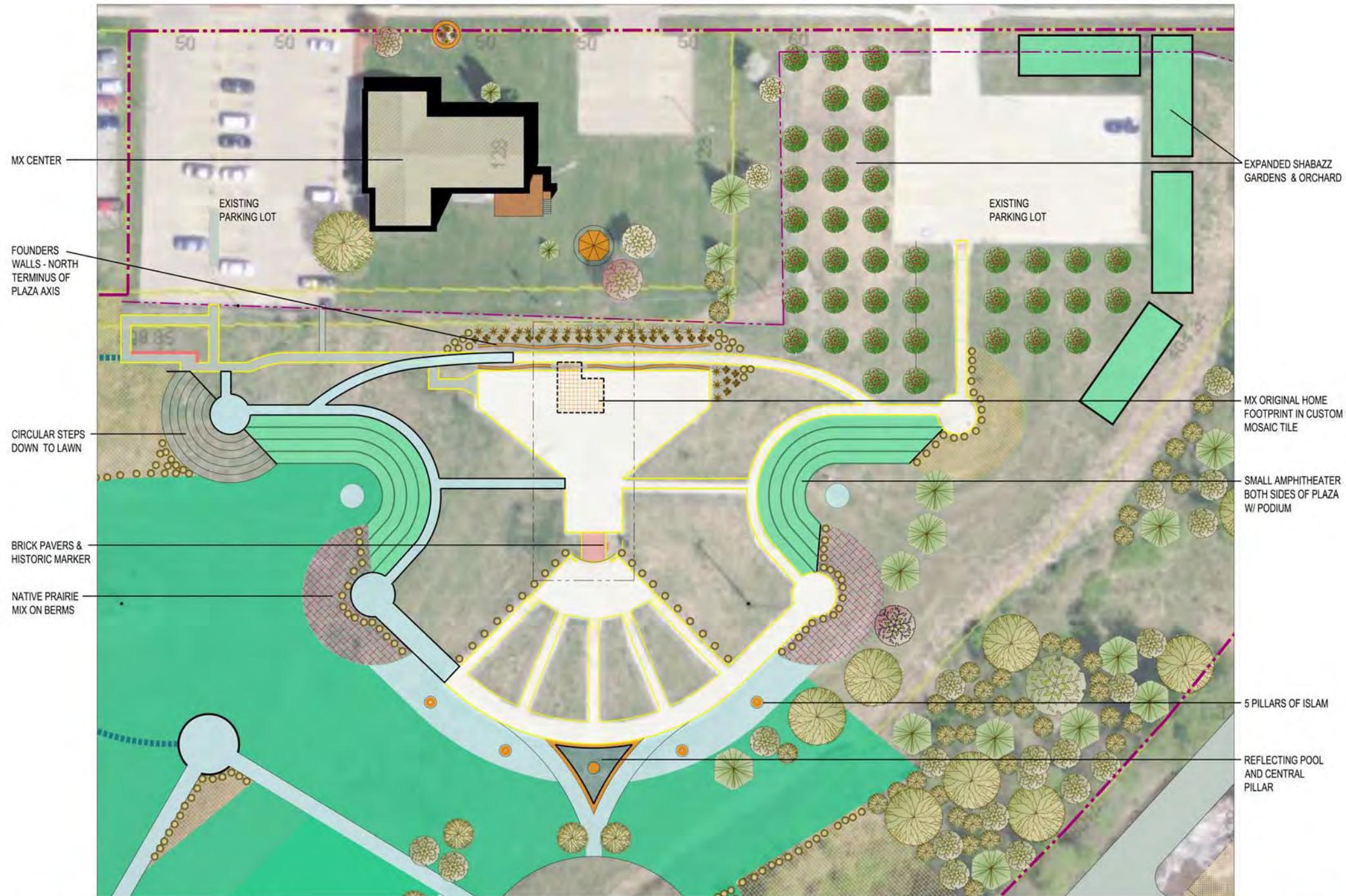
4

## Appendix

5

- A. Master Plan – 11” x 17” Fold-Out for reference
- B. Master Plan 3D Rendering - 11” x 17” Fold-Out for reference
- C. Conference Notes
- D. ScourStop Brochure
- E. Lighting Technical Cut Sheets

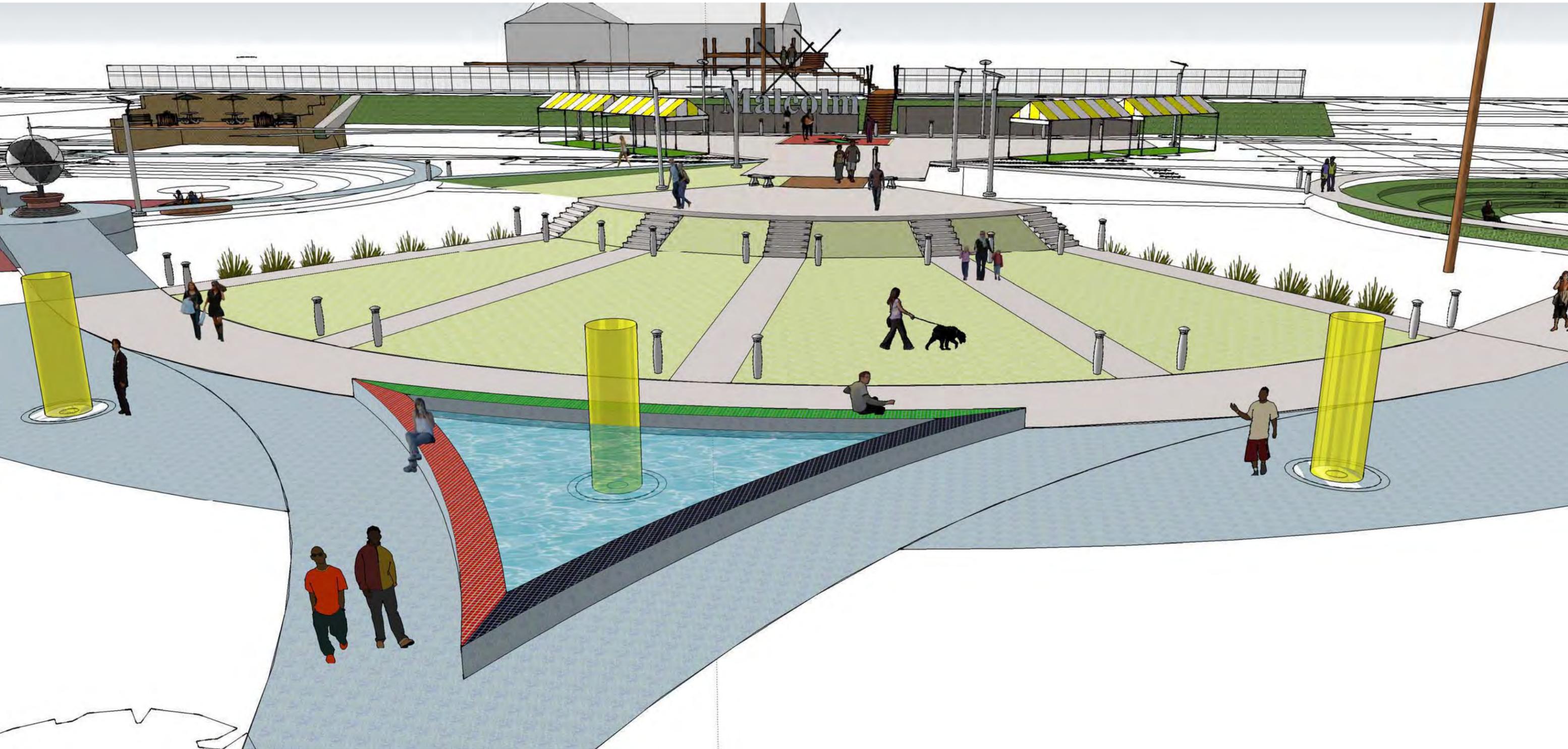
# Phase 2 - Design Process Documentation



MALCOLM X MEMORIAL FOUNDATION  
 MEMORIAL PLAZA PLAN - MAY 2013

SCALE: 1/16" = 1'-0" 05896.002





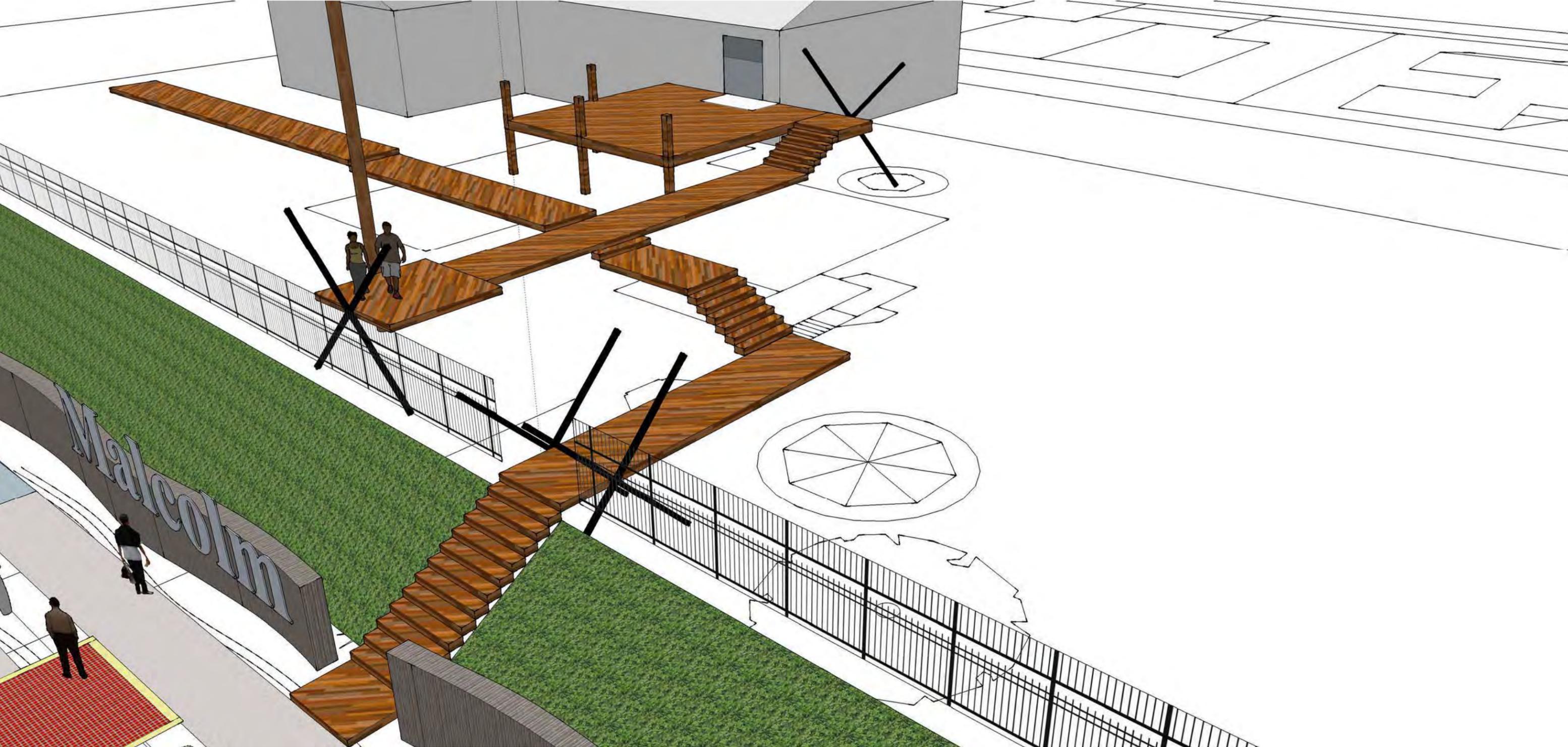














MXMF Phase 2 Conceptual Model - August 1, 2013

SCHEMMER





# MALCOLM X MEMORIAL FOUNDATION

## PHASE 2 - MEMORIAL PLAZA IMPLEMENTATION

3448 EVANS STREET  
OMAHA, NE 68111

### DRAWING INDEX

#### GENERAL

- 0 COVER SHEET
- 00 ABBREVIATIONS & SYMBOLS LEGEND

#### CIVIL

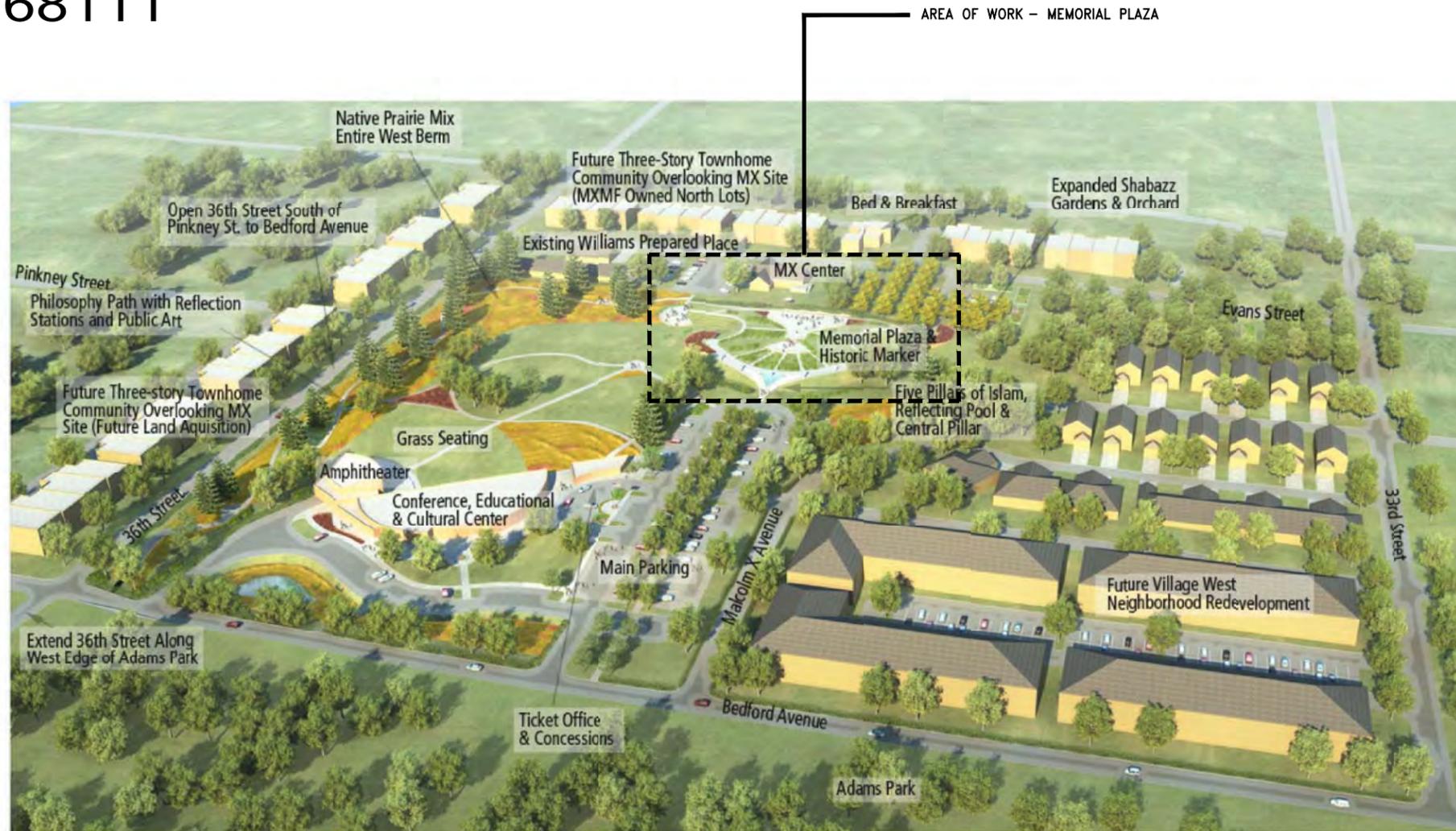
- C0-00 TOPOGRAPHIC SURVEY
- C0-01 REMOVAL PLAN
- C1-01 LAYOUT PLAN
- C1-02 GRADING PLAN

#### ARCHITECTURAL

- A1-01 ENLARGED PLANS & DETAILS

#### ELECTRICAL

- EC1-01 SITE PLAN - ELECTRICAL



MASTER PLAN



DESIGNED:	SPN	ISSUE DATE:	10/14/13
DRAWN:	SPN	REVISIONS:	No. DATE
CHECKED:	PAB	BY:	DESCRIPTION

65% DESIGN  
NOT FOR  
CONSTRUCTION

**SCHEMMER**  
ARCHITECTS | ENGINEERS | PLANNERS

MALCOLM X MEMORIAL FOUNDATION  
PHASE 2 MEMORIAL PLAZA IMPLEMENTATION

COVER SHEET

PROJECT NO.: 05986.002

PL 05986.002 - 001 - 10/14/13 - 10/14/13 - 10/14/13 - 10/14/13

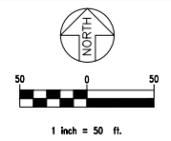




NOTE:  
 MODIFIED STATE PLANE COORDINATES  
 NAD83 (HORIZ)  
 NAVD88 (VERT)

BENCHMARK  
 SANITARY SEWER MANHOLE IN THE  
 INTERSECTION OF N. 34th AVE.  
 AND EVANS STREET.

RIM: 1116.91



- LEGEND**
- - CORNERS FOUND (as notes)
  - - CORNERS SET (#6 Rebar w/ Cap 619)
  - △ - SURVEY CONTROL POINT
  - - WATER MANHOLE
  - - STORM SEWER MANHOLE
  - - SANITARY SEWER MANHOLE
  - - TELE/COMMUNICATIONS MANHOLE
  - - ELEC. MANHOLE
  - - POWER POLE
  - - LIGHT POLE
  - - DECORATIVE LIGHT POLE
  - - BOLLARD
  - - SIGN
  - - SPRINKLER VALVE
  - - TELEPHONE PEDESTAL
  - - CABLE TV PEDESTAL
  - - WATER VALVE
  - - SPRINKLER CONTROL VALVE BOX
  - - FIRE HYDRANT
  - - ELECTRICAL TRANSFORMER
  - - STORM GRATE INLET
  - - DECIDUOUS TREE w/trunk size
  - - CONIFEROUS TREE w/trunk size
  - - PROPERTY LINE
  - - CHAIN LINK FENCE
  - - BOARD FENCE
  - - WATER LINE
  - - GAS LINE
  - - SAN - SANITARY SEWER LINE
  - - SD - STORM SEWER LINE
  - - OHT - OVERHEAD TELEPHONE LINE
  - - UGT - UNDERGROUND TELEPHONE LINE
  - - OHE - OVERHEAD POWER LINE
  - - UGE - UNDERGROUND POWER LINE

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	DESCRIPTION:	

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 CONSTRUCTION**

**SCHEMMER**  
 ARCHITECTS | ENGINEERS | PLANNERS

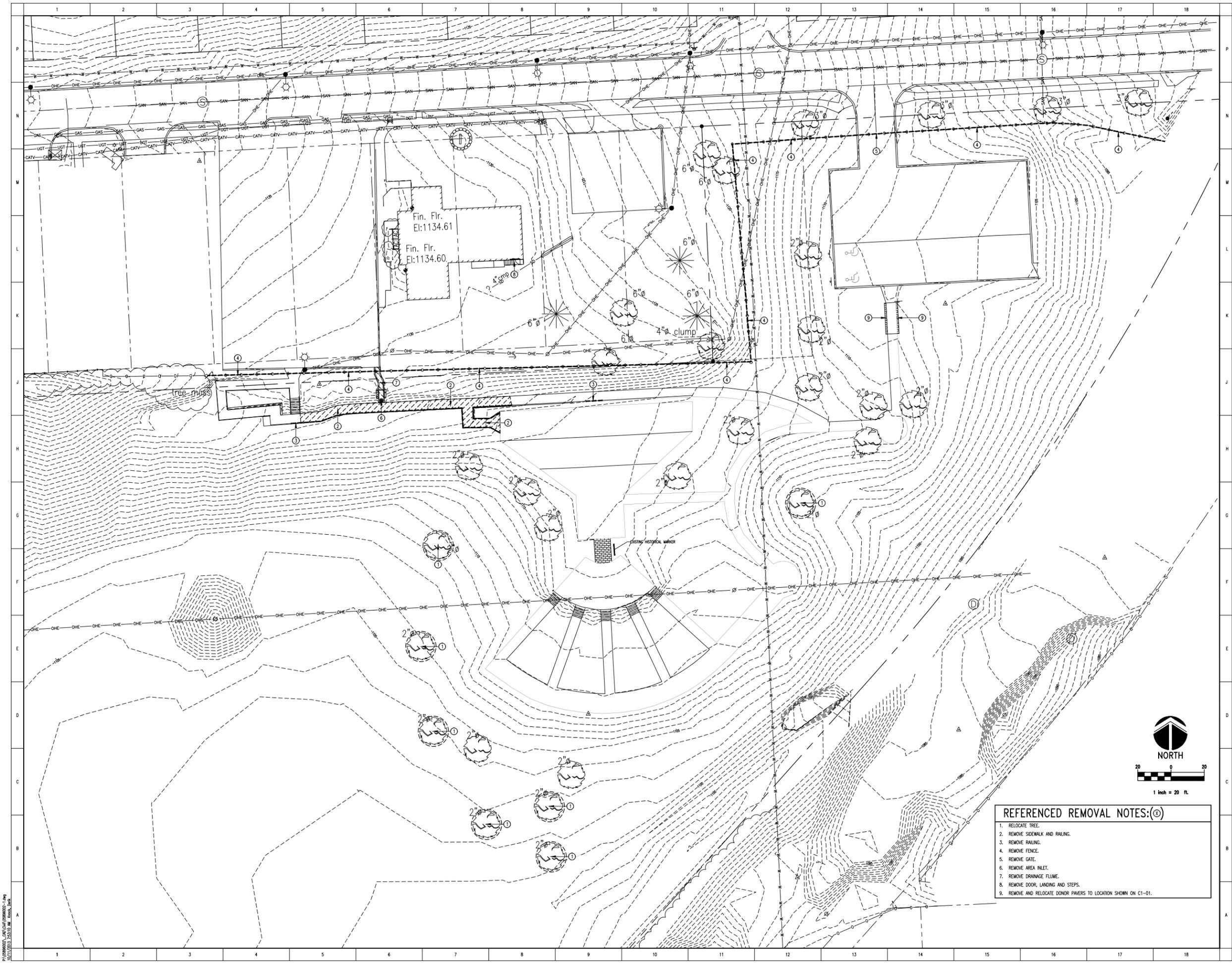
MALCOLM X MEMORIAL FOUNDATION  
 PHASE 2 MEMORIAL PLAZA IMPLEMENTATION

TOPOGRAPHIC SURVEY

PROJECT NO.: 05896.002

**C0-00**

PLANNING AND DESIGN SERVICES, INC.  
 1001 W. 10th Street, Suite 100  
 Minneapolis, MN 55408



DESIGNED:	MJS	ISSUE DATE:	10/14/13
DRAWN:	DKX	REVISIONS:	
CHECKED:	SPN	No.:	
		DATE:	
		BY:	DESCRIPTION:

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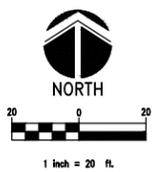
**SCHEMMER**  
ARCHITECTS | ENGINEERS | PLANNERS

MALCOLM X MEMORIAL FOUNDATION  
PHASE 2 MEMORIAL PLAZA IMPLEMENTATION

REMOVAL PLAN

PROJECT NO.: 05896.002

C0-01



- REFERENCED REMOVAL NOTES: (3)
1. RELOCATE TREE.
  2. REMOVE SIDEWALK AND RAILING.
  3. REMOVE RAILING.
  4. REMOVE FENCE.
  5. REMOVE GATE.
  6. REMOVE AREA INLET.
  7. REMOVE DRAINAGE FLUME.
  8. REMOVE DOOR, LANDING AND STEPS.
  9. REMOVE AND RELOCATE DONOR PAVERS TO LOCATION SHOWN ON C1-01.

PLANNING: C:\csc\mproj\05896\_002\05896\_002.dwg  
 DATE: 10/14/13 10:50:10 AM 8/2013







**PANEL SCHEDULE**

EXT. PROJ. NO.	DESCRIPTION	PHS. WIRE		120/240 VOLT		15 AMP MAIN BREAKER		MOUNTING SURFACE
		LTA	REC	MTH	FW	LTA	REC	
1	RECEPTACLE LIGHTING	12	A	3	B	3	B	POLE TOP
2	RECEPTACLE LIGHTING	12	A	3	B	3	B	POLE TOP
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5	RECEPTACLE LIGHTING	12	A	3	B	3	B	POLE TOP
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99	RECEPTACLE LIGHTING	12	A	3	B	3	B	POLE TOP
100	RECEPTACLE LIGHTING	12	A	3	B	3	B	POLE TOP

TOTAL CONN LOAD	3500	30% PHASE LOAD	TOTAL EMD	1000
LIGHTING LOADS	1000	PHASE A	AMP REC'D	47
RECEPTACLE & APPLIANCES	1000	PHASE B	AMP REC'D	47
WATER & EQUIPMENT LOADS	1000	PHASE C	AMP REC'D	47
SPARE CAPACITY	1000	PHASE D	AMP REC'D	47

**LUMINAIRE SCHEDULE**

TYPE NO.	DESCRIPTION / SPEC NO.	LAMPS		TOTAL WATTAGE	BALLAST MFR. AND TYPE	VOLT	MOUNTING	NOTES
		NO	WATTS					
A1	AREA LIGHT SELUX RRA 1 RP16 H150 XX 120	1	150	MH	170	120	POLE TOP +16' AFF	
A2	AREA LIGHT SELUX RRA 1 RP16 H070 XX 120 REC	1	70	MH	80	120	POLE TOP +16' AFF	A
B1	BOLLARD SELUX COB 4 H050 XX 120	1	50	MH	60	120	4' BOLLARD	
C1	COLUMN LIGHT SELUX COCL 10 4 4L35 35 XX 120			LED	120	120	10' COLUMN LIGHT	
C2	COLUMN LIGHT SELUX COCL 10 4 4L35 35 XX 120 REC			LED	120	120	10' COLUMN LIGHT	A
D1	UNDERMOUNT LIGHT HYREL 4426 B 60LED WH141K 120 SP FLC BM CSL20			LED	60	120	IN GRADE	
D2	INGRADE UPLIGHT HYREL M0810 A LED WH141K 120V SP FLC 348 RH LP XX			LED	84	120	IN GRADE	
F1	DECK AND STAIR LIGHT ENGINEERED LIGHTING PRODUCTS (ELP) 1481LS-CIS-11P			LED	4	120	SURFACE WALL +1'-6" AFF	
S1	INGRADE SIGN LIGHTING WINGSPEC DABLED 8004-120V-L4-LD-XXX-FD-SHO-TF-0-STD			LED	15	120	RECESSED IN GRADE	
W1	SURFACE MOUNTED WALL LIGHT WINGSPEC 08-73-120-LD-XXX-FD-SHO-C1-B9-STD	1	39	MH	55	120	SURFACE WALL +5'-6" AFF	

**GENERAL NOTES:**

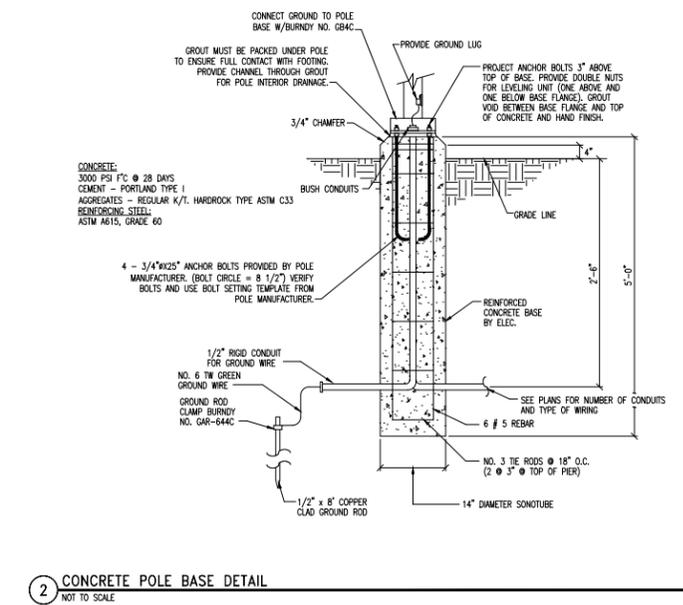
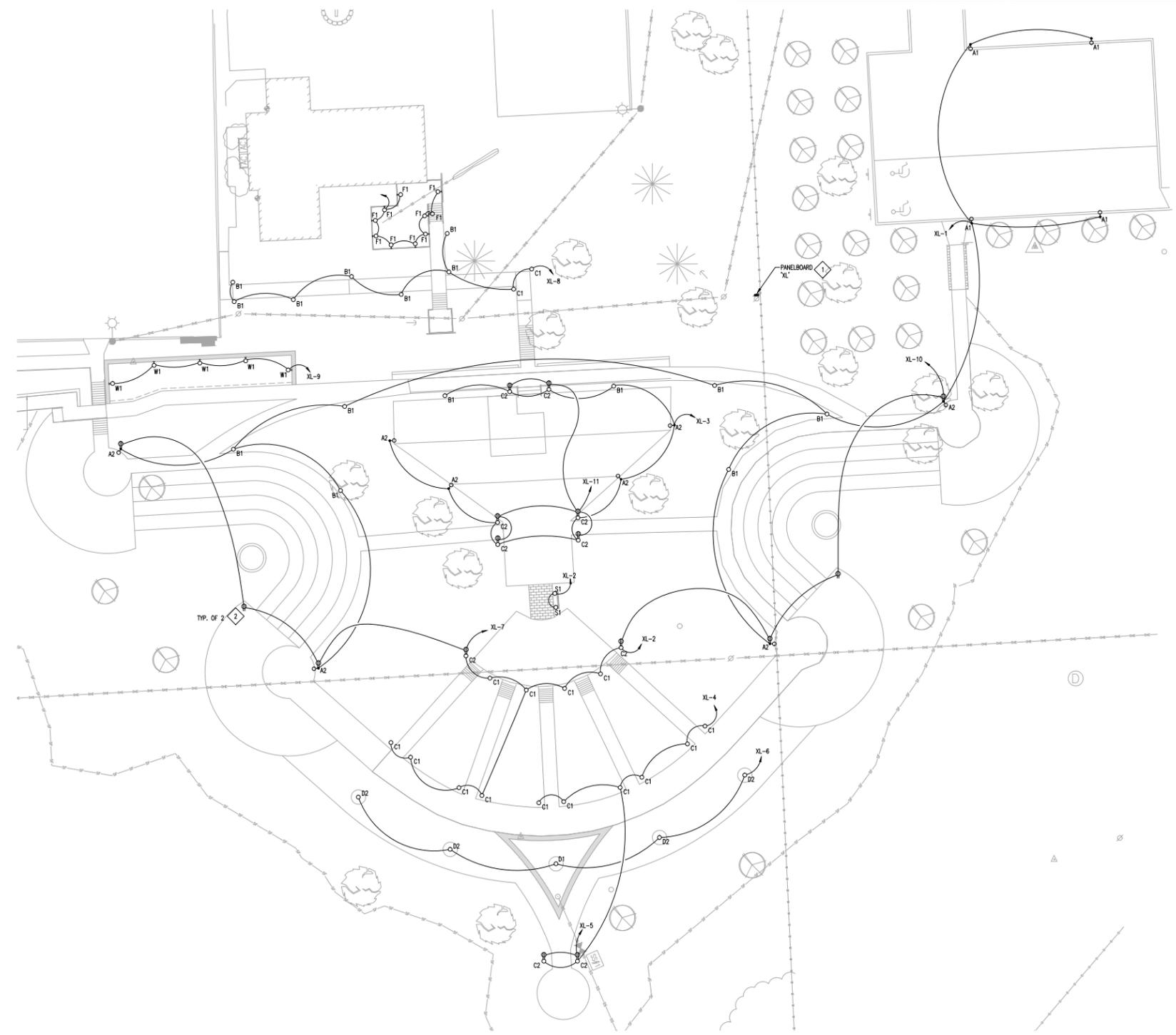
- THE SUBMITTAL SHALL BE PREPARED AND SUBMITTED BY THE AUTHORIZED FACTORY REPRESENTATIVE OR THEY SHALL BE REJECTED.
- ALL SOLID STATE LIGHTING SHALL INCLUDE A LIGHTING FACTS LABEL WITH SUBMITTALS OR THEY SHALL BE REJECTED.

**GENERAL NOTES:**

- COORDINATE WITH OP&D FOR NEW SERVICE TO PANELBOARD.
- CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO START OF ANY WORK. MARKINGS SHALL BE MAINTAINED AT ALL TIMES.
- DRAWINGS DO NOT SHOW TOTAL NUMBER OF CONDUCTORS FOR CIRCUITS REQUIRED. PROVIDE THE NUMBER OF CONDUCTORS NEEDED TO COMPLETE INSTALLATION OF SPECIFIC EQUIPMENT FURNISHED. A GREEN GROUND CONDUCTOR, SIZED PER NEC, SHALL ALSO BE INCLUDED IN EACH CIRCUIT. ADJUST CONDUCTOR SIZES AS NEEDED TO LIMIT VOLTAGE DROP TO LEVELS RECOMMENDED BY NEC.
- ALL CIRCUITS SHALL HAVE SEPARATE NEUTRAL WIRES BUT CAN SHARE AN INSULATED GREEN GROUND WIRE, IN MINIMUM 1" PVC CONDUIT.

**REFERENCED ELECTRICAL NOTES:**

- REMOVE EXISTING PANEL BOARD AND REPLACE WITH NEW PANEL BOARD. MOUNT NEW PANELBOARD ON UN-STRUT. MOUNT TIMELOCK AND PHOTOCELL CONTROLS ON UN-STRUT. SEE PANEL BOARD SCHEDULE SHEET EC1-02.
- MOUNT RECEPTACLES 18" AFF ON IN GROUND SUPPORT.



ISSUE DATE: 10/14/13  
 REVISIONS:  
 No. 1  
 DESIGNED: JRL  
 DRAWN: ACS  
 CHECKED: JRL  
 DATE: BY: DESCRIPTION:

THIS DRAWING IS BEING SUBMITTED FOR THE PROJECT AND SHALL BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHEMMER ARCHITECTS | ENGINEERS | PLANNERS.

65% DESIGN  
NOT FOR  
CONSTRUCTION

**SCHEMMER**  
ARCHITECTS | ENGINEERS | PLANNERS

MALCOLM X MEMORIAL FOUNDATION  
PHASE 2 MEMORIAL PLAZA IMPLEMENTATION

SITE PLAN - ELECTRICAL

PROJECT NO.: 05896.002

**EC1-01**

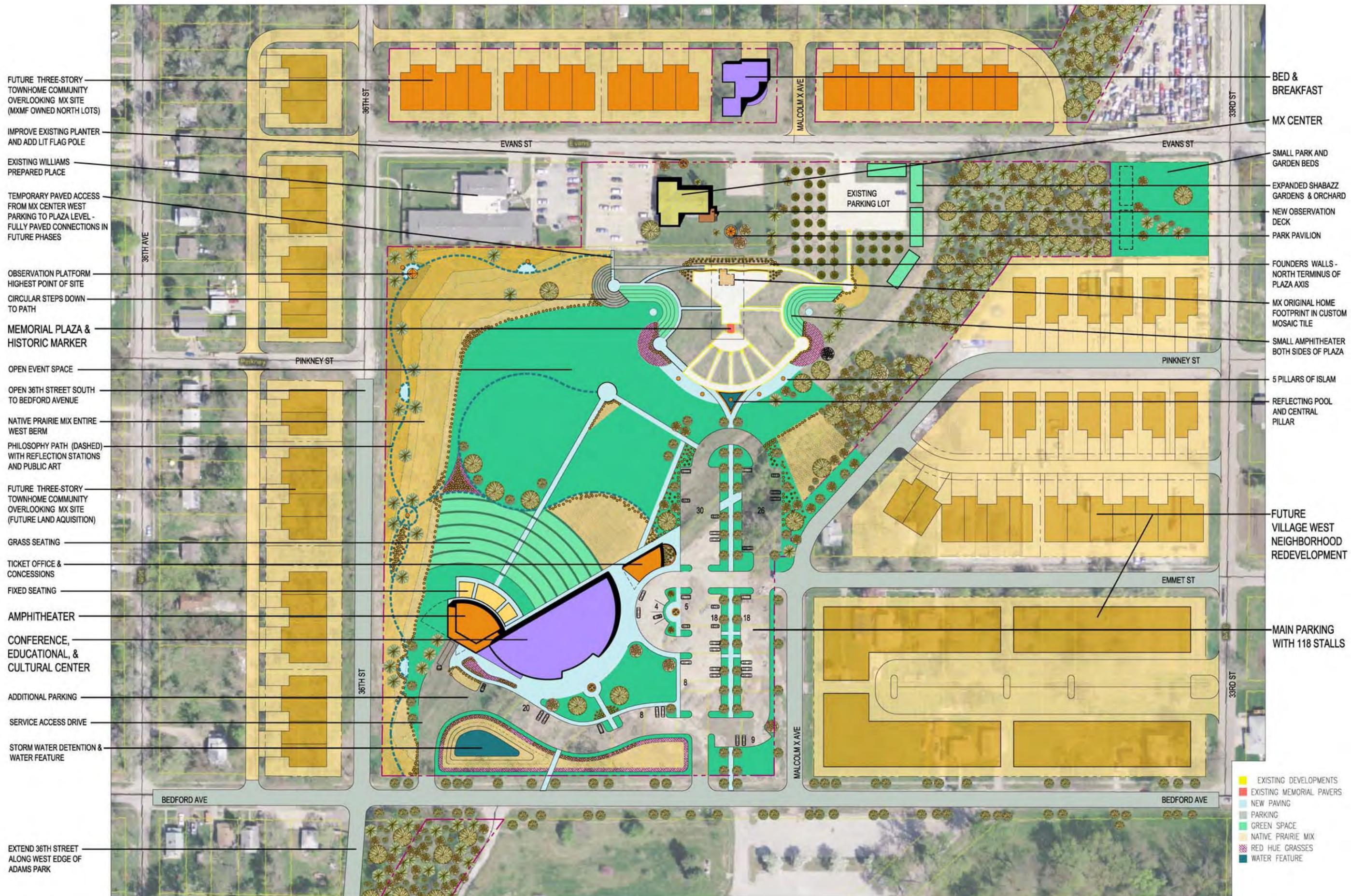
# Cost Estimate

## OPINION OF PROBABLE CONSTRUCTION COSTS

COMPUTED BY:	SPH	DATE:	10/14/2013	SHEET:	1 OF 1
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	
<b>ARCHITECTURAL CONSTRUCTION</b>					<b>\$210,585.00</b>
MXMF CNTR DECK, WOOD STRUCTURE W/ "TREX" COMPONENTS	625	SF	\$40.00	\$25,000.00	
NEW SLIDING GLASS DOOR TO DECK (DEMO OLD SINGLE SWING DOOR & MODIFY WALL FRAMING AND FINISHES)	1	EA.	\$4,500.00	\$4,500.00	
BOARDWALK, MULTI-TIER W/ RAILINGS & STEEL X-BRACES AT KEY LOCATIONS	195	LF	\$175.00	\$34,125.00	
FIRE PIT/PODIUM, 12' DIAMETER SEGMENTAL BLOCK W/ REMOVABLE DECK	2	EA.	\$1,500.00	\$3,000.00	
FOUNDERS WALL, 107' LONG X 6' TALL X 12" THICK, CONC. W/ MARBLE TEXTURE	48	CY	\$600.00	\$28,800.00	
CUSTOM QUOTES CAST INTO FOUNDERS WALL AND/OR BRASS PLAQUES	12	EA.	\$350.00	\$4,200.00	
CUSTOM CAST BRONZE PLAQUES UP TO SIZE OF 30" X 36" (CAST ALUMINUM IS APPROX. 1/2 THE COST)	4	EA.	\$5,000.00	\$20,000.00	
48" TO 36" TALL "MALCOLM" ALUMINUM LETTERS, INTERNALLY LIGHTED, MOUNTED ON FOUNDERS WALL	7	EA.	\$750.00	\$5,250.00	
HOUSE FOOTPRINT, CUSTOM EXTERIOR MOSIAC TILE & EXISTING SLAB PREP	490	SF	\$20.00	\$9,800.00	
REFLECTING POOL W/ CUSTOM MOSIAC TILE COPING (RED, BLACK, GREEN)	1	EA.	\$25,000.00	\$25,000.00	
STRUCTURAL BASE PADS FOR FUTURE PILLARS OF ISLAM	5	EA.	\$500.00	\$2,500.00	
WEST ADA RAMP & RAILING MODIFICATIONS	1	EA.	\$750.00	\$750.00	
REMOVAL OF EXISTING CHAIN LINK FENCING AND GATES	720	LF	\$3.00	\$2,160.00	
NEW FENCING, 6' TALL BLACK PAINTED DECORATIVE ALUMINUM W/ GATES	1,820	LF	\$25.00	\$45,500.00	
<b>CIVIL SITE LAYOUT &amp; GRADING</b>					<b>\$184,984.00</b>
TREE RELOCATION	7	EA.	\$300.00	\$2,100.00	
SIDEWALK AND RAILING REMOVAL	950	SF	\$2.00	\$1,900.00	
FLUME/INLET REMOVAL	1	LS	\$1,000.00	\$1,000.00	
4" P.C.C. SIDEWALK	9,030	SF	\$4.00	\$36,120.00	
PAVERS	950	SF	\$12.00	\$11,400.00	
CONCRETE STEPS	1	LS	\$5,000.00	\$5,000.00	
CAST IN PLACE RETAINING WALL	30	CY	\$600.00	\$18,000.00	
SEGMENTAL BLOCK VENEER ON RETAINING WALL	655	SF	\$15.00	\$9,825.00	
LANDSCAPING	1	LS	\$10,000.00	\$10,000.00	
GRASS SEATING AREA BLANKET & SEEDING	685	SY	\$3.00	\$2,055.00	
SEEDING	1.00	AC	\$2,500.00	\$2,500.00	
CURB INLET	1	EA.	\$2,500.00	\$2,500.00	
12" STORM SEWER PIPE	210	LF	\$25.00	\$5,250.00	
STORM SEWER MANHOLE	1	EA.	\$3,000.00	\$3,000.00	
FLARED END SECTION	3	EA.	\$500.00	\$1,500.00	
SCOURSTOP EROSION CONTROL MAT	32	SF	\$12.00	\$384.00	
SILT FENCE	900	LF	\$2.50	\$2,250.00	
EARTHWORK, EXCAVATION	450	CY	\$4.00	\$1,800.00	
EARTHWORK, HAUL-IN	5,700	CY	\$12.00	\$68,400.00	
<b>SITE PLUMBING</b>					<b>\$37,147.50</b>
CITY WATER LINE TAP @ EVANS ST.	1	EA.	\$2,500.00	\$2,500.00	
1" WATER SUPPLY LINE	435	LF	\$22.50	\$9,787.50	
METER PIT W/ BACK FLOW PREVENTOR	1	EA.	\$7,340.00	\$7,340.00	
YARD HYDRANT	3	EA.	\$1,000.00	\$3,000.00	
3/4" WATER LINE	250	LF	\$15.00	\$3,750.00	
REFLECTING POOL DRAIN & CIRCULATION PUMP	1	EA.	\$375.00	\$375.00	
STONE-CAST DRINKING FOUNTAIN ALLOWANCE (NOT SHOWN ON PLANS)	1	EA.	\$4,000.00	\$4,000.00	
4" SANITARY SEWER LINE CONNECTING TO MAIN AT MX AVE. & EMMET ST.	280	LF	\$15.00	\$4,200.00	
SANITARY SEWER CLEANOUT	2	EA.	\$500.00	\$1,000.00	
SANITARY SEWER VALVE	1	EA.	\$300.00	\$300.00	
SANITARY SEWER TAP @ EMMET ST.	1	EA.	\$895.00	\$895.00	
<b>SITE POWER &amp; LIGHTING</b>					<b>\$172,000.00</b>
REMOVAL OF EXISTING POWER PANEL	1	EA.	\$600.00	\$600.00	
INSTALLATION OF NEW POWER PANEL	1	EA.	\$2,500.00	\$2,500.00	
SITE LIGHTING CONTROLS & TIMECLOCK	2	EA.	\$450.00	\$900.00	
UNDERGROUND DISTRIBUTION CONDUIT & WIRE	3,500	LF	\$10.40	\$36,400.00	
FIXTURE A1	4	EA.	\$3,050.00	\$12,200.00	
FIXTURE A2	8	EA.	\$3,200.00	\$25,600.00	
FIXTURE B1	8	EA.	\$700.00	\$5,600.00	
FIXTURE C1	14	EA.	\$3,000.00	\$42,000.00	
FIXTURE C2	8	EA.	\$3,100.00	\$24,800.00	
FIXTURE D1	1	EA.	\$2,300.00	\$2,300.00	
FIXTURE D2	4	EA.	\$2,500.00	\$10,000.00	
FIXTURE F1	10	EA.	\$375.00	\$3,750.00	
FIXTURE S1	2	EA.	\$850.00	\$1,700.00	
FIXTURE W1	5	EA.	\$700.00	\$3,500.00	
POWER PEDESTAL AT FIRE PIT/PODIUM	2	EA.	\$75.00	\$150.00	
SUBTOTAL OF WORK					\$604,716.50
10% CONTRACTOR OH&P					\$60,472.00
2% OWNER CONTINGENCY					\$12,094.00
FINAL DESIGN FEES (TAKE 65% DESIGN DRAWINGS TO 100% CONSTRUCTION DRAWINGS)					\$18,141.00
CONSTRUCTION ADMIN. (CA) FEES					\$18,141.00
<b>OPINION OF PROBABLE CONSTRUCTION COSTS:</b>					<b>\$677,282.50</b>

NOTE: CONSTRUCTION COSTS & DESIGN FEES CAN BE EXPECTED TO BE HIGHER IF THE WORK IS BROKEN DOWN INTO SEPARATE PACKAGES

PHASING OF WORK				
1a. Owner provided tree planting at east parking lot area				
2a. West sidewalk/ramp modification & paver grotto area				
2b. West handicap ramp modifications				
2c. MXMF Center deck addition & lighting				
2d. House footprint mosaic tile & concrete steps				
2e. Founders wall w/ quote inscriptions & landscaping (bronze plaques could be delayed to 5c.)				
2f. Upper tier and east parking lot fencing				
3a. Major earthwork & stormwater structures				
3b. Underground plumbing				
3c. New power panel, underground electrical, and site lighting				
3d. New sidewalks, paving, and 5 Pillar bases				
3e. Reflecting pool				
4a. Seeding of site				
4b. Lower tier fencing				
5a. 2 Fire pits/stages				
5b. 5 Pillar sculptures				
5c. Founders wall bronze plaques				
5d. Misc. landscaping				



FUTURE THREE-STORY TOWNHOME COMMUNITY OVERLOOKING MX SITE (MXMF OWNED NORTH LOTS)

IMPROVE EXISTING PLANTER AND ADD LIT FLAG POLE

EXISTING WILLIAMS PREPARED PLACE

TEMPORARY PAVED ACCESS FROM MX CENTER WEST PARKING TO PLAZA LEVEL - FULLY PAVED CONNECTIONS IN FUTURE PHASES

OBSERVATION PLATFORM HIGHEST POINT OF SITE

CIRCULAR STEPS DOWN TO PATH

MEMORIAL PLAZA & HISTORIC MARKER

OPEN EVENT SPACE

OPEN 36TH STREET SOUTH TO BEDFORD AVENUE

NATIVE PRAIRIE MIX ENTIRE WEST BERM

PHILOSOPHY PATH (DASHED) WITH REFLECTION STATIONS AND PUBLIC ART

FUTURE THREE-STORY TOWNHOME COMMUNITY OVERLOOKING MX SITE (FUTURE LAND ACQUISITION)

GRASS SEATING

TICKET OFFICE & CONCESSIONS

FIXED SEATING

AMPHITHEATER

CONFERENCE, EDUCATIONAL, & CULTURAL CENTER

ADDITIONAL PARKING

SERVICE ACCESS DRIVE

STORM WATER DETENTION & WATER FEATURE

EXTEND 36TH STREET ALONG WEST EDGE OF ADAMS PARK

BED & BREAKFAST

MX CENTER

SMALL PARK AND GARDEN BEDS

EXPANDED SHABAZZ GARDENS & ORCHARD

NEW OBSERVATION DECK

PARK PAVILION

FOUNDERS WALLS - NORTH TERMINUS OF PLAZA AXIS

MX ORIGINAL HOME FOOTPRINT IN CUSTOM MOSAIC TILE

SMALL AMPHITHEATER BOTH SIDES OF PLAZA

5 PILLARS OF ISLAM

REFLECTING POOL AND CENTRAL PILLAR

FUTURE VILLAGE WEST NEIGHBORHOOD REDEVELOPMENT

MAIN PARKING WITH 118 STALLS

- EXISTING DEVELOPMENTS
- EXISTING MEMORIAL PAVERS
- NEW PAVING
- PARKING
- GREEN SPACE
- NATIVE PRAIRIE MIX
- RED HUE GRASSES
- WATER FEATURE



Native Prairie Mix  
Entire West Berm

Future Three-Story Townhome  
Community Overlooking MX Site  
(MXMF Owned North Lots)

Bed & Breakfast

Expanded Shabazz  
Gardens & Orchard

Open 36th Street South of  
Pinkney St. to Bedford Avenue

Existing Williams Prepared Place

MX Center

Pinkney Street  
Philosophy Path with Reflection  
Stations and Public Art

Evans Street

Memorial Plaza &  
Historic Marker

Future Three-story Townhome  
Community Overlooking MX  
Site (Future Land Aquisition)

Five Pillars of Islam,  
Reflecting Pool &  
Central Pillar

Grass Seating

Amphitheater

Conference, Educational  
& Cultural Center

33rd Street

Main Parking

Malcolm X Avenue

Future Village West  
Neighborhood Redevelopment

Extend 36th Street Along  
West Edge of Adams Park

Bedford Avenue

Ticket Office  
& Concessions

Adams Park



# Malcolm X Memorial Foundation Master Plan

**PURCHASER'S CLOSING STATEMENT**

Closing Date: October 15, 2010

File No: W40986K

Property Address: 3463 Evans Street, Omaha, NE 68111

Maicolm X Memorial Foundation  
Purchaser

Social Security No.

Purchaser's Address: P.O. Box 111446, Omaha, NE 68111

	DEBIT	CREDIT
Purchase Price	\$248,900.00	
Deposit or Earnest Money		\$12,445.00
Principal amount of new loan(s)		\$50,000.00
MONEY PAID IN ADVANCE		\$200,000.00
Interim Interest (1st Mortgage) to LARRY ROSSO	\$177.08	
Title Insurance to Stewart Title Guaranty Company	\$727.80	
Settlement or Closing Fee to Dakota Title & Escrow Co.	\$350.00	
Record Deed &/or Mortgages(s) &/or Release(s)	\$10.50	
State stamps/tax on Deed to Register of Deeds	\$560.25	
origination fee to Larry	\$3,000.00	
<b>Amount Paid By/For Purchaser(s)</b>		<b>\$262,445.00</b>
<b>Total Due From Purchaser(s)</b>	<b>\$253,725.63</b>	
<b>Total Due From Purchaser(s)</b>		<b>\$253,725.63</b>
<b>Amount Paid By/For Purchaser(s)</b>		<b>\$262,445.00</b>
<b>Net to Purchaser(s)</b>		<b>\$8,719.37</b>

Maicolm X Memorial Foundation

Dakota Title & Escrow Co.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: Shirley Hansen

## WARRANTY DEED

**KNOW ALL MEN** by these presents that, **Adams Park Congregation of Jehovah's Witnesses and Adams Park Kingdom Hall**, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Malcolm X Memorial Foundation**, herein called the grantee whether one or more, the following described real property in **Douglas County, Nebraska**:

**The South 25 feet of Lots 1 and 2, Block 4, Bedford Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.**

**AND**

**The North 103 feet of Lots 1 and 2, Block 4, Bedford Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.**

**AND**

**Lots 3, 4, 5 and 6, Block 4, Bedford Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.**

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed this 14 day of October, 2010.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

File No.: ST-1288

1. Effective Date: September 28, 2010 at 8:00 a.m.

2. Policy or Policies To Be Issued:		Amount of Insurance
(a) A.L.T.A. Owner's	(ALTA 6/17/06)	\$248,900.00

Proposed Insured:		Premium
Malcolm X Memorial Foundation		\$653.00

(b) A.L.T.A. Loan	(ALTA 6/17/06)	Amount of Insurance
		\$50,000.00

Endorsements:		Premium
TBD		STBD

Proposed Insured:		Premium
Larry Rosso, its successors and/or assigns		\$75.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:  
Fee Simple

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:

William E. Mercer, Ulysses S. Murrell and Larry Roger, Trustees of the Adams Park Congregation of Jehovah's Witnesses - Lots 3,4,5 and 6, Block 4, Bedford Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

AND

William E. Mercer, Ulysses S. Murrell and Larry Rogers, Trustees for Adams Park Kingdom Hall - The North 103 feet of Lots 1 and 2, and the South 25 feet of Lot 1, Block 4, Bedford Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

AND

Adams Park Congregation of Jehovah's Witnesses by Trustees James Appleberry, Clausel Brye and Ulysses S. Murrell - South 25 feet of Lots 1 and 2, Block 4, Bedford Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

5. The land referred to in this Commitment is described as follows:

SEE ATTACHED LEGAL DESCRIPTION:

Dakota Title and Escrow Co.  
2411 S. 133 Plaza  
Omaha, Ne. 68144  
(402) 341-8400

# Real Estate Transfer Statement

Read instructions on reverse side

**THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED**

1 County Name <b>Douglas</b>	2 County Number <b>28</b>	3 Date of Sale <b>10/1/2010</b>	4 Date of Deed <b>10/1/2010</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Adams Park Congregatoin of Jehova's Witnesses,</b> Street or Other Mailing Address <b>8317 Sheffield Street</b> City State Zip Code <b>Omaha, NE 68122</b> Telephone Number na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Malcolm X Memorial Foundation,</b> Street or Other Mailing Address <b>P.O. Box 111446</b> City State Zip Code <b>Omaha, Nebraska 68111</b> Telephone Number see below	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.		
(A) Status	(B) Property Type	(C)
(1) <input checked="" type="checkbox"/> Improved Assessed (2) <input type="checkbox"/> Unimproved (3) <input type="checkbox"/> IOLL <input checked="" type="checkbox"/> na	(1) <input checked="" type="checkbox"/> Single Family (4) <input type="checkbox"/> Industrial (6) <input type="checkbox"/> Recreational (8) <input type="checkbox"/> Mineral Interests- (9) <input type="checkbox"/> State (2) <input type="checkbox"/> Multi-Family (5) <input type="checkbox"/> Agricultural (7) <input type="checkbox"/> Mineral Interests- Producing (10) <input type="checkbox"/> Exempt (3) <input type="checkbox"/> Commercial Non-producing	(1) <input type="checkbox"/> MobileHome

8 Type of Deed <input type="checkbox"/> Corrective <input type="checkbox"/> Land Contract <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Cemetery <input type="checkbox"/> Quit Claim <input type="checkbox"/> Conservator <input type="checkbox"/> Partition <input type="checkbox"/> Trust <input type="checkbox"/> Other _____	9. 1031 Exchange? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (was transfer an IRS in-kind exchange)
---	---

10 Type of Transfer: <input type="checkbox"/> Sale <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Court Decree <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Auction <input type="checkbox"/> Exchange <input type="checkbox"/> Life Estate <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Partition <input type="checkbox"/> Other (explain)
--

11 Ownership Transferred in Full (if No, explain division) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (if No, state intended use) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

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

Yes  No  Spouse  Parents and Child  Family Corporation or Partnership or LLC  
 Grandparents and Grandchild  Brothers and Sisters  Aunt or Uncle to Niece or Nephew  Other \_\_\_\_\_

14 What is the current market value of the real property?	15 Was mortgage assumed? If Yes, state amount and interest rate. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was sale through a real estate agent? (If YES, name of agent) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property <b>3463 Evans Street, Omaha, NE</b>	19 Name and Address of Person to Whom Tax Statement Should be Sent <b>Malcolm X Memorial Foundation P.O. Box 111446, Omaha, NE 68111</b>
---	---

20 Legal Description **Lot: 6 Block: 4 Subdivision: Bedford Place, Douglas County, Nebraska**

21 If agricultural, list total number of acres _____		
22 Total purchase price, including any liabilities assumed .....	22	\$248,900.00
23 Was nonreal property included in purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (if Yes, enter amount and attach itemized list).....	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	248900.00

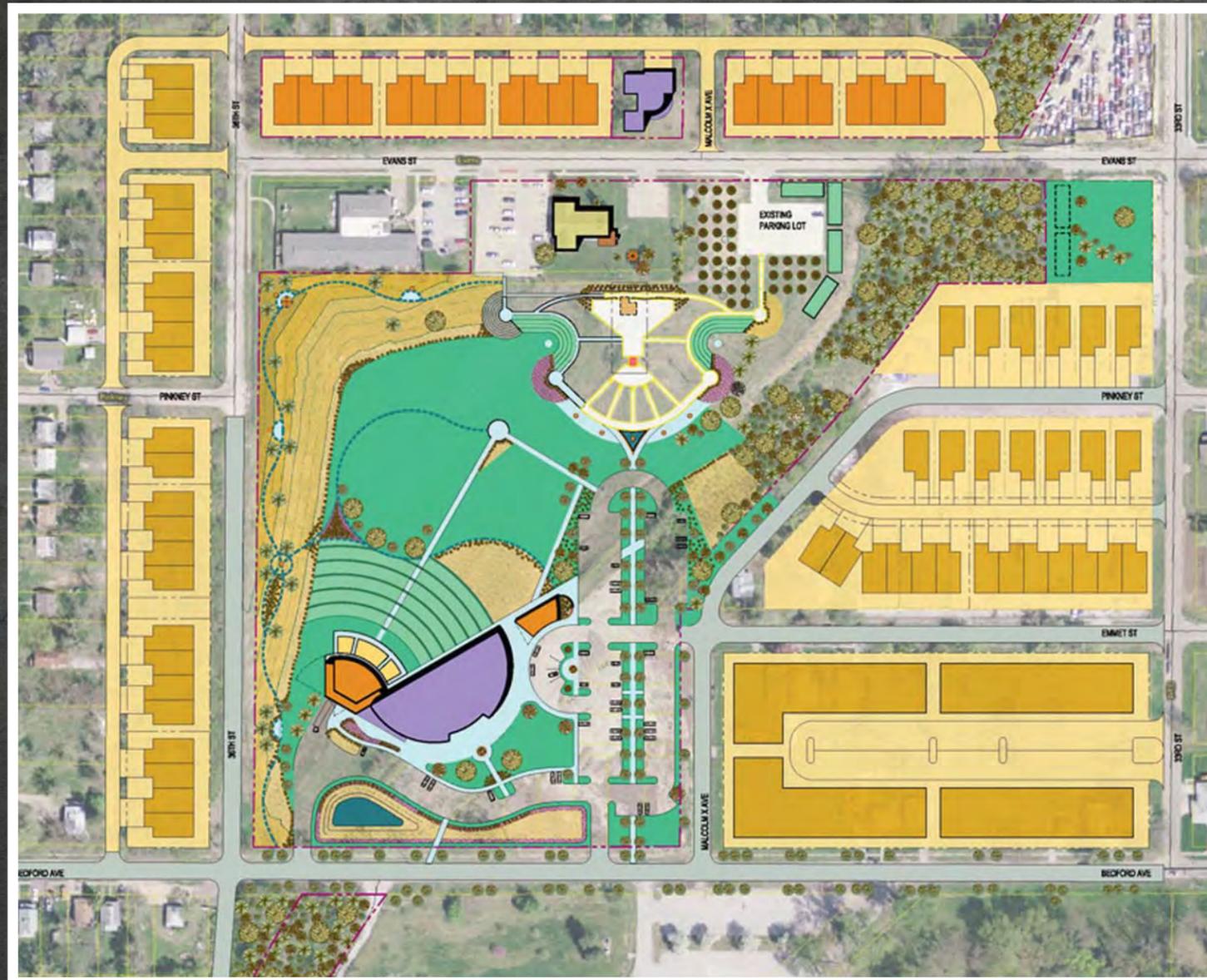
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true and correct, and that I am duly authorized to sign this statement.

<b>sign here</b>	}	25 <b>Malcolm X Memorial Foundation</b> <small>Print or Type Name of Grantee or Authorized Representative</small>	<small>Telephone Number</small> <b>10/1/2010</b>
	}	<b>purchaser</b> <small>Signature of Grantee or Authorized Representative Title</small>	<small>Date</small> <b>10/1/2010</b>

REGISTER OF DEEDS' USE ONLY				FOR NDR USE ONLY
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Deed Book	29 Deed Page	30

GRANTEE - Please make a copy of this document for your records

# MALCOLM X MEMORIAL FOUNDATION



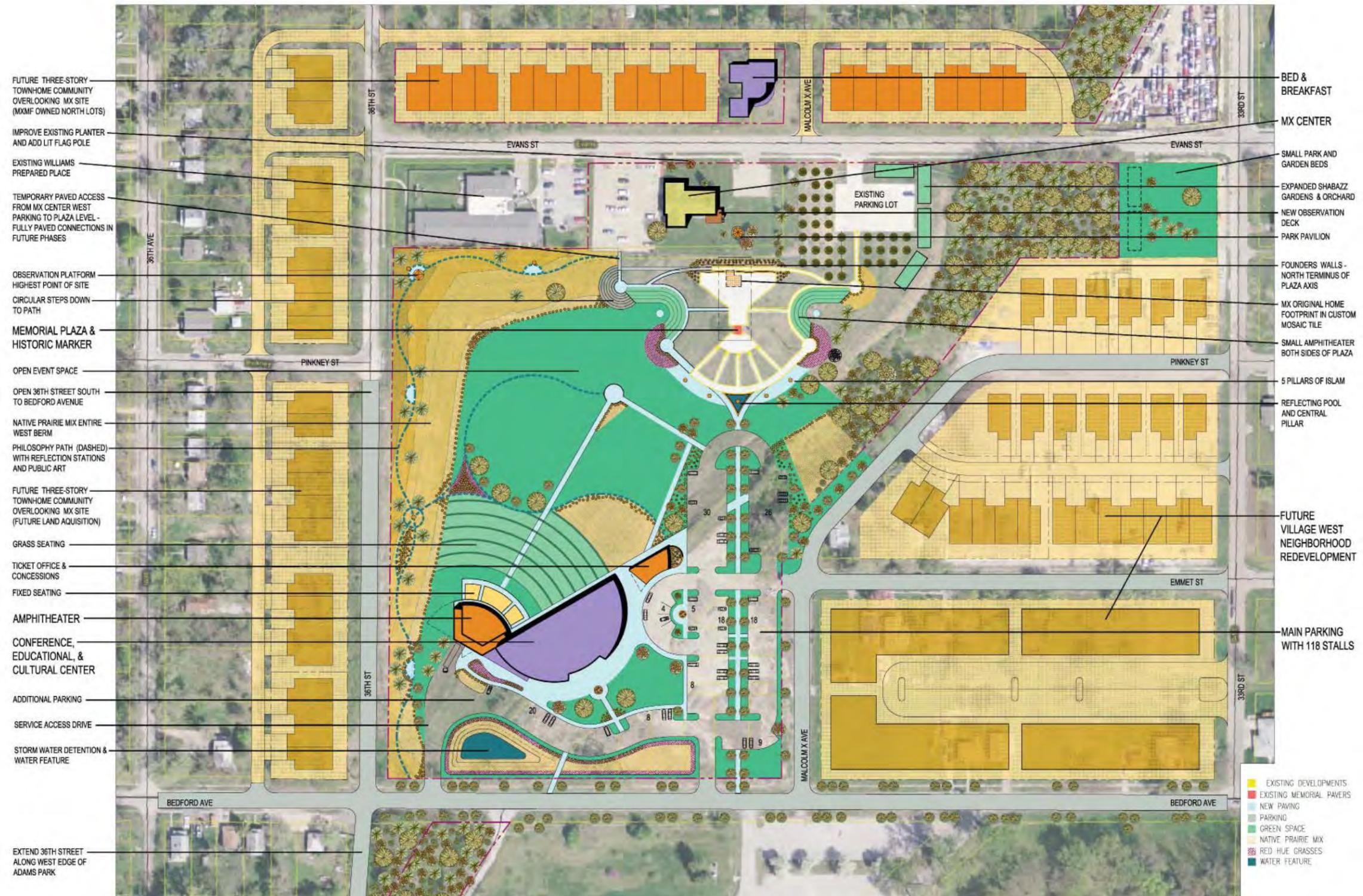
STRATEGIC PLANNING,  
SITE PROGRAMMING STUDY  
AND MASTER PLAN  
NOVEMBER 2011



**SCHEMMER**  
ARCHITECTS | ENGINEERS | PLANNERS

# FINAL MASTER PLAN – OCTOBER 2011

After considerable review and discussion, Concept "C" with suggested refinements was recommended by the MXMF Board as the preferred concept. Highly visible and accessible facilities, large open areas for future developments and a strong focus on the historical marker are the salient features of this concept. The following site plan reflects the final approved master plan concept.



MALCOLM X MEMORIAL FOUNDATION  
MASTER PLAN - OCTOBER 2011

# RECOMMENDED PHASING & PRELIMINARY TIMELINE



## PHASING

The following is a logical progression of work to complete the projects identified in the master plan. The initial phases are required and the later phases can be reshuffled depending on funding and need.

### 1. GRADING

- The initial work on the site would be a contract to reshape the topography to accommodate the future developments.

#### Major areas of reshaping include:

- Creating a bowl for the amphitheater, and a level pad for future conference center/cultural center/educational center
- Reshaping the proposed parking lot to accommodate the 20' elevation change to a maximum 4 percent grade
- Determine optimum disposition of the former Belt Line Railroad right-of-way, there is a steep, tree-lined bank dropping nearly 20' from west to east
- Grade initial areas in the northeast portion of the site for the relocated community gardens, provide minimum of one acre for initial community garden space
- Grade site for required sediment basins and/or stormwater detention areas, all graded areas to be stabilized with planted ground cover, grade for proposed trail system
- Relocated Community Gardens
- Determine exact locations for orchards and vineyards

### 2. PROVISIONS FOR BASIC UTILITY SERVICES

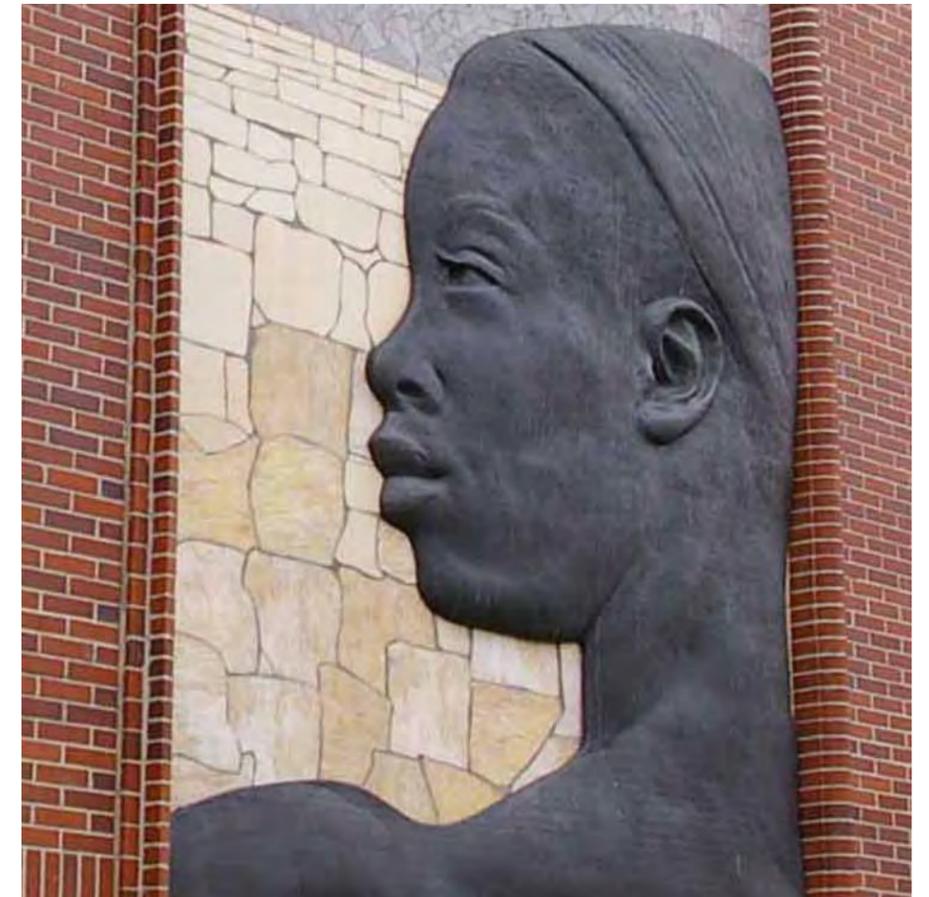
- With major facilities located close to Bedford Avenue determine access points to gas, water and sanitary sewer for all proposed facilities
- Confirm with OPPD on location and capacity of service for facilities and site lighting
- Provide for required fire protection – fire hydrants

### 3. GEOTECHNICAL INVESTIGATIONS

- Take borings in the areas of desired facilities and parking lots to determine types of subsurface soils and bearing capacities

### 4. LANDSCAPE THE SITE

- Construct trails
- Plant trees and shrubs
- Grass areas – accessible and non-accessible areas
- Initial pieces of public art and informational signage



- Complete the historical marker Pillars of Islam, paving, informational signage, home site identification
- Install permanent benches and picnic tables
- Construct Phase 1 of the parking lot – approximately 25 stalls

### 5. CONSTRUCT AMPHITHEATER

- Stage, backstage, canopy, fixed seating, lawn seating, concessions & restroom structure, fencing, service drives
- Construct Phase 2 of the parking lot – approximately 100 stalls

### 6. CONSTRUCT CONFERENCE/EVENT CENTER

### 7. CONSTRUCT CULTURAL CENTER

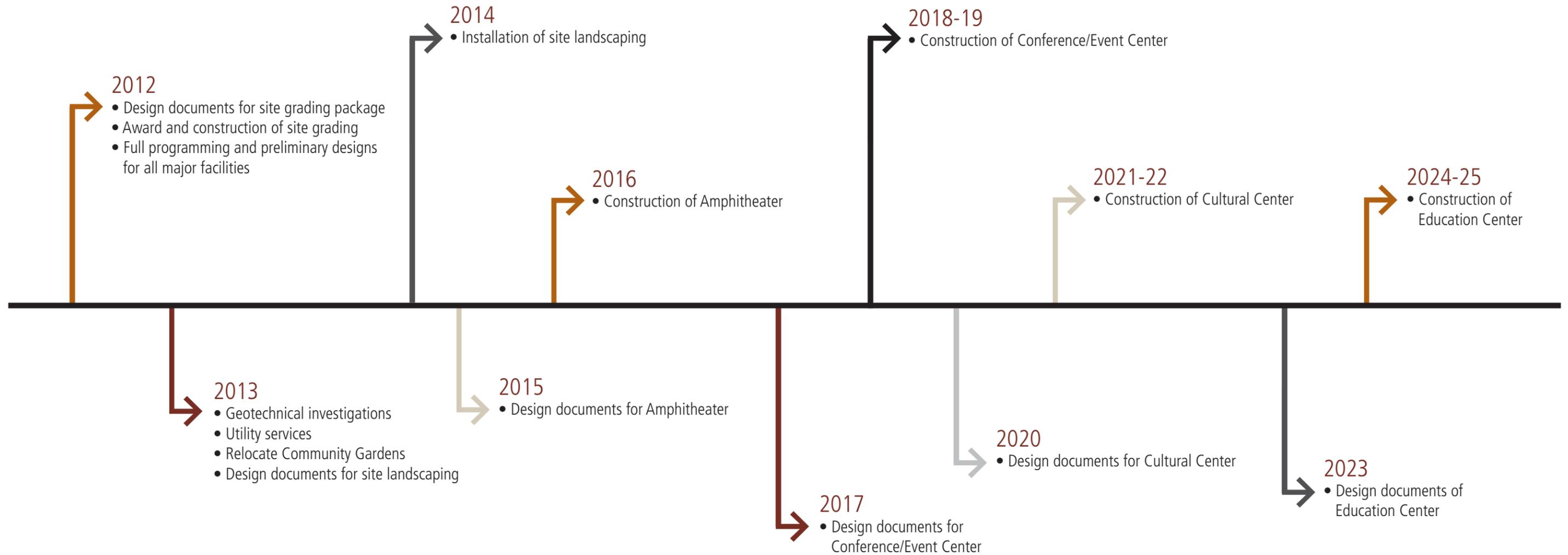
### 8. CONSTRUCT EDUCATIONAL CENTER

### 9. CONSTRUCT HOUSING NORTH OF EVANS STREET

*(could be done anytime, mutually exclusive of the main site)*

# PRELIMINARY TIMELINE

Actual timing will be dependent on factors of funding, partnerships and MXMF's organization. This will be a long-term initiative and the timeline is based on anticipated intervals between major projects.



SITE DEVELOPMENT



AMPHITHEATER



CULTURE CENTER

# PROBABLE DEVELOPMENT COSTS

Estimated development cost (design & construction) indexed to 2011. Since the development will likely be spread over many years, these preliminary figures can be escalated over time, to provide a basic cash flow guideline in implementing the entire development. More accurate estimates will be provided when specific site and facility programming elements are completed.

## DEVELOPMENT COMPONENTS:

Site Grading & Site Stabilization .....	\$300,000
Utilities & Site Lighting .....	\$200,000
Geotechnical Investigations .....	\$10,000
Relocate Community Gardens .....	\$10,000
Landscaping/Trails/Site Appurtenances .....	\$750,000
Amphitheater .....	\$3,500,000
Conference/Event Center (15,000 SF) .....	\$3,500,000
Cultural Center (7,000 SF) .....	\$2,300,000
Educational Center (6,000 SF) .....	\$2,000,000
<b>TOTAL .....</b>	<b>\$12,570,000</b>

Housing (north units - 20, west units - 24) at \$168,000 unit plus site development



*"You can't separate peace from freedom because no one can be at peace unless he has his freedom."*

**Malcolm X**



DEED 2012091151



SEP 11 2012 14:57 P 1

Nebr Doc Stamp Tax
9-11-12
Date
\$ 16.75
By MSZ

Deed  
 FEE 550 FB 01-60000  
 BKP 9-15-12 C/O COMP  
 DEL PU SCAN PV  
 cash

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County NE  
 9-11-2012 14:57:32 50



### WARRANTY DEED

Return to: SHARIF Z. LIWARA 3448 EVANS ST Omaha Ne. 68111

Buy A North O Home, Inc. GRANTOR

whether one or more, in consideration of \$ 2,000.00  
 receipt of which is hereby acknowledged, conveys, to  
MALCOLM X MEMORIAL FOUNDATION GRANTEES,

the following described real estate (as defined in Neb. Rev. Stat § 76-201)  
 in Douglas County, Nebraska

Lot Parcel # 020956000  
Lands SEC-TWN-R6E 09-15-13 Rwy 1N W 1/2 NW 1/4 4.68 AC  
 Railroad Right of Way in the West one half of the Northwest Quarter, Section 9, Township 15, Range 13, (approx SWNW)  
 Grantor covenants (jointly and severally, if more than one) with Grantees that Grantor:

(1) Is lawfully seized of such real estate and that it is free from encumbrances, except:

Real estate tax lien - approx \$600

(2) Has legal power and authority to convey the same;

(3) Warrants and will defend the title to the real estate against the lawful claims of all.

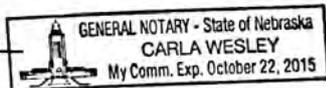
Executed this 11 day of September, 2012.

Allen Taylor CEO of Buy A North "O" Home Inc.

State of Nebraska  
 County of Douglas

The forgoing instrument was acknowledged before me this 11 day of September  
 2012, by ALLEN TAYLOR CEO of BUY A NORTH O HOME INC

Carla Wesley  
 NOTARY PUBLIC  
 My Commission Expires: \_\_\_\_\_



phone: 402-881-8118  
 : " 590 7526

# Venue Rental Forecast

Year 1 (2025)    Year 2 (2026)    Year 3 (2027)    Year 4 (2028)    Year 5 (2029)

## Type of Rental

Event Rental Revenue
Program Rental Revenue
Festival Revenue
Small Community Event

# per Year

10	10	10	10	10
5	6	6	7	8
4	4	5	6	6
30	40	40	50	50

## Cost per rental

Yr Increase

Event Rental Revenue	2.0%
Program Rental Revenue	2.0%
Festival Revenue	2.0%
Small Community Event	2.0%

3,000.00	3,060.00	3,182.40	3,309.70	3,442.08
5,000.00	5,100.00	5,304.00	5,516.16	5,736.81
10,000.00	10,200.00	10,608.00	11,032.32	11,473.61
500.00	510.00	530.40	551.62	573.68

## Sales

Event Rental Revenue
Program Rental Revenue
Festival Revenue
Small Community Event

30,000	30,600	31,824	33,097	34,421
25,000	30,600	31,824	38,613	45,894
40,000	40,800	53,040	66,194	68,842
15,000	20,400	21,216	27,581	28,684
<b>110,000</b>	<b>122,400</b>	<b>137,904</b>	<b>165,485</b>	<b>177,841</b>

Product sales

Total sales

<b>110,000</b>	<b>122,400</b>	<b>137,904</b>	<b>165,485</b>	<b>177,841</b>
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MXMF Master Plan Proposal  
Budget Justification  
10/8/2022

**MXMF REVENUE PROJECTIONS 2023**

4200 Local, State, Federal Grants

\$18 million awarded in ARPA Funding for MXMF project support. Distributed as 1.5 million Quarterly over 3 years.

4310 Foundation and Trust Grants

Expected to increase to \$170,000 in philanthropic support. 40K in February of 2023 allowing for continued staff and program support. 30K in May. 100K end of year support going into 2024.

4800 Facility Rental Revenue - Expected increase slightly due. Past Partnership with Freedomtainment for outdoor Plaza rental expected to continue along with other rentals of this nature.

4900 Event Revenue

Given Malcolm X's induction in the NE Hall of Fame, we anticipate increased engagement in the annual Malcolm X Birthday celebration

**MXMF EXPENSE PROJECTIONS 2023**

4110 Individual Contributions membership campaigns, and tourism should increase moving forward.

6200 & 6900 Malcolm X Birthday celebration expected increase in facilities expenses for larger event

6300 Facilities and Equipment will increase to the expenditure of \$1,500,000 in quarterly disbursements to contractors, developers, and other contracted services for the MXMF Master Plan

6320 Utilities Expected increase in utilities usage due to increased interest in MXMF development and future plans

6800 Travel & Meetings an increase in expenses from previous years due to meeting and increased volunteerism to support the building of MXMF Master Plan

6100 Salaries and Wages should remain similar totaling \$79,032

Other Expenses are carried from previous years 2022 and are not expected to change

Note: Future projections will be calculated upon consulting with professionals and obtaining more detail regarding the MXMF Master Plan Development.

The estimated cost of the MXMF Master Plan was \$12,570,000 in November 2011.

Adding the cost of inflation the MXMF Master Plan is estimated at \$16,550,573.58 as of today October 8th, 2022.

Malcolm X Memorial Foundation is requesting \$18 million of the funding allocated to North and South Omaha under LB1024. This budget justification is accompanied with a budget called " ARPA MXMF MASTER PLAN 2023" to further support the organizations request.

**Malcolm X Memorial Foundation**  
**Budget Overview: ARPA MXMF MASTER PLAN 2023 - FY23 P&L Classes**  
 January - December 2023

	Malcolm X Birthday Celebration	Management & General	Programs	Garden	Radio	Tours	Youth Camp	Total Programs	TOTAL
<b>Revenue</b>									
4040 In-Kind Donations		161.00						0.00	161.00
4110 Individual Contributions		9,904.88	1,200.55		12,000.00	11,200.55		24,401.10	34,305.98
4200 Local, State, & Federal Grants		6,000,000.00						0.00	6,000,000.00
4310 Foundation and Trust Grants		160,000.00	4,000.00	15,000.00	15,000.00	4,000.00		38,000.00	198,000.00
4410 Membership Revenue	68.00	3,501.00						0.00	3,569.00
4510 Investment Income		0.13						0.00	0.13
4700 Program Revenue		249.00	1,007.00			1,007.00		2,014.00	2,263.00
4800 Facility Rental Revenue		7,833.00						0.00	7,833.00
4900 Events Revenue	26,000.00							0.00	26,000.00
<b>Total Revenue</b>	<b>\$ 26,068.00</b>	<b>\$ 6,181,649.01</b>	<b>\$ 6,207.55</b>	<b>\$ 15,000.00</b>	<b>\$ 27,000.00</b>	<b>\$ 16,207.55</b>	<b>\$ 0.00</b>	<b>\$ 64,415.10</b>	<b>\$ 6,272,132.11</b>
<b>Cost of Goods Sold</b>									
4640 Cost of Goods Sold		4,240.00						0.00	4,240.00
<b>Total Cost of Goods Sold</b>	<b>\$ 0.00</b>	<b>\$ 4,240.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 4,240.00</b>
<b>Gross Profit</b>	<b>\$ 26,068.00</b>	<b>\$ 6,177,409.01</b>	<b>\$ 6,207.55</b>	<b>\$ 15,000.00</b>	<b>\$ 27,000.00</b>	<b>\$ 16,207.55</b>	<b>\$ 0.00</b>	<b>\$ 64,415.10</b>	<b>\$ 6,267,892.11</b>
<b>Expenditures</b>									
6100 Salaries and Wages		79,032.00		6,000.00	24,000.00			30,000.00	109,032.00
6200 Professional Services	10,837.22	5,147.50	2,244.00			2,244.00		4,488.00	20,472.72
6210 Radio Programming and Production		906.02						0.00	906.02
6230 Accounting Services		12,000.00						0.00	12,000.00
6300 Facilities and Equipment	1,500.00	6,006,213.03		12,000.00	4,000.00			16,000.00	6,023,713.03
6310 Repairs and Maintenance		2,674.00	883.39			883.39		1,766.78	4,440.78
6320 Utilities		10,022.63						0.00	10,022.63
6330 Insurance		4,527.80						0.00	4,527.80
6350 Computer Equipment and Software		2,523.13						0.00	2,523.13
6510 Office Supplies		789.80	198.83			198.83		397.66	1,187.46
6520 Printing and Copying		776.70	1,634.03			1,634.03		3,268.06	4,044.76
6525 Bank Charges & Fees	2.14	205.36						0.00	207.50
6550 Telephone & Internet		5,689.46	2,579.36		2,579.36			5,158.72	10,848.18
6555 PayPal Fees	0.69							0.00	0.69
6610 Advertising		907.85						0.00	907.85
6700 Events	6,132.24	1,500.00						0.00	7,632.24
6800 Travel and Meetings		3,630.62	6.36			6.36		12.72	3,643.34
6810 Mileage		210.00						0.00	210.00
<b>Total 6800 Travel and Meetings</b>	<b>\$ 0.00</b>	<b>\$ 3,840.62</b>	<b>\$ 6.36</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 6.36</b>	<b>\$ 0.00</b>	<b>\$ 12.72</b>	<b>\$ 3,853.34</b>
7100 Other Expenses		263.38	236.59			57.60	178.99	473.18	736.56
<b>Total Expenditures</b>	<b>\$ 18,472.29</b>	<b>\$ 6,137,019.28</b>	<b>\$ 7,782.56</b>	<b>\$ 18,000.00</b>	<b>\$ 30,579.36</b>	<b>\$ 5,024.21</b>	<b>\$ 178.99</b>	<b>\$ 61,565.12</b>	<b>\$ 6,217,056.69</b>
<b>Net Operating Revenue</b>	<b>\$ 7,595.71</b>	<b>\$ 40,389.73</b>	<b>-\$ 1,575.01</b>	<b>-\$ 3,000.00</b>	<b>-\$ 3,579.36</b>	<b>\$ 11,183.34</b>	<b>-\$ 178.99</b>	<b>\$ 2,849.98</b>	<b>\$ 50,835.42</b>
<b>Net Revenue</b>	<b>\$ 7,595.71</b>	<b>\$ 40,389.73</b>	<b>-\$ 1,575.01</b>	<b>-\$ 3,000.00</b>	<b>-\$ 3,579.36</b>	<b>\$ 11,183.34</b>	<b>-\$ 178.99</b>	<b>\$ 2,849.98</b>	<b>\$ 50,835.42</b>

# Grant Application

Row 330

<b>Organization Name (if applicable)</b>	North Omaha Community Partnership
<b>Physical Address</b>	4815 N 148th Circle Omaha, NE 68116
<b>Mailing Address</b>	
<b>Website</b>	Northomahacp.org
<b>Social Media Accounts</b>	FB @northomahacommunitypartnership
<b>Name</b>	Tamika Mease
<b>Title</b>	Executive Director
<b>Email Address</b>	northomahacp@gmail.com
<b>Phone</b>	+1 (402) 905-7098
<b>Team</b>	Yes
	<p>Tamika Mease, Professional Trainer for Signature Performance Inc. Owner of Positive Transitions, LLC Serving as President and Executive Director. Annette Harris, Supervisor of Omaha Housing Authority serves as Vice President. Jamar Dorsey Sr, Ed. D, Director of Avenue Scholars Foundation, Owner of Capture Services for Developmental Disabilities. Serving as Treasurer. Brandy Clements Career Bootcamp Instructor of Urban League of NE serves as Parliamentarian. Y'Shall Davis, Community Organizer for NE Workforce Development serves as Secretary Yai Johnson, Member At Large (Circle of Love Childcare Center, Owner)</p>
<b>Organizational Chart</b>	n/a
<b>Other Completed Projects and/or Accomplishments</b>	<p>North Omaha Community Partnership has developed a trust with the Omaha community by providing outreach programs and events that offer a safe space for the community to gather and engage in. We offer recourses that address basic needs, crisis needs and mental/behavioral health information. Our partners include Urban League of NE, Uban league of NE young Professionals, Charles Drew Health Center, You Turn, Malcolm X Foundation, Omaha United for Youth, NONA, Black Men United, BAA, Center for Holistic Development, OPS and Davis Contracting, LLC. With our program we will recruit neighborhood ambassadors within our community. We will identify needs, provide resources, host neighborhood fellowship events to promote unity. Our youth events will offer mentorship, professional trade resources and training opportunities. Through our interaction, we promote crime prevention, conflict resolution, suicide prevention and crisis intervention. We offer</p>

community resources such as crisis assistance, food pantries, household cleaning supplies and community feeds. Our youth services include mentorship, counseling, conflict resolution, and youth events. Through our interaction we teach and promote violence prevention, suicide prevention and provide crisis intervention. We meet our youth where they are at by entering their environment without judging. We relate to their situations to build a relationship. Our youth lacks trust that needs to be restored. Our mentors are trained to listen first and then offer solutions. By offering a safe space to interact and have fun, individuals are more open to receiving help and guidance. We offer a welcoming environment by hosting family and community events. We offer needed resources with no strings. We meet basic needs that are followed by providing mental/behavioral health assistance to unpack traumas and heal. We can teach self-sufficiency with career, trades and entrepreneurial training. We have our 20 weeks of Summer Program called "It takes a Hood" We offer free food for the community, mentors and community resources every Sunday for 20 weeks. We offer Mental Health 1st Aid Training for all volunteer coaches, instructors and mentors to attend at no cost to them. We offer support to strengthen preventative measures to the leaders that have already built a relationship with our youth. Our focus is on crisis, violence and suicide prevention with our youth and community. We are also designing our organization to serve as a community hub to offer collaborations with other organizations that are doing similar work. We offer a scholarship program to high school seniors to assist by providing laptops and dorm rooms supplies or trade training equipment. We have a community feed program that offers a meal to anyone in the community to promote unity and peace. Our entrepreneur program offers a workshop for adults and mentorship for youth ages 16 to 24. We have just implemented a youth and reentry pre apprentice construction and painting program called "Work in Progress". North Omaha Community Partnership offers youth programs including arts, martial arts, sewing, community outreach and flag football are instructed by professionals and trained individuals. Instructors and coaches will collaborate with our Bridge the Gap mental/behavioral health program. Each participant will receive an individual evaluation to address their needs. A follow up family assessment is conducted by our Family Support Coordinator. We also offer our program at our community events and when addressing crisis situations. Referrals for counseling is placed when the need is demonstrated. With our expansion, we're able to offer therapy sessions clinical counselors that have partnered with our organization within hours or just a couple days at no cost to the families. While participants participate in crisis therapy with our program, walk them through the process of scheduling their initial therapy appointment with agencies such as Charles Drew

<b>Proposal Title</b>	North Omaha Community Partnership Multi-purpose Center
<b>Total Budget (\$)</b>	\$3,170,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$3,170,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	NOCP is a community-based organization. We offer many outreach programs, resources and events weekly, monthly,

quarterly and annually. We partner with our organizations and grassroots initiatives. During the warmer months in the year, we offer recreational activities at the Bryant Center basketball court. We bring in community resource vendors, mentors and provide our services on site. Not having a brick-and-mortar location is challenging especially in the colder months of the year. We lease meeting space for our events and therapy sessions for our Bridge the Gap Mental Health Program. We have raised funds and received grants that have allowed our programs to expand. We need funding to provide a permanent location for our organization that offers classroom and workshop space, multi-purpose area, event space, outdoor space and an indoor gym. We support dance teams, flag football teams and character development and enrichment youth programs. We would serve as a community hub and allow these groups to use our space. This would make these opportunities more accessible and affordable. Our timeline is 18 months to purchase property and renovate. We would expand our programs at current locations immediately upon award. Our location would be in North Omaha.

<b>Timeline</b>	Our timeline would be 18 months from award. Our intention is to purchase existing building and renovate. We would expand our programs immediately upon receiving award from existing site locations.
<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>	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>	A community hub is needed in North Omaha that offers both an indoor and outdoor safe space for our community including youth and families. We focus on the foundation of families to bring the community together. We support existing programs such as dance teams and youth sports teams that doesn't have the financial resources. We become a resource which makes program affordable and more accessible to at risk youth in our community. North Omaha does not have a community gym. We offer a safe space courtesy of the Bryant Center, but in winter months, our youth and families are left with a space for recreation.
<b>Visioning Workshop</b>	A community hub is needed in North Omaha that offers both an

**Findings Alignment** indoor and outdoor safe space for our community including youth and families. We focus on the foundation of families to bring the community together. We support existing programs such as dance teams and youth sports teams that doesn't have the financial resources. We become a resource which makes program affordable and more accessible to at risk youth in our community. North Omaha does not have a community gym. We offer a safe space courtesy of the Bryant Center, but in winter months, our youth and families are left with a space for recreation.

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**Priorities Alignment** Our proposal aligns with LB1024's priorities because we would be enriching the culture in North Omaha, Providing a safe space and resource hub. we are able to provide training, workshops, therapy services, support groups, sports and entertainment under one roof.

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**Economic Impact** By having a brick-and-mortar location, we would use qualified minority contractors based in North Omaha to complete our renovations and constructions needed. Being able to expand our programs would offer more employment opportunities to mental health, clerical, case management, graphic design and construction professionals. Most of these positions would be permanent.

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We estimate a total of 20 jobs being created within the 1st year of expansion with an increase thereafter.

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We estimate a total of about 30 or more temporary construction jobs created,

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Job wage levels within our organization will range from \$15 to 24 per hour and 3 salaried positions ranging from \$40-\$70K per year.

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We currently have a networking relationship with businesses and contractors in the North Omaha Community. We will utilize our network to make sure LB 1024 investment stays completely in North Omaha.

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**Community Benefit** Our community hub and programs are designed to decrease crime, trauma, school truancy and gang violence. Our programs involve families as a whole as well as youth. We will offer an alternative to what the streets and violence offer. We will be able to offer job training opportunities that offer a competitive, livable wage. We will be able to provide mental behavioral therapy to address traumas and barriers in order to achieve self sustainability.

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Our community hub and programs are designed to decrease crime, trauma, school truancy and gang violence. Our programs involve families as a whole as well as youth. We will offer an alternative to what the streets and violence offer.

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**Best Practices/Innovation**

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**Outcome Measurement** Through surveys, observance and documented participation of trainings, resources and events, we will be able to measure our program's success. Meeting with members, mentors and constituents to identify needs and solutions will increase a

positive outcome. Offering training, mentorship, family support and training will ultimately reduce crime, violence, suicide and crisis situations overall. initiatives that have been proven to work by reducing crime, violence and crisis situations. Our members and mentors are from the same community we serve. We care about our community and the outcome.

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**Partnerships** Yes

Tamika Mease

**Displacement** No

**Displacement explanation**

**Physical Location** Location has not yet been determined.

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

**Additional Location Documents**

**Property Zoning** No

**Is the project connected to utilities?**

Yes

**Design, Estimating, and Bidding** No

No

By using average rates for square footage of 8-15,000 sq ft space.

**General Contractor** Yes

No

We have experience with working with Davis Contracting, LLC which is Black owned general contractor based in North Omaha

**Request Rationale**

**Grant Funds Usage** Funds will be used for purchasing property, renovations, equipment and supply purchases, operational costs and

program budgets including salaries and hourly wage employee compensation.

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**Proposal Financial Sustainability**

Yes

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**Funding Sources**

We only currently have funding in amount of 125,000 approved and pending to fund program initiatives only. Operational costs are not included.

1/2023

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**Scalability**

Proposal is scalable and can be accomplished with a long-term lease of space that can accommodate space needed.

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**Financial Commitment**

By providing funding to obtain our own space we will be financial committed to maintain by becoming sustainable. Sustainability will include event rental space, graphic design business childcare business, day services and home improvement businesses. All funds received will be used responsibly with the intention to rebuild, uplift and empower our community.

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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**

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# Grant Application

Row 331

<b>Organization Name (if applicable)</b>	The Creative Impulse
<b>Physical Address</b>	1301 Nicholas Street #219 Omaha, Nebraska 68102
<b>Mailing Address</b>	PO Box 4433
<b>Website</b>	<a href="http://www.mycreativeimpulse.com">www.mycreativeimpulse.com</a>
<b>Social Media Accounts</b>	instagram: @the.creativeimpulse
<b>Name</b>	Jennifer Young
<b>Title</b>	Director
<b>Email Address</b>	jennifer@mycreativeimpulse.com
<b>Phone</b>	+1 (531) 772-4829
<b>Team</b>	Yes
	Candy Zollicoffer - Operations   Rachel Schutte - Communications
<b>Organizational Chart</b>	Will upload.
<b>Other Completed Projects and/or Accomplishments</b>	As a newer organization, we have launched the DIY studio out of Hot Shops Art Center. So far we have had a successful launch of offering various types of creative workshops or a wide range of ages. As part of our organizational goal, we are exposing the community to local artists while adding to artist financial sustainability. People with varying creative experience can learn from local artists in a way that is non-intimidating. I am watching an appreciation for creativity grow as well as artist support.
<b>Proposal Title</b>	The Creative Impulse Proposal
<b>Total Budget (\$)</b>	\$673,608.00
<b>LB1024 Grant Funding Request (\$)</b>	\$673,608.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	West Omaha has numerous established creative DIY-centered businesses. North and South Omaha lacks these creative opportunities for all ages. The plan is to create numerous locations that reflect the neighborhoods they are planted within

north and south Omaha. There is a diversity to creativity that the community needs education and exposure to in a way that is non-intimidating. This includes fine arts, literary arts and cultural arts including culinary and beauty. The Creative Impulse plans to partner with local artists and businesses in these areas to do the following: Increase access to creative opportunities, increase exposure to different creative mediums, increase exposure to local artists, support artist and cultural sustainability, create jobs as well as provide training in the creative arts. The first locations we are focused on launching physical spaces within are Benson and North 24th street. We will begin with a brick and mortar space in Benson in 2023 due to its new identity and continuing growth as a Creative District. Out of increasing partnerships we should be in position to begin the launch of new location in 2025. By 2027, we should be on track to have 1 more location added in south Omaha. The Creative Impulse will build up awareness in each of these communities and neighbors thought partnerships with local business using a pop-up model.

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**Timeline**                      What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, upload your schedule at the end of the application. (attachment included) 2022 | Launch mobile/pop up model out of Hot Shops Art Center 2023 | Obtain brick and mortar space in Benson | Launch in the Fall 2024 |Research 2nd brick and mortar space along north 24th street 2025 |Obtain and Launch 2nd location on north 24th street | Research south Omaha location 2026 |Obtain and Launch 3rd location in south Omaha (coffee shop model)

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**Percentage completed by July 2025**                      90%

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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**                      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**                      In north and south Omaha we currently have a limited amount of support in artist sustainability. We are creating opportunities in which artists are able to be paid a fair wage in order to continue in cultivating and passing on culture through art. Many are competing for the same funds to support their projects and livelihood. There has been a limited view of how artists can draw in income. With The Creative Impulse model, artists will be able to draw in income through instruction and exposure to creative services they provide. We provide instructor training and professional mentoring for anyone who joins our group of artists. We will create experiences inviting people into locally owned spaces in north and south Omaha through partnerships. This will also include highlighting delicious food by local vendors as well. The model is designed to create jobs, provide professional art career mentoring increase appreciation for art,

and add value to those who participate in the workshops. The Creative Impulse is here to help artists stay in Omaha and give people with an interested in creativity the opportunity to create. Our focus is to use local and BIPOC owned business for all contractor work. It is important it keep pouring back into the communities and making sure that each brick-and-mortar space reflects the culture and needs of the communities they inhabit.

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**Visioning Workshop Findings Alignment**

This proposal is an answer to many of the findings from the Visioning Workshop. There is land and building sitting unused with ownership outside of the community. The hope is the be able to take back and utilize these spaces with a boutique DIY studio model. We can have as many of these studios as there is demand in different neighborhoods. They will serve as spaces for special events surrounding creativity. Different celebrations can be hosted in these spaces while employing local artists to instruct and lead. Local artists and creatives goods will be on sale on consignment which will continue to send money back into the community. We will have jobs available for instructors and assistants and office workers. We will be employing north and south Omaha businesses and other BIPOC-owned businesses for contract work and other vendor needs for workshop events. We will be supporting the community through different partnerships with local businesses and popping up in their spaces, not only within our brick-and-mortar spaces. We hope to be a go-to for business exposure as well creative fun for the community. Our locations will be within walking distance and located in business districts to make them easily accessible. We will also be intentional and mindful of different forms of accessibility issues.

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**Priorities Alignment**

This proposal aligns with and responds to the need to assist artist entrepreneurs in their goals to grow or launch their businesses. Through the exposure gained in addition to the livable wage they receive from instructing workshops, artists will be assisted in with their entrepreneurial goals. Employment will also come in the form of art assistance, social media and communication needs. Assistants will not only help with art workshops, they will also have the opportunity to create and fill orders for DIY Kits specifically branded by The Creative Impulse. We will provide mentoring for the artists with less experience with instruction and building their art business.

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**Economic Impact**

We are planning to compensate instructors with both an hourly and profit split option. Based on the projected average amount of events we will have in our first year, we have come up with the following number for wages: Artist Instructors will be contracted and paid \$50 per hour for an average of 3 hours coming to a minimum of \$150 per workshop event. Depending on if the instructor is on temporarily or permanently will determine how much their wage comes to that year. This is well above the average of \$30 or less in most instruction-based organizations. Art Assistants will be paid starting at \$15 per hour for an average of 5 hours coming to a minimum of \$75 per shift. Art Assistants can always work their way up to be Artist Instructors and schedule flexible hours in managing the space and events.

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Over the span of the proposal we will have permanent at least 2 permanent positions is created for assisting in managing the space on a regular basis at each location. That will be at least 6 permanent jobs in the next 5 years.

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Over the span of the proposal we will average about 13 temporary positions per location which comes to about 40 positions in the next 5 years.

These job wage levels will be fair wage rates.

Immediate income will come from having artists already instructing classes in pop up locations within the Qualified Census Tracts. Local and BIPOC contractors will also be engaged immediately when the brick-and-mortar spaces are obtained to renovate and prepare the spaces for the DIY Workshops.

**Community Benefit** The Creative Impulse is designed to create an opportunity for people of all ages to engage in art and creativity in a way that is affordable and non-intimidating. Participants will have their creative value built as well as cultivate appreciation for the artistic process. There will be fun opportunities to engage in including homeschooling art programs, workshops for the aging, weaving and sneaker design workshops.

This proposal is focused on adding to community sustainability by creating engaging creative experiences that draw people from outside of the community as well as within it. The Creative Impulse will not only increase value in participants lives but will also provide a stable stream of income for local artists and makers.

**Best Practices/Innovation** The Creative Impulse is an innovative concept for the city of Omaha. It follows a pop-up model as well as a brick and mortar model that keeps the community's wants and needs for creativity in mind. The multiple locations that will reflect the culture and vibe of its neighborhood is different. There will be plans that include the ability to instruct a wide range of cultural and fine art workshops. Each location will highlight food and beverage items highlighting local vendors.

**Outcome Measurement** not applicable.

not applicable.

not applicable

**Partnerships** Yes

Hot Shops Art Center (currently providing access to studio space for workhops). Prospective partnership with The Culxr House (pop workhop location).

An MOU has not yet to be developed and signed.

**Displacement** No

**Displacement explanation**

**Physical Location** Not available. We are currently operating as a mobile organization out of Hot Shops Art Center with the plan to launch

multiple locations in north Omaha (Benson & north 24th street) and in South Omaha.

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<b>Qualified Census Tract</b>	Within one or more QCTs
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<b>Additional Location Documents</b>	I will upload
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<b>Property Zoning</b>	No
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<b>Is the project connected to utilities?</b>	
	No
	No

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<b>Design, Estimating, and Bidding</b>	Yes
	Yes

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<b>General Contractor</b>	No
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<b>Request Rationale</b>	will upload
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<b>Grant Funds Usage</b>	The funds will be used to pay for upstart costs including: space, utilities, wages, and supplies to launch 3 locations in north and South Omaha over the next 5 years.
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<b>Proposal Financial Sustainability</b>	Yes
	Revenue will derive from weekly art workshops, kid art programming, DIY kits, private bookings and subscriptions. A reasonable budget will allow for a certain amount of staffing and contract work in the beginning. A budget yearly spending budget will be followed as revenue grows.

---

<b>Funding Sources</b>	not applicable.
	not applicable
	no

---

<b>Scalability</b>	It is scalable. It can be scaled down to fit the awarded budget.
	there can be a focus on only launching one singular location in Benson instead of 3 within the next 5 years.

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<b>Financial</b>	We are unable to make any financial commitment outside of
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**Commitment**                    pouring back 25% of all revenue back into the budget as a reinvestment.

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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**                    Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Proposal Budget/Sources and Uses Schedule

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The Creative Impulse is a boutique studio designed for instructed and self-led art and craft experiences. Classes are taught by local artists in order to provide a well-rounded opportunity for creative exposure. The focus is on partnering with local artists and businesses in areas that currently lack regular creative learning opportunities.



## The Creative Impulse

The **mission** is to provide a regular opportunity for creative freedom. The **vision** is to bring easy and fun-to-follow art instruction & events to homes, gatherings and businesses everywhere.

### Online Art & Craft Workshops and At Home Kits

Easy and \*fun-to-follow art and craft tutorials online by subscription. "At Home" kits can be added along with the tutorial link and shipped to your door. Each project will have a corresponding list of supplies and tools needed.



### Mobile Art & Craft Workshops

Easy and fun-to-follow live art and craft workshops for classrooms, bars, restaurants, and homes. These art and craft pop-ups are designed for special gatherings, after-school programs, homeschool and regular venue exposure.

CRAFT & SIP  
PINT & PAINT  
COFFEE &  
CANVAS

### The Creative Impulse Studio

This is a brick and mortar location for art and craft instruction. Classes are taught by jenni.d.yo and visiting local artists to provide a well-rounded opportunity for creative exposure. Available for private events and includes retail space with products from local artists.



*The big idea is to provide creative spaces for those who desire to explore these parts of themselves in a way that is non-intimidating. It is a great opportunity to engage with others while supporting local.*

### **WHY CREATIVE IMPULSE:**

- PERFECT FOR EVERYDAY CREATIVE OUTINGS AND HANGOUTS
- IDEAL FOR FOR CORPORATE PARTIES AND TEAM-BUILDING EVENTS
- CELEBRATIONS SUCH AS BIRTHDAYS AND ANNIVERSARIES

### **SHOPPING/RETAIL:**

- CONSIGNMENT OF LOCAL ARTISTS GOODS
- AT HOME KITS
- CERTIFICATES/GIFT CARDS

### **LEARN | CREATE:**

- DIY BAR: IN SHOP MAKE & TAKE KITS
  - CREATE YOUR OWN CRAFTS AND PAINT WITH INSTRUCTION SHEETS
    - AN ARTIST IS ON SITE TO ASSIST AS NEEDED
    - KEYCHAINS, EARRINGS, WALL HANGINGS, MACRAME, ETC.
  - PLANT BAR IN PARTNERSHIP WITH A LOCAL GREENHOUSE
- MONTHLY LOCAL ARTIST SPOTLIGHTS =
  - WILL HIGHLIGHT & PROMOTE A SPECIAL WORKSHOP EVENT AROUND THAT ARTIST AND THEIR AESTHETIC
    - SNEAKER DESIGN, WEAVING, ETC.
- WEEKLY CLASSES TAUGHT BY LOCAL ARTISTS:
  - CALLIGRAPHY
    - DOOR MATS
    - WALL HANGINGS
  - WREATH MAKING
    - DRIED FLORALS/GREENERY
  - GREETING CARDS
  - MACRAME
    - EARRINGS
    - MINI WALL HANGINGS
  - PAINTING
    - CANVAS
    - CERAMICS
    - WOOD



### **THEMED SPECIAL EVENTS**

- MEET & CREATE | SPEED-DATING WORKSHOP
  - DATING NETWORKING AND FRIENDSHIP MEET UPS
  - MEET OVER MUSIC AND A FUN CREATIVE PROJECT TO DISTRACT YOUR NERVES
  - LEARN FROM RELATIONSHIP EXPERTS
  - MEET NEW PEOPLE IN A SAFE & FUN ENVIRONMENT
- ST PATTY'S GREEN BLING WORKSHOP
  - GREEN UP A PIECE OF CLOTHING TO WEAR FOR LUCK
- DIY HALLOWEEN COSTUME WORKSHOP
  - CREATE YOUR TONGUE-IN-CHEEK OR MOST GHOULISH COSTUME WITH SOME HELP.
  - DIY UGLY SWEATER PARTY (CHRISTMAS/HOLIDAY)
  - MUSIC, CRAFTS, PHOTOBOOTH

### **EMPHASIS ON LOCAL PARTNERSHIPS:**

- FOOD/DRINK ITEMS IN PARTNERSHIP WITH A LOCAL BAKERIES & COFFE SHOPS
- PROGRESSIVE DINNER EXPERIENCE IN PARTNERSHIP WITH SURROUNDING RESTAURANTS



**Jennifer Young**  
Director | Artist Instructor



**Rachel Schutte**  
Communications



**Candy Zollicoffer**  
Operations



**Artist Instructor**



**Artist Instructor**



**Artist Instructor**



**Art Assistant**



**Art Assistant**

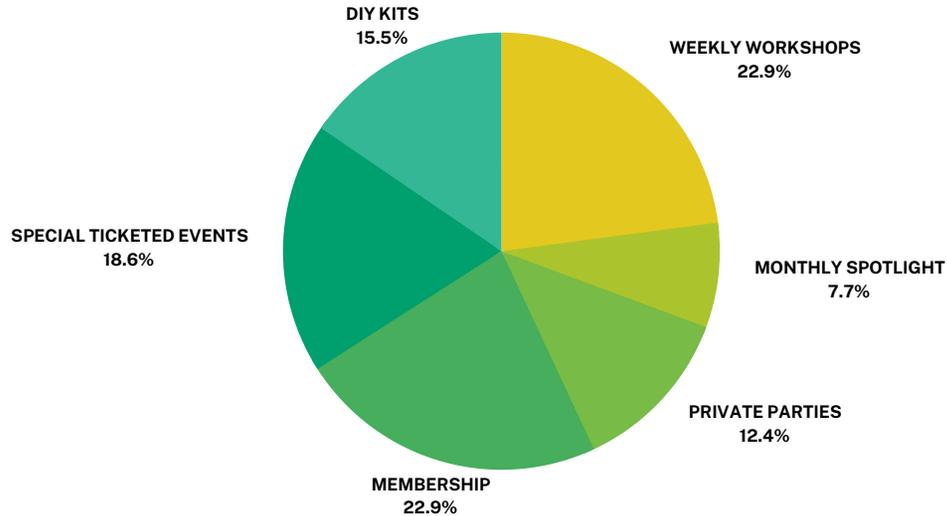


**Art Assistant**

THE CREATIVE IMPULSE  
**ORGANIZATIONAL  
STRUCTURE**

# REVENUE STREAMS

**1 YEAR | GROSS**  
\$278,280



**1 YEAR | NET**  
\$147,960

## WORKSHOPS

**WEEKLY** | \$35 PER PERSON MINIMUM (BASED ON 20 PEOPLE) | MINIMUM OF 12 CLASSES PER MONTH

**MONTHLY SPOTLIGHT** | \$65 PER PERSON MINIMUM (BASED ON 25 PEOPLE) | 1 PER MONTH

**PRIVATE BOOKINGS** | \$35 PER PERSON MINIMUM + \$100 FEE (BIRTHDAYS, CORPORATE, ETC.) (BASED ON 20 PEOPLE) | 8 PER MONTH)

## SUBSCRIPTION

**MEMBERSHIP** | \$45 PER PERSON (DISCOUNT WEEKLY CLASSES AND MONTHLY SPOTLIGHT EVENTS - FIRST DIBS ON NEW CLASSES AND SPECIAL EVENTS) BASED ON 100 PEOPLE

## SPECIAL EVENTS & DIY PARTIES

**MEET + CREATE | SPEED DATING** | \$50 PER PERSON (1 EVENT PER QUARTER | CAN ADD ON A DRINK TICKET FOR \$10

**ST. PATTY'S GREEN BLING** | \$30 PER PERSON (BASED ON 25 ATTENDANTS (1 PER YEAR)

**HALLOWEEN DIY COSTUME** | \$30 PER PERSON (BASED ON 25 ATTENDANTS (1 PER YEAR)

**UGLY SWEATER DIY** | \$30 PER PERSON (BASED ON 25 ATTENDANTS (1 PER YEAR) (2 SESSIONS PER YEAR)

## RETAIL

**DIY KITS** | \$27 PER KIT (BASED ON A MINIMUM OF 20 KITS SOLD PER WEEK) | NUMBERS BASED ON A PAINT DIY KIT

## OTHER REVENUE STREAMS

**GOODS FROM LOCAL ARTISTS** | CONSIGNMENT 30/70 | EX: CANDLES FOR \$20 EACH (\$6/\$14)

**GIFT CERTIFICATES** | CAN SELL IN \$25 INCREMENTS OR CUSTOMIZE AMOUNTS

**FOCUS ON HOMESCHOOL COMMUNITY** | REGULAR WORKSHOP OFFERED A FEW TIMES A WEEK DURING THE DAY

**BUSINESS PARTNERSHIPS** | CURATING BENSON EXPERIENCES SUCH AS A PROGRESSIVE DINNER



# GOALS & MEASUREMENTS | YEAR ONE

**GOAL: WEEKLY WORKSHOPS FULLY BOOKED | \$35 PER PERSON MIN. CLASS COST | 20 PEOPLE | MINIMUM OF 8 CLASSES PER MONTH**

**GOING WELL:** AVERAGE OF 15-20 STUDENTS BOOKED PER CLASS | 8 CLASSES PER MONTH [\$4,200-\$5,600 MONTHLY]

**NOT GOING WELL:** LESS THAN 8 STUDENTS BOOKED PER CLASS | ONLY FILLING 4 CLASSES PER MONTH [LESS THAN \$1,120 MONTHLY]

**NOTE:** TO BE SUCCESSFUL, NEEDS TO BE 10 OR MORE BOOKED PER CLASS [AT LEAST \$2,800 PER MONTH FOR WORKSHOPS]

**HOW TO HIT GOAL:** MARKETING WELL ON SOCIALS MEDIA (CI SOCIAL & 402 ARTS SOCIAL), EASY EVENT ONLINE REGISTRATION, MARKET ON EVENT PLATFORMS, CLEAR AND INVITING WEBSITE, DESIGN, HAVE INSTRUCTORS SHARE ON THEIR PLATFORMS, MAKE SURE CLASSES ARE FUN AND ENGAGING

**GOAL: MONTHLY SPOTLIGHT EVENTS BOOKED WITH AVERAGE OF 25 PEOPLE AT \$65 MINIMUM FOR CLASS**

**GOING WELL:** AVERAGE OF 18-25 PARTICIPANTS BOOKED PER EVENT | 1 EVENT PER MONTH [\$1,170-\$1,625 MONTHLY]

**NOT GOING WELL:** LESS THAN 10 PARTICIPANTS BOOKED PER EVENT [ LESS THAN \$650 PER MONTH]

**NOTE:** TO BE SUCCESSFUL, NEEDS TO BE 15 OR MORE BOOKED PER CLASS TO MAKE IT WORTH THE ARTIST'S TIME. 60/40 SPLIT AFTER COST OF FOOD & BEVERAGE.

**HOW TO HIT GOAL:** MARKETING WELL ON SOCIALS MEDIA, EASY EVENT ONLINE REGISTRATION, MARKET ON EVENT PLATFORMS, HAVE GUEST INSTRUCTOR SHARE ON THEIR SOCIAL MEDIA/FOLLOWING

**GOAL: 8 PRIVATE WORKSHOP BOOKINGS PER MONTH | MINIMUM \$40 PER PERSON | AVERAGE 20 PEOPLE**

**GOING WELL:** BOOKING AN AVERAGE OF 5-8 PRIVATE WORKSHOPS | 15-20 PEOPLE [\$3,000-\$6,400 MONTHLY]

**NOT GOING WELL:** BOOKING LESS THAN 3 PRIVATE WORKSHOPS PER MONTH | LESS THAN 10 PEOPLE PER BOOKING [LESS THAN \$800 PER MONTH]

**NOTE:** TO BE SUCCESSFUL, MUST REQUIRE THAT PRIVATE BOOKINGS ARE FOR 10 OR MORE PEOPLE. IF THEY DON'T HAVE THAT AMOUNT THEY NEED TO PURCHASE TICKETS FOR A SCHEDULED (NON-PRIVATE) WORKSHOP FOR THEIR GROUP.

**HOW TO HIT GOAL:** MARKETING WELL ON SOCIALS MEDIA, WEBSITE: CLEAR INFORMATION AND SIMPLE BOOKING PROCESS

**GOAL: 100 MONTHLY MEMBERSHIP SUBSCRIPTIONS | \$45 PER PERSON] (OR POSSIBLY MAKE A YEARLY FEE)**

**GOING WELL:** AVERAGING 50-100 MONTHLY MEMBERSHIPS [\$2,250-\$4,500 MONTHLY]

**NOT GOING WELL:** LESS THAN 15 MONTHLY MEMBERSHIPS [LESS THAN \$675 MONTHLY]

**NOTE:** TO BE SUCCESSFUL, MUST GET HAVE AT THE MINIMUM 30 MEMBERSHIPS [\$1,350 MONTHLY MINIMUM]

**HOW TO HIT GOAL:** BASED ON HOW ENGAGING REGULAR WORKSHOPS ARE. MAKE SURE TO HAE INSTRUCTORS PROPERLY TRAINED AND COACHED, MAKE IT AN EASY DECISION BY OFFERING DISCOUNTS ON REGULAR CLASSES AND EXCLUSIVE INFORMATION

**GOAL: HOST AT LEAST 4 SPECIAL EVENTS PER YEAR [SPEED DATING, ST PATTY'S DIY, HALLOWEEN DIY, UGLY SWEATER DIY]**

**GOING WELL:** EVENTS BOOKED AT 25 PARTICIPANTS EACH | TICKETS RANGING FROM \$30-\$50 PER PERSON [\$3,000-\$5,000 YEARLY]

**NOT GOING WELL:** BOOKING LESS THAN 10 PARTICIPANTS PER EVENT [LESS THAN \$1,200 YEARLY]

**NOTE:** TO BE SUCCESSFUL MUST GET AT LEAST 15 PARTICIPANTS PER EVENT [ \$1,800-\$3,000 YEARLY]

**HOW TO HIT GOAL:** ADVERTISE WELL ONLINE AND ON EVENT PLATFORMS, HAVE GOOD PARTNERSHIPS SO THAT THEY WILL ALSO SHARE

**GOAL: DIY KITS | \$27 PER KIT (BASED ON A MINIMUM OF 20 KITS SOLD PER WEEK) | EXAMPLE BASED ON A PAINT DIY KIT**

**GOING WELL:** SELLING AT LEAST 15-20 KITS PER WEEK ONLINE AND IN-SHOP [\$1,620- \$2,160 MONTHLY]

**NOT GOING WELL:** SELLING LESS THAN 5 PER WEEK [LESS THAN \$540 PER MONTH]

**NOTE:** TO BE SUCCESSFUL MUST SELL AT LEAST 10 PER WEEK [\$1,080 PER MONTH MINIMUM]

**HOW TO HIT GOAL:** DISPLAY CLEARLY IN SHOP AND CREATIVELY ONLINE. EASY PURCHASING PROCESS, WILL HAVE SET ONES AND SEASONAL ONES, DESIGN KITS IN AN EASY TO USE FASHION WITHIN INSTRUCTIONAL VIDEOS





# TIMELINE



**2022**

Launch mobile model out of Hot Shops Art Center



**2023**

Locate and retain brick and mortar space in Benson.



**2024**

Locate a 2nd brick and mortar space on north 24th street.



**2025**

Research brick and mortar space in South Omaha. Coffee Shop model.



**2026**

Launch South Omaha brick and mortar location.



# EXPENSES OVERVIEW

## 1 YEAR | STARTUP EXPENSES

INCLUDES: START UP INVESTMENTS SUCH AS SHELVING, TABLES, TOOLS & SUPPLIES, & WORKSHOP STAFFING

**\$136,696**

## 1 YEAR | STAFFING

INCLUDES HOURLY STAFF AND SALARIED

**\$87,840**

## 1 YEAR | OCCUPANCY

Rent, utilities etc,

**\$16,800**

## 1 YEAR | CONSTRUCTION

Walls, doors, signage, paint, etc

**55,000**

**INITIAL INVESTMENT NEEDED:**

**\$296,336**

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## NET EARNING PROJECTIONS



YEAR 1 | 2021-2022

**\$92,760**

YEAR 2 | 2022-2023

**\$185,520**

YEAR 3 | 2023-2024

**\$278,280**

creative opportunities for all ages. The plan is to create numerous locations that reflect the neighborhoods they

1 YEAR BASIC COSTS   INCLUDES INITIAL RENOVATION COSTS	\$136,696.00
1 YEAR REVENUE (GROSS)	\$278,280.00
1 YEAR REVENUE (NET)	\$147,960.00
1 YEAR STAFFING   HOURLY STAFF AND JENNIFER'S SALARY	\$87,840.00

**1 YEAR OF FUNDING PER LC**

\$224,536.00    **\$673,608.00**

1 LOCATION    3 LOCATIONS

**LOCATION OVER 5 YEARS**

\$26,955.00 ART INSTRUCTORS  
\$9,465.00 ART ASSISTANTS  
\$50,400.00 DIRECTOR SALARY  
**\$86,820.00**

***this is after costs for the events including labor & materials (does not include energy costs)***

## **WORKSHOPS**

**WEEKLY | \$35 PER PERSON MINIMUM** (based on 20 people). MINIMUM OF 12 CLASSES PER MONTH

**MONTHLY SPOTLIGHT | \$65 PER PERSON MINIMUM** (based on 25 people) (MINIMUM OF 1 PER MONTH)  
PRIVATE BOOKINGS | \$100 PER PERSON MINIMUM | \$100 FEE (PRIVATE, COMMUNITY, HOME SCHOOL, ETC.)  
(based on 20 people) | MINIMUM OF 8 PRIVATE BOOKING PER MONTH)

**SUBSCRIPTION | MEMBERSHIP | \$10 PER PERSON** (PROVIDE WEEKLY CLASSES AND MONTHLY SPECIAL EVENTS)  
FIRST DIBS ON NEW CLASSES AND SPECIAL EVENTS) BASED ON 100 PEOPLE

## **SPECIAL | THEMED EVENTS**

**WEEKLY PRIVATE | GOLFED DINNER | \$50 PER PERSON** (PER QUARTER) | FEE FOR MATERIALS SERVICE AND MATERIALS  
CAN ADD ON A DRINK TICKET FOR \$10)

**ST. PATTY'S** (based on 25 attendants)

**HALLOWEEN DIY COSTUME** (based on 25 attendants)

**UGLY SWEATER DIY** (based on 25 attendants) (2 sessions)

## **RETAIL**

**DIY KITS** (based on a minimum of 20 kits per week (60 per month) - numbers based on a paint diy kit)

## **OTHER REVENUE STREAMS**

**GOODS FROM LOCAL ARTISTS (CONSIGNMENT 30/70) | EX: CANDLES FOR \$20, SELL AVER. OF 10 PER MONTH, 1 VENDOR)**

**GIFT CERTIFICATES (CAN SELL IN \$25 INCREMENTS OR CUSTOMIZE AMOUNTS) | SELL AVER. OF 20  
FOCUS ON HOMESCHOOL COMMUNITY | REGULAR WORKSHOP OFFERED A FEW TIMES A WEEK DURING THE DAY (\$50 per student, 12 students average per week)**

**BUSINESS PARTNERSHIPS | CURATING BENSON EXPERIENCES SUCH AS A PROGRESSIVE DINNER (quarterly | average \$90 per event | 15 registrants average=\$5400)**

Per Event	REVENUE (NET) <sub>(minimum average)</sub>		GROSS (1 YEAR)	
	1 month	1 year		
	\$475.00	\$5,700.00	\$68,400.00	\$100,800.00
	\$500.00	\$500.00	\$6,000.00	\$19,500.00
	\$575.00	\$4,600.00	\$4,600.00	\$76,800.00
		\$4,500.00	\$54,000.00	\$54,000.00
	\$725.00		\$2,900.00	\$4,800.00
	\$495.00		\$495.00	\$750.00
	\$495.00		\$495.00	\$750.00
	\$495.00		\$990.00	\$1,440.00
		\$840.00	\$10,080.00	\$19,440.00

**MONTHLY**

**#####** NET (YEAR)

\$720.00	
\$500.00	<b>\$278,280.00</b> GROSS (YEAR)
\$2,400.00	

## SET UP FOR SPACE | INITIAL INVESTMENTS

WORK TABLES (ON WHEELS & COLLAPSIBLE) OR ROLLING CARTS	EST. COST PER ITEM
CHAIRS - STACKABLE (IKEA)   30 CHAIRS	\$70-180
Studio SPACE RENOVATIONS   Storage & Organizing Containers	\$12.50-\$25.00
Rolling Supply Carts	\$10
SHELVING   STORAGE Units	\$75
RETAIL AREA   POS SYSTEM	\$175
	\$700-\$1000

## WORKSHOPS

WEEKLY (based on 20 people). MINIMUM OF 12 CLASSES PER MONTH	\$1,800.00
MONTHLY SPOTLIGHT (based on 25 people) (MINIMUM OF 1 PER MONTH) (INSTRUCTOR 60/40)	\$758.71
PRIVATE BOOKINGS/CLASSES (BIRTHDAYS, CORPORATE, HOME SCHOOL, ETC)	\$720.00
	<b>\$3,278.71</b>

## SPECIAL | THEMED EVENTS

MEET + CREATE   SPEED DATING   \$50 PER PERSON (1 PER QUARTER   PAYS FOR MATCHING SERVICE AND MATERIALS - CAN ADD ON A DRINK TICKET FOR \$10)	INSTRUCTOR   Labor
ST. PATTY'S (based on 25 attendants)	\$300.00
HALLOWEEN DIY COSTUME (based on 25 attendants)	\$90.00
UGLY SWEATER DIY (based on 25 attendants) (2 sessions)	\$90.00
	<b>\$570.00</b>

## RETAIL

DIY KITS (based on a minimum of 20 kits per week (60 per month) - numbers based on a paint diy kit)

MARKETING   SOCIAL MEDIA PROMOTION & NEIGHBORHOOD MAILERS (average of \$50 per workshop - estimated around 144 per year)	est. cost - year
	<b>\$7,200.00</b>

Instructors (\$50 per hour - average of 3 hours per workshop)	<b>YEARLY TOTALS - EST</b>
Assistants (\$15 per hour)	\$26,955.00
Materials for Workshops	\$9,465.00
DIY Kits	\$22,996.00
	\$9,360.00

## INITIAL INVESTMENT | BASIC TOOLS

Aprons - branded	AMOUNTS
Art Boards	40
Watercolor brushes   packs of 9 various sizes	15
Hair Dryers - 6	12
Paint Brushes - PACKS (3 sizes) 50 brushes each size in stock	11
Table Top Easels	100
Peg Boards with accesories	30
Scissors	10
Sewing Machines	30
Paper Trimmer	5
Boning Tools for Paper	20
	30

JENNIFER YOUNG (salaried INCOME) | Yearly - YEAR 1

**\$50,400.00**

REGULAR EMPLOYEES | \$15 PER HOUR| FOR WALK-INS ASSIST. & SALES (2)

HOURS OF OPERATION

**DAILY STAFFING \$**

WED-FRI | 12-8PM

\$240.00

SAT | 10-9PM

\$330.00

SUN |12-7PM

\$210.00

Edit: Instructors either go with it being a percentage split or up to \$50 per hour

Phase 2 investments: Adding sewing machines and more complicated crafts at some point

**ESTIMATED MINIMUM TOTAL**

\$300.00  
\$750.00  
\$55,000.00  
\$200.00  
\$150.00  
\$300.00  
\$800.00  
**\$57,500.00**

**Monthly Minimum Average**

<b>ASSISTANT</b>	<b>MATERIALS </b>	<b>MISC. COST</b>
\$540.00		\$1,080.00
\$45.00		\$325.00
\$360.00		\$720.00
<b>\$945.00</b>		<b>\$2,125.00</b>

**Yearly Minimum Average**

<b>ASSISTANT   Labor</b>	<b>MATERIALS </b>	<b>MISC. COST</b>
\$150.00		\$1,457.84
\$45.00		\$119.46
\$45.00		\$119.46
\$45.00		\$119.46
<b>\$285.00</b>		<b>\$1,816.22</b>
\$45.00		\$735.00

MATERIALS FOR WORKSHOPS	\$22,996.00
DIY KITS	\$9,360.00
START UP EXPENSES	\$3,795.00
	<b>\$36,151.00</b>

**TOTALS**

\$800.00  
\$300.00  
\$200.00  
\$70.00  
\$200.00  
\$600.00  
\$250.00  
\$60.00  
\$500.00  
\$200.00  
\$40.00

**\$3,220.00**

**\$75,976.00** YEARLY EXPENSES - ESTIMATED MINIMUM

**\$60,720.00** START UP EXPENSES - ESTIMATED MINIMUM  
\$136,696.00

<b>WEEKLY STAFFING \$</b>	<b>MONTHLY STAFFING \$</b>
\$720.00	\$2,160.00
\$330.00	\$1,320.00
\$210.00	\$840.00
	<b>\$4,320.00</b>

136696

## **20 people**

Bulk Paint -64 GALLON BOTTLES - 6 (multiple uses)

BULK CANVASES - 7 PACK 11X14

3

Table coverings

10

Heavy Duty Napkins - pk of 400

1

Cups - pack of 200 - 12oz

1

Plates/Palettes -pack of 300

1

2 hour class

## **Weekly Classes Pay**

assistant \$15 per hour

3

Instructor \$50 per hour

3

\$15.00

\$30.00

\$10.00

\$5.47

\$13.00

\$15.99

**\$89.46** estimated for a class of 20 (painting)

\$4.50 cost per person

\$35.00 charge per class

\$45.00 assistant per class

\$90.00 instructor per class

revenue per person

revenue per class

\$700.00 Gross

-\$150.00 Instructor

-\$45.00 Assistant

-\$90.00 Materials

\$415.00 Revenue

\$45.00

\$150.00

average \$475 per class

x12 per month

\$5700 minimum average per month in revenue for a paint class

## **PAINT KIT -**

4-PACK PAINT

BRUSH

CANVAS - PRE OUTLINED OR INCLUDE A STENCIL

SAMPLE PICTURE

LINK / SCAN CODE FOR TUTORIAL

packaging materials (includes labels)

labor for kit assembly - assemble 20 in one hour  
assistant \$15 per hour

1



## 25 people

ARTIST - REIMBURSED FOR MATERIALS VIA  
STOCK FOR CLASSES IF THEY NEED TO

*Table coverings* 10

*Heavy Duty Napkins - pk of 400* 1

FOOD & BEVERAGE

MARKETING

2 hour EVENT

assistant \$15 per hour 3

Instructor RECIEVES 60/40



SION MINIMUM

## 20 people

Bulk Paint -64 GALLON BOTTLES - 6 (multiple uses)

BULK CANVASES - 7 PACK 11X14

3

Table coverings

10

Heavy Duty Napkins - pk of 400

1

Cups - pack of 200 - 12oz

1

Plates/Palettes -pack of 300

1

2 hour class

Weekly Classes Pay

assistant \$15 per hour

3

Instructor \$30 per hour

3

private fee - \$100 per event

\$15.00

\$30.00

\$10.00

\$5.47

\$13.00

\$15.99

**\$89.46** estimated for a class of 20 (painting)

\$4.50 cost per person

\$35.00 charge per class

\$45.00 assistant per class

\$90.00 instructor per class

\$28.75 revenue per person

revenue per class

\$800.00 Gross

-\$90.00 Instructor

\$45.00

-\$45.00 Assistant

\$90.00

-\$90.00 Materials

\$575.00 Revenue

average \$575 per class

x8 per month

\$4600 minimum average per month in revenue for a paint class

## 20 people - BASED ON A PAINT PROJECT

Bulk Paint -64 GALLON BOTTLES - 6 (multiple uses)

BULK CANVASES - 7 PACK 11X14

3

Table coverings

10

Heavy Duty Napkins - pk of 400

1

Cups - pack of 200 - 12oz

1

Plates/Palettes -pack of 300

1

DJ

PRINTING

BAR SERVICE

2 hour class

DRINK TICKET CAN BE PURCHASED IN ADVANCE (GOOD FOR 2

\$10

PAY

assistant \$15 per hour

2.5

Instructor/MC \$30 per hour

2.5

\$15.00  
\$30.00  
\$10.00  
\$5.47  
\$13.00  
\$15.99  
\$150.00  
\$25.00  
\$100.00

**\$364.46** estimated for a GROUP of 20 (painting)

\$18.22 cost per person  
\$50.00 charge per EVENT  
\$37.50 assistant per EVENT  
\$75.00 instructor/MC per EVENT  
\$200.00 DRINK TICKETS  
\$36.12 revenue per person

\$37.50  
\$75.00

\$1,200.00 Gross  
-\$75.00 Instructor  
-\$37.50 Assistant  
-\$364.46 Materials & MISC COSTS  
\$723.04 Revenue

average \$723 per EVENT  
x 1 per QUARTER  
\$2892 minimum average per YEAR in revenue for a paint class

**25 people - people will bring in their own items to bling up**

Fabric/Craft Paint

Assorted Craft Materials (glitter, glitter glue, mod podge, glue sticks, etc)

Table coverings 10

Heavy Duty Napkins - pk of 400 1

Cups - pack of 200 - 12oz 1

Plates/Palettes -pack of 300 1

PRINTING | instruction & inspiration pages

2 hour class

PAY

assistant \$15 per hour 3

Instructor/MC \$30 per hour 3



# Grant Application

Row 332

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**Organization Name  
(if applicable)**

---

**Physical Address**

---

**Mailing Address**

---

**Website**

---

**Social Media  
Accounts**

---

**Name** Xavier Jackon

---

**Title**

---

**Email Address** xavier.jackson@localartplug.com

---

**Phone** +1 (402) 319-9046

---

**Team**

---

**Organizational  
Chart**

---

**Other Completed  
Projects and/or  
Accomplishments**

---

**Proposal Title** The outlet

---

**Total Budget (\$)** \$7,000.00

---

**LB1024 Grant  
Funding Request (\$)** \$5,808,480.00

---

**Proposal Type**

---

**Brief Proposal  
Summary** attaching forgotten documents for previous proposal

---

**Timeline** attaching forgotten documents for previous proposal

---

**Percentage  
completed by July  
2025** 100%

---

**Funding Goals**

---

**Community Needs**

---

**"other" explanation**

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**Proposal  
Description and  
Needs Alignment**

---

**Visioning Workshop  
Findings Alignment**

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**Priorities Alignment**

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**Economic Impact**

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**Community Benefit**

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**Best  
Practices/Innovation**

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**Outcome  
Measurement**

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**Partnerships**

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**Displacement**

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**Displacement  
explanation**

---

**Physical Location**

---

**Qualified Census  
Tract**

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**Additional Location  
Documents**

---

**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**

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**Grant Funds Usage**

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**Proposal Financial  
Sustainability**

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**Funding Sources**

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---

**Scalability**

---

**Financial  
Commitment**

attaching forgotten documents for previous proposal

---

**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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## 822 Pacific Street ACI Overlay (ACI - 1)

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### Sec. 55-609. ACI areas of civic importance districts.

### Sec. 55-610. Purpose.

- (a) The ACI areas of civic importance overlay district is intended to implement the urban design element of the city's comprehensive plan by creating four overlay district types for those parts of the city which, is because of their characteristics, uses, design or period of development, are also of primary importance in shaping the city's physical image (to be known as the "ACI-1", "ACI-2", "ACI-3", and "ACI-4" districts):

(1) *ACI-1 district (downtown-like).*

- Buildings and building entrances relate directly to the street;
- Parallel or diagonal on-street parking or the potential for on-street parking;
- Pedestrian-oriented to a large degree;
- Strong uniform building line;
- Very little or no off-street parking between the building and the street;
- Vehicular access to site is allowed directly from arterial street; and
- Width of pavement of the arterial is relatively narrow; pedestrian can cross without much difficulty; buildings relate to one another across the arterial.

(2) *ACI-2 district (urban).*

- Buildings and building entrances relate directly to the street;
- Some parallel or diagonal on-street parking; potential exists for on-street parking;
- Historically pedestrian-oriented, street car era areas;
- Relatively strong uniform building line;
- Generally no off-street parking between the building and the street;
- Vehicular access to site is allowed directly from arterial street; and
- Width of pavement of the arterial is similar to ACI-1, but there is less on-street parking and the through traffic is faster moving making it more difficult for pedestrian to cross the arterial than in ACI-1; some relationship between buildings across the arterial, but not as strong as in ACI-1.

(3) *ACI-3 district (mix of urban and suburban).*

- Buildings and building entrances relate to parking lots;
- No on-street parking;
- More auto-oriented than pedestrian-oriented;
- Irregular building line;
- Buildings set back from property line;
- Off-street parking between the building and the street; Vehicular access to site is allowed directly from arterial street; and
- Width of pavement of the arterial varies considerably in ACI-3 type areas; pedestrians can cross arterial without too much difficulty in some ACI-3 areas, while it might be quite difficult in those

areas with very wide pavement widths; generally buildings do not relate to one another across the arterial.

(4) *ACI-4 (suburban).*

- Buildings and building entrances relate to interior streets and parking lots, not to be arterial street;
- No vehicular or pedestrian access to buildings from the arterial street;
- No direct access to buildings and off-street parking from the arterial street; vehicular access to building sites and parking is from internal main streets, internal streets, or internal access drives;
- Predominately auto-oriented; pedestrian consideration is limited to when a sidewalk is located adjacent to the arterial;
- Irregular building line;
- Width of pavement of the arterial is very wide; very difficult for pedestrians to cross arterial; buildings do not relate to one another across the arterial.

Where appropriate, the ACI-1, ACI-2, ACI-3, and ACI-4 districts are referred to collectively as the "ACI Districts". The objective of the ACI districts is to preserve and promote the development of these areas of civic importance in ways that enhance the physical image of the city. When the ACI districts are created through the process outlined in this section, they shall be delineated as generally described and mapped in the urban design element of the comprehensive plan of the city. The boundaries of the ACI districts shall be established or amended using the procedure applicable to amendments to the boundaries of zoning districts.

(b) ACI district baseline location(s).

(1) Definitions:

- a. *ACI primary street:* The street corridor upon which abutting properties are designated to be within an ACI.
- b. *ACI side street:* Those streets which intersect the ACI primary streets and are not identified as a primary street.

(2) The baseline for ACI primary street frontage shall be defined by one of the following designators, shown in parentheses, which shall be integral to the zoning nomenclature. Adjustments to the baseline shall meet the requirements set forth in section 55-610(c).

- a. *Numeric value (XX).* A numeric value added to the ACI designation shall be the dimension in feet from the centerline of the street to the baseline.
- b. *Dominant historical street wall (H).* The baseline shall coincide with the dominant historical street wall as determined by the planning director.
- c. *Property line (PL).* The baseline shall coincide with the property line.
- d. *Set back line (SB).* The baseline shall be the base zoning setback line.

Example nomenclature:

Base Zoning	Overlay	Baseline	Designator
CC	ACI-2	50' from centerline	CC/ACI-2(50)
GC	ACI-1	H	GC/ACI-1(H)
MU	ACI-4	PL	MU/ACI-4(PL)

- 
- (3) The baseline for ACI side street frontage at corner lots shall be one of the following and shall extend the full depth of the lot:
- a. *For arterial streets.* The baseline for side street frontage at an arterial street intersection shall be the greater of 50 feet from the centerline of the street, or the property line; provided that at minimum it shall be located so as to provide for the minimum sidewalk conditions in section 55-924. Adjustments to the baseline shall meet the requirements set forth in section 55-610(c).
  - b. *For collector and local streets.* The baseline for side street frontage at a collector or residential street shall be the greater of 38 feet from the centerline of the street, or the property line; provided that it shall be located so as to provide for the minimum sidewalk conditions in section 55-924 and on street parallel parking as required. A 50-foot baseline may also be utilized in situations where diagonal on-street parking is desirable and appropriate. Adjustments to the baseline shall meet the requirements set forth in section 55-610(c).

(c) Adjustments to the baseline.

- (1) The baseline location and/or its geometry may be adjusted to accommodate one or more of the following conditions, provided that at minimum it shall be located so as to provide for the sidewalk conditions required in section 55-924 and shall be approved by the planning director:
  - a. To accommodate irregular, non-parallel or unusual street alignment.
  - b. To accommodate irregular or unusual property lines.
  - c. To accommodate irregular or unusual building placement.
  - d. To provide for future street improvements.
  - e. To provide for acceleration, deceleration or turn lanes.
  - f. To provide for on-street parking.
  - g. To provide for a dedicated and permanent public amenity such as public art or a plaza.

(Ord. No. 37810, § 2, 8-14-07; Ord. No. 38082, § 1, 4-22-08; Ord. No. 38143, § 1, 6-27-08)

### **Sec. 55-611. Applicability.**

- (a) *ACI district boundaries.* The provisions of these sections 55-609 through 55-617 shall apply to any project on a lot or site in an ACI district.
- (b) *Conflict of provisions.* Where the provisions of these sections 55-609 through 55-617 conflict with the provisions of any other sections of this chapter, the provisions of these sections 55-609 through 55-617 shall control.

(Ord. No. 37810, § 2, 8-14-07)

### **Sec. 55-612. Permitted uses.**

Use types permitted in the ACI districts are the same as those permitted in the underlying base zoning district(s).

(Ord. No. 37810, § 2, 8-14-07)

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### **Sec. 55-613. Urban design site plan approval.**

Urban design site plan approval pursuant to article XXII (urban design), section 55-937 is required for all projects located in the ACI districts.

(Ord. No. 37810, § 2, 8-14-07)

### **Sec. 55-614. Urban design standards.**

A project located on a site or lot in the ACI-1 district, ACI-2 district, ACI-3 district or ACI-4 district shall comply with the urban design standards applicable to that district as set forth at the following sections:

- (a) *Sidewalk areas.* Article XXII (urban design), section 55-924.
- (b) *Build-to/set-back lines.* Article XXII (urban design), section 55-925(a), (c) and (e).
- (c) *Ground-level transparency.* Article XXII (urban design), section 55-926.
- (d) *Screening of service areas.* Article XXII (urban design), section 55-927.
- (e) *Green parking areas.* Article XXII (urban design), section 55-928.
- (f) *Parking structures.* Article XXII (urban design), section 55-929.
- (g) *Site and building access.*
  - (1) *Shared access.* Article XXII (urban design), section 55-930(c)(1).
  - (2) *Overall.* Article XXII (urban design), section 55-930(a), (c)(2) and (c)(3).
- (h) *Neighborhood connectivity.* Article XXII (urban design), section 55-931.
- (i) *Location of utilities.* Article XXII (urban design), section 55-932.
- (j) *Signs.* Article XXII (urban design), section 55-933.
- (k) *Retaining walls; landscape berms.* Article XXII (urban design), section 55-934.

(Ord. No. 37810, § 2, 8-14-07)

### **Sec. 55-615. Building design guidelines.**

Each project located on a site or lot in an ACI district is subject to the following building design guidelines:

- (1) *Building design guidelines.* Article XXII (urban design), section 55-935.

(Ord. No. 37810, § 2, 8-14-07; Ord. No. 39358, § 3, 6-19-12)

### **Sec. 55-616. Applicability of urban design standards and guidelines to changes to existing development.**

Proposed changes to existing structures located on sites in the ACI districts shall be subject to the standards and guidelines set forth in sections 55-614 and 55-615 in the following manner:

- (a) *Total reconstruction.* Any project which involves the total reconstruction of any existing structure on a site, as a result of a decision to redevelop the site shall be subject to the standards and guidelines in

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sections 55-614 and 55-615. Any project which involves the total reconstruction of any existing structure on a site as a result of a casualty loss shall be subject only to the guidelines in section 55-615.

- (b) *Other change involving issuance of a building permit.* Any change to a project that does not constitute a total reconstruction as provided in section 55-616(a) shall be subject to each urban design standard and guideline set forth in sections 55-614 and 55-615 to the extent that such change to the project concerns each such urban design standard or guideline.
- (c) *Exception.* Notwithstanding the provisions of section 55-616(b), above, ordinary maintenance and repairs of an existing structure or site shall not be subject to the standards and guidelines set forth in sections 55-614 and 55-615.
- (d) *Ordinary maintenance and repairs.* For the purposes of this section 55-616, the term "ordinary maintenance and repairs" means improvements necessary to replace deteriorated elements of existing structures or of a site when made without substantially changing the size, shape, configuration or style of the structure or site.
- (e) *Changes involving development agreements.* Any existing or proposed structure or site covered by an existing development agreement shall be covered by site development or building design guidelines established by that agreement. If the development agreement covering the structure does not include building design guidelines, then the standards and guidelines set forth in sections 55-614 and 55-615 shall apply. Any modifications to any such structures or sites that require a major amendment shall be subject to those standards and guidelines set forth in sections 55-614 and 55-615 to the extent that the sections are applicable to the amendment.

(Ord. No. 37810, § 2, 8-14-07)

### **Sec. 55-617. Off-premises signs in the ACI districts.**

In addition to the provisions regarding signs set forth in this Code, the following standards shall apply to off-premises signs in the ACI district. From and after the date on which any ACI district regulations apply to a specific lot or site, no new permits for off-premises signs on that lot or site shall be granted except as follows:

- (a) *Existing conforming signs.* Any existing off-premises advertising sign that conformed to the provisions of this Code in effect immediately prior to the applicability of any ACI district shall remain and continue to be deemed conforming, so long as it continues to comply with all provisions of this Code in effect immediately prior to the applicability of any ACI district.
- (b) *Replacement of conforming signs.* Upon application by the owner of a conforming sign on a lot or site in an ACI district to replace such sign, a permit shall be issued to the applicant for such replacement so long as (a) such replacement sign is either (i) located on the same parcel or (ii) on adjacent parcel, with a special use permit subject to certain conditions set forth in section 55-617(b)(1)–(5) below, and (b) such replacement sign conforms with all provisions of this Code. A special use permit for relocation of a conforming sign shall be issued provided that such relocation will not significantly and adversely affect the following:
  - (1) Traffic safety;
  - (2) Significant vistas;
  - (3) Visibility of surrounding property;
  - (4) Other signage on surrounding property; and
  - (5) Site access or traffic circulation on a site.

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(c) *Non-conforming signs not made conforming.* The foregoing provisions of this section 55-617 are not intended and shall not be interpreted or applied so as to make any non-conforming sign conforming.

(Ord. No. 37810, § 2, 8-14-07)

**Secs. 55-618—55-620. Reserved.**

Source:

[https://library.municode.com/ne/omaha/codes/code\\_of\\_ordinances?nodeId=OMMUCOCHGEORVOII\\_CH55ZO\\_AR\\_TXIOVDI\\_S55-609ACARCIIMDI](https://library.municode.com/ne/omaha/codes/code_of_ordinances?nodeId=OMMUCOCHGEORVOII_CH55ZO_AR_TXIOVDI_S55-609ACARCIIMDI)



# 822 Pacific Street

## \$895,000

As the gates open and you make your way down the tree lined drive it could be easy to forget that you are in the heart of the city. Welcome to a historically profound opportunity located a stone's throw away from the Old Market. Originally designed as a Mechanical Building that heated the Burlington Train Station. As you arrive, prepare to be awe struck by an oasis of mature landscaping and a cascading waterfall. This all-brick landmark has been extensively renovated, including a new GEOthermal system and roof, to accommodate any sort of lifestyle. Zoned both commercial and residential, the potential opportunities are endless. 1 Bedroom, 1 nonconforming Bedroom and Kitchen with plenty of bonus space for entertaining. Escape to your rooftop patio and soak in the views around you. Welcome to your next opportunity for you and your business!



**BERKSHIRE HATHAWAY**  
HomeServices

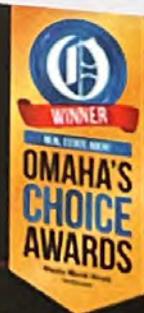
Ambassador  
Real Estate

# NICO MARASCO

402.677.7777

nico.marasco@bhhsamb.com

A member of the franchise system of Best Franchises, LLC





**Property Information**

- Square Footage (approx) 3,527 Sq. Ft. Above Ground
- Appliances - Range, Refrigerator, Dishwasher, Disposal, Microwave
- Cooling - Central Air
- Heating - Gas, Forced Air
- Additional Interior Features - Refrigerator, Dishwasher, Microwave, Washer, Dryer, Wine Fridge
- Exterior / Lot Features
- General - Porch, Patio, Storage Shed, Sprinkler System, Decorative Lighting, Extra Parking Slab
- Exterior - All Brick
- Roof - Composition
- Fence - Chain Link, Iron, Full

**4th Floor**

Primary Bedroom ..... 36.9 x 12.4

**Property Details**

Bedrooms..... 1  
 Bathrooms..... 2  
 Square Feet..... 3,527 (approx)  
 Year Built ..... 1930  
 Garage ..... 0  
 Style ..... Other  
 Subdivision..... City Lots

**School Information**

District ..... Omaha  
 Elementary ..... Pine Elementary  
 Middle ..... Norris Middle School  
 High ..... Central High School

**Misc. Information**

Taxes (2021-Full) ..... \$7,073.60  
 OPPD ..... \$295.00  
 MUD ..... \$247.00

**Room Dimensions**

**Main Floor**

Rec Room ..... 42.10 x 36.0

**2nd Floor**

Living Room ..... 36.1 x 29.9

**3rd Floor**

Nonconforming Bedroom ..... 12.7 x 9.6

Sitting Area ..... 8.7 x 7.4



**NEBRASKA REAL ESTATE COMMISSION  
SELLER PROPERTY CONDITION DISCLOSURE STATEMENT  
Residential Real Property**

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the property? 10 year(s)  
 Is seller currently occupying the property? (Circle one)  YES | NO  If yes, how long has the seller occupied the property? 8 year(s)  
 If no, has the seller ever occupied the property? (Circle one)  YES | NO  If yes, when? From \_\_\_\_\_ (year) to \_\_\_\_\_ (year)

This disclosure statement concerns the real property located at 822 Pacific Street  
 in the city of Omaha, County of Douglas, State of Nebraska and legally described as:  
CITY LOTS LOT 7 BLOCK 233 15 FT VAC PACIFIC ST & VAC ALLEY ADJ & PT LTS 4, 5, 6 & 7 AS DESC QCD 1879-646

This statement is a disclosure of the condition of the real property known by the seller on the date on which this statement is signed. This statement is **NOT** a warranty of any kind by the seller or any agent representing a principal in the transaction, and *should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain*. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the numbered in the appropriate box. For example - if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

**SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:**

**PART I** - If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A - Appliances	Working	Not Working	Do Not Know If Working	None / Not Included
1. Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Range	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Microwave oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Built-in vacuum system and equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Range ventilation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Gas grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Room air conditioner ( _____ number )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. TV antenna / Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Electrical service panel capacity <input type="checkbox"/> AMP Capacity (if known) <input type="checkbox"/> fuse <input checked="" type="checkbox"/> circuit breakers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Ceiling fan(s) ( <u>4</u> number )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Garage door opener(s) ( _____ number )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Garage door remote(s) ( _____ number )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Garage door keypad(s) ( _____ number )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Telephone wiring and jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Cable TV wiring and jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Intercom or sound system wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Built-in speakers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Smoke detectors ( _____ number )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Fire alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Carbon Monoxide Alarm ( _____ number )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Room ventilation/exhaust fan ( _____ number )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. 220 volt service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Security System <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Central station monitoring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Have you experienced any problems with the electrical system or its components? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	If YES, explain the condition in the comments section in PART III of this disclosure statement.			

Seller's Initials g b

Property Address 822 Pacific Street, Omaha, NE 68108

Buyer's Initials

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Whole house fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Central air conditioning 2014 year installed (if known) Geo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Heating system year installed (if known) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Other (specify Geo)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Fireplace / Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Gas log (fireplace)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Gas starter (fireplace)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Heat pump year installed (if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Propane Tank year installed (if known) <input type="checkbox"/> Rent <input type="checkbox"/> Own	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Wood-burning stove year installed (if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Plumbing (water supply)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Swimming pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. a. Underground sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Back-flow prevention system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Water heater year installed (if known)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Water purifier year installed (if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Water softener <input type="checkbox"/> Rent <input type="checkbox"/> Own	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Well system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Sump pump (discharges to _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Septic System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Section A - Structural Conditions	YES	NO	Do Not Know
1. Age of roof (if known) 3 year(s)	N/A	N/A	<input type="checkbox"/>
2. Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has the roof leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is there presently damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Has there been water intrusion in the basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are there any structural problems with the structures on the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there presently damage to the chimney?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section A - Structural Conditions	YES	NO	Do Not Know
10. Year property was built 1930 (if known)	N/A	N/A	<input type="checkbox"/>
11. Has the property experienced any moving or settling of the following:	---	---	---
- Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Sidewalk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Patio	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Retaining wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Any room additions or structural changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

Section B - Environmental Conditions	YES	NO	Do Not Know
1. Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Contaminated soil or water (including drinking water)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Landfill or buried materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Lead-based paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Radon gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Toxic materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section B - Environmental Conditions	YES	NO	Do Not Know
6. Toxic materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Underground fuel, chemical or other type of storage tank?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller's Initials g b

Property Address 822 Pacific Street, Omaha, NE 68108

Buyer's Initials

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Any easements, other than normal utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any lot-line disputes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Any condominium, homeowners', or other type of association which has any authority over the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Any private transfer fee obligation upon sale?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section C - Title Conditions	YES	NO	Do Not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is there a common wall or walls? b. Is there a party wall agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Any lawsuits regarding this property during the ownership of the seller?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Any notices from any governmental or quasi-governmental agency affecting the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Any deed restrictions or other restrictions of record affecting the real property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Any unsatisfied judgments against the seller?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Any dispute regarding a right of access to the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Any other title conditions which might affect the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the system operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the system operational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the system operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the system operational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. a. Are the dwelling(s) and the improvements connected to a septic system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the system operational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the real property in a floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Is trash removal service provided to the real property? If so, are the trash services <input checked="" type="checkbox"/> public <input type="checkbox"/> private	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Have the structures been mitigated for radon? If yes, when?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the property connected to a natural gas system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Has a pet lived on the property? Type(s) <u>Dog</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Are there any diseased or dead trees, or shrubs on the real property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Are there any flooding, drainage, or grading problems in connection to the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. a. Have you made any insurance or manufacturer claims with regard to the real property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Were all repairs related to the above claims completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
1. Servicing of air conditioner	2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Cleaning of fireplace, including chimney		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Servicing of furnace	2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Professional inspection of furnace A/C (HVAC) system	2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Servicing of septic system		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
6. Cleaning of wood-burning stove, including chimney		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Treatment for wood-destroying insects or rodents		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Tested well water		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Serviced / treated well water		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Seller's Initials g b

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Buyer's Initials

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Any easements, other than normal utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any lot-line disputes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Any condominium, homeowners', or other type of association which has any authority over the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Any private transfer fee obligation upon sale?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section C - Title Conditions	YES	NO	Do Not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is there a common wall or walls? b. Is there a party wall agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Any lawsuits regarding this property during the ownership of the seller?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Any notices from any governmental or quasi-governmental agency affecting the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Any deed restrictions or other restrictions of record affecting the real property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Any unsatisfied judgments against the seller?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Any dispute regarding a right of access to the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Any other title conditions which might affect the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system? b. Is the system operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system? b. Is the system operational?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. a. Are the dwelling(s) and the improvements connected to a public sewer system? b. Is the system operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system? b. Is the system operational?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. a. Are the dwelling(s) and the improvements connected to a septic system? b. Is the system operational?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain? b. Is the real property in a floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Is trash removal service provided to the real property? If so, are the trash services <input checked="" type="checkbox"/> public <input type="checkbox"/> private	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Have the structures been mitigated for radon? If yes, when?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the property connected to a natural gas system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Has a pet lived on the property? Type(s) <u>Dog</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Are there any diseased or dead trees, or shrubs on the real property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Are there any flooding, drainage, or grading problems in connection to the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. a. Have you made any insurance or manufacturer claims with regard to the real property? b. Were all repairs related to the above claims completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

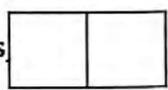
Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
Servicing of air conditioner	2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cleaning of fireplace, including chimney		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicing of furnace	2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Professional Inspection of furnace A/C (HVAC) System	2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicing of septic system		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
6. Cleaning of wood-burning stove, including chimney		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Treatment for wood-destroying insects or rodents		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Tested well water		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Serviced / treated well water		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Seller's Initials 

Property Address 822 Pacific Street, Omaha, NE 68108

Buyer's Initials 

PART III - Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number.  
Note: Use additional pages if necessary.

Part 1 Section B # 16 - the occasional trip of the breaker for the car charger  
 Part 2 Section A # 3 - Roof replaced 3 yrs ago & gutters - insurance policy on  
 Part 2 Section A # 6 - Reasons sustained roof repairs made by new roof for 20 yrs.  
 Part 2 Section A # 9 Yes on 2nd floor - 2 windows  
 Part 2 Section C # 12. Seller sued Theurst Corp. due to motor disruption. Settled  
 Part 2 Section C # 15 Yes repaired -  
 Part 2 Section D # 15 A+B Claim for roof denied all repairs on roof completed.

If checked here  PART III is continued on a separate page(s)

**SELLER'S CERTIFICATION**

Seller hereby certifies that this disclosure statement, which consists of \_\_\_\_\_ pages (including additional comment pages), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature Janelle Benz Date 9/27/22  
 Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

**ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION**

I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

### Sec. 55-421. CBD central business district.

### Sec. 55-422. Purpose.

The CBD central business district is designed to provide appropriate development regulations for downtown Omaha. Uses are permitted in downtown Omaha which are consistent with the future development and revitalization of the city's core. Mixed uses are allowed and encouraged within the CBD district. Additional provision is made for future combining districts, which provide more specific development controls for parts of downtown with distinctive physical characteristics.

(Code 1980, § 55-422)

### Sec. 55-423. Permitted uses.

The following use types are permitted:

(a) *Residential uses.*

Single-family residential (detached)

Single-family residential (attached)

Duplex recreational

Two-family residential

Townhouse residential

Multiple-family residential

Small group living (disabled)

Small group living (nondisabled)

(b) *Civic uses.*

Administrative services

College and university facilities

Community recreation

Cultural services

Day care (limited)

Day care (general)

Emergency residential care

Guidance services

Hospital services (limited)

Hospital services (general)

Local utility services

Park and recreation services

Postal facilities

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Public assembly  
Recreational clubs  
Religious assembly  
Secondary educational facilities

Social clubs

- (c) *Office uses.*  
Financial services  
General offices

Medical offices

- (d) *Commercial uses.*  
Building maintenance services  
Business support services  
Business or trade school  
Cocktail lounge  
Communications services  
Consumer convenience services  
Consumer repair services  
Exterminating services  
Food sales (limited)  
Food sales (general)  
Food sales (convenience)  
Funeral services  
General retail sales  
Hotel/motel  
Indoor entertainment  
Indoor sports and recreation  
Laundry services  
Liquor sales  
Pawnshop services  
Personal improvement services  
Personal services  
Pet services  
Research services  
Restaurant (limited)

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Restaurant (general)

Service station

Veterinary services

(e) *Transportation uses.*

Transportation terminal

(f) *Industrial uses.*

Custom manufacturing

Warehousing and distribution (limited)

(g) *Parking uses.*

Parking structure

(Code 1980, § 55-423; Ord. No. 33545, § 16, 5-2-95; Ord. No. 38198, § 22, 7-29-08)

**Sec. 55-424. Conditional uses.**

The following use types are allowed, subject to approval of a conditional use permit, as provided by section 55-883:

(a) *Residential uses.*

Large group living

(b) *Civic uses.*

Convalescent services

Noncommercial day shelters

Primary educational facilities

Safety services

(c) *Commercial uses.*

Auto rentals

Auto sales

Automotive washing

Construction sales and services

Outdoor entertainment

Outdoor sports and recreation

(d) *Parking uses.*

Surface parking

(Code 1980, § 55-424; Ord. No. 33545, § 17, 5-2-95; Ord. No. 38198, § 22, 7-29-08)

**Sec. 55-425. Special permit uses.**

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

(a) *Civic uses.*

- Detention facility
- Transitional living
- (b) *Commercial uses.*
  - Restaurant (drive-in)
- (c) *Industrial uses.*
  - Light industry
  - Warehousing and distribution (general)
- (d) *Miscellaneous uses.*
  - Broadcasting tower

(Code 1980, § 55-425; Ord. No. 38198, § 22, 7-29-08)

**Sec. 55-426. Site development regulations.**

Each site in the CBD central business district shall be subject to the following site development regulations:

Regulator	Requirement
Lot area	No requirement
Lot width	No requirement
Site area/dwelling unit	100 square feet minimum
Floor area ratio	10.0 maximum
Front yard	No requirement
Street side yard	No requirement
Interior side yard	No requirement
Rear yard	No requirement
Height	No requirement
Building coverage	100 percent permitted
Impervious coverage	100 percent permitted

(Code 1980, § 55-426)

**Sec. 55-427. Additional regulations.**

- (a) *Residential uses.* Residential uses allowed in the CBD district are subject to compliance with all applicable International Building Code regulations.
- (b) *Parking regulations.* Uses in the CBD district are exempt from requirements for off-street parking provided by section 55-734.
- (c) *CBD overlay districts.*
  - (1) Within the CBD district, overlay districts may be established with approval of the city council for areas with special physical or land use characteristics.

- (2) Overlay districts within the CBD district may modify, restrict or augment allowed uses and site development regulations of the basic CBD district.
- (d) *Large projects.* Projects proposed in the CBD district for sites over 0.8 acre are subject to site plan review, as set forth in section 55-882. Site plan approval is further required for projects involving phasing or expansion when the total project meets or exceeds this limit.

(Code 1980, § 55-427; Ord. No. 38347, § 2, 2-3-09)

**Sec. 55-428. Floor area bonuses.**

Floor area bonuses shall be granted in the CBD district which encourage certain development features that produce public benefits and further planning objectives for the central business district.

- (a) *Street level commercial uses.*
  - (1) *Purpose.* This subsection is intended to provide an incentive for the location of commercial uses on the street level of buildings. Such uses encourage pedestrian traffic and contribute to street activity.
  - (2) *Qualifying commercial uses.*
    - a. Location of the following commercial use types on the street level shall qualify for the floor area bonus specified in this subsection:  
 Food sales  
 General retail sales  
 Restaurants
    - b. All qualifying commercial uses must be visible from and accessible to the sidewalk adjacent to the use.
  - (3) *Calculation of floor area bonus.* Calculation of the floor area bonus shall be based upon the percentage of the linear street level frontage of a building that is devoted to qualifying commercial use types, as set forth in table 55-428(1).

TABLE 55-428(1). FLOOR AREA BONUS FOR STREET LEVEL COMMERCIAL USE

Percentage of Street Level Frontage Devoted to Qualifying Commercial Use	Bonus as Percentage Increase in Permitted Floor Area Ratio
10—29%	10%
30—50%	15%
Over 50%	20%

- (b) *Skywalks.*
  - (1) *Purpose.* This subsection is intended to encourage the development of a continuous network of downtown skywalks, in accordance with the downtown development plan approved by the city council.

- (2) *Eligible improvements.* A project must meet the following requirements in order to be eligible for the floor area bonus specified in this subsection:
- a. Construction of one or more skywalks connected to the project consistent with skywalk construction and design standards adopted by the city council and in accordance with the downtown development plan.
  - b. Dedication of easements, acceptable to the city, through the project connecting the skywalk to the street and to other skywalks in the overall network proposed by the downtown development plan.
  - c. Provision of uniform directional graphics within skywalks and easements, according to skywalk design and construction standards adopted by the city council and acceptable to the city.
- (3) *Calculation of floor area bonus.* Calculation of the floor area bonus shall be as set forth in table 55-428(2).

TABLE 55-428(2). FLOOR AREA BONUS FOR SKYWALK DEVELOPMENT

Improvement	Bonus as Percentage Increase in Permitted Floor Area Ratio
Dedication of easements without construction of skywalks	10%
Construction of skywalk or skywalks along with dedication of easements	30%

(c) *Residential development.*

- (1) *Purpose.* The purpose of this subsection is to encourage the inclusion of housing within projects in downtown Omaha. The subsection further encourages the development of mixed use projects which incorporate housing into principally commercial or office projects.
- (2) *Qualifying residential uses.* The provision of any residential use permitted in the CBD district shall qualify for the floor area bonus specified in this subsection.
- (3) *Calculation of floor area bonus.* Calculation of the floor area bonus shall be as set forth in table 55-428(3).

TABLE 55-428(3). FLOOR AREA BONUS FOR RESIDENTIAL DEVELOPMENT

Percentage of Gross Floor Area of Project Devoted to Residential Use	Bonus as Percentage Increase in Permitted Floor Area Ratio
10—29%	10%
30—50%	20%

Over 50%	30%
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(d) *Incorporation of off-street parking.*

- (1) *Purpose.* This subsection is intended to encourage projects to incorporate off-street parking within the exterior walls of the project or in parking structures adjacent to and connected with the project.
- (2) *Required off-street parking for bonus eligibility.* At least one parking space for each two housing units, or one parking space for each 1,000 square feet of gross floor area for any nonresidential use, must be provided for a project to be eligible for the floor area bonus.
- (3) *Eligible methods for providing off-street parking.* Off-street parking may be incorporated into a project as follows to qualify for the floor area bonus:
  - a. Inclusion of one or more off-street parking levels within the exterior walls of the project.
  - b. Construction of a parking structure adjacent to the project or, if not adjacent, connected to the project by an enclosed pedestrian path.
  - c. Provision of surface parking shall not qualify a project for the floor area bonus.
- (4) Any project meeting items (2) and (3) of this subsection shall receive a 30 percent increase in the permitted floor area ratio within the CBD district.

(e) *Street landscaping.*

- (1) *Purpose.* This subsection is intended to encourage installation of street landscaping on public sidewalks adjacent to downtown development projects, in accordance with the downtown development plan and design and construction standards adopted by the city council.
- (2) *Qualifying improvements.* A project must meet the following requirements in order to qualify for the floor area bonus set forth in this subsection:
  - a. Installation of street trees along all sidewalks adjacent to the project of an approved size and species, as set forth in design and construction standards adopted by the city council. Street trees shall be spaced at no greater than 25 feet on center, unless specifically permitted by the planning director.
  - b. Installation of new sidewalks adjacent to the project, incorporating a paving pattern approved by the planning director and consistent with adopted design and construction standards.
  - c. Installation of granite curbs on all adjacent street frontages, consistent with design and construction standards.
- (3) *Calculation of the floor area bonus.* Calculation of the floor area bonus shall be as set forth in table 55-428(4).

TABLE 55-428(4). FLOOR AREA BONUS FOR STREET LANDSCAPING

Improvement	Bonus as Percentage Increase in Permitted Floor Area Ratio
Installation of street trees only	10%

(f) *Administration of floor area bonus provisions.*

- (1) The floor area bonus provisions shall be administered by the planning director. The planning director shall act on all applications for floor area bonuses within ten days of submittal of an application.
- (2) An applicant may appeal a denial of a floor area bonus application to the city council.

(Code 1980, § 55-428)

**Secs. 55-429—55-440. Reserved.****Sec. 55-441. DS downtown service district.****Sec. 55-442. Purpose.**

The DS downtown service district applies to area on the periphery of the central business district. These areas characteristically display a mixture of residential, commercial, office and light industrial uses. These uses require close proximity to downtown Omaha and occasionally have operating characteristics that are not appropriate in other commercial zoning districts. The DS district also is intended to respond to the continued growth of downtown Omaha and accommodate development which supports this growth.

(Code 1980, § 55-442)

**Sec. 55-443. Qualifications for designation.**

- (a) *Minimum area.* Each DS district must include a contiguous area of at least ten acres, including intervening streets, alleys and private ways.
- (b) *Location.* Each DS district must be adjacent to the CBD district or within 1,000 feet of the CBD district.
- (c) *Land use.* A DS district must have a minimum of 20 percent of its land area in industrial or transportation uses, and a minimum of 20 percent of its land area in commercial, office, civic or residential uses at the time of application of the district.

(Code 1980, § 55-443)

**Sec. 55-444. Permitted uses.**

The following use types are permitted:

- (a) *Residential uses.*
  - Single-family residential (detached)
  - Single-family residential (attached)
  - Duplex residential
  - Two-family residential

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Townhouse residential  
Multiple-family residential  
Small group living (disabled)  
Small group living (nondisabled)

(b) *Civic uses.*

Administrative services  
College and university facilities  
Community recreation  
Cultural services  
Day care (limited)  
Day care (general)  
Emergency residential care  
Guidance services  
Hospital services (limited)  
Hospital services (general)  
Local utility services  
Park and recreation services  
Postal facilities  
Public assembly  
Recreational clubs  
Religious assembly  
Secondary educational facilities

Social clubs

(c) *Office uses.*

Financial services  
General office

Medical offices

(d) *Commercial uses.*

Agricultural sales and service  
Auto rentals  
Auto repair services  
Auto sales  
Automotive washing  
Building maintenance services

Business support services  
Business or trade school  
Cocktail lounge  
Communications services  
Consumer convenience services  
Consumer repair services  
Equipment rental and sales  
Equipment repair services  
Exterminating services  
Food sales (limited)  
Food sales (general)  
Food sales (convenience)  
Funeral services  
General retail sales  
Hotel/motel  
Indoor entertainment  
Indoor sports and recreation  
Laundry services  
Liquor sales  
Pawnshop services  
Personal improvement services  
Personal services  
Pet services  
Research services  
Restaurant (drive-in)  
Restaurant (limited)  
Restaurant (general)  
Service station  
Veterinary services  
    (e) *Industrial uses.*  
        Custom manufacturing  
        Light industry  
Warehousing and distribution (limited)  
    (f) *Transportation uses.*

Railroad facilities

Dock facilities

Transportation terminal

(g) *Parking uses.*

Parking structure

Surface parking

(Code 1980, § 55-444; Ord. No. 33545, § 18, 5-2-95; Ord. No. 38198, § 23, 7-29-08; Ord. No. 38848, § 1, 10-26-10)

### **Sec. 55-445. Conditional uses.**

The following uses are permitted, subject to approval of a conditional use permit, as set forth in section 55-883:

(a) *Residential uses.*

Large group living

(b) *Civic uses.*

Convalescent services

Maintenance and service facilities

Noncommercial day shelters

Primary educational facilities

Safety services

(c) *Commercial uses.*

Body and fender repair services

Construction sales and services

Outdoor entertainment

Outdoor sports and recreation

Surplus sales

Vehicle storage

(d) *Industrial uses.*

Warehousing and distribution (general)

(e) *Transportation uses.*

Truck terminal

(Code 1980, § 55-445; Ord. No. 33545, § 19, 5-2-95; Ord. No. 38198, § 23, 7-29-08)

### **Sec. 55-446. Special permit uses.**

The following uses are permitted subject to approval of a special use permit by the city council, as set forth in section 55-884:

(a) *Civic uses.*

Detention facility

Transitional living

- (b) *Commercial uses.*  
Convenience storage

- (c) *Industrial uses.*  
Construction yards  
General industry

Scrap and salvage services

- (d) *Miscellaneous uses.*  
Broadcasting tower

(Code 1980, § 55-446; Ord. No. 38198, § 23, 7-29-08)

**Sec. 55-447. Site development regulations.**

Each site in the DS downtown service district shall be subject to the following site development regulations:

Regulator	Requirement
Lot area	No requirement
Lot width	No requirement
Site area/dwelling unit	200 square feet minimum
Floor area ratio	5.0 maximum
Front yard	No requirement
Street side yard	No requirement
Interior side yard	No requirement
Height	No requirement
Building coverage	100 percent permitted
Impervious coverage	100 percent permitted

(Code 1980, § 55-447)

**Secs. 55-448—55-460. Reserved.**

**Sec. 55-461. CH highway commercial services district.**

**Sec. 55-462. Purpose.**

The CH highway commercial services district is intended to accommodate commercial and limited industrial facilities with access needs which demand location along major arterials and highways. Uses allowed in the CH district are frequently automobile oriented. These uses have traffic generating, operating, lighting and other characteristics which may make them incompatible with adjacent residential or other limited intensity uses. The CH district is most appropriate along or at intersections of major arterials, at highway interchanges, and in other areas of heavy automobile traffic which are well insulated from residential districts.

(Code 1980, § 55-462)

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**Sec. 55-463. Permitted uses.**

The following use types are permitted:

(a) *Office uses.*

Financial services

General offices

Medical offices

(b) *Commercial uses.*

Agricultural sales and service

Auto rentals

Auto repair services

Auto sales

Automotive washing

Building maintenance services

Business support services

Business or trade school

Campground

Cocktail lounge

Communications services

Construction sales and services

Consumer convenience services

Consumer repair services

Equipment rental and sales

Equipment repair services

Exterminating services

Food sales (limited)

Food sales (general)

Food sales (convenience)

Funeral services

General retail sales

Hotel/motel

Indoor entertainment

Indoor sports and recreation

Laundry services

Liquor sales  
Outdoor entertainment  
Outdoor sports and recreation  
Pawnshop services  
Personal improvement services  
Personal services  
Pet services  
Research services  
Restaurant (drive-in)  
Restaurant (limited)  
Restaurant (general)  
Service stations  
Surplus sales  
Vehicle storage

Veterinary services

(c) *Civic uses.*

Administrative services  
Emergency residential care  
Guidance services  
Hospital services (limited)  
Hospital services (general)  
Local utility services  
Park and recreation services  
Postal facilities  
Public assembly  
Recreational clubs  
Religious assembly

Social clubs

(d) *Parking uses.*

Surface parking

(e) *Transportation uses.*

Transportation terminal  
Truck terminal

(f) *Industrial uses.*

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Custom manufacturing  
Warehousing and distribution (limited)

(Code 1980, § 55-463; Ord. No. 33545, § 20, 5-2-95)

**Sec. 55-464. Conditional uses.**

The following use types are allowed, subject to approval of a conditional use permit, as provided by section 55-883:

- (a) *Residential uses.*
  - Large group living
- (b) *Civic uses.*
  - College and university facilities
  - Cultural services
  - Day care (limited)
  - Day care (general)
  - Safety services
  - Secondary educational facilities
- (c) *Commercial uses.*
  - Body and fender repair services
  - Convenience storage
  - Kennels
- (d) *Parking uses.*
  - Parking structure

(Code 1980, § 55-464; Ord. No. 33545, § 21, 5-2-95; Ord. No. 38198, § 24, 7-29-08)

**Sec. 55-465. Special permit uses.**

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

- (a) *Civic uses.*
  - Transitional living
  - Maintenance and service facilities
- (b) *Transportation uses.*
  - Railroad facilities
- (c) *Industrial uses.*
  - Construction yards
  - Light industry
  - Scrap and salvage services

Warehousing and distribution (general)

- (d) *Miscellaneous uses.*
  - Broadcasting tower
  - Nonputrescible landfill
  - Wind energy conservation system

(Code 1980, § 55-465; Ord. No. 38198, § 24, 7-29-08)

**Sec. 55-466. Site development regulations.**

Each site in the CH highway commercial services district shall be subject to the following site development regulations:

Regulator	Requirement
Lot area	10,000 square feet minimum
Lot width	100 feet minimum
Floor area ratio	1.0 maximum
Front yard	35 feet minimum
Street side yard	20 feet minimum
Interior side yard	5 feet minimum
Rear yard	15 feet minimum
Height	40 feet maximum
Building coverage	50 percent maximum
Impervious coverage	90 percent maximum

(Code 1980, § 55-466)

**Sec. 55-467. Additional regulations.**

*Large projects.* Projects proposed in the CH district for sites of six acres and over or including a building floor area of 40,000 square feet and over are subject to site plan approval, as set forth in section 55-882. Site plan approval is further required for projects involving phasing or expansion when the total project meets or exceeds these limits.

(Code 1980, § 55-467)

**Secs. 55-468—55-480. Reserved.**

Source:

[https://library.municode.com/ne/omaha/codes/code\\_of\\_ordinances?nodeId=OMMUCOCHGEORVOII\\_CH55ZO\\_ARTVIIICODI\\_555-421CBCEBUDI](https://library.municode.com/ne/omaha/codes/code_of_ordinances?nodeId=OMMUCOCHGEORVOII_CH55ZO_ARTVIIICODI_555-421CBCEBUDI)

# Grant Application

Row 333

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**Organization Name (if applicable)** Destiny Cafe

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**Physical Address** 2800 South 110 Ct. Omaha,Ne 68144

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**Mailing Address**

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**Website** <https://destinycafeomaha.com>

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**Social Media Accounts**

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**Name** Joan Allen

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**Title** Board President

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**Email Address** destinycafeomaha@gmail.com

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**Phone** +1 (402) 689-9695

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**Team** No

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**Organizational Chart** See attachment

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**Other Completed Projects and/or Accomplishments** Destiny Cafe (DC), a registered nonprofit organization, with a leadership system. Joan Allen, the creator, is personally responsible for engaging the board, which is made up of a diverse collection of collaborators in strategic planning, health and yoga, and community impact. The leadership team consists of a restaurant facilitator, a director of development, a baker, an architect, and numerous educational leaders and facilitators. As a consequence of the founders' attention and devotion to developing a responsible, honest, and successful model, DC has a strong group of educated professionals who will add a broad variety of opinions to the cafe's debate. During the first few years of a nonprofit's existence, board members function as employees and wear numerous roles. Encourage board members to bring their unique skills into the domain of what it genuinely means to empower and transform persons with developmental impairments.

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**Proposal Title** Destiny Cafe

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**Total Budget (\$)** \$754,500.00

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**LB1024 Grant Funding Request (\$)** \$700,000.00

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

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**Brief Proposal Summary** Destiny Cafe (DC) was able to create a strong network of community leaders, sponsors, and volunteers by promoting the concept that being "differently abled" does not imply exclusion from society. Joan and Mark Allen's personal journey is remarkable because it demonstrates the power of resilience and determination to build a successful organization that guides young adults with developmental diabetes through a tired system skills that will grow into prosperous careers and a sustainable livelihood. DC highlights the importance of its catchphrase, "TRAIN, WORK, THRIVE," and will employ individuals with disabilities from a variety of backgrounds in a training setting, resulting in sustained independence and flourishing in our communities. The goal is to assist all people with developmental disabilities in finding meaningful employment in occupations of their choice, as well as to promote equality in the Omaha region. Team synergy uses the concept of the whole being greater than the sum of its parts to collaboration, and DC cultivates a strong synergistic culture to support their efforts to teach mentoring via a three-tier structure.

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**Timeline** The timeline of the project includes securing \$50,000 initial investment with a \$25,000 match donation. This will secure the space and start of renovations. Then the project will complete renovations all will keeping the focus of a 2025 completion date.

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**Percentage completed by July 2025** 100%

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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) 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.) 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** DC will leverage capacity development, finance, and training, with the LB1024 award and fundraising requests providing first seed support. The alignment with the project through the founders' leadership and board structure, DC will encourage diversity and inclusion for all persons with developmental disabilities in the workplace. More cooperation will occur among the personnel as they design and get grant-funded training. Our company would want to focus on two areas of leadership: aid with the next stage of engagement and building, and best practices advice through NAM. The next stage will be to construct our own training and development center so that we can prepare the essential skills before arriving on site. The

curriculum is more substantial than at the café site, with a focus on behavioral and life skills development.

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**Visioning Workshop Findings Alignment** Yes, the project is planned for an existing space refurbishment (see attached pro-forma), but it is adaptable to redevelopment in the identified OCT regions in North and South Omaha.

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**Priorities Alignment** Yes, Destiny has identified creating their strategic tracking report with the outline and guidelines of LB1024

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**Economic Impact** DC recognizes the challenges that minorities, refugees, and immigrants experience and prepare them to be strong leaders in the café. The skills taught are rewarded with certification, which may be utilized to enhance their careers while they look for full-time work. Nebraska's restaurant business is understaffed. Destiny Cafe intends to alter that for the better. The three basic goals of DC are to understand differently abled minority perspectives and context, establish coalitions to make an influence, and manage challenges to the change process. As a result, equality is critical, and each future leader must commit to a strategy that fosters the creation of a more equitable society. The training in this program will be used to develop the Three-Tier Model for Success. The Destiny Café approach is comprised of three components: training, certification, and aid in securing rewarding job in their chosen sector. Omaha programs are necessary to produce leaders of color. People with developmental impairments who have sought for work at least once in the last year have a 33.5% unemployment rate. Poverty affects more than 20% of Americans with developmental impairments. With an unemployment rate of 82%, there are 1.2 million persons in the United States who can execute easy occupations. DC will lead this group and develop skills that will be critical to their success in elevating future leaders of color.

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15-20 these jobs will rotate

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Several, by using contractors for renovations.

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15-20 hourly for team mates, this will also depend on funding for the training curriculum.

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Destiny Cafe will seek team members from areas that are in the QCT tracks.

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**Community Benefit** Destiny Cafe (DC) employs people with developmental impairments and provides them with training and real-world experience. Students' knowledge and talents gained while working here will better position them for other local job prospects. Workers in DC will be able to care for their families, form long-lasting community relationships, and acquire respect, admiration, and courage for people who are not neurotypical. The purpose is to make a positive difference in all of its undertakings in order to make the world a better place for everyone. In DC, there will be opportunities for folks who have never worked before. The café will provide quality coffee beverages, as well as other drinks, salads, sandwiches, and desserts. Customers will soon be able to visit the shop, where they will discover a welcoming and inclusive atmosphere in which to connect with our "teammates." DC will compete in a competitive market, but it will be able to distinguish itself via its uniqueness in order to give customers and patrons with a

memorable experience. Customers are expected to return not just because of the excellent quality of the food and drinks, but also because of the welcoming environment and workers. DC aspires to be a force for good and wants clients who are as enthusiastic about its mission as it is. Destiny Cafe (DC) hires people with developmental disabilities and provides them with training and hands-on experience. Students' skills gained while working here will better prepare them for other career opportunities in the community. DC will be a location for employees to care for their families, create long-lasting community bonds, and foster respect, appreciation, and bravery for non-neurotypical persons. The goal is to improve the world for everyone by having a positive impact on all of its undertakings. People who have never worked before will be able to find jobs in DC. The café will provide high-quality coffee drinks and other beverages, as well as salads, sandwiches, and desserts, among other things. Customers will soon be able to visit the store, where they will find a pleasant and inclusive environment in which to interact with our "teammates." DC will compete in a competitive market but will be able to identify itself via its individuality to provide clients and patrons with a one-of-a-kind experience. Customers are expected to return not just because of the high quality of the food and beverages, but also because of the friendly atmosphere and employees. DC strives to be a positive change agent and seeks customers that share its passion for the cause.

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DC advocates for the rights and duties of those who face the stereotype that those who are not neurotypical do not make contributions to society. Developmentally delayed Minorities, refugees, and immigrants endure prejudice and stigma in the community, which may be exacerbated if they are neurodiverse. These organizations must be prepared to cope with the personnel shortfall that is affecting our Omaha neighborhoods' diners, cafés, and small commercial food companies. The three major goals of DC are to manage change process issues, comprehend minority viewpoints and circumstances, and establish coalitions to persuade neurotypicals who can be added as productive workers at DC and in the wider Omaha community advocating equality. Because equity is so crucial, every future leader must commit to developing a more equitable society. The expanding DC pilot program's training will be used to construct the Three-Tier Model for Success. The three components of the DC idea are training, certification, and aid in finding a rewarding career in a person's desired field (placement). Because the unemployment rate for persons with developmental disabilities who have sought for job at least once in the last year in Omaha is now 33.5%, programs are necessary to build leaders of color who can. Poverty affects more than 20% of Americans with developmental impairments. There are 1.2 million persons in the United States who can do fundamental tasks, yet they have an unemployment rate of 82%. As a result, DC's leadership of this group will raise future leaders of color by acquiring skills critical to their success and improved quality of life.

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**Best Practices/Innovation**

Destiny Cafe, which was inspired by Hugs Cafe in McKinney, Texas, has created the framework for future expansion, especially in the area of a research-based approach to actively engage and proactively push non-neurotypical young people to become active members of the food service industry. Sheltering Tree is another local nonprofit in the Omaha metropolitan region that helps families with developmentally delayed children

and young adults. Desinty will be the first of its kind cafe in the Midwest.

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<b>Outcome Measurement</b>	Outcomes will be measured statically by the number of individuals served, along with the work of an outside consulting for to keep track of KPI's for success.
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Measured by TLE staff and leadership with amount of individuals served and gone through trainings, programs, and services through Destiny.

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Yes, Destiny acts as a catalyst since it is the first of its kind to exist using a unitized workforce. DC will create collaboration amongst individuals of diverse cultures and backgrounds allows for better invention. This is because there are more people with different perspectives and solutions to challenges, increasing the possibility that a workplace issue will be handled. The DC team will be totally made up of handicapped people from diverse areas of life. Participants brought their real selves to the performance, together with their distinct life experiences, points of view, abilities, and communication preferences. Joan's involvement assisted the governing board and advisory board by encouraging, embracing, and involving participants and key change agents in the discourse and structure of DC's theoretical conception to pilot test concept.

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<b>Partnerships</b>	Yes
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Sheltering Tree, Omaha Community Foudnation, No More Empty Pots, Omaha Chamber of Commerce

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N/A

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

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<b>Physical Location</b>	The proposed site will be refined when information on the actual number of community members serviced becomes available. The strategy is to bring together community partners and individuals from targeted OCT regions for the Destiny Cafe construction, program pilot, and ongoing facilitation.
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<b>Qualified Census Tract</b>	Within one or more QCTs
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<b>Additional Location Documents</b>	See attachment
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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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Yes

<b>Design, Estimating, and Bidding</b>	Yes
	Yes
<b>General Contractor</b>	No
<b>Request Rationale</b>	See attachment
<b>Grant Funds Usage</b>	<p>Destiny Cafe (DC) was able to develop a strong network of community leaders, sponsors, and volunteers by pushing the notion that being "differently abled" does not imply exclusion from society. Destiny follows the guidelines of LB1024 but also showcase Joan and Mark Allen's personal journey is notable because it exemplifies the strength of tenacity and tenacity to establish a successful organization that assists young adults with developmental diabetes. Their story helps in navigating a complex system and developing skills that will lead to successful careers and a sustainable lifestyle. DC highlights the importance of its catchphrase, "TRAIN, WORK, THRIVE," in order to achieve long-term independence and thriving in our communities. In a training environment, DC will hire persons with disabilities from a variety of backgrounds. The goal is to assist all people with developmental disabilities in obtaining meaningful job in professions of their choosing, as well as to improve equality in the Omaha region. Team Synergy uses the concept of the whole being greater than the sum of its parts to create collaboration. DC fosters a strong synergistic culture to support their efforts to provide mentoring via a three-tier system.</p>
<b>Proposal Financial Sustainability</b>	<p>Yes</p> <p>The cafe will be fully operational and able to generate funds through the food service model.</p>
<b>Funding Sources</b>	<p>Grants submitted through Omaha community foundation, Weitz Family Foundation, totaling \$30,000 dollars.</p> <p>Anticipated funding of \$20,000 will be awarded on December 11th 2022 for Weitz family foundation.</p> <p>N/A</p>
<b>Scalability</b>	<p>Yes, this model can be used for future Destiny Cafe locations and can serve anywhere from Urban to Rural areas.</p> <p>See attachment</p>
<b>Financial Commitment</b>	<p>The organization is 100% dedicated to Destiny Cafe's work; the end-of-year request will be representative of Destiny's achievements and will enable them to completely expand as an organization to reach the set objectives and match funding requests appropriately.</p>

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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

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Destiny Cafe

EIN is 83-1223027

2800 South 110 Ct. Omaha, NE 68144

Business Plan

October 2022

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## Executive Summary

Destiny Café (DC) hires people with developmental disabilities and provides them with training and hands-on experience. Participants (Teammates) skills gained while working here will better prepare them for other job opportunities in the community. DC will be a place for workers to become connected, form long-lasting community ties, and foster respect, admiration, and courage for non-neurotypical individuals. The goal is to improve the world for everyone by having a positive impact on all of its endeavors. People who have never worked before will be able to find work in DC. The café will serve high-quality coffee drinks and other beverages, as well as salads, sandwiches, and desserts, among other things. Customers will soon be able to enter the shop, where they will find a welcoming and inclusive environment in which to interact with our "teammates." DC will compete in a competitive market but will be able to differentiate itself through its distinctiveness to provide customers and patrons with a one-of-a-kind experience. Customers are expected to return not only because of the high quality of the food and drinks, but also because of the friendly atmosphere and staff. DC aspires to be a positive force for change and seeks clients who share its enthusiasm for its mission.

The structure of a nonprofit organization established by decree, DC, is hierarchical. Joan Allen, the founder, takes personal responsibility for the board's participation in strategic planning, health and yoga, and community impact. The board is made up of a diverse group of collaborators. A restaurant facilitator, a director of development, a baker, an architect, and numerous educational leaders and facilitators comprise the leadership teams. DC has a strong group of educated professionals who will provide a diverse range of opinions for the cafe's debate as a result of the founders' attention and dedication to creating a responsible, honest, and successful model. In the early years of a nonprofit's existence, board members serve as staff and wear multiple hats. to encourage board members to use their unique skills to investigate what it means to truly alter and empower people with developmental disabilities.

The team will consist of people with disabilities from various walks of life. Participants brought their true selves to the performance, bringing their own life experiences, points of view, abilities, and communication styles with them. Joan's involvement aided the governing and advisory boards by motivating, accepting, and including participants and people who could make a difference in the discussion and structure of DC's strategic plan of success.

## The Team

### Joan Allen | Founder & Board President

Joan Allen had no intention of spending her retirement years establishing a non-profit organization that educates and employs persons with developmental impairments. Her desire for DC was created, however, after recognizing the great need for it in the Greater Omaha community. Joan spent years hunting for work options for persons with disabilities after having a son with a disability (Mark). Mark serves as the “champion” and the driving force for DC. She was a founding member of Phoenix Academy in 1990 and served on its board for several years throughout its expansion. Joan is an active member of her church, Countryside Community Church, and has served on several committees. In addition to her son Mark, she and her husband John have a daughter Jennifer, a late daughter Sara, and four grandchildren, Nicholas, Joshua, Samuel, and Dominic.

Joan states, “I’ve dedicated my life to paving a successful path for my amazing 40-year-old son, Mark. I was already aware of his needs not being fully being met by the school programs when he was a small child.” After graduating, Mark started his search for a fulfilling job. He accepted a position at a local supermarket and worked there for several years. His goal of becoming a football coach has not changed. Like Mark, I think that other people have dreams as well, and we should take the time to find out what those dreams are so that we may help them come true. Hardworking individuals with developmental challenges may benefit any business. They are the most dependable, committed, and the most loyal employees once trained.

### Board Members

Marian Shalander Kaiser

WriteWorks, Inc., owned by Marian Shalander Kaiser, is a consulting firm that provides writing, editing, and grant writing consultation services as well as workshops on improving networking and oral and written communication skills. She teaches the business writing course for the UNO

Executive MBA Program as an adjunct professor at the University of Nebraska at Omaha. She has also previously instructed undergraduate UNO and business communication courses.

### Karla Krogman-Sauer

Karla Krogman-Sauer, who spent ten years working in the insurance industry, brings a lot of experience to DC She and her husband Rob were among the initial contributors to DC, and they have been working with it from the beginning. She serves on the fundraising committee and is the secretary.

### Shirley McNalley

The non-profit Sheltering Tree was founded by Shirley McNally with the goal of providing persons with developmental disabilities with inexpensive apartment-style living so they may live independently in small communities for safety, companionship, and integration into the larger metro Omaha community. 11 apartments in Bellevue were completed in 2014; including 24 units in Benson in 2018; 48 in Papillion in 2022; and 48 in Elkhorn in 2026. Early in her career, Shirley worked for Housing and Urban Development. She designed and managed 49 state-awarded grants totalling more than \$25 million as a private consultant for tiny towns outside of Nebraska that needed housing and public works projects.

### Angie Michaels

With a mind and passion for business Angie has launched several successful companies. 10 Sandy Beach Toes Yoga, Millard Family Eyecare, Go Fish Girls!, Go Fish Kids!, and FishHer - Fishing Gear for Women to name a few of her favorites.

When she is not busy teaching yoga or fishing Angie can be found traveling, volunteering, studying to become a Life Coach and helping grant wishes as a Make A Wish -Wish Granter.

Angie is honored to be serving on the Board of DC This much-needed project and training program will help so many in the special-needs community. Her daughter Ellie, like so many special needs adults, will realize her full potential on her “pathway to purpose”!

#### Christopher Slater

Over 20 years experience in business ownership, strategy and executive level management in both the for-profit and non-profit sectors. His passion for helping people, businesses, and business owners succeed drive Christopher’s work with 316 Strategy Group.

A proven business-builder, those who work with him are quickly affected by Christopher’s talent, creativity, and dedication to helping businesses in the community flourish. An avid “maker of things”, vivid copywriter, voice-over artist, and occasional actor, he’s at home in a creative environment and is a visionary problem-solver. He is a business leader with a genuine drive for innovative and effective marketing, networking, and relationship building for all types of businesses. He does all his own stunts.

#### Tim Collins

Tim is a certified lifestyle professional located in Omaha, NE., with 15 years of experience and more than 20,000 sessions served in this industry. Among the most significant accomplishments noted in his history of coaching and fitness and wellness is assisting countless clients in transforming their bodies and lifestyles. He genuinely appreciates people and is deeply interested in their progress.

One of his favorite quotes is “Perfection is not attainable, but if you pursue perfection, you catch excellence”, by the late Vince Lomardi. His programs are designed to meet you where you are and help you thrive in every area of your mental and physical self. He also values spending time with his wife, Taisha and his 12-year old daughter Violet and 11-year old son Santana.

#### Stuart Stofferahn- Advisory

Dr. Stuart P. Stofferahn founded Nebraska Transition College, an organization that enables people with autism and other disabilities to learn, work, and live in our communities. He also serves as its executive director. Stuart earned his master's in educational leadership from the

University of Nebraska at Omaha in 2011 and his doctorate from the same institution in 2017. After 31 years of combined service on active duty and in the reserves, he left the United States Air Force in 2017. He divided his time between Junior Achievement, Community Action Partnership, and the Homeless Coalition of Lincoln while serving as a youth director, elementary music teacher, and active volunteer.

In addition, Stuart is a speaker for Cold Wet Nose, LLC and the author of "The Love of a Cold, Wet Nose: Stories of a Hospice Dog." He was the 2018 recipient of Leadership Lincoln's Bud Cuca Servant Leader Award, which is given every year to recognize a local person who has lived and embodied the principles of servant leadership by using their talents, gifts, and leadership abilities to improve the future of their community as a whole.

Hamza Haqqi-Advisory

Yuvi Kol-Bar- Bakery

Yuvi is partnering with Destiny to share her amazing european pastries with our customers! We are so lucky to have her join us. She dreamed of doing something where she could be independent doing something she loved and found it in her baking. She said, " I am so excited to partner with Destiny and serve my fresh-baked goods daily in the cafe. Destiny is such an incredible concept and I am proud to be a part of it."

Products, Programs, and Services

Product:

DC will be an inviting environment serving coffee drinks made from high quality coffee beans as well as other beverages, foods, and goods. Everything that is sold will be of premium quality, excellent taste, and affordable. The menu will include distinctively selected sandwiches, salads, and desserts of high quality.

Program:

The employees at DC will use capacity building, funding, and training, with initial seed funding coming from the "Nonprofit Capacity Building" grant and founder Joan Allen's training. DC will promote diversity and inclusion for all individuals with developmental disabilities in the workplace through the leadership and board structure of the founders. As the staff develops and receives the grant-funded training, there will be more collaboration among them. Our organization would like to concentrate on two leadership areas: assistance with the following stage of engagement and construction, and best practices guidance through NAM. The next step will be to build our own training and development facility so that we can prepare the fundamental skills before we arrive on site. The curriculum is more extensive than at the café location, with an emphasis on the development of behavioral and life skills.

DC will provide training and hands-on experience. This may give some employees the opportunity to earn a paycheck for the very first time and they will have opportunities to learn about jobs that they have chosen for themselves within the café. This knowledge and experience will allow them to be ready to take their learned skills anywhere. (indicate funding sources and benefits)

Service:

DC trains and employs people with developmental disabilities for better jobs in the community by giving them a path to become better employees.



Thakolrat 'Jin' Prongsuwan has worked at Panya Café in Bangkok, Thailand, since 2018. (Photo: Pichayada Promchertchoo)



At Panya Café, Jin makes drinks while his colleague who suffers from autism serves them to customers. (Photo: Pichayada Promchertchoo)



(South Carolina Coffee Shop Empowers Employees At Bitty and Beau's Coffee Shop)

## **Marketing Plan**

### Market Analysis

Adults with intellectual and developmental impairments are chronically underemployed throughout the nation, including Omaha, Nebraska. According to the Bureau of Labor Statistics, the unemployment rate for individuals with disabilities in the United States grew from 12.6% to 17.9% between 2019 and 2020. According to a 2011 survey, just 44% of persons with intellectual impairments aged 21-64 worked, compared to 83% of the same-aged adults without a handicap. Around 33% of people with developmental disabilities who have looked for work in the recent year are now jobless. Because persons with disabilities have far less work opportunity and activity than those without impairments, there is an evident need for organizations to develop possibilities to assist in narrowing this gap. DC provides these individuals with the opportunity to become a part of the Omaha community and find significance in their life.

### Constituency

Adults of all ages with intellectual and developmental impairments seeking work are among the target population. Because DC is located in Omaha, workers will most likely reside in the Omaha-Council Bluffs metropolitan region. Our employees (team members) will gain real-world customer service experience as well as the opportunity to participate in courses at the cafe to develop skills that will be very useful outside of the workplace, such as social skills, cooking and baking skills, marketing and retail skills, money management skills, computer skills, and many more.

Collaborators on similar missions.

Although no café or restaurant in Omaha follows this concept, there are other organizations that assist persons with physical and intellectual impairments in finding jobs but do not provide internal job chances. The Nebraska Transition College provides classes that are tailored to the requirements of persons with developmental impairments, and the teammates will be chosen from this group, having undergone classes such as social skills. DC will be modeled like Hugs Cafe in McKinney, Texas. They will have no competition among the people they serve. Sheltering Tree, an organization that provides apartment living for adults with developmental impairments, will provide some potential partners. These will foster excellent collaborations and volunteer possibilities for anyone interested in supporting comparable causes. There are a number of additional NGOs in Omaha that help children with disabilities, people with disabilities for non-employment related services, and other causes that might benefit from comparable donor pools. DC seeks to replicate the business model of Hugs Cafe in McKinney, Texas, and their management has been an excellent partner as we traverse the company development process.

Hugs Cafe in Texas has a similar objective and strives to serve the same demographic see artifacts below:







Hugs Cafe, which opened in 2013, has become a successful operational cafe with excellent staff training programs, which we want to inspire DC but be specific to the needs of our community members here in Omaha with developmental disabilities.

### Strategy

As a startup, we will primarily focus on marketing via social media, online advertising, marketing events, and press releases. This includes hiring of a strategic planner who will be primarily responsible for implementing the marketing strategy. The strategy will include getting interns and staff that will guide DC through building and managing the website and social media pages and content, creating advertisements, and planning events. Accordingly, the hired strategic plan and grant manager will modify the marketing campaign.

Our website, [destinycafeomaha.com](http://destinycafeomaha.com), will be a critical platform for our brand marketing strategy since it communicates our goal, vision, and reason for being in a modern and innovative manner. We will utilize Instagram, Tiktok, Facebook, Twitter, and YouTube as our primary social media

channels to advertise who we are, what we do, and the items we provide, in addition to the DC website. With the assistance of an internal team member, we will use a third-party marketing company to disseminate our content and develop a streamlined and consistent brand. To develop our brand, we will feature images of our lovely facility, spotlight staff, show off our wonderful cuisine and drinks, and advertise certain events and cafe specials. To communicate with consumers and share our enthusiasm with others, posts will take the form of images, pre-recorded and live films, teammate testimonials, and customer experiences. As the café expands, a training program to educate our colleagues a range of life skills will be established and disseminated on social media.

To get DC social media off the ground, we want to hire a third-party social media services provider. This company's crew will be in charge of generating accounts on numerous major social media sites, including Facebook, Instagram, and Twitter. Following the creation of these sites, the team's primary responsibility will be to provide weekly marketing material across all platforms. Social media management firms have a solid reputation for producing marketing material with similar topics that may be leveraged. Finding the correct "theme" for DC branding will be critical to the café's social media success.

Another advantage of having a social media presence is that it promotes online ordering at DC. Customers will be able to order meals and drinks, choose a pick-up time, and pay for their order in advance via DC. The order will then be prepared by the staff so that it is available for clients to pick up. Furthermore, DC will collaborate with a number of delivery service providers, including UberEats, GrubHub, and DoorDash. Customers will also be able to make orders using these apps and have them delivered right to their front door. These delivery services will charge DC a fee, but this should be mitigated by increased sales. DC will be able to conduct numerous promotions and discounts on social media to increase online ordering. DC will be able to attract more guests and increase revenue by using this technique. In order to improve income and brand awareness, the café will offer products such as coffee beans, jams, aprons, t-shirts, and other items.

DC will use Yelp and Google marketing to increase attention to our organization in order to attract new consumers seeking cafés in Omaha and NGOs to support. The hours of operation, menu, images of menu items, and a link to the corporate website will be included on DC's Yelp page for users to discover more about our business. DC plans collaborate with a pay-per-click specialist to design Google advertising and our SEO/keyword strategy in order to optimize campaigns for Google searches that best meet the company requirements. These adverts will include a link that will drive people to our website: [destinycafeomaha.com](http://destinycafeomaha.com). Cost and expenditure estimates may be found in the appendices of the business plan.

We will network with the Greater Omaha Chamber of Commerce to develop a presence among other business leaders and the community in order to generate early traction. We will send out ASK letters to community members and organize an event to assist obtain some seed money required to go further. DC will hold promotional events to attract new and repeat customers when it opens. DC has also applied for two local grants via the Omaha Community Foundation and the Weitz Family Foundation.

## Operational Plan

### Location & Facilities:

Before settling on a permanent site, DC must first acquire first funding. The local decision will be based on the vote and decision of the government board, as well as board-recommended approval. The café will retain a clean, young, and lively ambiance with contemporary artwork and décor, providing guests with a pleasant spot to enjoy a cup of coffee and breakfast or lunch.

The café will occupy roughly 2,500 square feet of area. This will comprise square feet for the indoor sitting area, square feet for the outdoor seating area, square feet for the customer service area, and square feet for the manufacturing area. Outside the front entrance of DC there will be a small greenhouse that will be managed by the staff and used to cultivate ingredients for the café's culinary offerings.

### Operational Structure:

DC will act as a fast-casual restaurant and coffee-shop. It will operate every day from 7 AM to 2 PM. The menu will be developed by Rich Barmettler, the restaurant facilitator of DC. Beverages offered will include local inspired coffee's and brews. Breakfast items offered will include baked goods and pastries from Yuvi's Bakery Lunch items offered will include simple sandwiches turkey, ham, salami along with vegetarian options.

Inside the café, Customers will order and pay for beverages and food items at the front counter, where two registers and cashiers will be situated. Customers will select a table and a server will deliver the order to the customer's table. Additionally, DC will also have take-out ordering available, in which customers can order food and beverages online. Through the DC website, customers will be able to place orders, make payments electronically, and select a pick-up time. Then, the customer will be able to pick up their pre-made order and take on-the-go.

Furthermore, DC will also contract with several food service companies that offer delivery, such as UberEats, DoorDash, and GrubHub. Through these applications, customers will be able place orders with DC and pay a small fee to get their order delivered to their doorsteps.

DC will also offer catering services for customers. Customers will be able to order breakfast items and lunch items in bulk, as well as coffee by the liter. Customers will be required to place catering orders at least 7 days in advance. To prevent congestion in the food preparation area, catering orders will be prepared during store after-hours.

Finally, to produce additional revenues, merchandise and other products will be available for sale at DC. Clothing brandishing the DC logo can be purchased at the front counter, such as t-shirts, sweatshirts, hats, aprons, coffee mugs, etc. Some of the teammates will make jams and other items to be sold, as part of their training.

### Staffing:

Joan Allen, founder of DC will act as the director of operations. Executive decisions will be collectively made by the board of directors. Rich Barmettler, the restaurant facilitator, will assist in preparing DC for its initial launch.

For day-to-day operations of the café, *[Insert name]* will be hired as the full-time manager to oversee employees. *[Insert name]* has had ample experience, including *[insert qualifications]*, making him/her an extremely qualified candidate for the position of full-time manager. *[Insert name]* will be responsible for supervising staff, dealing with suppliers, and other managerial duties.

Roughly 20-30 individuals with developmental disabilities will be hired and trained as part-time employees. These individuals will fulfill the operational roles of cooks, baristas, bussers, servers, cashiers, dishwashers, and janitors. All employees will be paid an hourly rate depending on the position. Payroll will occur bi-weekly using *[insert payroll service]*.

Further down the road, DC plans to launch its secondary phase with additional objectives. During this phase, a training facility will be developed for staff with developmental disabilities. This will be a separate location where newly hired staff will be trained according to their job designation. At these facilities, individuals will learn how to do various tasks, such as how to brew coffee, prepare dishes, serve customers, use registers, handle cash, use restaurant appliances, clean dishes and equipment, and interact with customers.

#### Supplies:

Operating costs will include upfront fixed costs for equipment, including an espresso machine, coffee maker, general food service equipment, storage hardware, dinnerware, registers, general cleaning supplies, furniture, and office equipment. Operating costs will also include variable utilities expenses to maintain operations, including water & gas, heating & cooling, and electricity. Other variable costs will include the inventory costs of coffee beans, food supplies, cleaning supplies, restroom supplies, and other general sanitation supplies.

High quality coffee beans will be sourced indefinitely from *[insert supplier name]*. Food supplies will be sourced indefinitely from *[insert supplier name]*. Other general supplies will be sourced from *[insert supplier name]*. Prices and quantities are indicated in the Financial Plan.

Legalities:

DC will operate as a tax-exempt, non-profit organization. Business property insurance will be acquired to cover the physical building and everything inside, as well as worker's compensation insurance to cover employees from on-sight injuries. As required by law, a Nebraska Small Business License and Food Service License will be purchased before beginning operations.

Timeline:

Sign Lease for Café Location	xx/xx/xxxx
Acquire Licenses	xx/xx/xxxx
Interior Design	xx/xx/xxxx
Install Equipment	xx/xx/xxxx
Purchase Insurance	xx/xx/xxxx
Marketing Plan	xx/xx/xxxx
Interview & Hire Staff	xx/xx/xxxx
Train Staff	xx/xx/xxxx
Purchase Inventory	xx/xx/xxxx
Soft Opening	xx/xx/xxxx
Grand Opening	xx/xx/xxxx

## Impact Plan

Most people with developmental disabilities graduate from high school with little or no job opportunities. They are the most underserved part of our community as far as employment opportunities.

DC can provide a space where people have an opportunity to develop skills to take to other jobs in the community. The employees will have a chance to better develop their social skills, cooking and baking skills, marketing and retail skills, computer skills, and money management skills.

The team will be made up of people with disabilities from many areas of life. Participants brought their authentic selves to the performance, bringing with them their own life experiences, points of view, abilities, and communication styles. Joan's participation aided the governing board and advisory board by inspiring, accepting, and including participants and effect change makers in the discourse and structure of DC's genesis from proof to idea.

was able to build a strong network of community leaders, sponsors, and volunteers on the idea that being "differently abled" does not entail being excluded from society. Joan Allen's and her son Mark Allen's personal journey is remarkable because it demonstrates the power of resilience and determination to create a successful organization that guides young adults with developmental diabetes through a tired system skills that will grow into prosperous careers and a sustainable livelihood. DC emphasizes the significance of their tagline, "TRAIN, WORK, THRIVE," and will employ people with disabilities from various backgrounds in a training environment, leading to sustained independence and thriving in our communities. The objective is to help all persons with developmental impairments find meaningful work in jobs of their choosing, as well as equality in the Omaha area. Team synergy applies the notion of the whole being greater than the sum of its parts to cooperation, and DC fosters a strong synergistic culture to support their endeavors to teach mentorship via 3 tier system.

As the program develops over the years and employees come and move on to other opportunities, the change that DC is creating will begin to shine through. Being able to see how former employees can use their skills that they learned while working at DC and successfully apply those to other jobs they acquire after that will be a testament to the impact the café has created.

DC will use capacity building, funding, and training, with initial seed funding coming from the "Nonprofit Capacity Building" grant and founder Joan Allen's training. DC will promote diversity and inclusion for all individuals with developmental disabilities in the workplace through the leadership and board structure of the founders. As the staff develops and receives the grant-funded training, there will be more collaboration among them. Our organization would like to concentrate on two leadership areas: assistance with the following stage of engagement and construction, and best practices guidance through NAM. The next step will be to build our own training and development facility so that we can prepare the fundamental skills before we arrive

on site. The curriculum is more extensive than at the café location, with an emphasis on the development of behavioral and life skills.

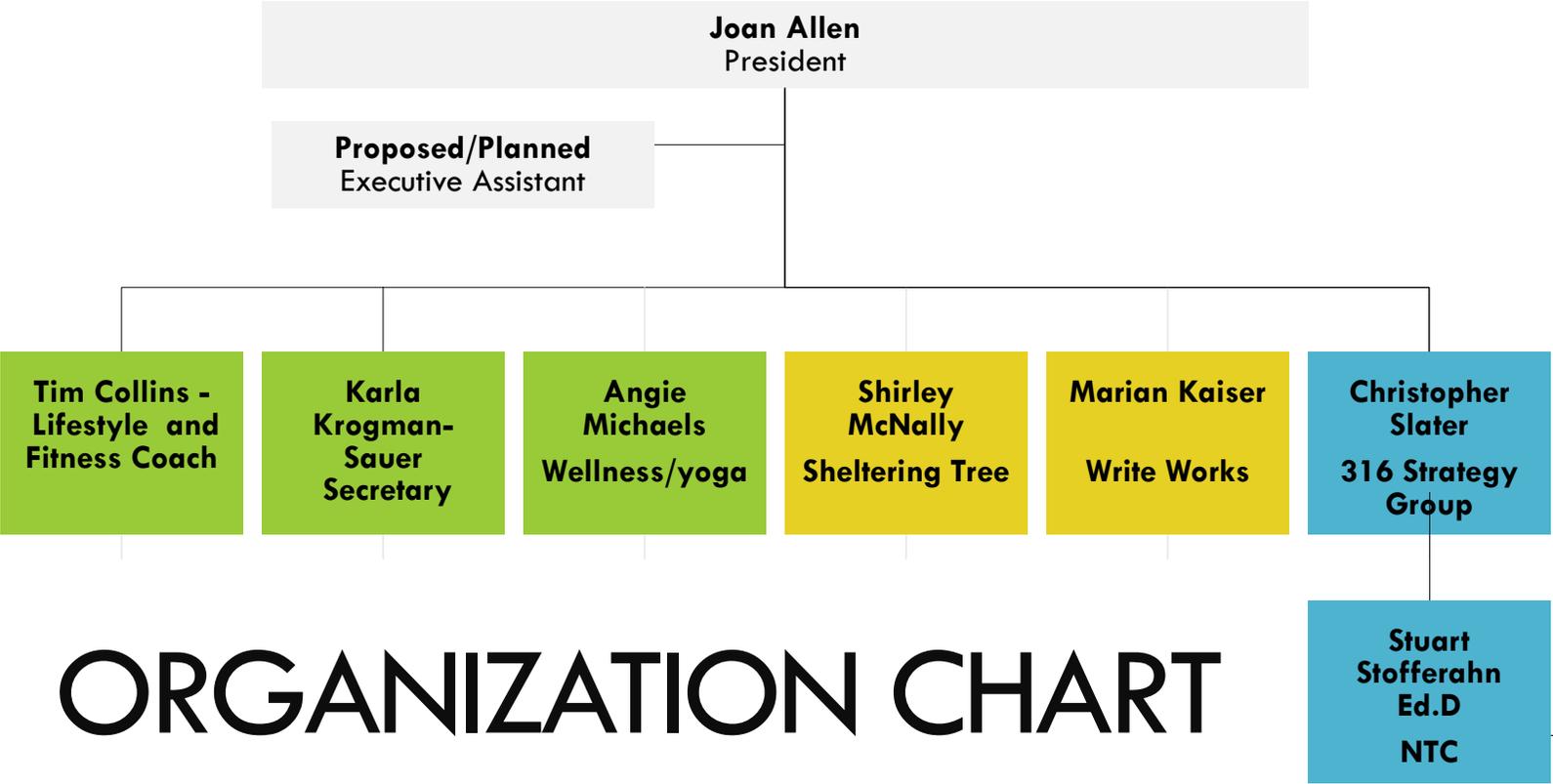
## Financial Plan

			
<b>Projected Sources &amp; Uses of Cash</b>			
<b>Development &amp; Startup Period</b>			
SOURCES OF CASH:			
	Total Project Cost		\$754,500
	Equity Contributions		
	Loan Financing		
USES OF CASH:			
	Leasehold Improvements		\$220,000
	Kitchen & Bar Equip & Furniture		\$221,800
	Professional Services		\$76,000
	Organization / Development		\$19,000
	Interior Finishes & Equipment		\$35,000
	Exterior / Signage		\$20,000
	Pre-Opening Expenses		\$82,700
	Working Capital & Contingency		\$80,000
	<b>TOTAL USES OF CASH</b>		<b>\$754,500</b>
	Tenant Improvement Credit (after open)		\$0
	<b>Total Investment</b>		<b>\$754,500</b>

## References:

Siperstein, G. (2013, July). *National snapshot of adults with intellectual disabilities in the labor force*. Journal of Vocational Rehabilitation. Retrieved October 20, 2021, from <https://dotorg.brightspotcdn.com/63/42/91ac844b472290b377a2da68222a/siperstein-parker-drascher-jvr-national-snapshot.pdf>.

*39 Incredible Developmentally Disabled Statistics*. HRF. (2015, March 24). Health Funding Research. Retrieved October 25, 2021, from <https://healthresearchfunding.org/39-incredible-developmentally-disabled-statistics/>.



# ORGANIZATION CHART



**Projected Sources & Uses of Cash  
Development & Startup Period**

**SOURCES OF CASH:**

Total Project Cost	\$754,500
Equity Contributions	
Loan Financing	

**USES OF CASH:**

Leasehold Improvements	\$220,000
Kitchen & Bar Equip & Furniture	\$221,800
Professional Services	\$76,000
Organization / Development	\$19,000
Interior Finishes & Equipment	\$35,000
Exterior / Signage	\$20,000
Pre-Opening Expenses	\$82,700
Working Capital & Contingency	\$80,000

<b>TOTAL USES OF CASH</b>	<b>\$754,500</b>
---------------------------	------------------

Tenant Improvement Credit (after open)	\$0
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<b>Total Investment</b>	<b>\$754,500</b>
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# Destiny Café

4400 S.F.	120 Seats	Cost	Detail	Building	Leasehold	Equipment	Start Up	Expense	Non-Ded.
<b>LAND &amp; BUILDING</b>		<b>220,000</b>							
	Land								0
	Building - Construction (\$50 / s.f.)		220,000	220,000					
<b>Kitchen/ Bar - F &amp; E / Smallwares</b>		<b>221,800</b>							
	Equip- Counter								
	Equip - Kitchen								
	Office								
	Serviceware (plates, glasses, silver etc)								
	Smallwares								
	Furniture								
<b>PROFESSIONAL SERVICES</b>		<b>76,000</b>			76,000	221,800			
	Architect & Engineering		20,000						
	Legal (lease & incorporation)		3,000						
	Project Consultant		30,000						
	Curriculum		15,000						
	Accounting & Tax		3,000						
	Name, Logo & Graphic Design		5,000						
<b>ORGANIZATIONAL &amp; DEVELOPMENT</b>		<b>19,000</b>							
	Deposits (utilities, sales tax, etc.)		3,000						3,000
	Insurance Binder		5,000					5,000	
	Permits & Licenses		3,000						0
	Change, Operating Banks & Petty Cash		2,000						2,000
	Lease Deposit		6,000						6,000
<b>INTERIOR FINISHES &amp; EQUIPMENT</b>		<b>35,000</b>							
	Artwork, Signage & Specialty Décor		15,000			15,000			
	Security System		3,000			3,000			
	Music/Sound/Audio-Visual Systems		15,000			15,000			
	Point of Sale		F&E			F&E			
	Phone System		2,000			2,000			
	Office Equipment / Computer		F&E			F&E			
<b>EXTERIOR FINISHES &amp; EQUIPMENT</b>		<b>20,000</b>			20,000				
	Landscaping		0						
	Exterior Signs & Decorations		20,000						
	Resurfacing		0						
	Parking Bumpers		0						
	Parking Lot Striping		0						
<b>PRE-OPENING EXPENSES</b>		<b>82,700</b>					82,700		
	Construction Period Utilities		4,000						
	Uniforms		1,500						
	<b>Opening Inventories -</b>								
	Food		6,000						
	Paper, Chemicals & Other Supplies		3,000						
	<b>Marketing -</b>								
	Opening Mocks F&B		4,000						
	Advertising / Social Media		7,000						
			10,000						
	<b>Personnel -</b>								
	GM & KM		20,000						
	Hourly Employees		20,000						
	Payroll Taxes & Employee Benefits		7,200						
<b>OPERATING CAPITAL &amp; CONTINGENCY</b>		<b>80,000</b>							
<b>TOTAL PROJECT COST</b>		<b>754,500</b>		\$ 220,000	\$ 96,000	\$ 256,800	\$ 82,700	\$ 5,000	\$ 11,000
				Building	Leasehold	Equipment	Start Up	Expense	Non-Ded.
<b>TOTAL PROJECT COST w/ Operating Capital</b>		<b>754,500</b>							
Project Cost / Square Foot		\$171							

Project Cost Per Seat	\$6,288
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## Assumptions Plan A Yr 1

<b>Sales</b>	<b>\$900,000</b>	<b>Weekly Ave</b>	<b>Annual</b>	
Food		\$13,846	\$720,000	80.00%
Beverage		\$3,462	\$180,000	20.00%
<b>Total Sales</b>		<b>\$17,308</b>	<b>\$900,000</b>	<b>100.00%</b>

<b>Cost of Sales</b>		<b>Annual \$</b>	<b>% of Sales</b>
1. Food Cost %	31.0%	\$223,200	
2. Beverage Cost %	25.0%	\$45,000	
<b>Total Cost of Sales</b>		<b>\$268,200</b>	<b>29.8%</b>

<b>Management Salaries (Annual)</b>		<b>% of Sales</b>
1. General Manager	\$60,000	6.67%
2. Kitchen Manager	\$55,000	6.11%
3. Assistant Manager	\$35,000	3.89%
<b>Total Management Salaries</b>	<b>\$150,000</b>	<b>16.67%</b>



Lease _ NNN	\$0	\$0	\$0	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$58,500	6.50%
Bakery Sub Lease	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$12,600	-1.40%
Depreciation														
Ammortization														
<b>Total Occupan</b>	<b>-\$1,050</b>	<b>-\$1,050</b>	<b>-\$1,050</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$45,900</b>	5.10%
<b>Net Profit \$</b>	<b>-\$16,500</b>	<b>-\$11,100</b>	<b>-\$7,950</b>	<b>-\$6,425</b>	<b>-\$4,475</b>	<b>-\$4,475</b>	<b>-\$50</b>	<b>-\$50</b>	<b>-\$50</b>	<b>-\$50</b>	<b>-\$50</b>	<b>-\$50</b>	<b>-\$51,225</b>	
<b>Net Profit %</b>	<b>-22.0%</b>	<b>-14.8%</b>	<b>-10.6%</b>	<b>-8.6%</b>	<b>-6.0%</b>	<b>-6.0%</b>	<b>-0.1%</b>	<b>-0.1%</b>	<b>-0.1%</b>	<b>-0.1%</b>	<b>-0.1%</b>	<b>-0.1%</b>	<b>-5.7%</b>	<b>-5.69%</b>



Lease _ NNN	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$78,000	7.43%
Bakery Sub Lease	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$1,050	-\$12,600	-1.20%
Depreciation															
Ammortization															
<b>Total Occupan</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$5,450</b>	<b>\$65,400</b>	6.23%
<b>Net Profit \$</b>	<b>-\$5,725</b>	<b>-\$2,050</b>	<b>-\$125</b>	<b>\$2,325</b>	<b>\$2,850</b>	<b>\$17,225</b>									
<b>Net Profit %</b>	<b>-6.5%</b>	<b>-2.3%</b>	<b>-0.1%</b>	<b>2.7%</b>	<b>3.3%</b>	<b>1.9%</b>	<b>1.91%</b>								

**Destiny Café**  
**Equipment 8/15/22**

<b>Kitchen</b>		<b>Dining Equipment</b>	
<b>Used Price</b>	<b>Item</b>		
\$20,000	Hood / Suppression system	\$1,500	Bakery refrig display
\$15,000	Flat top griddle	\$1,500	Bakery refrig display
\$15,000	Flat top griddle	\$1,000	Counter top pastry display
\$2,000	Make Table	\$5,000	Banquet Supplies, Serviceware & Furniture
\$2,000	Char Grill	<b>\$9,000</b>	<b>Total</b>
\$2,000	Char Grill		
\$300	Work Table		
\$300	Work Table		
\$300	Work Table		
\$6,000	Baxter bakery ovens		
\$1,000	Steam table		
\$1,500	Mixer		
\$1,000	Fryers		
\$2,000	Range / oven		
\$5,000	Walk in cooler		
\$5,000	Walk in freezer		
\$5,000	Smallwares		
\$2,000	Soup Kettle		
\$1,500	Sinks / Prep sinks		
<b>\$86,900</b>	<b>Total</b>		
<b>\$95,900</b>	<b>Total Used Equipment</b>		

Kitchen		Dining Equipment	
New Price	Item		
		\$10,000	Grab & Go refrigerated equip
\$5,000	Make Table	\$12,000	POS system
\$5,000	Make Table	\$15,000	FOH smallwares, plates, glass, silverware
\$6,000	Cooler 2 dr Upright	\$1,500	Toasters (2)
\$6,000	Freezer 2 dr Upright	\$3,500	U/C refrigeration
\$8,000	Convection oven (2)	\$3,500	U/C freezer
\$4,500	Mixer (bakery)	\$1,000	Ice bins
\$4,000	Bakery Equip (misc)	\$12,000	Automatic 2 station espresso machine
\$3,000	Wall shelving / racks	\$1,200	Drip coffee / tea equipment
\$2,500	Fryer filter machine	\$1,200	Sinks (hand & dump)
\$1,500	Robo Coupe	\$2,500	Server station equipment
<b>\$45,500</b>	<b>Total</b>	<b>\$63,400</b>	<b>Total</b>
<b>\$108,900 Total New Equipment</b>			

Other	
\$5,000	Walk in Cooler / Freezer repairs
\$1,000	Hood system filters
\$3,000	Hood system modifications
\$2,000	Bakery oven repairs
\$2,000	Dishroom updates
\$1,500	Ice machine (lease) install costs
\$3,000	Smallwares (additional)
\$4,000	Office- safe, shelving, supplies, set up
<b>\$21,500</b>	<b>Total</b>

Furniture	
<b>\$17,000</b>	Chairs, tables, stools, dining counters, rails, etc.

**\$221,800 Grand Total Equipment and Furniture**

Curriculum Costs

**Tier 1**

NTC Nebraska Transition College

Total Cost	Per Class	Classes	Staff
\$59,800	\$299	5	40

**Tier 2 Pre Open**

Destiny Café Training Pre Open

Total Cost	Hours	Wage
\$780	65	\$12

Total Cost	Crew
\$31,200	40

Training includes	Service
Orientation	Policies and Procedures
Position Training	Crew on Crew practice
Safety and Sanitation	Customer mocs
Menu	Opening

**Tier 1 Post Open**

Destiny Café Training Pre Open

Total Cost	Hours	Wage	Months
\$2,880	20	\$12	12

Total Cost	Crew
\$115,200	40

Training includes	Service
Orientation	Policies and Procedures
Position Training	Crew on Crew practice
Safety and Sanitation	Customer mocs
Menu	Opening

**Management / Trainers Cost**

Destiny Café Training      Pre Open

## Coaches

Total Cost	Hours	Wage	Number
\$18,000	120	\$25	6

Management	Hours	Wage	Number
\$6,000	80	25	3

**Total Costs**

\$30,000      Curriculum Costs

\$35,000      Placement / Ongoing costs (10 per year)

\$298,080      Total Training Costs

\$7,452      Training Cost per Employee

# Grant Application

Row 334

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**Organization Name  
(if applicable)**

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**Physical Address**

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**Mailing Address**

---

**Website**

---

**Social Media  
Accounts**

---

**Name** AFFORDABLE HOUSING

---

**Title**

---

**Email Address** affordablehousingomaha@gmail.com

---

**Phone** +1 (402) 708-6176

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**Team**

---

**Organizational  
Chart**

---

**Other Completed  
Projects and/or  
Accomplishments**

---

**Proposal Title** AFFORDABLE HOUSING OMAHA

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**Total Budget (\$)** \$9,000,000.00

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

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

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**Brief Proposal  
Summary** Affordable Housing Omaha will provide affordable housing in North and South Omaha. This will be accomplished in several methods. Rehab/remodel of existing homes, new construction of Traditional Multi-Family/Single Family homes, new construction of Non-Traditional Multi-Family/Single Family homes. Providing housing for the underserved economically disadvantaged communities of Omaha.

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**Timeline** Project to be completed within guidelines of the Grant funding

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**Percentage** 100%

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completed by July  
2025

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

---

"other" explanation

---

**Proposal  
Description and  
Needs Alignment**

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**Visioning Workshop  
Findings Alignment**

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**Priorities Alignment**

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**Economic Impact**

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**Community Benefit**

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**Best  
Practices/Innovation**

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**Outcome  
Measurement**

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**Partnerships**

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**Displacement**      No

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**Displacement  
explanation**

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**Physical Location**

---

**Qualified Census Tract**

Within one or more QCTs

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**Additional Location Documents**

---

**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**

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**Grant Funds Usage**

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**Proposal Financial Sustainability**

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**Funding Sources**

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**Scalability**

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**Financial Commitment**

Organization is financially committed to fulfillment and completion of the Project

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**ARPA Compliance Acknowledgment**



**ARPA Reporting and Monitoring Process Acknowledgment**



**LB1024 Funding Sources Acknowledgment**



**Public Information**



## File Uploads

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# Grant Application

Row 335

<b>Organization Name (if applicable)</b>	Leaders to Legends LLC
<b>Physical Address</b>	1423 Ogden Street Omaha, Ne 68112
<b>Mailing Address</b>	P O Box 12164 Omaha, NE 68112
<b>Website</b>	<a href="http://leaderstolegendsacademy.com/">http://leaderstolegendsacademy.com/</a>
<b>Social Media Accounts</b>	<a href="https://www.facebook.com/profile.php?id=100058818284965">https://www.facebook.com/profile.php?id=100058818284965</a> <a href="https://twitter.com/Griffinleads">https://twitter.com/Griffinleads</a> <a href="https://www.instagram.com/leaders2legends/">https://www.instagram.com/leaders2legends/</a> <a href="https://www.youtube.com/channel/UCptZDAuiDmtVprxsbc6UvEA">https://www.youtube.com/channel/UCptZDAuiDmtVprxsbc6UvEA</a>
<b>Name</b>	Dr. LeDonna Griffin
<b>Title</b>	Founder, President, Lead Change Agent
<b>Email Address</b>	leaderstolegendsacademy@gmail.com
<b>Phone</b>	+1 (402) 490-7147
<b>Team</b>	Yes
	Dr. LeDonna Griffin, Change Agent in Education, Youth Advocate, Former teacher/principal in Omaha, NE for 28 years in public, parochial, elementary and middle school, Officer/Member on multiple local boards Expertise: Educational Administration and Supervision; Mr. Frank Parker, Pastor of The Church of Jesus Christ Whole Truth (20 years), Mrs. Ada Parker, Secretary, Expertise: Design Work, Adult Day Services, Mr. Joe Taylor, Owner of Living Soul Productions Expertise: Music Therapy Vocal and Instrumental
<b>Organizational Chart</b>	Leaders to Legends LLC - Church of Jesus Christ Whole Truth
<b>Other Completed Projects and/or Accomplishments</b>	
<b>Proposal Title</b>	Leaders to Legends LLC: A Hand Up in North Omaha (HUNO)
<b>Total Budget (\$)</b>	\$4.00
<b>LB1024 Grant Funding Request (\$)</b>	-\$2.00
<b>Proposal Type</b>	Capital project Combination of capital project and service/program Service/program

**Brief Proposal Summary** Please confirm receipt of initial submission. I did not receive a copy of my responses and this was the communication received upon submitting proposal: 414 Request-URI Too Large Please advise. I can be reached via email or phone. Thanks

**Timeline** x

**Percentage completed by July 2025** 80%

**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** x

**Visioning Workshop Findings Alignment** x

**Priorities Alignment** x

**Economic Impact** x

x

**Community Benefit**

**Best Practices/Innovation**

**Outcome Measurement**

<b>Partnerships</b>	Yes
	Living Soul Productions, Empowerment Network (Step-Up Program), Leaders to Legends LLC, HHERS, Church of Jesus Christ Whole Truth, SPARK, Heart Ministry Center, Living Tree Learning Center, C Johnson Academy, Universal Living Academy, Grace Academy, Praise Academy, SuperCool School, Saffold Academy.
<b>Displacement</b>	
<b>Displacement explanation</b>	
<b>Physical Location</b>	
<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>	Yes
<b>General Contractor</b>	
<b>Request Rationale</b>	x
<b>Grant Funds Usage</b>	x
<b>Proposal Financial Sustainability</b>	Following this initial investment of funds will be a community that is generating revenue from the space being enhanced: rental of commercial kitchen, hall, music studio, self care products and space, fitness space and products produced from each. To further explain: show choir performances in nursing homes, across the state and nationally. Producing and developing

revenue from natural hair products and rental of space for natural hair stylist.

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**Funding Sources**

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VELA EDUCATION FUND-\$250,000 (2023), Historical sites grant (TBD)

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This proposal will continue, but the timeline will vary without rehab completion funds.

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**Scalability**

Scaling this proposal will be a challenge, but it is possible if necessary.

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Rehabilitation and Restoration needed to improve appeal of programming only. Decrease in General Contractor ask to \$500,000.

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**Financial Commitment**

x

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**ARPA Compliance Acknowledgment**



**ARPA Reporting and Monitoring Process Acknowledgment**



**LB1024 Funding Sources Acknowledgment**



**Public Information**



**File Uploads**

Proposal Budget/Sources and Uses

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<b>BUDGET PROPOSAL - A Hand Up in North Omaha (HUNO)</b>	<b>Budget Narrative</b>
<b>SALARIES BUDGET</b>	
Program Personnel (Full-Time)	Head of Education (1)
Maintenance Personnel (Part-Time)	This funding will support three additional contracted employees to regularly and as needed maintenance the Boiler(1), Commercial Kitchen(1), and Elevator (1).
Program Personnel (Part-Time)	This funding will support 20 part-time positions. The part-time program staffing includes: Administrative Assistant (1), Education Instructors (10), Music Instructors (5), Fitness Instructors
Facilities Personnel (Contracted)	This funding will support general contractor for building repairs, HVAC, Plumbing, Concrete, any structural that maybe necessary or unknown at this time. This will support the pulling of all permits needed and will be a one time incurred expense.
<b>Salaries Budget Summary</b>	#####
<b>BENEFITS</b>	
Program Personnel (Full-Time)	Benefits provided are fee free fitness center membership at Leads to Legends LLC. Professional use of the facilities space per availability and guidelines. An optional health and life insurance package are offered with a price, but not required.
Part-Time and Contracted Employees	Benefits provided are the same for full-time and part-time employees.
<b>Benefits Subtotal</b>	Benefits are provided to both full-time and part-time employees as outlined above.
<b>STAFF TOTAL</b>	

<b>EQUIPMENT CATEGORY</b>	
<b>EQUIPMENT PURCHASE</b>	
Copier Purchase	Funding the copier machine will allow for efficiency of programing and marketing. It is of high quality and most printing is done in house.
<b>EQUIPMENT LEASE/RENTAL</b>	
Copier Lease	
<b>EQUIPMENT MAINTENANCE AGREEMENTS</b>	
Copier Lease/Maintenance	This funding will allow for as needed maintenance of the copy machine.
Computer/Server/Website Maintenance Agreements	Internet service is used daily. This funding will support the enhancement and tech infrastructure.
<b>EQUIPMENT TOTAL</b>	
<b>OTHER CATEGORY</b>	
<b>PROFESSIONAL SERVICES</b>	
Attorney	This funding will pay for legal consulting fees during this project until completion. HSLDA membership for upto 10 particpating families at discounted rate and provides access to legal representaion for each family.
Audit	This funding will support audit requirements during this project until completion.
Bookkeeping/Accounting	This funding will support bookkeeping/accounting requirements during this project until completion.
Information Technology	This funding will support Information Technolgy requirements during this project until completion.
Liability Insurance - Office	This funding will provide office liability insurance as it relates to this during this project until completion.
Liability Insurance - Directors & Officers	This funding will provide Directors and Officers liabilty insuranceas it relates to this project during completion.
Marketing/Outreach	This funding will support marketing/outreach requirements during this project until completion.
Worker's Comp	This funding will support worker's comp requirements during this project until completion. (2%)
Payroll Service	This funding will support payroll management services with Payflex.
Printing/Reproduction	This funding will support printing/reproduction requirements during this project until completion.
Staff Training/Education	This funding will support staff training/education requirements during this project until completion. The training will be specific to the youth/families being served.
Computer Software	This funding will support computer software requirements during this project until completion.
Meeting Room Charge	This funding will support meeting room requirements for general contractor, construction and planning team during this project until completion.
<b>PROFESSIONAL MEMBERSHIP DUES/SUBSCRIPTIONS</b>	
Organizational Membership Dues	This funding will support any addtional membership dues required to complete this project.
Other Membership Dues	This funding will support any additonal "other membership dues" required to complete this project
Newspaper Meeting Notices	This funding will support all meeting notices required to be published during the completion of this project

Office Supplies	This funding will support daily operational office supplies like paper, print cartidges, water, etc.
Program Supplies	This funding will support programs supplies like
Postage and Overnight Mail	This funding will support postgage/overnight mail required for materials/ewuipment and supplies during this project until completion.
<b>REASONABLE ACCOMMODATIONS</b>	
Elevator Install	#####
<b>OCCUPANCY EXPENSES</b>	
Facilities Rehab	#####
Cleaning/Maintenance	The cleaning/maintenance fees are included in the general contractor fees and specifically relative to the rehab work of this program. The daily cleaning will be the responsibility of program volunteers.
Utilities	This funding will support the utilities needed until the completion of this project.
<b>TELEPHONE/INTERNET/FAX</b>	
Cell phone service	This funding will support cell phone service required for the compleiton of this project.
Land line telephone service	This funding will support landline telephone service required for the compleiton of this project.
Teleconference Line	There is no teleconference funding needed for this project completion.
Internet service	This funding will support funding of internet service until the completion of this project.
<b>TRAVEL</b>	
Travel - Lodging	Travel expenses required for the completion of this project will be funded by grantees.
Travel - Meals	Travel rexpenses equired for the completion of this project will be funded by grantees.
Travel - Transportation	Travel rexpenses equired for the completion of this project will be funded by grantees.
Administrative Overhead	Administrative overhead is included in project as in-kind.
<b>OTHER TOTAL</b>	
<b>GRAND TOTAL</b>	<b>The total amount of funding for the project</b>

<b>BUDGET PROPOSAL - A Hand Up in North Omaha (HUNO)</b>	Budget Line Item
<b>SALARIES</b>	
Program personnel (Full-Time)	\$ 150,000.00
Maintenance personnel (Contracted))	\$ 30,000.00
Program Personnel (Part-Time)	\$ 300,000.00
Facilities Personnel (contracted)	\$ 750,000.00
<b>SALARY SUBTOTAL</b>	\$ 1,230,000.00
<b>BENEFITS</b>	
Program Personnel (Part-Time/Full-Time)	\$ 2,400.00
<b>BENEFITS SUBTOTAL</b>	\$ 2,400.00
<b>STAFF TOTAL</b>	\$ 1,232,400.00
<b>EQUIPMENT CATEGORY</b>	
<b>EQUIPMENT PURCHASE</b>	
Copier Purchase	\$ 10,000.00
<b>EQUIPMENT LEASE/RENTAL</b>	
Hydraulic Scaffolding	\$ 10,000.00
<b>EQUIPMENT MAINTENANCE AGREEMENTS</b>	
Elevator	\$ 13,750.00
Computer/Server/Website Maintenance Agreements	\$ 2,500.00

<b>EQUIPMENT TOTAL</b>	<b>\$ 36,250.00</b>
<b>OTHER CATEGORY</b>	
<b>PROFESSIONAL SERVICES</b>	
Attorney	\$ 7,000.00
Audit	\$ 2,500.00
Bookkeeping/Accounting	\$ 1,500.00
Information Technology	\$ 12,000.00
Liability Insurance - Office	\$ 500.00
Liability Insurance - Directors & Officers	\$ 7,000.00
Marketing/Outreach	\$ 6,000.00
Worker's Comp	\$ 9,600.00
Payroll Service	\$ 6,000.00
Printing/Reproduction	\$ 2,500.00
Staff Training/Education	\$ 5,000.00
Computer Software	\$ 8,000.00
Meeting Room Charge	\$ 3,000.00
<b>PROFESSIONAL MEMBERSHIP DUES/SUBSCRIPTIONS</b>	
Organizational Membership Dues	\$ 1,000.00
Other Membership Dues	\$ 1,000.00
Newspaper Meeting Notices	\$ 1,000.00
Office Supplies	\$ 5,500.00
Program Supplies	
Postage and Overnight Mail	\$ 1,500.00
<b>REASONABLE ACCOMMODATIONS</b>	
Elevator Install to enhance ADA accessibility	\$ 25,000.00
<b>OCCUPANCY EXPENSES</b>	
Facilities Rehabilitation	\$ 300,000.00
Cleaning/Maintenance	\$ -
Utilities	\$ 10,000.00
<b>TELEPHONE/INTERNET/FAX</b>	
Cell phone service	\$ 1,200.00
Land line telephone service	\$ 300.00

Teleconference Line	\$ -
Internet service	\$ 2,500.00
<b>TRAVEL</b>	
Travel - Lodging	\$ -
Travel - Meals	\$ -
Travel - Transportation	\$ -
Administrative Overhead	\$ -
<b>OTHER TOTAL</b>	\$ 419,600.00
<b>GRAND TOTAL</b>	\$ 1,688,250.00

# Grant Application

Row 336

<b>Organization Name (if applicable)</b>	Omaha 100, Inc
<b>Physical Address</b>	2401 Lake St, Omaha NE 68111
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.omaha100.org">www.omaha100.org</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Malinda Williams
<b>Title</b>	Executive Director/CEO
<b>Email Address</b>	Malindaw@omaha100.org
<b>Phone</b>	+1 (803) 229-2117
<b>Team</b>	Yes
	Omaha 100 Staff and technical service providers
<b>Organizational Chart</b>	see attachment
<b>Other Completed Projects and/or Accomplishments</b>	Omaha 100 has served as an organization that provided access to the American dream for over 30 years. Recently, were chosen as one of the three organizations to provide SSBCI funding and technical assistance/wrap around services to underserved businesses in the North Omaha community.
<b>Proposal Title</b>	Omaha 100 Business Grant
<b>Total Budget (\$)</b>	\$10,675,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$10,675,000.00
<b>Proposal Type</b>	Service/program
<b>Brief Proposal Summary</b>	Omaha 100 Inc. intends to provide \$100,000 for 100 businesses over the next 3 years, under its 100 program to grow 100 scalable businesses with underserved leaders of color. In addition to this funding, Omaha 100 Inc will also be providing skills training, industry education, and business coaching technical assistance to North Omaha community businesses. Through its partnerships, Omaha 100 Inc. will coordinate technical assistance to provide business advisory, accounting, financial advisory, and legal services. To reverse

the widespread economic turmoil that deepened existing disparities and challenges disproportionately felt in low-income and minority communities in North Omaha due to the COVID-19 public health emergency. Omaha 100 Inc. will focus on underserved Social Economic Disadvantaged Individuals (SEDI) and Very Small Business (VSB) owners impacted by the global pandemic. Omaha 100 case managers and instructors will follow up with businesses to provide guidance and assistance with skills training. This will allow Omaha 100 Inc. to function as an all-in-one resource that can provide funding and technical assistance to underserved business owners spurring economic growth in the process. The pandemic highlighted the multisector approach that works so well in Nebraska – businesses, government at all levels, and the private sector working together committed to a common goal of serving Nebraska businesses. We urge the state to maintain that commitment by partnering with Omaha 100. The Economic Recovery Act funding can be about more than just a continuing response to the COVID pandemic – it can be a forward-looking approach to charting a strong, thoughtful, and strategic path for long-term recovery and resiliency. As trusted partners, Omaha 100 will be an integral part of the recovery for North Omaha and our innovative approaches can help fuel resiliency. While the funding is short-term, there will be a long-term impact on the resiliency of the North Omaha community. For Omaha 100 specifically, the funding is short-term. It will allow us to fully engage with North Omaha businesses and ramp up our operations to support access by the sector. This would not be possible without financial support. The following statements are deeply rooted in our core values and drive how we show up and what we believe in our daily work. · Successful businesses are supported businesses. North Omaha businesses need support from one another to achieve their greatest goals. · No business can achieve its mission on its own. It is only when we connect, convene, and collaborate to strengthen relationships so that we achieve something greater than ourselves. · Leaders make better decisions when they represent the communities they serve. Decisions made with a community are more viable than decisions made for a community.

<b>Timeline</b>	Grants would be distributed to a minimum of 100 business over 2 years.
<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>	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** "IF you can see it you can be it". Way to do that is through changing our approach to investing in entrepreneurs. Instead of over mentored and underfunded. This is the opportunity to not only recruit top talent but also provide that talent with an opportunity that has not always been afforded to the minority community. We cannot "job" our way out of the wealth gap, we have to rely on entrepreneurship and innovation to create sustainable industry in our community. This is a chance to place big bets on our best and brightest.

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**Visioning Workshop Findings Alignment** Our community is currently oversaturated with nonprofits and this gives us the opportunity to change the status quo of what's expected of minority talent in east Omaha.

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**Priorities Alignment** This will transform the East Omaha community by providing transformational economic change that other places around the world have proven previously that it is an investment worth taking. The goal of 1024 is to create wealth in the East Omaha community and this program will do it similar to the way that Russell Construction did it for ATL. Omaha will become the center of gravity for minority businesses in the country.

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**Economic Impact** 1000+ new jobs across a minimum of 100 businesses

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1000+

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n/a

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60-85k/yr

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As businesses scale and are attracted to the community, we will partner with other orgs that will create a talent pipeline to provide those businesses with skill sets to fill the needed positions.

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**Community Benefit** Vibrant economies need successful businesses. Local businesses contribute to the wealth and resources of each region in our city by creating jobs, increasing diversity, equity, and inclusion, resulting in a more robust and representative business sector in Omaha.

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Strong businesses contribute to strong communities. When businesses are provided with the support, they require work they can solve complex problems, create opportunities for quality of life, and offer invaluable networks and connections that strengthen our sense of place.

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**Best Practices/Innovation** All over the globe communities have proven that betting on their best and brightest create the best economic return. It has been proven in Atlanta, Minnesota, and Tulsa.

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**Outcome Measurement** Overall economic input, dollars leveraged, jobs created, increased tax revenue, individual business net profit, individual business revenue, businesses attracted and talent attraction.

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Partly internally but for more advanced measurements we may contract some of the analysis out

Since we are providing entrepreneurs with non diluted dollars it will provide them the opportunity to scale which creates an opportunity for them to bring on more capital whether debt or venture. it will also make them more attractive to other investors/lenders.

**Partnerships** Yes

Chamber, Department of Economic Dev, POC Collaborative, NBDC, Midlands African Chamber, and the iHub. Each of these entities have collaborated with Omaha 100 with sourcing entrepreneurs as well as mentorship/technical assistance.

None at this time.

**Displacement** No

**Displacement explanation**

**Physical Location** Our goal is to partner with the new North Omaha iHub, however our current address will serve as 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**

**General Contractor**

**Request Rationale** Business grants will be up to 100k per business, 75k will pay for the acquisition and operation of start up space software, 600k will cover operations and capacity building for Omaha 100 as we grow staff and infrastructure to support the minimum of 100+ businesses.

**Grant Funds Usage** as outlined above.

<b>Proposal Financial Sustainability</b>	Yes
	Funding is not sustainable but the economic growth of the businesses as well as the momentum of Omaha having a focus on business and innovation.
<b>Funding Sources</b>	None
	None for this program. As we are thinking about transformational change of our community, this type of approach needs support from a path of funding that supports big ideas which is why LB1024 is the perfect opportunity to invest in this transformational growth.
	none for this program
<b>Scalability</b>	yes
	smaller investments can be given as well as smaller quantity of businesses.
<b>Financial Commitment</b>	Omaha 100 is committed to provide current staffing and back end support. To include but not limited to all legal, accounting, and reporting required.
<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>	Organizational Chart

# Grant Application

Row 337

<b>Organization Name (if applicable)</b>	East African Development Association of Nebraska (EADAN)
<b>Physical Address</b>	4735 NW Radial HWY, Omaha, NE 68104
<b>Mailing Address</b>	same as physical address
<b>Website</b>	<a href="http://www.eadan.org">www.eadan.org</a>
<b>Social Media Accounts</b>	Facebook: East African Development Association of Nebraska
<b>Name</b>	Mahamed Jimale
<b>Title</b>	Executive Director
<b>Email Address</b>	Mahamed.jimale@eadan.org
<b>Phone</b>	+1 (402) 708-4106
<b>Team</b>	Yes
	EADAN + AL HUDA ISLAMIC CENTER - EADAN does all the programming. Al Huda is providing the building and the land.
<b>Organizational Chart</b>	Our Organizational Chart is attached below.
<b>Other Completed Projects and/or Accomplishments</b>	EADAN was formed as a Nebraska Non-profit in May of 2020 and received its letter of determination for 501(c)(3) status in November of 2020. EADAN currently provides services to 450 low-income immigrant families. The majority of our families are originally from Somalia, Nepal, Kenya, Ethiopia and South Sudan. EADAN has also had an influx of immigrants from South Asia including, Nepal, Karen, Burma and Myanmar. These families currently reside in Omaha, Nebraska, with 95% residing within Douglas County. Our families come to us seeking direction and assistance in many areas. EADAN helps our families connect to available programs by providing screening services and application assistance for receiving services including but not limited to: Housing Security - Short-term Rental Assistance - Emergency Utilities Assistance Food Security - Temporary Food Assistance - Distribution of Essentials such as Diapers and Cleaning Supplies, etc. - Distribution of Cultural Foods Financial Security - Job Placement Assistance - Assistance with Securing Unemployment Benefits - Medicaid/Medicare Registration - Educational Programs on Budgeting, Financial Planning and Wealth Management Family, Adult, and Youth Mentoring, Education and Integration - Youth/Family Mentoring, Anti-drug and Anti-gang Programs - Immigration & Naturalization Test Preparation - Healthy Community - Civil Engagement - Field trips and Guest Speakers Cultural Enrichment and Preservation

- Provide Opportunities to Celebrate Our Culture - Share our Culture with our Families and Others. Please see our Results Attached at the end of the proposal.

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<b>Proposal Title</b>	EADAN Community and Cultural Center Capital Improvement Project and Programming Support for Housing Security, Food Security (EADAN Family Food Pantry) Job Replacement Assistance and Youth Mentoring, Afterschool Program and Gang Prevention Programs for East African Immigrants in Omaha
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<b>Total Budget (\$)</b>	\$1,300,000.00
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<b>LB1024 Grant Funding Request (\$)</b>	\$1,300,000.00
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<b>Proposal Type</b>	Combination of capital project and service/program
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<b>Brief Proposal Summary</b>	<p>EADAN AND AL HUDA ISLAMIC CENTER have a unique opportunity to create a resource for the community. Al Huda Islamic Center owns the building/property where EADAN holds a long-term lease for its office space. The property which is located at 4735 N.W. Radial Hwy is adjacent to a qualified census tract and serves low-income minorities who live in the qualified census tracts. This building is zoned as general commercial. Our plan is to renovate the currently unused space in the basement of the building to create a community and cultural center, which would provide space for a large community room, equipped with high speed broad band, which would be utilized for our youth mentoring, anti-gang and after school programs as well as adult educational programs and available to the community at large. In addition, EADAN plans to finish a space for a women's gym, also a meeting room for women where they can speak and meet freely. We would also create a funeral room, where members of the community can prepare loved ones that have died for viewing and burial, as funeral homes charge at least \$8,000 for these services. We would add bathrooms and shower facilities into this area as well. In addition we would have a secure storage area for our pantry, and a culture museum of sorts to celebrate our heritage. Also a kitchenette for preping and cleaning up food for events and also for the USDA free and reduced lunch program.</p>
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<b>Timeline</b>	<p>Award of Funds - November 2022. Plans and details for this project should be able to be completed very quickly, it about a month. Interior construction to start in February, 2023 - interior construction completed in May of 2023. Landscape and hardscape for the courtyard would occur over the winter and then installed in May or June of 2023. New parking lot construction September of 2023. This capital improvement portion of the project will take four months from start to finish. We would like to have the work completed from February – May in 2023 so that EADAN is ready for students next summer. We would like all of the landscaping elements of the project to be completed in the Spring as well. The parking lot could be completed in a third phase, starting and finishing in September 2023. Scope of work to convert this unused space into a beautiful gathering spot for the community. Cost Estimate attached includes the following line items: framing, drywalling, door installations, adding drop ceilings, electrical, plumbing for bathrooms, parking lots and excavation of a new entrance for</p>
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the community center. Program Support will continue once funds are received and continue with this funding for 2 years.

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**Percentage completed by July 2025**

100%

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**Funding Goals**

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

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**Community Needs**

Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) 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**

The East African Immigrants that we serve need a space to meet, they have no where else to go. : Many organizations in Omaha have received assistance through United Way of the Midlands and Omaha Community Foundation for ARAP funding. EADAN did not receive any of those funds, despite applying. We are still seeing a great deal of economic, social and public health turmoil with in the immigrant community.

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**Visioning Workshop Findings Alignment**

This project aligns with the needs identified in the vision sessions looking for Community Meeting Space. This community and cultural center will be open to anyone that would like to use it, not just East African Immigrants. Exterior improvements will help improve perceptions of the area. Improvement of infrastructure including sidewalks, and broadband access within the community and cultural center. EADAN provides mentoring and anti-gang services to the East African Youth in Omaha. EADAN is also helping to address the issue of jobs by providing some jobs but larger is helping our families find new and better replacement jobs. This project will improve the lives of everyone. People feel better and safer in areas that are well maintained or revitalized.

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**Priorities Alignment**

EADAN is already focused on helping our low-income minority families connect to available programs by providing screening services and application assistance for receiving services including but not limited to: Housing Security - Short-term Rental Assistance - Emergency Utilities Assistance Food Security - Temporary Food Assistance - Distribution of Essentials such as Diapers and Cleaning Supplies, etc. - Distribution of Cultural Foods Financial Security - Job Placement Assistance - Assistance with Securing Unemployment Benefits - Medicaid/Medicare Registration - Educational Programs on Budgeting, Financial Planning and

Wealth Management Family, Adult, and Youth Mentoring, Education and Integration - Youth/Family Mentoring, Anti-drug and Anti-gang Programs - Immigration & Naturalization Test Preparation - Healthy Community - Civil Engagement - Field trips and Guest Speakers Cultural Enrichment and Preservation - Provide Opportunities to Celebrate Our Culture - Share our Culture with our Families and Others. Please see our Results Attached at the end of the proposal

<b>Economic Impact</b>	both. Of the people assisted, four hundred fifty-eight (458) people have been successful in finding employment!
	unknown
	10
	unsure we would use a contractor to provide the appropriate rate.
	EADAN needs more part-time and full time staff members
<b>Community Benefit</b>	People want to spend time in areas that look nice. We will be creating a community center that will be available to people that live and work in the affected census tracks. The programs that we offer with the center will stay focused on helping people find jobs, housing security, food security, programs for woman, children and families. We help East African immigrants integrate into life in the US and show that how to become citizens and how to be active in their communities. We offer classes about health, finances, citizenship testing, civic engagement and help those in need navigate the systems here.
	We are currently working with a number of partbers including Douglas County Health Department, UNMC and others about establishing best practices for connecting in a meaningful and positive way with the East African immigrant community.
<b>Best Practices/Innovation</b>	see above
<b>Outcome Measurement</b>	yes
	schools and us
	maybe
<b>Partnerships</b>	Yes
	Partnerships – EADAN partners with many organizations, many of them have formalized MOUs and some are just working relationships. Some of these organizations are listed below: Catholic Charities Mentor Nebraska UNMC Nebraska Civil Engagement Macch Whispering Roots U-Turn Cornerstone Nonprofit Healthcare Omaha Community Foundation Foodbank for the Heartland Douglas County Health Department Sherwood Foundation Dollar Energy Omaha Public School Restoring Dignity Refugee Empowerment Center Omaha Refugee Task Force The Simple Foundation International Counsel for Refugees and Immigrants (ICRI) Woman’s Refugee

Commission Midland Latino Community Development Corporation

Most of those listed above

**Displacement** No

**Displacement explanation**

**Physical Location** 4735 NW Radial HWY

**Qualified Census Tract** Adjacent to one or more QCTs

**Additional Location Documents** Attached

**Property Zoning** Yes

**Is the project connected to utilities?**

Yes

Yes

**Design, Estimating, and Bidding** No

Yes

**General Contractor** No

**Request Rationale**

**Grant Funds Usage** capital improvements, salararies for programs

**Proposal Financial Sustainability** Yes

rental and fund raising by EADAN

**Funding Sources** none

none

no

**Scalability** scaleable

it is included above

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<b>Financial Commitment</b>	100000
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<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
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<b>ARPA Reporting and Monitoring Process Acknowledgment</b>	<input checked="" type="checkbox"/>
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<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
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<b>Public Information</b>	<input checked="" type="checkbox"/>
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<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) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area
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# Real Estate Transfer Statement

FORM  
521

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

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. 03 Day 26 Yr. 2018		Mo. 03 Day 26 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Walter E. and Mary K. Grantski				Grantee's Name (Buyer) Al Huda Islamic Center, Inc.			
Street or Other Mailing Address 8003 S 91st Circle				Street or Other Mailing Address 1118 NW Radial Hwy			
City Lavista		State NE		Zip Code 68128		City Omaha	
Phone Number (402) 740-1301				Phone Number 4028843523		Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Email Address na				Email Address na		If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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 checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Agricultural		
	<input type="checkbox"/> Industrial			
	<input type="checkbox"/> Recreational			

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input checked="" 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$385,000

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 OMNE Partners  No

18 Address of Property  
4735 NW Radial Hwy  
Omaha, NE 68104

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Same as Grantee in Box # 6

18a  No address assigned 18b  Vacant land

20 Legal Description  
Lots 15, 16, 17, 18, 19, 20, 23 and 24, Block 1, in Baker Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

21 If agricultural, list total number of acres 0

22 Total purchase price, including any liabilities assumed	\$	0	385,000.00
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.)	\$	0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0	385,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 13

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.

Walter E. Grantski  
Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative: *Walter E. Grantski*

Title: Grantor

Phone Number: (402) 740-1301

Date: 3/5/2018

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.

# ESTIMATE

## Prepared For

Al Juda Center  
4735 Nw Radial Hwy  
Omaha, Ne 68104  
(402) 415-3294

## H&G Contracting services. Llc

4720 N 30th  
Omaha, Ne 68110  
Phone: (402) 218-9176  
Email: hectorihernandez0@gmail.com

Estimate # 70  
Date 12/17/2021

Description	Total
Framing	\$72,000.00
10 rooms frame with steel 25 gages approximately 18000 sqft this rooms are to be converted. In class rooms,office this includes restrooms and utility room	
Drywall hang and finished	\$18,000.00
Drywall hanging and finished no painting included	
Door installations	\$3,500.00
Installation and relocation of doors	
Drop ceilings	\$5,200.00
Drop ceiling installation for 7 rooms a approx of 1575 sqft this is just with regular drop ceiling rail and panel if insulated panels are required it will a extra cost per foot	
Door opening and finished	\$1,000.00
Cut out and install door toward street on block wall	
Elctric installation	\$36,000.00
Elctric installation at all rooms	
Plumbing work	\$27,000.00
Plumbing at 4 bathrooms and drain floors as require	
Parking lot replacement	\$130,000.00

Tear out and replaced parking lot north and south side of building

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<b>Subtotal</b>	\$292,700.00
<hr/>	
<b>Total</b>	<b>\$292,700.00</b>

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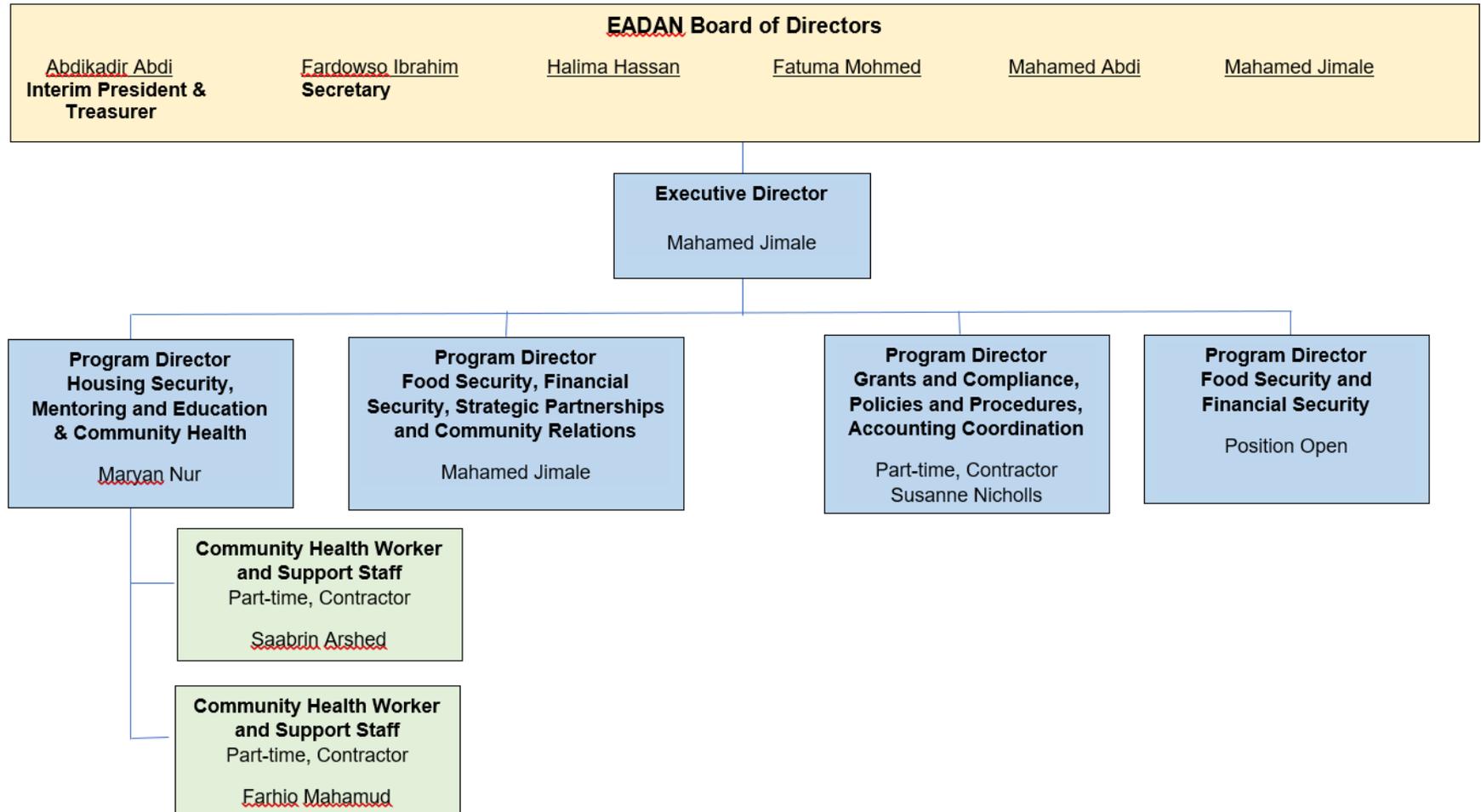
**Notes:**

All of this work is guaranteed to be as owner requested and all materials to be as specified in this estimation with is not including flooring ,painting or any fixtures also electrical and plumbing and hvac will be estimated separately if you have any questions please feel free to contact me thank-you and have great day

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Al Juda Center

## EADAN'S Organization



East African Development Association of Nebraska's Community and Cultural Center Project Location  
4735 N.W. Radial HWY, Omaha, NE 68104, Al Huda Islamic Center owns both the building and the vacant lot.



The proposed site for our Community and Cultural Center Capital Improvement Project. As you can see above, our building falls just on the other side of NW Radial Highway to place it just outside the approved Census Track, but 95% of our clients live within the qualified area and have been facing food security, job loss, depression, and housing insecurity. EADAN works with clients everyday to provide security back into their lives. EADAN currently serves over 450 low-income immigrants.

## COVID-19 Amplified Community Need

EADAN filed its Articles of Incorporation with the Nebraska Secretary of State around the time the COVID-19 Pandemic was really hitting the U.S. hard. COVID-19 has a compounding effect in immigrant communities like ours, as many have existing employment barriers due to low-English comprehension abilities. Many immigrants work in the manufacturing and meat packing.

### EADAN's Service Impact

	Food Security	Housing Security		Financial Security		Client Management	Community Health		Connected Community	Mentoring and Education		Big Picture	EADAN'S REACH
	Family Food Pantry	Rental Assistance	Utility Assistance	Job Placement Assistance	Financial Assistance Applications (Medicaid, Medicare, etc.)	Assistance with Translation, Applications or Referrals	Covid 19 & Flu Education	Covid 19 & Flu Vaccination*	Laptops and Wi-Fi from Do Space	Gang Prevention	Group Mentoring	Community Meeting for Affordable Housing	People Assisted by Month
<b>Program Results</b>													
January 20021	350.00	27.00	61.00	37.00	23.00	21.00	280.00			13.00	25.00	25.00	862.00
Feburary 2021	476.00	33.00	21.00	43.00	19.00	32.00	108.00			27.00	18.00	32.00	799.00
March 2021	554.00	59.00	42.00	16.00	20.00	17.00	479.00			11.00	34.00	63.00	1,295.00
Apr-21	304.00	48.00	14.00	34.00	32.00	45.00	302.00			24.00	13.00	50.00	866.00
May-21	609.00	23.00	63.00	29.00	41.00	73.00	510.00			12.00	23.00	59.00	1,442.00
June 2021	507.00	69.00	61.00	24.00	69.00	48.00	280.00			25.00	34.00	97.00	1,214.00
July 2021	448.00	37.00	38.00	33.00	65.00	15.00	86.00			14.00	15.00	60.00	811.00
August 2021	333.00	29.00	36.00	47.00	87.00	65.00	76.00			21.00	15.00	103.00	812.00
Sept. 2021	390.00	50.00	21.00	41.00	93.00	60.00	279.00			32.00	17.00	72.00	1,055.00
Oct 2021	333.00	44.00	32.00	17.00	40.00	47.00	210.00	15.00		18.00	23.00	93.00	872.00
Nov 2021	227.00	20.00	52.00	21.00	56.00	36.00	124.00			15.00	15.00	16.00	582.00
Dec 2021	352.00	47.00	76.00	11.00	33.00	11.00	132.00			16.00	18.00	30.00	726.00
January 2022	176.00	12.00	15.00	43.00	78.00	64.00	126.00	42.00		23.00	34.00	84.00	697.00
Feburary 2022	284.00	3.00	12.00	21.00	69.00	64.00	83.00	35.00		19.00	52.00	123.00	765.00
March 2022	409.00	4.00	30.00	20.00	83.00	20.00	193.00	27.00		11.00	27.00	45.00	869.00
April 2022	86.00	9.00	29.00	19.00		60.00	202.00	30.00					435.00
May 2022	195.00	12.00	3.00	1.00		40.00	230.00						481.00
June 2022	301.00	25.00	10.00	54.00		88.00	148.00		32.00		25.00		683.00
July 2022	180.00	6.00		14.00		15.00			100.00			175.00	490.00
Aug-22	178.00	15.00	9.00	31.00	60.00		140.00		73.00				506.00
<b>Totals</b>	<b>6,692.00</b>	<b>572.00</b>	<b>625.00</b>	<b>556.00</b>	<b>868.00</b>	<b>821.00</b>	<b>3,988.00</b>	<b>149.00</b>	<b>205.00</b>	<b>281.00</b>	<b>388.00</b>	<b>1,127.00</b>	<b>16,272.00</b>

\*Because Vaccination status is confidential, these are approximate numbers based solely on our observations of attendance.

The inflation that we are currently experiencing is causing more in our community to struggle to meet their family's basic needs.

### EADAN Expands Family Food Pantry to Meet Growing Need of the Community

As the needs of the community have continued to grow with inflation and rising food prices, many people in this community are struggling to feed their large families. EADAN has also had an influx of immigrants from South Asia including, Nepal, Karen, Burma and Myanmar. As such, EADAN has increased the number of days per week that it is offering its Family Food Pantry. When we started we were offering pantry services one (1) day per week, since April of 2022 we have been offering pantry services three (3) days per week. EADAN's leadership team has also worked to increase the amount and type of food that we are receiving for our families. While we are still receiving food from Catholic Charities and Whispering Roots, EADAN also formed a new partnership with Heartland Family Food Bank. The food bank delivers food (1) day per week. While EADAN did not initially have much choice in the types of food we were receiving from the Food Bank for the Heartland, we have been elevated to a higher-level partnership, where we can now order what we need and also have it delivered directly to our door. EADAN had initially had difficulty getting fresh fruit and vegetables from Food Bank for the Heartland, but EADAN now orders and receives fresh produce each week. **From January 2021 through August 2022, EADAN has distributed 46,844 lbs. of food to families in need.**

EADAN also receives food donations from individuals and organizations, which is very much appreciated. For example, in July the Hanscom Park United Methodist Church donated 76 boxes of produce.

One of the challenges with this community is obtaining food that is culturally appropriate. There are many restrictions on what they can eat, especially with regard to meat. They cannot eat pork and only eat Halal Meat.

#### **EADAN'S Family Food Pantry**

##### Partners

Catholic Charities  
Whispering Roots  
Food Bank for the Heartland

##### When

Tuesday, Wednesday and Thursday  
11:00 a.m. to 5:30 p.m. each week

##### Results

Provided Food to 6,692 Families  
46,844 lbs. of Food

## Housing Security

Housing security is critical for the success of children in school and for adults to maintain employment. EADAN has helped five hundred seventy-two (572) clients complete the Metro Area Continuum of Care for the Homeless (MACCH) application for rental assistance, one hundred ninety-three (193) of those applicant's received assistance. These families are not homeless because of our support. Additionally, we have helped six hundred twenty-five (625) people apply for temporary utility assistance, one hundred sixty-eight (168) of those people received funds.

## Financial Security

Nothing is more critical to having financial security than finding a job. EADAN has provided job placement assistance to five hundred fifty-six (556) people. EADAN's assistance ranges from helping people with job applications, assistance with resumes, referring them to job training programs that is often free or low cost, giving them rides to interviews, and has stepped in to help with employee/employer issues. Of the people assisted, four hundred fifty-eight (458) people have been successful in finding employment!

EADAN also assisted eight hundred sixty-eight (868) people in applying for Human Services applications (food stamps, Medicaid, childcare, and other state benefits).

### **Housing Security**

#### **Partners**

**MACCH**

**Dollar Energy**

#### **Impact**

**572 Applications Completed for Rental Assistance**

**193 Qualified and Received Funds**

**625 Applications Completed for Utility Assistance**

**168 Qualified and Received Funds**

### **Financial Security**

#### **Partners**

Nebraska Center for Workforce Development

#### **When**

Everyday

#### **Results**

458 people have found employment

868 people have received assistance with applications for state aid.

## Community Health

When the pandemic first hit, EADAN distributed 4,000 masks provided by the Douglas County Health Department and another 2,300 provided by Restoring Dignity. Since then, EADAN has also partnered with UNMC to promote Flu vaccinations within our community. That program was very successful and to date we have convinced over 1,000\* people in the East African Community to get vaccinated. EADAN hosted a community meeting as part of the flu vaccination program with a UNMC doctor and a community translator, so that members of the community could ask questions. One of the concerns community members had about that vaccine is that they believed there were pork products in the vaccine. The UNMC doctor with the assistance of a translator was able to alleviate those concerns and people then signed-up to be vaccinated at a community vaccination event.

In the area of Community Health, EADAN is excited to be partnering with the Douglas County Health Department on COVID-19 Prevention and Mitigation Strategies within our Community. We are looking to find some best practices in terms of what the community needs and how to reach this group of RIM. This project is ongoing and is set to wrap-up in May of 2023. EADAN educates our community in our language and through our social media platform, in order to create awareness on how to avoid the spread of COVID-19, where to get tested, when to quarantine and what that means and providing Mobil Clinics. A number of our partners are involved in the same or similar programs, but in different languages. EADAN has also partnered with UNMC on several health initiatives, including getting this community vaccinated against the Flu.

### **Community Health**

#### Partners

Douglas County Department of Health  
University of Nebraska Medical Center  
Omaha Community Foundation  
Venture Group

#### Impact

More than 6,300 masks distributed  
Nearly 4,000 people educated about Flu and Covid  
More than 1000\* vaccinated for Flu and Covid-19 (149 through our mobile clinic events).

\* vaccination status is confidential, so exact numbers are not available.

## Connected Community

This summer EADAN formed a partnership with Do Space to provide laptops and (1) one year of free WiFi for interested low-income families within our community. EADAN has provided communications and helped interested clients fill-out the necessary paperwork and assisted in distribution. Since June of 2022, when the partnership was established, Do Space has provided 205 computers and one year of free WiFi to RIM families in our community.

Having access to reliable high-speed internet makes a huge difference for students. Students who have internet access are more likely to score better on math, reading and science tests not only because it allows access to research, learning tools, and online textbooks, but also because access to high-speed internet also makes it easier for parents to engage in their children's learning and stay connected to school communities. It is often not possible for a mother with children of varied ages to go to a public library or other area to access WiFi or a computer, if she has resources at home though, she can access anytime. A student that can go home to a safe, quiet place where they can use the internet to do their homework is going to have better quality work than a peer that does not. As curriculum becomes more demanding, the disparity between students with access and those without becomes even greater.

**Connected Community**

Partners  
Do Space

Impact  
205 laptop computers to families with school-aged children and 1 year of free Wi-fi to each of these families

## Mentoring and Education

EADAN participates in the ORTF networking meetings where we work with others on providing support to refugees. In 2021 EADAN participated in a Technical Assistance grant from MENTOR Nebraska, which helped us develop our mentoring program. EADAN currently has 78 OPS at-risk youth enrolled in our group mentoring program. Finally, EADAN is partnered with U-Turn to create opportunities for young people (12 to 25+) in order to break the cycle of violence and poverty so they can lead productive lives in our community.

There are 78 students in our mentoring program. EADAN provides monthly group programs and fun educational activities to these students (and some for parents), totaling 444 participants over the 18-month time frame. While we would like to expand our mentoring program to include a number of one-to-one mentoring opportunities, we have not yet received enough funding to make that a reality. So our activities have been focused on group outings, speakers, fun educational competitions (think quiz bowl) and assistance of one-to-one mentoring, as requested. EADAN has worked with several students to resolve issues that developed academically due to Covid and encouraged them and helped them with good decision making. In particular, there were four high school students, who had failing grades in 2020. After taking part in EADAN's Mentoring Program, all four (4) of these students are now doing well in school and are receiving passing grades.

In 2021 there were twenty-five (25) people that participated in the Citizenship Test Preparation Class that we offer. While we have not circled back and found out how many people passed the test and became citizens, we know at least two (2) people did (we assume the total number passing was much higher).

Additional education that we held for our community in 2022 included Civil Engagement to encourage immigrants to get registered to vote and then encourage them to go vote in the primary.

## Big Picture

The City of Omaha has a shortage of affordable housing. To address the need for more housing they are revitalizing some neighborhoods, tearing down unsafe housing and building new single family and multi-family housing. EADAN is also working with the City of Omaha, to develop long term housing solutions for families in our community. EADAN has hosted several meetings with the City of Omaha planning group so that our community can help develop criteria and gather input for these homes. There are currently one hundred seventy-five (175) families that are interested becoming home-owners and moving their families into more suitable housing.

## Community Enrichment and Culture Preservation

While the majority of what EADAN does is serious and vital work helping this community to survive, it is important to take a break from the struggles of everyday life and celebrate who we are and where we come from and what it means to us. It is important to show our children who we are and what we believe in and also to help the Omaha community understand who we are and what we believe. Of course these values and beliefs are at the core of our youth mentoring program and the values that we live everyday. Our families that have immigrated from Somalia enjoy celebrating Somalia Independence day, which is on July 1<sup>st</sup>. The past three years the City of Omaha has illuminated the Bob Keary Pedestrian Bridge in the Somalia national colors (blue and white) and we have had small celebrations at the bridge, with food, dancing and music. This Spring EADAN was invited by Brownell Talbot school to participate in their Multicultural Fair. It was a great way to introduce a number of people from Omaha to our community.

## EADAN's Financial Need

COVID-19 has created stress within the whole community. At the beginning of the pandemic people were scared because they had gotten laid-off and unemployment was slow to payout and the process of applying for unemployment was complicated. People were afraid of getting sick but were also concerned about the vaccine. Now inflation is making it difficult for people to meet their family's basic needs. Everyday more people come to EADAN's office seeking assistance; we operate seven (7) days a week with very-limited funds. EADAN has two (2) full-time paid staff members, two (2) part-time temporary program employees one part-time contract person that assists with writing. During EADAN's first twelve (12) months in operation, we relied entirely on donations and volunteers. We had no paid staff. It is unrealistic to think that you can manage client's cases without consistent staff involvement and it is unrealistic to expect staff to work without pay or benefits.

EADAN's budget for 2022 has been modified several times. There were programs that we had hoped to expand this year and staff that we had wanted to hire, but because several key grants have not come through, we have cut down all budget items and have only kept what is necessary to keep operating. As a newer organization EADAN has struggled to get the processes of a new

nonprofit running and get the right people in place to do the good works that we were created to accomplish, all with a tiny amount of funding. EADAN's Executive Director is only being paid \$20 per hour, as is our Program Director, neither receives any benefits.

EADAN's Expenses – 2022 Budget

<b>Expense</b>	<b>Description</b>	<b>Amount</b>
Payroll & Payroll Taxes for 5-7 Staff	2 full time staff members including: (Executive Director and Director of Programs) + 2 part-time contract employees (Community Health Workers and Client Services) @ \$15 per hour and 1 Grant Writer, part-time, contract @ \$2500 per month. We have had several other part-time contract people throughout the year. At the end of July we had paid \$91,132.50 in payroll and taxes. That is \$13,132.50 per month.	\$157,590.03
Rent	12 months @ \$2500 per month	\$30,000
Professional Fees	Legal, CPA, Bookkeeping and Payroll Services, Audits/Reviews and Filing 990	\$15,000
Gas and/or Milage + Contract Driver	Primarily for the Food Pantry, but also delivering food to the sick or elderly, mentoring program field trips,	\$7,500
Utility Bills	Water, Sewer, Cox (phone and internet)	\$5,500
Computers, Software and Other Technology	2 computers for the office, QuickBooks, & Software for completing 2021 IRS 1099 NEC and 1099 MISC. and W2s	\$3,000
Building Signage	Building has no identifying marks on it, not even address. Banner or Plastic Sign or Window Film + City permit	\$3,000
Insurance	\$167 per month X 12 months	\$2,004
Annual Report	Printing and mailing	\$1,500
Business Cards, printing, and office supplies	Business Cards, office ink, paper, envelopes, postage, etc.	\$1,000
Web site hosting and email addresses	Domaine name, web site hosting and email addresses – 1 year July 2022 – July 2023	\$862

2022

# Community and Cultural Center



Mahamed.jimale@eadan.org

East African Development Association of  
Nebraska

10/9/2022

# East African Development Association of Nebraska – Community and Cultural Center

## Project Overview

EADAN AND AL HUDA ISLAMIC CENTER have a unique opportunity to create a resource for the community. Al Huda Islamic Center owns the building/property where EADAN currently leases its office space. The property which is located at 4735 N.W. Radial Hwy is adjacent to a qualified census tract and serves people who live in the qualified census tracts, and is zoned as general commercial.

Our plan is to renovate the currently unused space in the basement of the building to create a community center, which would then house a large community room, equipped with high speed broadband which would be utilized for our youth mentoring, anti-gang and after school programs. In addition we plan to finish a space for a women's gym, also a meeting room for women where they can speak and meet freely. We would also create a funeral room, where members of the community can prepare loved ones that have died for viewing burial, as funeral homes charge at least \$8,000 for these services. We would add bathrooms and shower facilities. In addition we would have a large storage area and walk in cooler to support our family food pantry, and a culture museum to celebrate our heritage.

## Community Need

EADAN currently provides services to 450 low-income immigrant families. The majority of our families are originally from Somalia, Nepal, Kenya, Ethiopia and South Sudan. EADAN has also had an influx of immigrants from South Asia including, Nepal, Karen, Burma and Myanmar. These families currently reside in Omaha, Nebraska, with 95% residing within Douglas County. Our families come to us seeking direction and assistance in many areas.

EADAN helps our families connect to available programs by providing screening services and application assistance for receiving services including but not limited to:

Housing Security

- Short-term Rental Assistance
- Emergency Utilities Assistance

Food Security

- Temporary Food Assistance
- Distribution of Essentials such as Diapers and Cleaning Supplies, etc.
- Distribution of Cultural Foods

Financial Security

- Job Placement Assistance
- Assistance with Securing Unemployment Benefits
- Medicaid/Medicare Registration
- Educational Programs on Budgeting, Financial Planning and Wealth Management

Family, Adult, and Youth Mentoring, Education and Integration

- Youth/Family Mentoring, Anti-drug and Anti-gang Programs
- Immigration & Naturalization Test Preparation
- Healthy Community
- Civil Engagement
- Field trips and Guest Speakers

Cultural Enrichment and Preservation

- Provide Opportunities to Celebrate Our Culture
- Share our Culture with our Families and Others.

## COVID-19 Amplified Community Need

EADAN filed its Articles of Incorporation with the Nebraska Secretary of State around the time the COVID-19 Pandemic was really hitting the U.S. hard. COVID-19 has a compounding effect in immigrant communities like ours, as many have existing employment barriers due to low-English comprehension abilities. Many immigrants work in the manufacturing and meat packing. The inflation that we are currently experiencing is causing more in our community to struggle to meet their family's basic needs.

See the results of our efforts in the results section, attached.

## East African Immigrant Community in Need

Many organizations in Omaha have received assistance through United Way of the midlands and Omaha Community Foundation for ARAP funding. EADAN did not receive any of those funds, despite applying. We are still seeing a great deal of economic, social and public health turmoil within the immigrant community.

The Community and Cultural Center Capital Project would support this community and EADAN's Programs

Existing Basement space that would be finished for bathroom and shower facilities



Existing basement area that will provide space for the Community Center Meeting Room



Existing basement area that will be excavated to provide a new entrance to the Community Center



Existing basement area that will provide space for the women's gym.



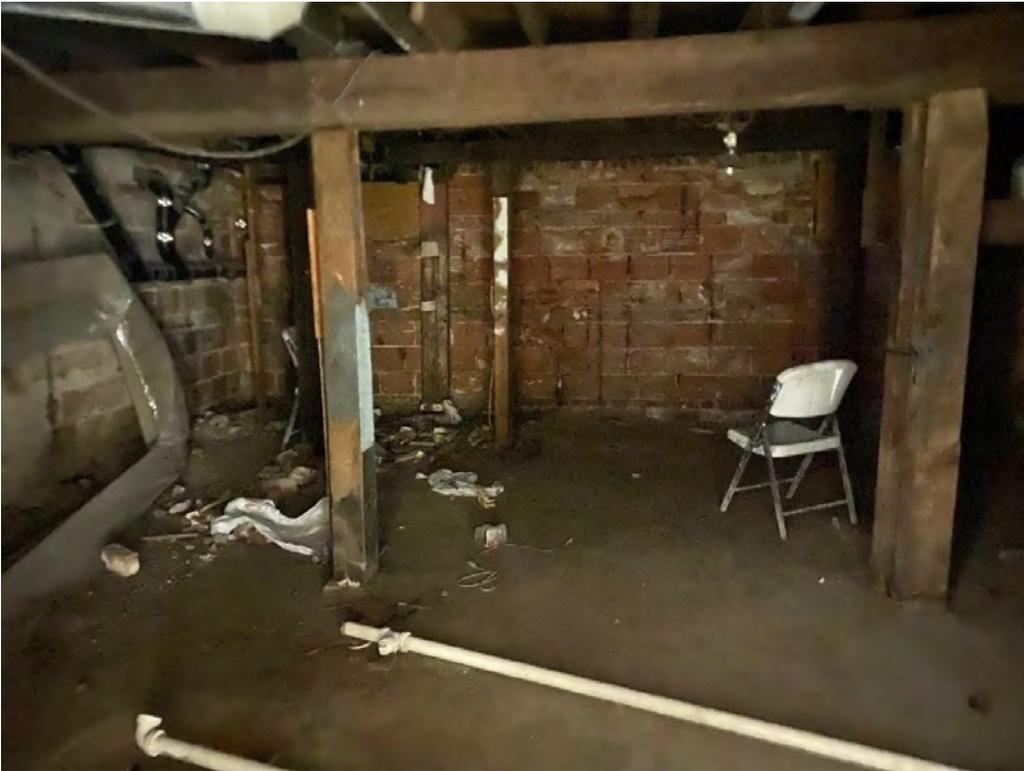
Existing basement area that would provide storage for EADAN's Family Food Pantry



Existing basement area that would be refinished to provide a funeral preparation area

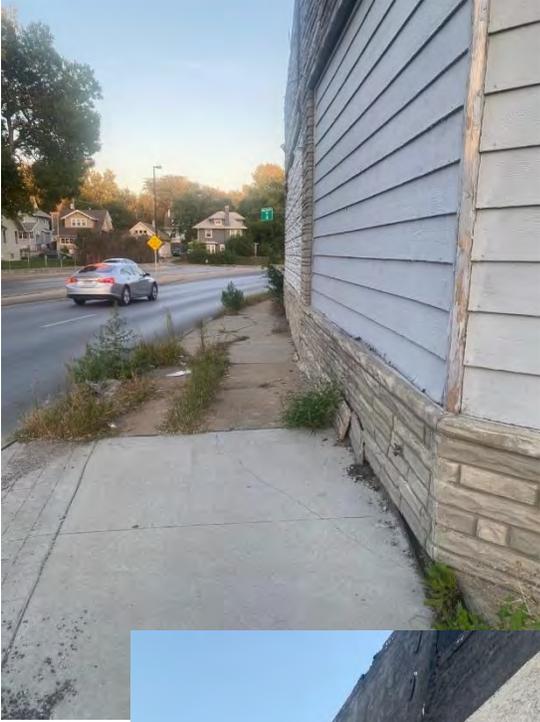


Existing basement area that would be finished for a Cultural Museum Area



Existing parking area that would be demolished and used to create outdoor space for the Community and Cultural Center





Current conditions of exterior of the building



Current conditions of exterior of the building



Current conditions of exterior of the building



Pear Tree, 501 c3 across the street, that has been renovated



Pear Tree, 501 c3 across the street, that has been renovated





Pear Tree, 501 c3 across the street, that has been renovated

Location for new parking lot



## Cost Request Rationale EADAN

### Community and Culture Center

<b>Service</b>	<b>Lowest Cost Estimate</b>	<b>High Cost Estimate</b>	<b>Phase #</b>
Original bid for conversion of basement to community center	\$ 290,000.00	\$ 333,500.00	3
Design Drawings and details	\$ 30,000.00	\$ 30,000.00	1
Fire Suppression System	\$ 150,000.00	\$ 150,000.00	2
Larger Water Supply Line if Needed	\$ 35,000.00	\$ 35,000.00	2
New HVAC system – most likely will need to upsize or have two systems	\$50,000	\$ 80,000.00	2
Replacement of broken windows upstairs: 3 windows facing NW Radial Highway, bullet holes in them and 2 of the windows facing the south are cracked.	\$ 3,000.00	\$ 20,000.00	5
Exterior landscaping, including creation of an outdoor area of the kids to play basketball, outdoor tables and perhaps a pergola and wooden fence, sprinkler system for any landscaping added. The building also needs landscaping along NW Radial HWY. This would include ripping out existing parking area. Need to have plan done.	\$ 150,000.00	\$ 150,000.00	1 for plan, 4 for work
Expansion of current security system, additional cameras downstairs and a card reader system and id cards for program members, parents and staff.	\$ 10,000.00	\$ 10,000.00	4
Exterior signage. Exterior lighting. The building needs at least 2 lighted signs (one for EADAN and one for the Community Center).	\$30,000	\$30,000	3

Using the empty lot to create a new parking lot, which will provide many more spaces. \$130,000 estimate is nearly 2 years old need to add at least 15%	\$	130,000.00	\$	149,500.00	
Replace broken sidewalks		\$30,000		\$30,000	3
Fix exterior of building where it is in bad shape and paint exterior of building. Have design plan done for that.	\$	20,000.00	\$	85,000.00	1 for plan, 4 for work
Need an experience project manager to over see the project.	\$	40,000.00	\$	40,000.00	1
Also need improved Internet and technology access					1
walk in cooler to an existing area to support our family food pantry		\$10,000		\$10,000	
Interior painting and finishing		\$35,000		\$35,000	3
New vestibule on main level and also in the new entrance to the community center	\$	40,000.00	\$	40,000.00	3
Small kitchenette area off of the common area.		\$15,000		\$15,000	3
Storage cabinets, furniture, technology	\$	40,000.00		\$50,000	4
<b>Capital Cost Total</b>	<b>\$</b>	<b>1,108,000.00</b>	<b>\$</b>	<b>1,293,000.00</b>	
Programming Expenses, Salaries only - year 1	\$	157,590.00	\$	157,590.00	
Programming Expenses, Salaries only - year 2	\$	157,590.00	\$	157,590.00	
<b>Programming Cost Total</b>	<b>\$</b>	<b>315,180.00</b>	<b>\$</b>	<b>315,180.00</b>	
<b>Total for Construction and Programming</b>	<b>\$</b>	<b>1,423,180.00</b>	<b>\$</b>	<b>1,608,180.00</b>	

# Grant Application

Row 338

<b>Organization Name (if applicable)</b>	Ivy League Youth Sports Academy
<b>Physical Address</b>	7507 N 55th Plz Omaha, NE 68152
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.ivyleaguesportsacademy.org">www.ivyleaguesportsacademy.org</a>
<b>Social Media Accounts</b>	FB and Instagram
<b>Name</b>	Maurtice Ivy
<b>Title</b>	Chief Executive Officer
<b>Email Address</b>	maurtice.i@ivyleaguesportsacademy.org
<b>Phone</b>	+1 (140) 271-4413
<b>Team</b>	Yes

Chief Executive Officer Maurtice Ivy 30 yrs. experience Managing the overall operations and resources of ILYSA. Develop short- and long-term goals and developing strategies that will improve the operational efficiency of the academy. Work collaboratively with ILYSA BOD to continuously improve operational protocols, including redesigning workflows and staffing. Recruit, employ and retain qualified personnel to maintain appropriate staffing levels. Monthly task: Meeting via phone or zoom with staff assistant, web developer & Director of Volleyball, Basketball Soccer) Meeting with BOD members, Community Stakeholders. Board meetings & preparation for meeting, Roll-out plan for budget transition, marketing/Production meetings, researching other programs, reviewed & editing all ILYSA documents, Strategic Plan. Ivy League Administrator Kim White 20 yrs. experience Plan and schedule meetings and appointments for team, organized files on the drive, completed Invoices for Payroll, maintain payroll, schedule appointments and maintain calendars/meetings for entire team, Met with CEO for 1:1 follow-up, covered invoice inquiries, providing 3 quotes for (SWAG) review emails, answered correspondences via text, phone and email ILYSA Team Zoom Call and Prep, Assist with budget, Zoom Call, Board minutes, manage database. Director of Volleyball Julie Bohn 30 yrs. experience Ivy League Youth Sports Academy Director of Volleyball will be the leader in organizing and providing administrative support to the volleyball program. The Director of Volleyball is responsible for providing direction to the volleyball coaches as well as oversee implementation of innovative lesson plans. Director of Basketball TBA Ivy League Youth Sports Academy Director of Basketball will be the leader in organizing and providing administrative support to the

volleyball program. The Director of Basketball is responsible for providing direction to the basketball coaches as well as oversee implementation of innovative lesson plans. Coordinated & Facilitated the Strength and Conditioning program, Prep work for hybrid basketball program. Director of Soccer Emily Buettner 7 yrs. experience Ivy League Youth Sports Academy Director of Soccer will be the leader in organizing and providing administrative support to the volleyball program. The Director of Soccer is responsible for providing direction to the Soccer coaches as well as oversee implementation of innovative lesson plans. Coordinated & Facilitated the Strength and Conditioning program, Prep work for hybrid soccer program. Marketing Judith Hill 35 yrs. experience Help shape future marketing strategies. Develop and manage timelines for all marketing related activities. Ensure creative marketing materials undergo regular review and adhere to brand guidelines. Build and manage brand identity, and all aspects of marketing and communication materials. Reformatted/Redesign Monthly Board Report PowerPoint. Reformatted/Redesign Organizational Chart. Developed Strategic Planning initial SWOT Analysis document. Designed three Flyer options for Basketball Training camp promotion. Help Desk/IT John Gause 20 yrs. experience Helpdesk will provide the external customer or internal user with information and support related to the company's processes, products, and services. The Helpdesk will provide a centralized resource to answer questions, troubleshoot problems and facilitate solutions to known problems. IT is responsible for coordinating, planning, and leading computer-related activities in the organization. Jarvis Nettles Social Media 15 yrs. experience Oversee and implement a social media strategy and manage media relations. Analyzing social media data to help shape future strategies. Check weekly posts in Facebook Godaddy Domain transfer information Edit and post videos, create post text and boosted post for fall basket call tune up - Edit and Created quote files Web Developer Jen Maher 20 yrs. experience Bra

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**Organizational Chart**

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**Other Completed Projects and/or Accomplishments**

Ivy league Youth Sports Academy (ILYSA). Has been in place since 2019 supporting young ladies in the metropolitan Omaha Nebraska develop their skills in sports. Serving close to 400 young girls in the past 3 years. Ivy leagues Youth Sports academy's vision it's become the game by taking a conscious approach of working with girls in 4th through 8th grade. On-going support will allow sustainability and empowerment for young girls in the Omaha, Nebraska area.

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**Proposal Title**

Athletic training & Development sports curriculum for girl's 4th -8th grade

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**Total Budget (\$)**

\$800,000.00

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

\$1.00

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**Proposal Type**

Service/program

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**Brief Proposal Summary**

Ivy League Youth Sports Academy (ILYSA). Has been in place since 2019 supporting young ladies in the metropolitan Omaha Nebraska develop their skills in sports. Serving close to 400

young girls in the past 3 years. Ivy league Youth Sports academy's vision it's become the game changer of youth sports by taking a conscious approach of working with girls in 4th through 8th grade. Locations with local partnerships with schools and community organizations. Timeline is on-going.

<b>Timeline</b>	Timeline is on-going and be extended of ongoing current programing
<b>Percentage completed by July 2025</b>	50%
<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)
<b>Community Needs</b>	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>	Ivy league Youth Sports Academy is a used sports program serving adolescent girls 4th through 8th grade the focus of ILYSA program activities is to promote youth sports participation, promote healthy development in youth, and increase the overall sports knowledge expertise judgment and preparation (sports athletic IQ) for girls. Our mission is to change the landscape of Youth Sports in the Omaha Public-School systems by creating a pipeline accessing high quality skill development and training programs in a safe and nurturing environment. We are forward thinkers and intentional change agents outside the box thinkers and strong proponents of community-based engagement and collaboration.
<b>Visioning Workshop Findings Alignment</b>	Empowering young women by using sports as that vehicle.
<b>Priorities Alignment</b>	Training and Development focus and retention base program
<b>Economic Impact</b>	
	50 +
	NA
	\$25 up
	Job training opportunities
<b>Community Benefit</b>	Validating and empowering our future leaders
	positive infrastructure for young people

**Best Practices/Innovation**

---

**Outcome Measurement**

---

Tracking systems and scorecard on all participants who transition into high school sports and participating and impacting sports program

---

**Partnerships** Yes

---

Omaha Public School, Sherwood, EPIC

---

Sherwood, EPIC & CUE's

---

**Displacement** No

---

**Displacement explanation**

---

**Physical Location**

---

**Qualified Census Tract**

---

**Additional Location Documents** Partnerships

---

**Property Zoning** No

---

**Is the project connected to utilities?**

---

No

---

No

---

**Design, Estimating, and Bidding** No

---

No

---

**General Contractor** No

---

**Request Rationale**

---

**Grant Funds Usage** Maintain and sustain operations

---

**Proposal Financial** No

**Sustainability**

---

Ongoing sustainability of current infrastructure

---

**Funding Sources** Sherwood

---

yes

---

**Scalability** yes

---

Scale down, if necessary, on program

---

**Financial Commitment** Financial statements and annual budget

---

**ARPA Compliance Acknowledgment**

---

**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

---

**File Uploads** Organizational Chart

---



**IVY LEAGUE**  
**YOUTH SPORTS ACADEMY**

**CHIEF  
EXECUTIVE OFFICER**  
*Maurtice Ivy*

**ADMINISTRATOR**  
*Kim White*

**DIRECTOR OF  
VOLLEYBALL**  
*Julie Bohn*

**DIRECTOR OF  
BASKETBALL**  
*TBA*

**DIRECTOR OF  
SOCCER**  
*Emily Buettner*

**NUTRITIONIST**  
*Shana Skillstad*

**CREATIVE TEAM  
MARKETING  
CONSULTANT**  
*Judith M. Hill*

**SOCIAL  
MEDIA**  
*Jarvis Nettles*

**IT HELP  
DESK**  
*John Gause*

**WEB  
DEVELOPER**  
*Jan w/Nerdville*

# Grant Application

Row 339

---

**Organization Name  
(if applicable)**

---

**Physical Address** 5713 Manderson Street

---

**Mailing Address** 5713 Manderson Street

---

**Website**

---

**Social Media  
Accounts**

---

**Name** Natasha L Coanner

---

**Title**

---

**Email Address** ncoanner@gmail.com

---

**Phone** +1 (402) 917-5693

---

**Team** No

---

**Organizational  
Chart**

---

**Other Completed  
Projects and/or  
Accomplishments** My goals is to provide an all handicap recreational center. It will provide a place for them to come and be a normal person. It will have a theater, fitness center, swimming pool, a eating area all handicap accessible

---

**Proposal Title** They are all normal people

---

**Total Budget (\$)** \$1,300,000.00

---

**LB1024 Grant  
Funding Request (\$)** \$1,300,000.00

---

**Proposal Type** I do not know

---

**Brief Proposal  
Summary** My plan is to build from ground up. Which my ideal location would be 2808 s 72nd st omaha, ne 68124. And the timeline would be 2 years

---

**Timeline** About 2 years

---

**Percentage  
completed by July  
2025** 100%

---

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

---

**Community Needs** Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.)

---

"other" explanation

---

**Proposal Description and Needs Alignment** Omaha do not have anything for the young handicap to go and be normal. This would be a great place for them

---

**Visioning Workshop Findings Alignment**

---

**Priorities Alignment**

---

**Economic Impact**

---

About 20 to 30

---

About 5

---

**Community Benefit**

---

**Best Practices/Innovation**

---

**Outcome Measurement**

---

**Partnerships** Yes

---

**Displacement** No

---

**Displacement explanation**

---

**Physical Location**

---

**Qualified Census Tract**

---

**Additional Location Documents**

---

**Property Zoning**      Yes

---

**Is the project connected to utilities?**

---

Yes

---

**Design, Estimating, and Bidding**      No

---

No

---

**General Contractor**      No

---

---

**Request Rationale**

---

**Grant Funds Usage**      It will be use to built

---

**Proposal Financial Sustainability**      Yes

---

**Funding Sources**

---

---

**Scalability**

---

**Financial Commitment**      I commit they i will find sponsors to help me financial to run run the place

---

**ARPA Compliance Acknowledgment**     

---

**ARPA Reporting and Monitoring Process Acknowledgme**     

---

**LB1024 Funding Sources Acknowledgment**     

---

Public Information

---

File Uploads

---

# Grant Application

Row 340

---

**Organization Name (if applicable)**      Ontic Properties

---

**Physical Address**      13233 C Street Omaha NE 68144

---

**Mailing Address**

---

**Website**      ontic.properties

---

**Social Media Accounts**

---

**Name**      Adrian Suarez

---

**Title**

---

**Email Address**      adrian@onticproperties.com

---

**Phone**      +1 (402) 212-0848

---

**Team**      Yes

---

Adrian Suarez, Co-Found; Jaime Suarez, Co-Founder

---

**Organizational Chart**

---

**Other Completed Projects and/or Accomplishments**      This proposal would be to launch a new group, the Omaha Startup Collaborative. Jaime and Adrian are entrepreneurial brothers how have started many different business over their young lives. They started their first business when they were 21 and 17 years old. From there they have experience in retail, restaurants, land development, infill projects, and home construction. All those business have been started by Jaime and Adrian

---

**Proposal Title**      Omaha Startup Collaborative

---

**Total Budget (\$)**      \$4,150,000.00

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**LB1024 Grant Funding Request (\$)**      \$3,550,000.00

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

---

**Brief Proposal Summary**      The mission of Omaha Startup Collaborative (OSC) is to support entrepreneurs in the historically impoverished areas of Omaha by providing an affordable supportive office space to establish, develop, and grow while being supported by their peer group. One thing that entrepreneurs in the Eastern half of Omaha need is space, especially those in North and South

Omaha. The greatest needs are space for a desk and a computer, space and privacy for zoom calls, an empowering place for meetings with customers or vendors, and a productive area to work in. Most homes in North and South Omaha are small, multifamily, multigenerational, and or older construction that does not facilitate a home office. OSC will support entrepreneurs by providing a flexible shared workspace, private offices, meeting rooms, shared Kitchen, and other shared spaces. OSC's goal is to be able to move entrepreneurs from the kitchen table to a collaborative space where they can work from without the financial barriers of having to rent a traditional office or warehouse space. The idea is that the OSC would be the transitional space to provide entrepreneurs with a stepping stone before having to commit to renting out office/retail space for their business. Allowing them the opportunity to gain experience and evaluate their business before incurring potentially burdensome overhead. Once the business is more established, they would graduate on to their own rental space freeing up space for the next entrepreneur. Goal is to establish three locations, one in South Omaha, one in North Omaha, and one just south of Downtown.

<b>Timeline</b>	site acquisition can happen as soon as project is approved. Improvements can be completed within a year.
<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 Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	Goal of OSC would be to provide the physical space from which those wanting to start their own business and pursue their own goals. In South Omaha, OSC would help supporting the biggest strength and help them make the next step up in their company by offering the needed professional office spaces. For North Omaha it allow for those in need to have access to infrastructure that lacking in many parts. Also provides a central place to bring together those already offering services and programs into a shared workspace. OSC locations would become information centers for their communities.
<b>Visioning Workshop Findings Alignment</b>	These locations would help those entrepreneurs have others come to them into their community. These locations would be built on underused buildings that would be vacant and become a nexus of activity to also help support the surrounding community.
<b>Priorities Alignment</b>	Having a professional space will allow entrepreneurs who might

not be able to adapt to a new modern workplace where Zoom conference calls are becoming the norm. OSC would offer rooms for those online meetings that would offer a professional appearance, not in the kitchen, dogs barking, cats jumping on the keyboards, or family coming in not knowing a meeting is taking place. OSC would also offer high speed broadband internet to all its members along with technology needed in today's new economy.

---

<b>Economic Impact</b>	Secretarial, business coaching, entrepreneurial and maintenance staff with wages between \$18 to \$40 per hour
	There would be 15-25 permanent jobs created with all three locations
	We anticipate 30-40 temporary construction jobs during the development phase of the project
	the construction jobs will be between \$25-\$45 per hour
	OSC would anticipate office and work space for about 100-200 users with a full grant allowance with an unknown magnitude of temporary and permanent jobs created by our member entrepreneurs at OSC
<b>Community Benefit</b>	Entrepreneurs have always been the driver of new jobs in the US. By supporting the entrepreneurs in historically impoverished and blighted areas of Omaha the impact to the community would be greatest.
	OSC would help entrepreneurs grow and be successful and the modest fees they would pay would support the builds and services they receive. As the entrepreneurs grow and move out, they become success stories and OSC would work those success stories and turn them into mentors for the next up and coming entrepreneurs.
<b>Best Practices/Innovation</b>	There are several shared workspace operations throughout the country and more affluent areas of Omaha. There is nothing in North or South Omaha that offers this kind of support. OSC would provide a professional workspace with modern technology and amenities to help fuel their growth.
<b>Outcome Measurement</b>	One of the greatest outcomes that we will be able to measure is the graduation rate of our successful entrepreneurs. We will be able to measure our business education from our coaches and staff directly from this metric. Every member that grows too big to stay at our collaborative will create jobs and opportunities for other members of the community.
	This will be measured by tracking software that keeps track of our successful entrepreneurs and will be transparent
	Nothing creates more secondary or co-investments than a successful startup. Our goal is to help as many people from our service areas achieve their dream of having a successful business.
<b>Partnerships</b>	Yes

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Prospective partners would include, Catholic Charities, Latino Center of the Midlands, Midland's Latino Community Development, Latino Economic Development Consul, Camera De Comercio Hispana, United Way, OneWorld, Omaha Economic Development Corporation, Omaha Land Bank

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No

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**Displacement** No

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**Displacement explanation**

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**Physical Location** Locations OSC currently does not have any locations under contract or in operation. As mentioned above, an operation like this is cost prohibitive and would require support from the Omaha Economic Recovery Act to be established. Our first target location would be at 3510 South 24th Street. It is a beautiful old building that would serve as host to about eight private offices and support membership of between 20-30 entrepreneurs. The building is on the smaller size with around 3,500 square feet available. This location would be ideal to service those in South Omaha yet being accessible being located just north of the I-80 off ramp. This building also offers the opportunity to provide additional storage space or workshop space from one of its two garages. The building is currently for sale for a listed price of \$650,000. We are estimating on needing to spend \$550,000 between improvements, fixtures, desks, cubicles, computers, IT systems, software licenses, and capital reserves. For this location we would be requesting a grant totaling \$975,000. The developer would cover the remaining costs by guaranteeing a loan. Our second target location would be at 1474 South 16th Street. It's an old warehouse that is currently vacant and ideal for redevelopment. This building is located just south of Downtown and close to the emerging Little Bohemia district. While gentrification is good to bring investment to neglected parts of town, it also drives prices up for previous affordable retail/office locations. This building is much larger, with at total 20,016 square feet with 10,216 square feet on the main level with 9,800 square foot basement. This building offers greater flexibility to provide more office suites and workshop/storage for members. The building is listed for sale at an undetermined price, but previous listings showed a price of \$700,000. This location would require additional improvements as the building and parking lot are in poor condition. The investment would provide greater impact to the community and offer better parking and access than the location off 24th Street. We estimate needing to spend \$850,000 for improvements, fixtures, desks, cubicles, computers, IT systems, software licenses, and capital reserves. For this location we would be requesting a grant totaling \$1,275,000. The developer would cover the remaining costs by guaranteeing a loan. Our third target location would be in North Omaha in the area boarded by Florence Boulevard and 30th Street and Cuming Street and Ames Avenue. There is currently no building for sale that would be ideal for the shared workspace concept, however a location would be identified by partnering with other organizations in the area like the Omaha Economic Development Corporation, Omaha Land Bank, or the City of Omaha. There are numerous vacant lots or underused buildings in the area that could be built or remodeled for our use. Ideally this location would be around 6,000 square feet with convenient access and parking. We are estimating that a

new construction or remodel of a building this size would be around \$950,000. We estimate needing to spend \$450,000 for improvements, fixtures, desks, cubicles, computers, IT systems, software licenses, and capital reserves. For this location we would be requesting a grant totaling \$1,150,000. The developer would cover the remaining costs by guaranteeing a loan. These initial locations would serve as a launching point and future locations could be added to further expand the access to all parts of Omaha. With the established OSC locations could be leveraged to replicated in other parts

---

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

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**Additional Location Documents**

---

**Property Zoning**      Yes

---

**Is the project connected to utilities?**

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Yes

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Yes

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**Design, Estimating, and Bidding**      No

---

No

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Cost estimates were provided by our experience in real estate development and recent projects started/completed in 2022

---

**General Contractor**      No

---

**Request Rationale**      Business plan uploaded

---

**Grant Funds Usage**      Business plan uploaded

---

**Proposal Financial Sustainability**      Yes

---

Business plan uploaded

---

**Funding Sources**      Business plan uploaded

---

Business plan uploaded

---

Omaha Economic Recovery Act Grant is essential for this proposal

---

**Scalability**      Yes As the OSC grows and builds up cash reserves another goal would be for the Collaborative to be able to provide

financial assistance through investments or grants to the businesses starting out. With this model success would build success and would ensure that the Collaborative would be a perpetual influence in the growth of entrepreneurs in North and South Omaha for years to come.

---

Business plan uploaded

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**Financial Commitment**

Business plan uploaded

---

**ARPA Compliance Acknowledgment**



**ARPA Reporting and Monitoring Process Acknowledgment**



**LB1024 Funding Sources Acknowledgment**



**Public Information**



**File Uploads**

Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma

---

# Omaha Startup Collaborative

## Business Plan

Prepared by Adrian Suarez  
and Jaime Suarez

This Business Plan is confidential and proprietary property of Ontic Properties, LLC. The unauthorized use of this information and or reproduction of this document is prohibited unless written consent is given by Ontic Properties, LLC.

## **Omaha Startup Collaborative**

The mission of Omaha Startup Collaborative (OSC) is to support entrepreneurs in the historically impoverished areas of Omaha by providing an affordable supportive office space to establish, develop, and grow while being supported by their peer group. One thing that entrepreneurs in the Eastern half of Omaha need is space, especially those in North and South Omaha. The greatest needs are space for a desk and a computer, space and privacy for zoom calls, an empowering place for meetings with customers or vendors, and a productive area to work in. Most homes in North and South Omaha are small, multifamily, multigenerational, and or older construction that does not facilitate a home office. OSC will support entrepreneurs by providing a flexible shared workspace, private offices, meeting rooms, shared Kitchen, and other shared spaces.

OSC's goal is to be able to move entrepreneurs from the kitchen table to a collaborative space where they can work from without the financial barriers of having to rent a traditional office or warehouse space. The idea is that the OSC would be the transitional space to provide entrepreneurs with a stepping stone before having to commit to renting out office/retail space for their business. Allowing them the opportunity to gain experience and evaluate their business before incurring potentially burdensome overhead. Once the business is more established, they would graduate on to their own rental space freeing up space for the next entrepreneur.

The typical home in North and South Omaha does not have access to a home office or a meeting space to have confidential meetings with clients or vendors. Having access to meeting rooms will be able to allow entrepreneurs the opportunity to comfortably have meetings that will inspire trust and confidence between clients and promote their overall professionalism.

The flexible workspace will allow for members to accomplish their goals and tasks while having a convenient place to make/receive calls, mail, and packages. Desks and computer access loaded with programs to allow document creation, spreadsheets,

PDFs, Video Calls, and other software as requested by members. Often, the cost of individual subscriptions to software can often be a barrier for a fledgling entrepreneur and not allow them to be as productive as possible. Having a shared kitchen will add to the value the members are receiving by being able to bring lunch from home, brew coffee, and other amenities that larger office spaces might offer.

OSC would have a limited number of private office suites that would be lockable and used exclusively by the member renting them out. The suites would be separated from the shared workspace as it would further allow for enhanced confidentiality and security. The members renting out a suite could come and go as they need without having to pick up their items from a shared workspace. An OSC suite would be an extremely affordable option with no extended obligations compared to a burdensome rent at a traditional office space. It would not require personal warranties and have flexible terms. Since the number of suites available are limited, it is going to be an OSC mission that our entrepreneurs outgrow their space and move as soon as possible to provide opportunities to others looking to make the next step by making available guidance and support to all our members.

## **Community Benefits and Engagement**

Having several locations in Omaha would also provide an additional benefit of being able to help support many of the non-profits, charities, and business trade groups throughout the underserved areas of the city. The Omaha Startup Collaborative would work with those already engaged in the community and offer its office space and meeting rooms to them, which could help by providing them professional amenities for their education and/or services.

We would work with these groups to establish their needs and plan out their events in a coordinated effort with our locations. This will help them get out of noisy and crowded coffee shops, restaurants or living rooms and into a professional environment where they can focus on their own missions without distractions.

Our goal would be that the OSC locations become a nexus in their respective communities, joining as many groups and individuals from the community. We want to create the unique experience that comes from working in a collaborative environment in these communities.

OSC will also grow and adapt as needed. After being in operation, OSC would regularly evaluate the requests from its members and seek feedback from the community. Based on the success of individual programs, further investments would be planned and implemented. We foresee a need for public printing and copying, 3D printing, and packaging and shipping.

## **Sustainability and the Omaha Economic Recovery Act**

The Omaha Economic Recovery Act is key for this Collaborative. All the locations that were highlighted previously are all within the qualified census tracts. Should a location no longer be available and the proposal approved, a similar building within the QCT would be sought and acquired. As the goal is to acquire underused or vacant buildings, construction and improvements could be completed within the deadline specified. Once approved, the developer would move quickly to place necessary properties under purchase contracts to ensure the funds get used quickly. OSC would be 100% operational within a year of funds being released.

OSC would help drive the American Dream of starting and owning your own business. It would be a meaningful tool for the community that would empower individuals to better themselves and those around them by establishing a prosperous business. A grant from the Omaha Economic Recovery Act is necessary to provide these services at an affordable rate. The grant would cover around eighty percent of the acquisition and remodeling costs, the developer would be responsible for operations and debt service on the remaining costs. Without the grant, OSC would not be able to come to life as the costs would be prohibitive. There are other shared workspaces in

Omaha that offer similar support but are triple the price and too far away to be useful by those living in North or South Omaha.

There are two prices for membership. A standard membership would allow for access to any OSC location and allow the use of the shared workspace, meeting rooms, computer stations, and other shared spaces. The initial pricing for membership would be \$75 a month per person. The initial pricing of office suites would be \$400 a month and includes two standard memberships, additional memberships for team members would be \$50 a month.

OSC does not have a profitability objective other than to generate enough cash flow to cover all obligations for the operations, including utilities, debt service, employee salaries, and all other operating expenses. Any net income from future rents and memberships would be used for future improvements and or capital needs. Generating proceeds is going to be important to be able to have cash to make repairs and upgrades or expand support services.

As the OSC grows and builds up cash reserves another goal would be for the Collaborative to be able to provide financial assistance through investments or grants to the businesses starting out. With this model success would build success and would ensure that the Collaborative would be a perpetual influence in the growth of entrepreneurs in North and South Omaha for years to come.

## **Locations**

OSC currently does not have any locations under contract or in operation. As mentioned above, an operation like this is cost prohibitive and would require support from the Omaha Economic Recovery Act to be established.

Our first target location would be at 3510 South 24<sup>th</sup> Street. It is a beautiful old building that would serve as host to about eight private offices and support membership of between 20-30 entrepreneurs. The building is on the smaller size with around 3,500

square feet available. This location would be ideal to service those in South Omaha yet being accessible being located just north of the I-80 off ramp.

This building also offers the opportunity to provide additional storage space or workshop space from one of its two garages. The building is currently for sale for a listed price of \$650,000. We are estimating on needing to spend \$550,000 between improvements, fixtures, desks, cubicles, computers, IT systems, software licenses, and capital reserves. For this location we would be requesting a grant totaling \$975,000. The developer would cover the remaining costs by guaranteeing a loan.

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This building is much larger, with at total 20,016 square feet with 10,216 square feet on the main level with 9,800 square foot basement. This building offers greater flexibility to provide more office suites and workshop/storage for members. The building is listed for sale at an undetermined price, but previous listings showed a price of \$700,000. This location would require additional improvements as the building and parking lot are in poor condition. The investment would provide greater impact to the community and offer better parking and access than the location off 24<sup>th</sup> Street. We estimate needing to spend \$850,000 for improvements, fixtures, desks, cubicles, computers, IT systems, software licenses, and capital reserves. For this location we would be requesting a grant totaling \$1,275,000. The developer would cover the remaining costs by guaranteeing a loan.

Our third target location would be in North Omaha in the area boarded by Florence Boulevard and 30<sup>th</sup> Street and Cuming Street and Ames Avenue. There is currently no building for sale that would be ideal for the shared workspace concept, however a location would be identified by partnering with other organizations in the area like the Omaha Economic Development Corporation, Omaha Land Bank, or the City of

Omaha. There are numerous vacant lots or underused buildings in the area that could be built or remodeled for our use.

Ideally this location would be around 6,000 square feet with convenient access and parking. We are estimating that a new construction or remodel of a building this size would be around \$950,000. We estimate needing to spend \$450,000 for improvements, fixtures, desks, cubicles, computers, IT systems, software licenses, and capital reserves. For this location we would be requesting a grant totaling \$1,150,000. The developer would cover the remaining costs by guaranteeing a loan.

These initial locations would serve as a launching point and future locations could be added to further expand the access to all parts of Omaha. With the established OSC locations could be leveraged to replicated in other parts

## **Timeline**

2023

Approval for Funds, Notice by June 2023, end of legislative session

Summer: Site acquisition and site due diligence

Summer: Blueprint improvements for locations and request bids from local contractors.

Fall: Select Contractor and commence improvements

2024

Winter through Summer: Complete Improvements to buildings and order all needed fixtures and equipment. Start reaching out to non-profits and other groups in the areas of the locations. Start recruiting members for OSC

Fall through Winter: Continue working with local group and members and target for a late fall/early winter opening of OSC

## **Formal Request**

OSC would like to formally request grants totaling \$3,400,000 for the funding of all three Collaborative locations to help entrepreneurs in North and South Omaha. Total investment would be \$4,150,000, with \$2,300,000 in land acquisition and \$1,850,000 in improvements and equipment. Having three locations helps increase the pool of entrepreneurs working in a collaborative space, having more people to bounce ideas, practice pitches, and cast a wider net for networking. Members could use any of the locations, giving them flexibility in meeting areas closer to their vendors and or customers.

The OSC proposal is flexible and open so that if another group is looking to rehabilitate a large building that could share ownership with OSC our proposals could be integrated to generate larger impacts. If OSC were to share a building with users, OSC would ideally have around 6,000 square feet. For OSC to be cash flow neutral to positive it would not be able to pay a market rent and this is why owning its own space would be necessary.

We appreciate your consideration. For any questions or comments please reach out to me, Adrian Suarez at 402-212-0848 or email at [adrian@onticproperties.com](mailto:adrian@onticproperties.com) or Jaime Suarez at 402-709-9798 or email at [jaimesd@onticproperties.com](mailto:jaimesd@onticproperties.com) .

Uses:	Land Costs	\$2,250,000.00	Combined OSC Project			Capital Sources:	
	Construction Costs	\$1,750,000.00	Sources:		Percents	Grants	\$3,400,000.00
	Capital Reserves	\$150,000.00	Capital	\$3,550,000.00	86%	Cash	\$0.00
			Bank Note	\$600,000.00	14%	TIF	\$0.00
	Total	\$4,150,000.00	Total Sources	\$4,150,000.00	100.00%	Total	\$3,400,000.00
	Project Capital	Year 1	Year 2	Year 3	Year 4	Year 5	Totals
<b>Income</b>	2023	2024	2025	2026	2027	2028	
Revenue	\$4,150,000.00	\$97,425.00	\$114,405.00	\$131,385.00	\$150,960.00	\$167,940.00	\$662,115.00
<b>Expenses</b>							
Real Estate Taxes	\$15,300.00	\$15,300.00	\$15,300.00	\$15,759.00	\$16,231.77	\$16,718.72	\$94,609.49
Contingency		\$2,435.63	\$2,860.13	\$3,284.63	\$3,774.00	\$4,198.50	\$16,552.88
Management Fees (1)		\$7,794.00	\$9,152.40	\$10,510.80	\$12,076.80	\$13,435.20	\$52,969.20
A C & I	\$4,150,000.00						\$4,150,000.00
Operating Expenses		\$48,712.50	\$57,202.50	\$65,692.50	\$75,480.00	\$83,970.00	\$331,057.50
Total Expenses	\$4,165,300.00	\$74,242.13	\$84,515.03	\$95,246.93	\$107,562.57	\$118,322.42	\$4,645,189.07
Gross Income	-\$15,300.00	\$23,182.88	\$29,889.98	\$36,138.08	\$43,397.43	\$49,617.57	\$182,225.94
<b>Debt</b>							
Interest Payment (2)	\$42,000.00						\$42,000.00
Bank Principal payment (3)		\$47,901.78	\$47,901.78	\$47,901.78	\$47,901.78	\$47,901.78	\$239,508.90
Net Income	-\$57,300.00	-\$24,718.90	-\$18,011.80	-\$11,763.70	-\$4,504.35	\$1,715.79	-\$57,282.96
<b>Cash Flow</b>							
Bank Note Balance	\$600,000.00	\$593,905.14	\$587,369.68	\$580,361.79	\$572,847.27	\$564,789.54	
Beginning Cash	\$150,000.00	\$92,700.00	\$67,981.10	\$49,969.30	\$38,205.60	\$33,701.25	
Net Income Period	\$(57,300.00)	\$(24,718.90)	\$(18,011.80)	\$(11,763.70)	\$(4,504.35)	\$1,715.79	
Ending Cash	\$92,700.00	\$67,981.10	\$49,969.30	\$38,205.60	\$33,701.25	\$35,417.04	

(1) Managment Fees 8%

(2) Const. Loan at 7.00%

(3) 30 Year Note at 7.00%

Uses:	Land Costs	\$600,000.00	3510 S 24th Street Omaha NE OSC			Capital Sources:	
	Construction Costs	\$550,000.00	Sources:		Percents	Grants	\$975,000.00
	Capital Reserves	\$50,000.00	Capital	\$1,025,000.00	85%	Cash	\$0.00
			Bank Note	\$175,000.00	15%	TIF	\$0.00
	Total	\$1,200,000.00	Total Sources	\$1,200,000.00	100.00%	Total	\$975,000.00
Project Capital		Year 1	Year 2	Year 3	Year 4	Year 5	Totals
Income	2023	2024	2025	2026	2027	2028	
Revenue	\$1,200,000.00	\$24,480.00	\$30,600.00	\$36,720.00	\$42,840.00	\$48,960.00	\$183,600.00
Expenses							
Real Estate Taxes	\$4,300.00	\$4,300.00	\$4,300.00	\$4,429.00	\$4,561.87	\$4,698.73	\$26,589.60
Contingency		\$612.00	\$765.00	\$918.00	\$1,071.00	\$1,224.00	\$4,590.00
Management Fees (1)		\$1,958.40	\$2,448.00	\$2,937.60	\$3,427.20	\$3,916.80	\$14,688.00
A C & I	\$1,200,000.00						\$1,200,000.00
Operating Expenses		\$12,240.00	\$15,300.00	\$18,360.00	\$21,420.00	\$24,480.00	\$91,800.00
Total Expenses	\$1,204,300.00	\$19,110.40	\$22,813.00	\$26,644.60	\$30,480.07	\$34,319.53	\$1,337,667.60
Gross Income	-\$4,300.00	\$5,369.60	\$7,787.00	\$10,075.40	\$12,359.93	\$14,640.47	\$50,232.40
Debt							
Interest Payment (2)	\$12,250.00						\$12,250.00
Bank Principal payment (3)		\$13,971.35	\$13,971.35	\$13,971.35	\$13,971.35	\$13,971.35	\$69,856.76
Net Income	-\$16,550.00	-\$8,601.75	-\$6,184.35	-\$3,895.95	-\$1,611.42	\$669.12	-\$19,624.36
Cash Flow							
Bank Note Balance	\$175,000.00	\$173,222.33	\$171,316.16	\$169,272.19	\$167,080.45	\$164,730.28	
Beginning Cash	\$50,000.00	\$33,450.00	\$24,848.25	\$18,663.90	\$14,767.94	\$13,156.52	
Net Income Period	\$(16,550.00)	\$(8,601.75)	\$(6,184.35)	\$(3,895.95)	\$(1,611.42)	\$669.12	
Ending Cash	\$33,450.00	\$24,848.25	\$18,663.90	\$14,767.94	\$13,156.52	\$13,825.64	

(1) Management Fees 8%

(2) Const. Loan at 7.00%

(3) 30 Year Note at 7.00%

Uses:	Land Costs	\$700,000.00	1474 South 16th Street OSC			Capital Sources:	
	Construction Costs	\$800,000.00	Sources:	Percents		Grants	\$1,275,000.00
	Capital Reserves	\$50,000.00	Capital	\$1,325,000.00	85%	Cash	\$0.00
			Bank Note	\$225,000.00	15%	TIF	\$0.00
	Total	\$1,550,000.00	Total Sources	\$1,550,000.00	100.00%	Total	\$1,275,000.00
	Project Capital	Year 1	Year 2	Year 3	Year 4	Year 5	Totals
<b>Income</b>	2023	2024	2025	2026	2027	2028	
Revenue	\$1,550,000.00	\$38,925.00	\$44,115.00	\$49,305.00	\$57,090.00	\$62,280.00	\$251,715.00
<b>Expenses</b>							
Real Estate Taxes	\$5,500.00	\$5,500.00	\$5,500.00	\$5,665.00	\$5,834.95	\$6,010.00	\$34,009.95
Contingency		\$973.13	\$1,102.88	\$1,232.63	\$1,427.25	\$1,557.00	\$6,292.88
Management Fees (1)		\$3,114.00	\$3,529.20	\$3,944.40	\$4,567.20	\$4,982.40	\$20,137.20
A C & I	\$1,550,000.00						\$1,550,000.00
Operating Expenses		\$19,462.50	\$22,057.50	\$24,652.50	\$28,545.00	\$31,140.00	\$125,857.50
Total Expenses	\$1,555,500.00	\$29,049.63	\$32,189.58	\$35,494.53	\$40,374.40	\$43,689.40	\$1,736,297.52
Gross Income	-\$5,500.00	\$9,875.38	\$11,925.43	\$13,810.48	\$16,715.60	\$18,590.60	\$70,917.48
<b>Debt</b>							
Interest Payment (2)	\$15,750.00						\$15,750.00
Bank Principal payment (3)		\$17,963.17	\$17,963.17	\$17,963.17	\$17,963.17	\$17,963.17	\$89,815.84
Net Income	-\$21,250.00	-\$8,087.79	-\$6,037.74	-\$4,152.69	-\$1,247.57	\$627.43	-\$18,898.36
<b>Cash Flow</b>							
Bank Note Balance	\$225,000.00	\$222,714.43	\$220,263.63	\$217,635.67	\$214,817.73	\$211,796.08	
Beginning Cash	\$50,000.00	\$28,750.00	\$20,662.21	\$14,624.47	\$10,471.77	\$9,224.21	
Net Income Period	\$(21,250.00)	\$(8,087.79)	\$(6,037.74)	\$(4,152.69)	\$(1,247.57)	\$627.43	
Ending Cash	\$28,750.00	\$20,662.21	\$14,624.47	\$10,471.77	\$9,224.21	\$9,851.64	

(1) Management Fees 8%

(2) Const. Loan at 7.00%

(3) 30 Year Note at 7.00%

Uses:	Land Costs	\$950,000.00	North Omaha OSC			Capital Sources:	
	Construction Costs	\$400,000.00	Sources:	Percents		Grants	\$1,150,000.00
	Capital Reserves	\$50,000.00	Capital	\$1,200,000.00	86%	Cash	\$0.00
			Bank Note	\$200,000.00	14%	TIF	\$0.00
	Total	\$1,400,000.00	Total Sources	\$1,400,000.00	100.00%	Total	\$1,150,000.00
Project Capital		Year 1	Year 2	Year 3	Year 4	Year 5	Totals
Income	2023	2024	2025	2026	2027	2028	
Revenue	\$1,400,000.00	\$34,020.00	\$39,690.00	\$45,360.00	\$51,030.00	\$56,700.00	\$226,800.00
Expenses							
Real Estate Taxes	\$5,500.00	\$5,500.00	\$5,500.00	\$5,665.00	\$5,834.95	\$6,010.00	\$34,009.95
Contingency		\$850.50	\$992.25	\$1,134.00	\$1,275.75	\$1,417.50	\$5,670.00
Management Fees (1)		\$2,721.60	\$3,175.20	\$3,628.80	\$4,082.40	\$4,536.00	\$18,144.00
A C & I	\$1,400,000.00						\$1,400,000.00
Operating Expenses		\$17,010.00	\$19,845.00	\$22,680.00	\$25,515.00	\$28,350.00	\$113,400.00
Total Expenses	\$1,405,500.00	\$26,082.10	\$29,512.45	\$33,107.80	\$36,708.10	\$40,313.50	\$1,571,223.95
Gross Income	-\$5,500.00	\$7,937.90	\$10,177.55	\$12,252.20	\$14,321.90	\$16,386.50	\$61,076.05
Debt							
Interest Payment (2)	\$14,000.00						\$14,000.00
Bank Principal payment (3)		\$15,967.26	\$15,967.26	\$15,967.26	\$15,967.26	\$15,967.26	\$79,836.30
Net Income	-\$19,500.00	-\$8,029.36	-\$5,789.71	-\$3,715.06	-\$1,645.36	\$419.24	-\$18,760.25
Cash Flow							
Bank Note Balance	\$200,000.00	\$197,968.38	\$195,789.89	\$193,453.93	\$190,949.09	\$188,263.18	
Beginning Cash	\$50,000.00	\$30,500.00	\$22,470.64	\$16,680.93	\$12,965.87	\$11,320.51	
Net Income Period	\$(19,500.00)	\$(8,029.36)	\$(5,789.71)	\$(3,715.06)	\$(1,645.36)	\$419.24	
Ending Cash	\$30,500.00	\$22,470.64	\$16,680.93	\$12,965.87	\$11,320.51	\$11,739.75	

(1) Managment Fees 8%

(2) Const. Loan at 7.00%

(3) 30 Year Note at 7.00%