

H.9

**ORIGINAL PROPOSAL  
SUBMISSIONS  
#161-180**

# Grant Application

Row 161

<b>Organization Name (if applicable)</b>	NEWbraska Partners
<b>Physical Address</b>	1901 Howard Street, Suite 325 Omaha NE 68102
<b>Mailing Address</b>	PO Box 43 Omaha NE 68101
<b>Website</b>	NEWbraska.com, UrbaNaturalAmerica.com
<b>Social Media Accounts</b>	LinkedIn: Lee-myers-omaha, growthdynamixconsulting, lukearmstrong
<b>Name</b>	Lee Myers
<b>Title</b>	Founding Partner
<b>Email Address</b>	Lee@newbraska.com
<b>Phone</b>	+1 (402) 598-4131
<b>Team</b>	Yes
	i. Principal partners include Lee Myers, Lynn Hinderaker, Luke Armstrong, NEWbraska Partners, RENMIND, NEWbraska CommonSense, NEWbraska Transportation, WOWbiz, Emergent Architecture with Patrick Leahy, CaliCommons, NCS International with Jim Beatty, Feysel Rahmeto, Omaha Star with Terri Sanders, and El Perico with John Heaston.
<b>Organizational Chart</b>	NEWbraska Partners grew out of a partnership agreement and will have a non-profit Nebraska corporation and a Nebraska Limited Liability Corporation.
<b>Other Completed Projects and/or Accomplishments</b>	1. We will help improve economic conditions (get jobs, create jobs) in North and South Omaha. The ideas that work in one area will be imported into the other via our UrbaNatural Institute. 2. We bring people together that are probably not aware of each other. This diversity can foster innovation. 3. We raise the quality of the thinking of recipients of LB1024. This brings unprecedented cooperation. 4. Our proposed buildings improve the health of its tenants/users and educates about sustainability. 5. This project melds capitalism and social responsibility in one package and platform. 6. This project serves North and South Omaha, but also accelerates talent attraction to the entire city...again, special to these times. 7. The buildings, the interiors and the landscaping will unleash new energy. Totally different. 8. This project goes beyond design and programming to include marketing and education. Very unusual. 9. All tenants, investors and trainers will be asked to become part of NEWbraska UrbaNatural and receive ecosystem-related support for more interdependence.
<b>Proposal Title</b>	NEWbraska UrbaNatural: Build a Powerful NEWbraska with UrbaNatural branding for new workforces, new developments and new innovations.
<b>Total Budget (\$)</b>	\$700,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$500,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	Omaha's LB1024 projects need to be powerful. As consultants in over 40 industries and Nebraska communities, we know that power doesn't corrupt as much as powerlessness corrupts. If people aren't provided with real power they create artificial power -- which wastes scarce energy on bureaucracy. Powerless Empowered Create bureaucracy Do the right thing Insecure Self-confident See 'them and us' See 'we' Focus on task Focus on result Follow rules Innovate/think See win-loss issues See win-win issues To keep businesspeople and

community activists on the right path, everyone must focus on the “empowered” (above right). Making everything more difficult, two groups of people must be empowered: -- North and South Omaha stakeholders who have endured decades of setbacks and poverty. -- Knowledge workers who are reluctant to move to Omaha or those inclined to leave for more diverse environments. To succeed, someone must clarify the vision, meld the players, create new benefits, point to the next steps and reinforce progress. That is our proposal. This is known as ‘Concept Leadership.’ Our NEWbraska consulting team is the organization that will make this Concept Leadership compelling to Omaha people. Our concept is a new combination word: ‘UrbaNatural.’ Obviously, it connects two opposites – urban plus natural. UrbaNatural thinking will drive the architecture, construction, landscaping and interior design of two unique buildings in South Omaha and North Omaha. Inside these two buildings, opposites will come together creating a vibe and a physical platform for innovation in business and society. Research has proven that combining opposites fosters innovation. This speaks to both racial diversity and contemporary building design and cultural growth. NEWbraska Partners will use UrbaNatural concept leadership to create artistic environments that attract jobs and entrepreneurial employers. Training and tech upskilling will complement water, wood and metal that unleash creative/connective thinking. This is a new form of empowerment - a broad shift toward diversity, design, innovation and marketing -- a powerful, cross-cultural, job-creating strategy for North/South Omaha. NEWbraska’s Lynn Hinderaker and Lee Myers have broad and deep skills to drive change. Their integrative partnerships with other LB1024 projects will enable a new brand to connect all.

<b>Timeline</b>	<p>a. Year 1 i. Concept writing and agreements ii. Partnerships engagements iii. Architectural renderings for 2 similar buildings – one in North Omaha’s eligible tracts and one in South Omaha’s eligible tracts iv. Citizen engagement v. Choosing specific tracts for buildings in South Omaha and North Omaha b. Year 2 i. Engineering for 2 sites ii. Program activation around Omaha in anticipation of the programs to be offered in the community hub buildings iii. Citizen engagement c. Year 3 i. First building construction ii. Second building construction iii. Neighborhood engagement iv. Citizen surveys and narratives plotted over time d. July 2025 completion i. First building occupied and active ii. Second building nearly complete iii. Citizen surveys and narratives plotted over time</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>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.)</p>
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	<p>Goals a. Transformational: With community hubs in North Omaha and South Omaha, citizens will continuously see a connection between their comments and action within the hub building in response to their inputs. b. Fundamental: With community hubs in South Omaha and North Omaha, perception within the region will see an activity focus on workforce development, economic development and citizen engagement. c. Long-lasting Economic Growth: With community hubs in North Omaha and South Omaha, cross-fertilization of ideas, efforts and funding will create widespread economic vitality with</p>

new partnerships visible to all. Community Needs a. Sustainable: With community hubs providing technology, coaching and social media support, new and fledgling organizations can start small and find their audience and supporters. b. Multi-modal Transportation: by locating these two hubs on existing bus lines and also providing space and support for a public transportation coordination center for first-mile and last-mile demand/response rides, Omaha will have a true system for scheduled trips from anywhere to anyplace at any time for anyone (in partnership with the LB1024 applicant "NEWbraska Transportation"). c. Other infrastructure: Business improvement districts in South Omaha and North Omaha will be supported with office space, technology and social media communications allowing them to develop and find a support network for what they most find productive. d. Quality of Life: With community hubs providing surveys, coaching, training and organization support for accounting, communications and leadership, North Omaha and South Omaha can develop the finance, health, city services and infrastructure that the citizens as priorities Proposal impact a. Description: i. Just as The Riverfront project in downtown Omaha set in place two separate efforts (first with construction, second with activation), this "Powerful NEWbraska" under an "UrbaNatural" brand will set in place construction elements and programming activation elements (to use the new construction). ii. A new community hub building in South Omaha and a new community hub building in North Omaha will be the focal points for activation elements all over North and South Omaha, not just in the hub buildings. iii. Besides the new construction, citizens will engage with efforts to begin new neighborhood surveys, public transportation rides, education and training, and small retail starts. b. Needs alignment i. The neighborhood activation elements will find those activities that can be sustained in the community, not only dreamed about but sustained. By using a partner, CommonSense Omaha, activation can be tracked over months and years. Therefore, sustainability will be a monthly focus. ii. Multimodal transportation will grow out of the partnership within NEWbraska Transportation that is starting public transportation coordination centers in the hub buildings that will start and demonstrate how "first mile" and "last mile" rides can extend the public transportation system to all corners of Omaha -- to arrange rides for anyone, to anywhere at any time. iii. Quality of life issues will be found in the new survey system of NEWbraska. These new methods for surveys will be found and developed by the CommonSense Omaha activation centered in the new hub buildings. iv. Civic policy issues also will be uncovered in the new survey system of NEWbraska, issues to be found and developed by the CommonSense Omaha activation.

**Visioning Workshop Findings Alignment** i. A Powerful NEWbraska with UrbaNatural branding would combine new construction with community wide fundamental changes in citizen engagement, transportation, and neighborhood communications (with Partner RENMIND). ii. Combining new community hub buildings with community-wide activation of new communication tools, survey tools and transportation rides would transform South and North Omaha by offering many points of new interaction and new connections among the citizens. iii. Powerful NEWbraska with UrbaNatural branding would be long-lasting as it would not depend on one, large, complex effort, but would combine many smaller probes through innovation. This new effort would be sustainable for general business, industries, offices and civic/cultural organizations as the new communication and transportation tools would provide new ways to connect citizen to citizen.

**Priorities Alignment** This Powerful NEWbraska with UrbaNatural branding initiative aligns with the strategic priorities of fundamental change, transformational efforts and long-lasting economic benefits because it includes elements of new physical construction, community activation in transportation and communications, as well as all the soft skills of education, training and personal development spread across both North and South Omaha.

**Economic Impact** The permanent and temporary jobs created by this project cannot be counted at this time. The construction will create both permanent and temporary jobs. The activation of programs will create both permanent and temporary jobs.

Unknown at this early stage -- depending on who will own the buildings.

Unknown at this early stage -- depending on who will own the buildings.

Union scale for construction work. Others at competitive Omaha wage scales.

NEWbraska CommonSense will help to find the businesses and contractors from the Qualified Census Tracts.

**Community Benefit** The major community benefit from this project will be the overarching brand of “UrbaNatural” that will tie together the LB1024 projects into a brand standing for diversity in the neighborhoods and in the economy; a brand standing for improvements in the “vibe” and in the feeling of culture -- and thereby increasing the livability in the North and South communities. ii. With the ongoing “CommonSense Omaha” surveys and data the project will be able to do more of what is working and do less of what is not working – which defines sustainability for both the economic action and cultural action.

Powerful NEWbraska with UrbaNatural branding would be long-lasting as it would not depend on one, large, complex effort, but would combine many smaller probes through innovation. This new effort would be sustainable for general business, industries, offices and civic/cultural organizations as the new communication and transportation tools would provide new ways to connect citizen to citizen.

**Best Practices/Innovation** This NEWbraska UrbaNatural project demonstrates both the best practices from civic engagement practices world-wide as well as demonstrating innovation in the American Midwest. Having the LB1024 projects coordinated and branded especially for Omaha will demonstrate the best of up-to-date civic governance here.

**Outcome Measurement** Outcomes from this project will be seen by: NEWbraska Omaha surveys and data from current civic engagement and citizen input meetings and online activities – both as counts for a slice in time and as ongoing trend lines.

NEWbraska CommonSense will help this project measure attendance and activities at the community hubs. Measure job openings filled from increased transportation options. Measure healthcare appointments completed from increased transportation options.

Co-investment and secondary investment will be needed for the two buildings constructed and for the leased spaces in the two buildings. Also, the UrbaNatural label will attract other business, living and investment acts.

**Partnerships** Yes

Principal partners include Lee Myers, Lynn Hinderaker, Luke Armstrong, NEWbraska Partners, RENMIND, NEWbraska CommonSense, NEWbraska Transportation, WOWbiz, Emergent Architecture with Patrick Leahy, CaliCommons, NCS International with Jim Beatty, Feysel Rahmeto, Omaha Star with Terri Sanders, and El Perico with John Heaston. Other partners we look forward to working with include Culxr House, Hot Shops, Benson Theatre, Union for Contemporary Art, Bluebarn Theatre, 1M Cups, ModeShift Omaha, Manne Cook, Omaha by Design, MAPA, Greater Omaha Chamber of Commerce, Aksarben Foundation, Knight Moves of Des Moines, Modus Coworking Omaha

A memorandum of understanding has been signed with Emergent Architecture on the buildings design. No others have been signed.

**Displacement** No

**Displacement explanation**

**Physical Location** The two locations will be determined by NEWbraska CommonSense community surveys and LB1024 oversight committees from among the Qualified Census Tracts.

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

**Additional Location** Building renderings and cost estimates uploaded.

Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding No

No

An architect's estimates

General Contractor No

Request Rationale Budget i. Three years of activation beginning in 2023 and continuing through 2025 1. Budget = \$233,000 per year 2. LB1024 = \$166,000 per year ii. Construction costs on building 1 = \$19,000,000 Architectural and Engineering work on 2 buildings = \$7,000,000 per building 1. Budget = \$7,000,000 in year 1 for building 1 from LB1024 2. Budget = \$7,000,000 in year 2 for building 2 from LB1024 3. OR zero from LB1024 if the buildings' owners were to be private iii. Construction costs on building 2 = \$19,000,000

Grant Funds Usage Activation and operations for 3 years at \$166,000 per year from LB1024 Architectural, engineering and site preparations for 2 buildings at \$7,000,000 per building -- unless private ownerships were brought in for capital costs. Construction at \$19,000,000 per building -- unless private ownerships were brought in for capital costs. i. The ownership of the two community hub buildings can either be privately held or held by a non-profit organization. ii. If the ownership of the two buildings were to be held by a non-profit organization, then the contribution of LB1024 funds could be held to \$7 million per building -- with the balance of construction costs coming from philanthropic organizations. iii. If the ownership of the two buildings were to be held by a private corporation who largely funded the construction of them, then the contribution of LB1024 funds could be held to \$1 million or less per building -- with the balance of construction costs coming from banks and philanthropic organizations.

Proposal Financial Sustainability Yes

Grant funds usage i. LB1024 grant funds could jump-start this project with three years of activation funding at \$500,000 ii. PLUS, LB1024 could jump-start the architectural and engineering work with \$7 million advanced in the first and second years so as to enable definite construction cost bids. e. Financial Sustainability i. To explore this project's financial feasibility, only \$500,000 of LB1024 funds would be at risk as the architectural, engineering and construction costs could only be undertaken when a full financial plan can be funded and approved. ii. Future funding for the activation portion can be secured and committed during the first three years of activation.

Funding Sources i. Other funding for this project will be necessary from construction companies, banks and private developers -- in some combination with philanthropic and private sources. ii. Decisions on other funding sources can be coordinated with LB1024 schedules.

Without activation and operations funds for three years, the project could not get started.

Scalability The buildings can be started in store-fronts and other smaller spaces if a transformational project can not be undertaken.

This project can be undertaken in smaller components by sequencing into the future some of the activation activities and

spacing out the buildings construction.

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<b>Financial Commitment</b>	Partners in this project have committed \$100,000 to the groundwork and will have spent more than that amount getting ready for this application. That money is already committed.
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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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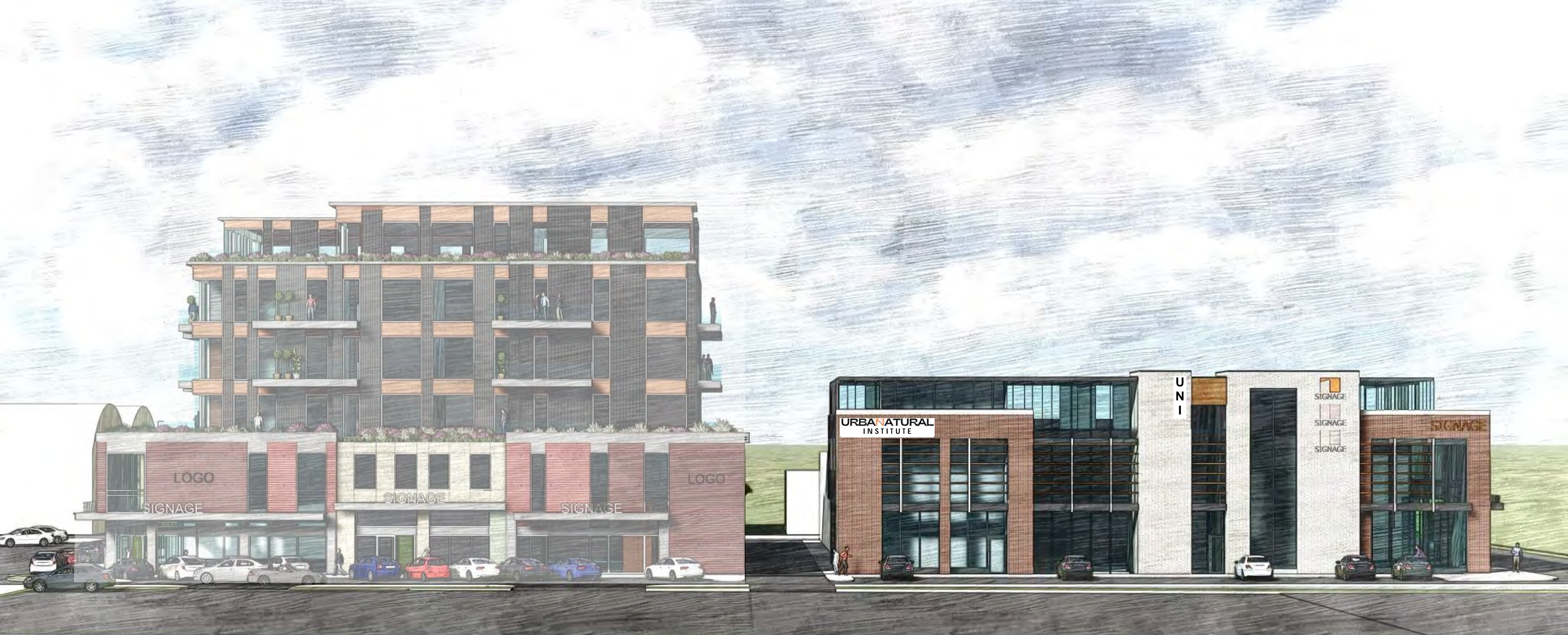
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<b>Public Information</b>	<input checked="" type="checkbox"/>
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<b>File Uploads</b>	Data table of uses (breakdown of how the requested funds will be used for your proposal) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses
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URBANATURAL  
INSTITUTE

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SIGNAGE  
SIGNAGE  
SIGNAGE

SIGNAGE

EMERGENT  
ARCHITECTURE

# GROWING WORKFORCE BY REVITALIZING THE URBAN CORE STRATEGICALLY

## 1. FIND A TARGET AUDIENCE AROUND WHICH TO DESIGN A CIVIC PRODUCT

50 million young professionals are  
UrbaNatural™ - high-skill, high-demand.

UrbaNatural workers are high tech  
knowledge workers; they can identify/  
solve problems without bothering mgmt.

UrbaNaturals are looking for a place that  
enables them to grow personally and  
professionally. Money is not the key.

UrbaNaturals care about sustainability,  
upgrading historical buildings and self-  
actualization. They prefer dense, eclectic,  
'high-contrast' downtown environments.

[urbanaturalamerica.com](http://urbanaturalamerica.com)



402-208-5519

## 2. MARKET THE CONCEPT BEHIND THE PRODUCT

Attract “UrbaNatural™” young professionals to  
communities by redesigning downtown  
environments using ‘high contrast’  
materials such as wood and steel.

Use target marketing to tout the eclectic  
environment to UrbaNatural workers.  
Emphasize energy, sustainability, well-  
ness, diversity and environmental justice.

Plant seeds of success using incentives,  
events, business training, entrepreneurial  
support and Farmers’ Markets downtown.

Rebrand around the downtown vortex.

Create good vibes via “neuro-aesthetics.”

# TRUE PLACE SUCCESS

An introduction to the NEWBRASKA+™ talent attraction formula featuring UrbaNatural design

50 million young professionals are UrbaNatural.™

They prefer dense, eclectic, ‘high-contrast’ environments.

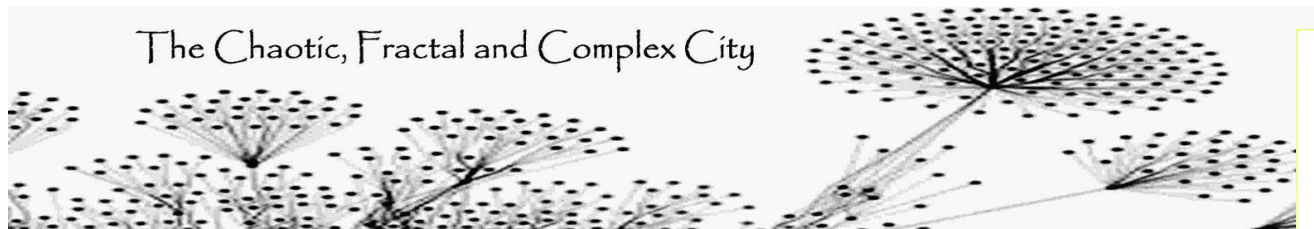
High-contrast environments ‘marry town and country.’

Buildings that marry town and country blend wood and metal, organic and synthetic.

Insight: High-contrast buildings stimulate the visual cortex, evoking positive emotion.

Nobel-Prize-winning research validates the power of UrbaNatural building design.

Workforce developers and community-creators can leverage this ‘neuro-aesthetic’ research to design sustainable, positive environments that attract high-skill talent.



“UrbaNatural” is a proprietary term protected by trademark. All rights reserved. 402-208-5519.

LB1024

# THE BRIDGE

EMPOWERMENT IN NORTH AND SOUTH OMAHA  
AND THE LINKAGE OF BOTH NEIGHBORHOODS TO  
OMAHA'S DIVERSE FUTURE

JOB CREATION

TALENT ATTRACTION

BUSINESS  
ECOSYSTEM

TECHNOLOGY

INNOVATION

# THE BRIDGE

THE MARRIAGE OF TOWN AND  
COUNTRY AS A STRATEGY FOR  
TRANSFORMATION IN NORTH  
AND SOUTH OMAHA



**empowerment  
through connectivity,  
creativity and  
contrast**

**URBAN**NATURAL  
a m e r i c a



**"This is exactly  
what I've been  
thinking of...I just  
didn't have the  
name for it."**

JUANITA JOHNSON,  
COUNCILWOMAN

# **10 reasons why this LB1024 proposal is unique**

**Improves North Omaha economy and attracts talent**

**Involves a building that is sustainable and inclusive**

**The building's UrbaNatural design enhances mood**

**Steve Jensen, Mayor Stothert's interim ED, endorses  
UrbaNatural building design**

**The brand of the building is UrbaNatural Institute**

**UrbaNatural combines opposites, symbolizing diversity**

**Tenants connect to NEWbraska, an innovation ecosystem**

**A partner in NEWbraska has transformed 5 industries**

**He is the second person in America to bring black and  
white youth together, impacting 38 million urban youth.**



URBANATURAL  
a m e r i c a

EMERGENT  
architecture

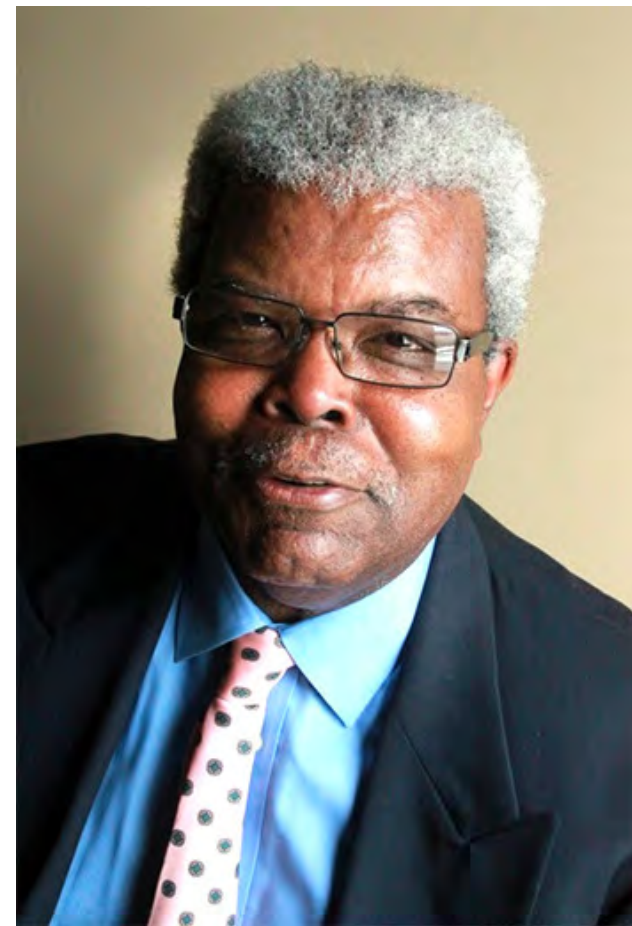
**Preston Love Jr: "We need more than a tear-down of one building. We need a concept, a total vision. One example is Lynn Hinderaker's UrbaNatural vision which would attract outside commerce."**



**"Mr. Lynn Hinderaker- a professional whom I've known for years – has a vision for North Omaha that is founded upon two ideas:**

- 1. North Omaha needs to attract people with resources who can create jobs.**
- 2. North Omaha must incorporate a consistent and visually appealing design...that will attract high wage professionals.**

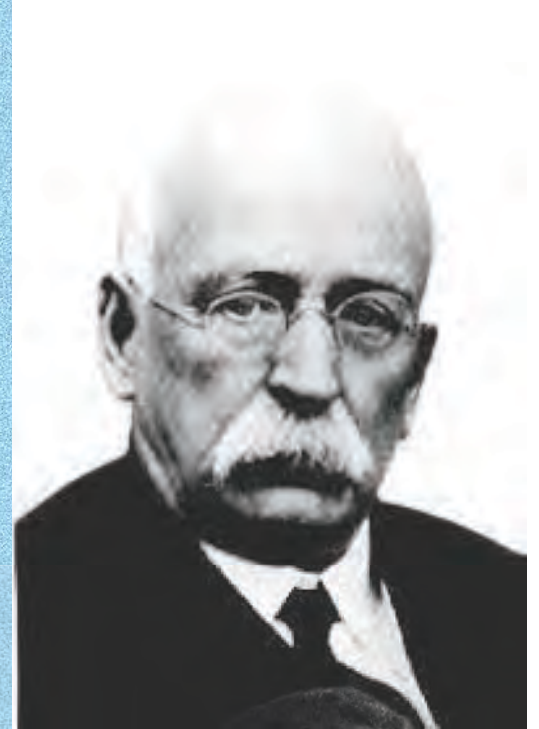
**Hinderaker has a design concept and a catchy word – UrbaNatural – that emphasizes innovation, diversity, biophilic greenery, wellness, entrepreneurialism, etc. Take a close look at the UrbaNatural strategic placemaking plan for North Omaha."**



**Jim Beatty:  
entrepreneur,  
economic developer,  
site selection expert,  
African American  
Golf Expo owner**

**"Until we achieve the marriage of town and country, we can't achieve our collective potential."**

EBENZER HOWARD, MUNICIPAL PLANNER, 1928





*"I think that Architects, Landscape Architects and other urban design professionals would benefit from an UrbaNatural approach to design."*

**Mayor Stothert's Interim Municipal Planner and Economic Developer, Steve Jensen,**



# urbanatural neighborhoods provide exponential benefits long term



*diversity*  
IS HAVING A SEAT AT THE TABLE.

*inclusion*  
IS HAVING A VOICE. AND

*belonging*  
IS HAVING THAT VOICE BE HEARD.



**Open, Innovative and Ready When You Are**  
It's time to build trust and break barriers

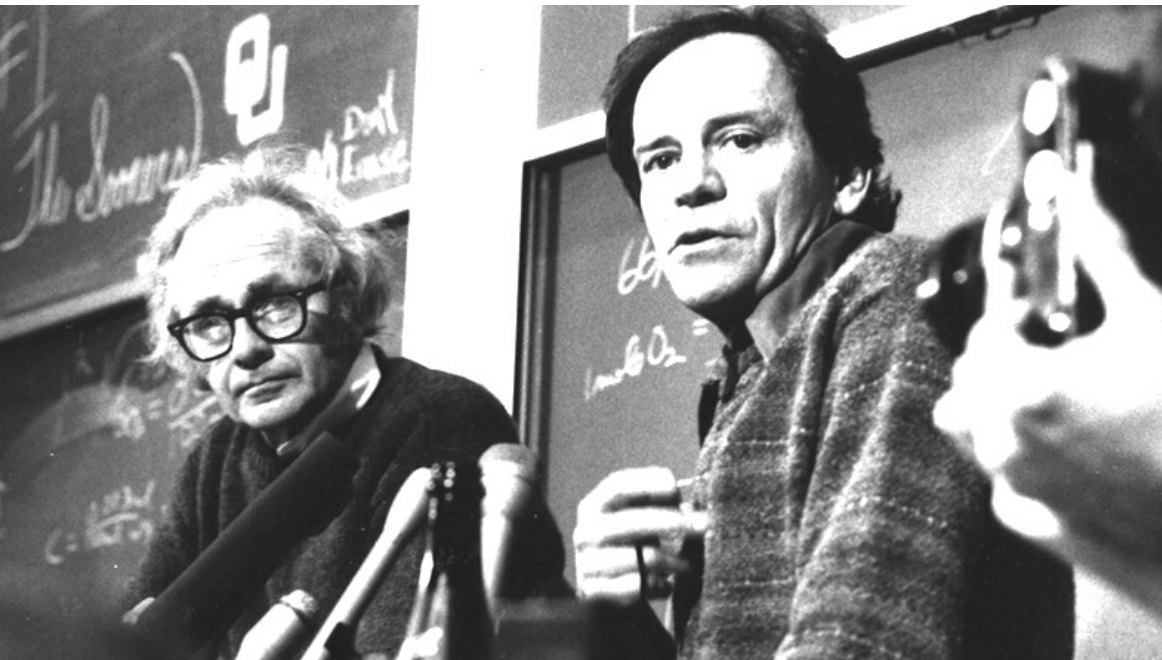
"Most city planners recognize the need for green spaces and cultural amenities in urban areas. Mr. Hinderaker's "**UrbaNaturals**" concept seeks to tie this conventional wisdom together with an understanding of the coveted "creative class" demographic while also presenting practical ideas for neighborhood revitalization and community visioning. This futurist lens may help local leaders see how to build cities that appeal to young and mid-career professionals."


Justin Arnold, Ph.D, Economic Development, Charlotte, NC



URBANATURAL  
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# Nobel Prize-winning scientists explain the proven appeal of high contrast design such as that used in UrbaNatural buildings in North/South Omaha



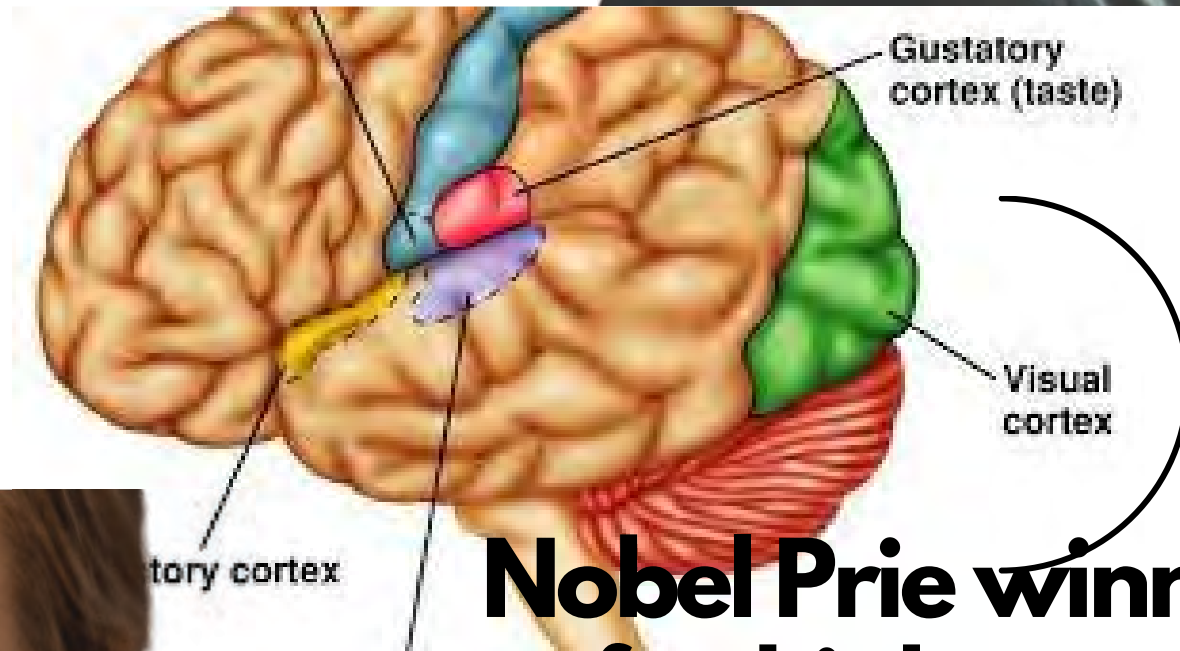


**Two UrbaNatural  
businesss parks in North  
and South Omaha would  
feature high contrast  
design (see wall, left).**

**That type of design is  
proven to stimulate  
positive emotion!**

**URBAN**NATURAL  
a m e r i c a

**neuroaesthetics: a high contrast visual image stimulates the brain**



**Nobel Prize winning proof: a high contrast image or design puts tenants in a good mood**



**"What you're doing with UrbaNaturalism sounds impressive!"**

*Rebecca Ryan, futurist, advisor to Omaha Chamber*



**marriage of town and  
country**

=

**contrast and opposites**

=

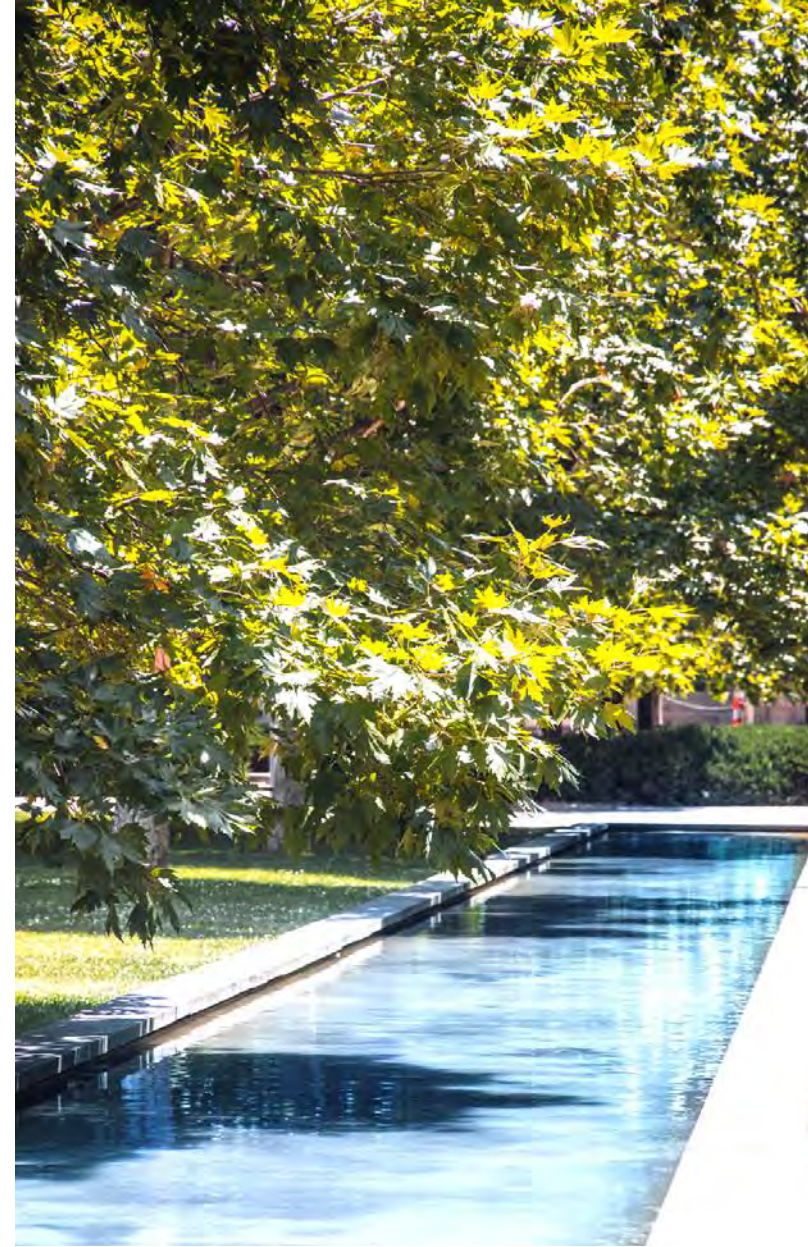
**eg: mother nature and  
concrete**

=

**a word that blends  
opposites**

=

**urbanatural**

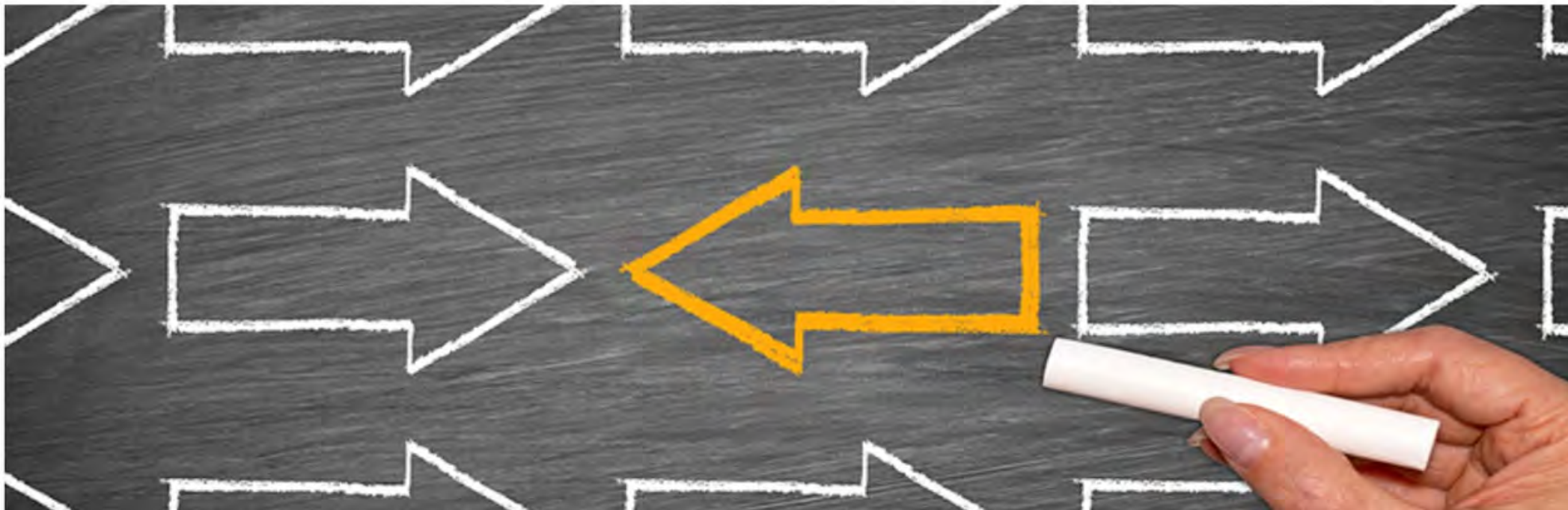


**URBAN**NATURAL  
a m e r i c a

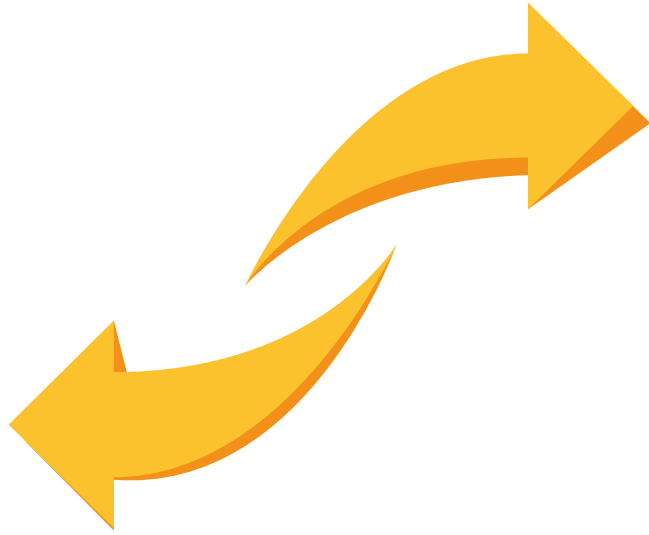
success begins with  
innovative environments  
and mindset

**opposites  
attract  
success**

Opposites Attract: Find Success in the Other Direction



**URBAN**NATURAL  
a m e r i c a



## OPPOSITES IN BUSINESS

URBANATURAL  
THINKING

NORTH AND  
SOUTH  
OMAHA

**“By taking a problem, product, or service and **flipping the core concept around in the opposite direction, invisible opportunities and innovative solutions will become visible, allowing you to both innovate and move forward faster.**” In other words, start moving in the opposite direction of everyone else.**



URBANATURAL  
a m e r i c a

**innovative  
environments  
attract people who  
want to GROW  
AND FLOW**



# **sustainable values inside the urbanatural ecosystem**

ANGELO BREWING



**Be a good  
member of  
society**



**Improve  
your skillset  
through  
continuous  
learning**



**Make a  
profit that  
you can  
reinvest**

# urbanatural institute

INTEGRAL CULTURE AND BUSINESS ECOSYSTEM

*unleashing new energy that acts like a bridge between nine aspects that, when connected, accelerate innovation in north and south omaha*

**exterior design** **landscaping** **interior design**

tech upskilling

**diversity**

personal and professional growth



talent attraction

**sustainability**

open forum  
community dialogue



EMERGENT



**beyond development to destiny**

Strategy, innovation  
Marketing/PR  
Organizational dev, coaching

Research, group facilitation  
Digital media content  
Economic dev. TV show

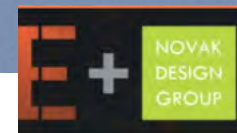


Talent attraction, outreach, events  
Civic revitalization/expansion trends  
Supporting economic developers



Building design  
Landscaping  
Environmental sustainability

EMERGENT





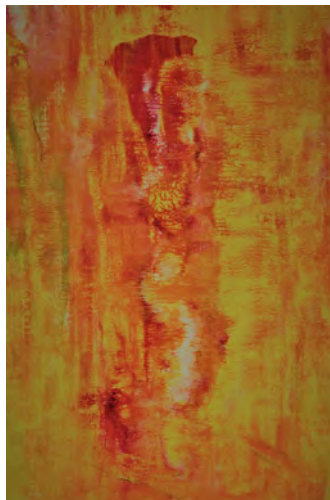
# UrbaNatural™ Lifestyle



## Both

UrbaNatural is both dynamic and organic

www.lynnhinderaker.com



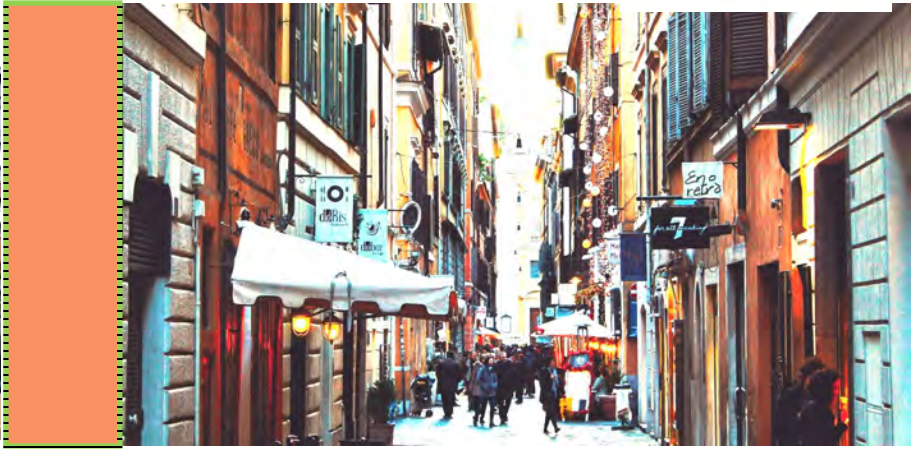
### Reel Black Outdoor Dining Chair

S134

This slatted seat dining chair is made from recycled plastic tops and fast-growing escallapas, for a sleek, mid-century-inspired look.



# UrbaNatural™ Commercial Exteriors



# UrbaNatural™ Commercial Interiors



# UrbaNatural™ Residential Exteriors



# UrbaNatural™ Residential Interiors



# UrbaNatural™ Outdoor



# UrbaNatural™ Landscaping

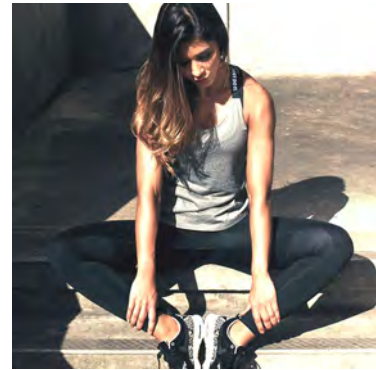


# UrbaNatural™ People



50 Million **UrbaNatural** People Want to Buy From You

Memberships available

A background image of a city map with a white triangle pointing upwards.

URBA NATURAL™  
SUSTAINABLE STYLE

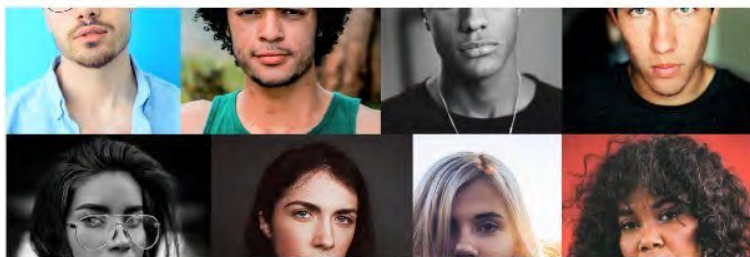
Attract UrbaNatural™ customers to your business.





# UrbaNatural™ Art





## THE TRANSFORMATION OF NORTH OMAHA

Background:

The answer in front of us

1. North Omaha continues to struggle with poverty, homelessness, affordable housing, job creation, gang violence, early childhood care, stagnant business development and declining property values.

2. There are numerous task forces, committees and non profit groups in the area that strive to solve these problems; some succeed, but—visually-speaking—nothing significant has occurred for 25 years other than the construction of Seventy-Five North on 30th St. and a clean up effort on North 24th St. Meanwhile, developer Paul Smith has created Millwork Commons just north of downtown. It appears poised for growth as soon as the pandemic subsides. As that project (as well as Mastercraft and Hot Shops) evolves around Cuming Street, a new paradigm emerges: *“Going north is not a ‘bad’ thing, it’s a ‘good’ thing.”*

3. Any urban planner knows: when property values fall and fall, eventually, the artists will take advantage of low costs by setting up shop. Then come the twenty-somethings. Both groups seek cheap rent and the freedom to ‘create.’ These two trend-setting groups can play a large role in the revitalization of North Omaha, particularly North 24th St.

4. However, the real catalysts for transformational change two elements:

A. The proximity of Creighton University: this proud institution is full of liberal youth that have no hang-ups about racism. Diversity is their mantra. They do have an interest in life-style outlets such as co-working lofts, restaurants, bars, yoga studios, boutiques, T-shirt shops, art galleries, coffee shops, CBD stores, bakeries, pizza shops, etc. These kinds of places are not currently within walkable distance. But students will find them when they are only 100—200 yards away: just across Cuming Street.



## THE TRANSFORMATION OF NORTH OMAHA

Transformation 2:

What is the goal?

B. Even more important is the increasing importance of Cuming Street: this street leads to the airport as well as the future of North Omaha; the key now is to begin the physical transformation of North Omaha not at 24th and Lake, but at a more practical-and-obvious area—24th and Cuming; this area can be commercially ‘fed’ with automotive traffic, bus traffic and student pedestrian traffic. It is the new downtown VORTEX.

5. This common-sense repositioning strategy turns the current thinking in North Omaha upside down. As the chairman of the largest business peer group in America (Vistage) once said, *“You can work and work on problems that pull you down in many ways. They all beg for your attention. But even if you solve them all, you’re still back to square one. The real idea is not to solve problems, but to identify and pursue opportunities. That’s how you move things forward in a meaningful way.”*

6. This courageous and foresighted statement brings us to the core issue: What should the goal be in North Omaha? What does success look like? There are four answers:

- A. Get people from outside the neighborhood INTO the neighborhood both physically and financially. In other words, people who are not African Americans must feel comfortable turning onto 24th Street on the way to the airport, getting jobs and spreading the word.
- B. Create a product-experience that deserves revisiting. That means that the building design and the streetscaping must be special. These elements can create new energy.
- C. Establish a successful commercial beachhead just north of 24th and Cuming. Add to it, going north. Do it repeatedly. Emulate Greenville Avenue northeast of downtown Dallas.
- D. Brand the entire North Omaha area early instead of waiting for everything to be complete. Give early adapters a brand hook that describes the essence of what will be, not what it currently is. Sell a future that ties in with the aspirations and identity of all kinds of people, all races and genders. Unique design, sustainability and collaboration are key values.



# THE TRANSFORMATION OF NORTH OMAHA

## Transformation 3

## Why will this succeed?

Caveat: There is not enough 'bench strength' in North Omaha to orchestrate this move.

There are certainly talented people, but not enough to move all the parts and pieces.

Trusting outsiders is required because this is a long process that will push many neighborhood locals out of their comfort zone. But there is no better time for this because 1) people are in a mood for change, 2) downtown is growing and 3) diversity is becoming a hot topic in the mainstream as well as in corporate America.

7. The people that will populate the 'newly transformed' North Omaha will no longer be exclusively African Americans; they will be a diverse, youthful mixture of all races and worldviews. They will not be exclusively urban, nor will they be exclusively rural. These two segments of American society (and Omaha's society) are pulling away from each other in the 50-plus demographic, but among people who are 40 or younger, they are coming together. In other words, the younger generation is deeply heterogeneous— these people have cobbled together a unique value system, borrowing first from this philosophy, then from that philosophy. They embrace personalization, fusion, interchangeability and open, do it yourself collaboration (for example, crowdsourcing). They have eclectic interests and live in eclectic surroundings. Most of all, they are comfortable with opposites. Contrast and otherness enliven them rather than making them wary, as is often the case among the larger population. This is their generational DNA.

8. The physical environment that will attract and retain these people to North 24th and Cuming Street is as diverse, eclectic and 'high contrast' as the people themselves. Thus, buildings and landscape must—as Ebenezer Howard said in 1928—"marry town and country." Architectural design must blend synthetic and organic. Stores, offices and residences must fuse 'urban-industrial with rural-green.' Colors combine muted with vivid. Glass and steel are blended with wood. Hard, precise lines are contrasted with soft lines.



# THE TRANSFORMATION OF NORTH OMAHA

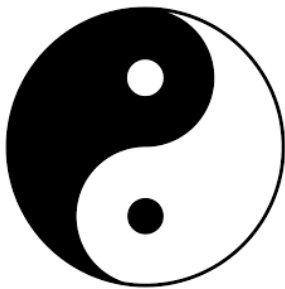
## Transformation 4

## The missing link unveiled

8. Sensitive souls will appreciate the symbolic link between the eclectic lifestyles of the resident/visitor to North 24th and Cuming and the eclectic, high contrast building design we recommend. But the linkage between the environment and the 'core user' of this area is more tangible than symbolism would suggest.

9. Years ago, the Nobel Prize was awarded to two scientists in Northern Europe whose research proved how visual imagery impacted human behavior. Energetic image impressions travel through the retina of the human eye to the visual cortex buried deep in the brain. When an image is high contrast (for instance, black positioned next to white or glossy steel positioned next to porous, brown wood with irregular lines), the visual cortex releases a gush of dopamine throughout the human brain, a natural mood enhancer!

Another way to say it: high contrast buildings and streetscapes 'create new energy.'



10. This compelling neuro-aesthetic research addresses the oft-stated desire of young, talented people to live and work in a place that has 'good vibes.' This subjective phrase has finally been quantified with 30 years of research. Of course, there are many other variables in revitalizing a neighborhood, but as all marketing/salespeople will tell you, feelings are more persuasive than logic. Attitude precedes behavior. The Nobel Prize research adds a new dimension to design, construction, municipal planning, civic revitalization and talent attraction. It applies easily to North 24th St., especially since the Covid crisis has left us all craving 'new energy.'



# THE TRANSFORMATION OF NORTH OMAHA

## Transformation 5 The word that creates much-needed energy.

11. In a business book entitled Unstuck, the authors talk about how to revitalize an organization when it has become mired in out of date ideas and practices. Keith Yamashita and Sandra Spataro encourage readers to ‘Start a movement. Then give the movement a name....a name for your movement can help carry it from person to person like a piece of good gossip. A name builds identity, promotes commitment and cohesion.’

12. The keyword for this entire, multiyear project is ‘UrbaNatural™. This combination word blends urban with natural to describe buildings, streetscapes, neighborhoods and people who are most comfortable in environments—including interiors—that are high contrast and evoke good vibes (a phrase that is now being used in the Omaha strategic plan). The word is highly memorable, thus marketable. The response to the word is uniform....”Hmm...cool word, sustainable....I get it.”

13. The revitalization and rebranding of North Omaha must begin with cutting edge research, new design (inspired by Frank Lloyd Wright and Robert Venturi) and marketing, marketing and more marketing. It must begin at the right place and proceed, unabated by temporary distractions, block by block, al the way North to Lake St. The is a future for all of us. Not black. Not white. Both. Not steel, not wood. Both. Not exciting. Not peaceful. Both.

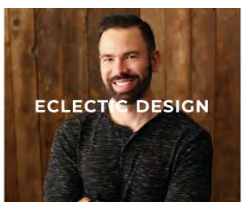


URBA **N** ATURAL™  
SUSTAINABLE STYLE



**HOW TO RETAIN AND ATTRACT  
HIGH-SKILL KNOWLEDGE  
WORKERS TO YOUR COMMUNITY**

**WOWBIZ!**  
growth dynamix



Web pages to support the  
**NEWbraska UrbaNatural** submission  
for LB1024 October 9, 2022

<https://www.newbraska.com/newbraska>

<https://www.urbanaturalamerica.com/>



Urban Natural Institute Estimate  
 Emergent Architecture  
 Revised 10/6/2022

Construction Cost Estimate		Floor Area	# of floors	Cost per SF	Subtotal
Construction Cost Estimate		16000	3	\$300	\$14,400,000
Site Work		7%			\$1,008,000
Contingency		12%			\$1,728,000
subtotal					\$17,136,000
		Years to Midpoint Construction	Escalation % / year	Total Years Design+Construction	
Excalation to midpoint of construction		2	6%	3	\$2,056,320

Total Construction cost \$19,192,320

Project Cost Estimates		% of Construction cost		
Property Aquisition		Flat Cost		\$2,700,000
A/E Fees		10%		\$1,919,232
CM Fee		3%		\$575,770
Furniture Fixtures and Equipment		8%		\$1,535,386
Civil Engineer		1.5%		\$287,885

Total Project Cost: \$7,018,272

Grand Total Construction and Project Cost \$26,210,592

Operation Cost

# Grant Application

Row 162

<b>Organization Name (if applicable)</b>	30th & Sorensen, LLC - a project entity of Noddle Companies
<b>Physical Address</b>	2285 S 67th St, Ste 250
<b>Mailing Address</b>	
<b>Website</b>	<a href="https://noddlecompanies.com/our-team/">https://noddlecompanies.com/our-team/</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Jewel Rodgers
<b>Title</b>	Development Manager
<b>Email Address</b>	jewel@noddlecompanies.com
<b>Phone</b>	+1 (402) 926-6948
<b>Team</b>	Yes

• President - Jay Noddle has been a business and civic leader in the Omaha community since the late 1980s. Jay will act as both an advisor and principal over the project. He has served in similar capacities in the Omaha Riverfront Redevelopment, First National Bank Tower, and Aksarben Village projects amongst many others spanning mixed-use commercial, retail, industrial, and housing. • Vice President and Secretary - Paul Dietsch leads the management of legal affairs of the company, including the negation of loan arrangements, real estate purchase/sale agreements, and construction contracts. He is currently serving in this capacity for 30th & Sorensen, LLC. He also oversees operations including the management of insurance benefits and HR functions. Paul has over 30 years of experience serving in this capacity. • Vice President - Ted Zetzman began his tenure at Noddle providing project management development services for corporate clients, including planning, zoning, and entitlements. Today, he oversees the managing of Noddle's special projects, including the Builder's District development, overseeing conception, design, and construction, financial analytics, site assemblage, due diligence, and municipal incentives. He will serve in a similar capacity for this project. • Treasurer - Michael Surls maximizes the return on assets by establishing financial policies, procedures, and reporting systems and safeguards assets through establishing, monitoring, and enforcing a system of internal controls. Michael ensures legal and regulatory compliance for all finance and financial reporting functions. He will serve in a similar capacity for this project, with over 25 years of experience. • Development Manager - Jewel Rodgers has over five years of experience in tenant organizing, non-profit community building, and grassroots community engagement. Most recently, she helped inform the master planning effort of Near South and Everett neighborhoods in Lincoln, Nebraska. Jewel is a North Omaha native with two years of direct commercial real estate experience. She will lead under the advisory of executive leadership, overseeing due diligence, entitlements, community engagement, and partnership development, as well as design and construction oversight. • Vice President of Property Management – Mark Ringsdorf has been involved in commercial real estate for nearly 30 years, receiving his Real Property Administration (RPA) and Facilities Management Administrator (FMA) designations from BOMA in 2000. He is primarily responsible for overseeing the day-to-day operations of approximately 50 properties across the country, including Residential, Retail, Industrial, Class A Office, Land, Mixed Use, and Government Occupied Properties. Mark will serve in a similar capacity for the 30th and Sorensen site, managing the current structures and the future new-build development.

<b>Organizational Chart</b>	Noddle Companies maintains the project entity, 30th & Sorensen LLC. The president is Jay Noddle who oversees Paul Dietsch (Vice President and Secretary), Ted Zetzman (Vice
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President), and Micheal Surls (Treasurer). Those three key individuals further oversee Mark Ringsdorf (Vice President of Property Management) and Jewel Rodgers (Development Manager).

**Other Completed Projects and/or Accomplishments** As one of the largest developers of mixed-use office and retail redevelopments, community shopping centers, and office buildings in the Midwest, reaching more than 20 states in total, Noddle is now steadily growing its multi-family portfolio with two successful townhome developments recently completed and another under construction. With the understanding that diversity is vital to an enriched community, Noddle is turning their interests toward mixed-income housing. Over the past several years, Noddle has attempted to enter the mixed-income housing market through responses to City RFPs and private ground-up development. Significant development projects completed by Noddle Companies include: • 1200 Landmark Center • Aksarben Village Neighborhood • Kiewit Headquarters and Builders District in North Downtown Omaha • River's Edge • Dewey Row Townhomes Noddle Companies is not new to Omaha, but they are new to mixed-income housing. This proposal helps achieve Noddle's mission to build better communities by providing the opportunity to create a diverse housing development on an irregular lot at the entrance of North Omaha's 30th Street corridor from the North Freeway and Arthur C Storz Expressway. This development would bookend an essential portion of the corridor, acting as a catalyst for inward development between the 30th and Sorensen site and the Highlander development. Likewise, as a private developer in a historically divested community, we can set an example of how to create new development mindfully by working robust community engagement, tenant support, non-profit partnership into our development plan.

<b>Proposal Title</b>	30th & Sorensen
<b>Total Budget (\$)</b>	\$8,671,649.00
<b>LB1024 Grant Funding Request (\$)</b>	\$2,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	This project bookends a significant section of the 30th Street Corridor and has the potential to spur further development along the corridor. Our goal is to become an example of equitable development in a historically disenfranchised community by setting an example of new development, by a private developer, that develops with people and place in mind. We estimate the acquisition to commence in November 2022, while the pre-development phase of this project is estimated to be complete no later than October 2024, when construction is scheduled to begin. This project consists of a two-year hold period. During this period, we will conduct community engagement and hire an accessibility consultant to ensure we are designing with the community in mind. Most importantly, existing tenants impacted by the development will be completely supported financially via covered moving costs, relocation assistance, and ample notice – this will substantially reduce the likelihood of tenant instability due to displacement. Existing tenants may also have the opportunity to be rehoused in the new mixed-income development. The end goal of the project is a small-scale, mixed-income, mixed-use building on the corner of 30th & Sorensen designed and developed with community enrichment in mind. We aim to create a development that mirrors the values of the Highlander, another vital development that bookends this significant section of the 30th Street Corridor. The 30th and Sorensen development works well with the Highlander development by encouraging growing economic vitality on 30th between Sorensen and Parker Streets.
<b>Timeline</b>	Acquisition: Sept 2022 - Nov 2022 Rezoning: Nov 2022 - May 2023 Public Outreach: Jan 2022 - Aug 2026 Planning Board: May 2023 TIF Application/Award: Feb 2024 Refinancing. Take-out, TIF, Construction Financing: Feb 2024 - Oct 2024 Residential Tenant Relocation: Sept 2024 Permit Submission: Sept 2024 Demo/Construction: Oct 2024 - Feb 2026 Lease up: Feb 2026 - Aug 2026 Refinance: Aug 2026
<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) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	<p>We are proposing a mixed-income, mixed-use development on the corner of 30th and Sorensen, a corner of 30th Street that has significant potential to spur adjacent healthy development. The corner serves as an entry point into the neighborhood off the North Freeway and the Arthur C Storz Expressway. The parcel is also directly across the street from the Metro Community College Fort Omaha Campus and ALDI grocery store. Other amenities include the proximity to transit, a nearby transit center, the North Omaha Trail, Adams Park redevelopment, commercial activity on Ames and specifically the 30th and Ames node, nearby schools, restaurants, the post office, and is also a recent benefactor of the Street Preservation Fund Project. The area is a high value, high potential area. High-density development along the corridor is going to strengthen economic vitality along the corridor and that is what we aim to provide. Below are other specific benefits of the project: Transformational: This project addresses transformational, fundamental, and long-lasting economic growth. The project helps encourage a sustainable community and a higher quality of life by providing high density, mixed-income housing and commercial space along a highly active corridor further activated by public transit. Transformational: In addition to seeking to provide ground-level commercial activity, the end goal of this project is to provide mixed-income, high-density multi-family housing along the strengthening 30th St Corridor near neighborhood amenities. Among many things, the funding sought for the development of 30th and Sorensen will offset the cost of constructing a mixed-income development of this size, as generally a development requires 100 units or more to achieve rental profitability in today's climate. A development of that size, on this site, is out of context and would require mass displacement via the purchase of several off-market homes to the West. This proposal allows us to create, on a site that is for sale by the owner, a smaller rental building that is high density and context-appropriate along the corridor. Fundamental: This project has the capacity to return land and a cash flowing asset back to the community, restoring community ownership and combating an identified threat uncovered during the Olsson study – which is remote ownership. Long-Lasting Change: The disposition strategy for the 30th and Sorensen project centers around selling the cash flowing asset back to a Community Investment Trust, as there are several organizations who are exploring this effort. Long-Lasting Change &amp; Sustainable Community: The project aims to provide mixed-income housing using a capital stack that is less conventional for "affordable housing" projects, which can help reduce restrictions on tenants who start off low-income, but may overtime improve their lot in life. A mixed-income building makes it possible not to centralize poverty and a flexible capital stack encourages people to improve their financial placement without fear of displacement. High-density development along the corridor further supports businesses and transit-use in the area. Quality of Life: This will be a high-quality, mixed-income housing development in a growing commercial and retail district near educational, recreational, and transit amenities.</p>
<b>Visioning Workshop Findings Alignment</b>	<p>The 30th and Sorensen development directly aligns with the need for "development that fits within the cultural context" identified in the workshop findings. Small-scale, new-build developments are extremely difficult to create because more units are what creates the benefit of economies of scale. Currently, more conventional market-rate developments are 100-250 units specifically because that level of density is needed to make a project viable given today's market conditions. By using ARPA funds and other financing tools, we</p>

are attempting a small-scale multi-family building that can accommodate the need for context-specific development. The site is constricted by Sorensen and Larimore streets, reducing the potential for a large development without attempting to purchase existing homes to the West. We do not feel that approach would be perceived as mindful or conducive to the priorities expressed in the Visioning Workshop. Our approach seeks to provide new development on the small, on-sale site while treating people equitably through transparent communication, total tenant support, community engagement, and accessibility consultancy. This creates a development that fits within the physical cultural context and socio-cultural context as well. The socio-economic context of the community also calls for mixed-income housing. This development provides housing for a range of income levels, encouraging equity and decentralizing poverty. Additionally, the project addresses several Visioning Workshop Findings from the SWOT analysis outcomes:

- o Threat - external/remote land ownership: The land is currently owned by an out-of-state party. By acquiring the property, we will localize land ownership in the short-term, with a plan to turn ownership back to the North Omaha community in the long-term.
- o Weakness – economic investment does not recycle within the community: This development includes ground level commercial space to help build the local business ecosystem, keeping the dollar in the community. It also increases resident density near many neighborhood amenities, incentivizing residents to keep the dollar local.
- o Strengths - Culture and character: We plan to contract local talent for public art to create an asset that honors the growing culture and character of the area.
- o Weakness – private funding rarely takes community ownership and input into account: This funding request includes line items for community engagement funds, tenant relocation assistance, and an accessibility design consultant – centering community input. We also plan to sell the asset back to a local community investment trust, centering community ownership of a stabilized asset in the long-term.
- o Weakness – Connectivity; Public transit only goes so far: The development is strategically placed along the 30th St corridor which has ample access to public transit and is near a transit center. A bike lane from the transit center to the downtown area also exists.
- o Opportunities – Equitable investment: we are addressing community needs through minimizing disparities while fostering a healthy and vibrant community through our planned approach toward tenant relocation, community engagement, and mixed income housing development.
- o Opportunities - public-private partnerships creating community investment momentum and support: Our effort to sell the asset back to a Community Investment Trust solidifies this approach.
- o Weaknesses / Threat – lack of multifamily residential development: We are directly addressing this threat with the development of this project.

**Priorities Alignment** This project is addressing LB1024’s emphasis on housing and business development by providing a mixed-use, mixed-income development which includes units between 40-90% AMI and ground-level commercial space.

**Economic Impact** see below

not sure

50-60

Estimated \$2.75 million in total wages

. Strategically aligning with minority owned businesses when possible for contracting and subcontracting.

**Community Benefit** Funding for this project will:

- o Increase residential density along the corridor which directly impacts nearby businesses by providing more business patronage
- o Improves the local neighborhood by providing commercial ground-level activity and high-quality housing for a mix of income types
- o Encourage livability and walkability by providing more residential units alongside the 30th St corridor which includes access to nearby transit, bike lanes, and trails

This proposal contributes to sustainability in several ways: 1. An unconventional, diversified capital stack allows a mix of incomes that can support tenants through the growth of their own financial acumen and freedom 2. The nature of a mixed-income building enables the decentralization of poverty and creates stronger financial stability of the asset without ongoing

subsidies 3. Adding residential density along the corridor creates the opportunity for more residents to patron businesses, supporting long-term economic vitality of nearby businesses

**Best Practices/Innovation** This project will incorporate best practices and innovation through: • Tenant support during acquisition and pre-development • Rich community engagement • Supporting local contractors during the project development (accessibility consultant, public art) • Providing high-density housing along the corridor • Community Investment Trust – the asset is planned to be sold back to the community through partnership

**Outcome Measurement** See below

Aside from the amount of mixed-income units and residents we will bring to the area, other outcomes to be measured by us or our funders include: • Community Engagement – number of residents and organizations reached / number of responses to outreach/demographics of residents reached/responded • Relocation: tenants successfully relocated/rehoused • Relocation: documentation of consistent and transparent communication • Demographics: information gathered from residents (race/ethnicity, household makeup (head of household), disabilities, etc.) to confirm we are serving people of the area in addition to potential non-North Omaha natives • Housing Accessibility: Number of residents using housing vouchers • Partners: formal agreement with committed partner(s) to identify success in innovative partnerships (i.e. selling the property to a Community Investment Trust)

Yes, we plan to sell the stabilized asset to a Community Investment Trust.

**Partnerships** Yes

Currently, in this phase of the project, we have no committed partners. However, a few we are considering are: • Metro-Community College – for the prefab construction of some of the components of the construction process with a local construction company (to also help expand access to opportunities of the students/apprentices at Metro) • Omaha Economic Development Corporation – equity partnership in the development and expertise in the North Omaha Climate • Spark CDI – Funding partnership via loans and community engagement partnership alongside Spark’s Fabric Lab

While these are our aspirational partnerships, we are in the acquisition phase of the development. There are currently no formal commitments with these groups. We are committed to developing in historically disenfranchised/redlined communities of color exclusively through partnership and will work to achieve that amongst and outside of the list provided above.

**Displacement** Yes

**Displacement explanation** To increase residential density along the corridor, two single family houses and one commercial space may need to be vacated for the 28-unit mixed-use development. These parcels are being sold as a package by the out-of-state owner on the open market. They have been on the market for over 300 days. However, to ensure the equitable treatment of these tenants, we are planning for a two-year hold and pre-development period to enable tenants ample time to adjust. Tenants will have the opportunity to exercise the full term of their lease. Thereafter, we plan to assist them in finding new housing and covering associated costs.

**Physical Location** • Corner of 30th and Sorensen – Package of properties we are purchasing (3014 Larimore Ave, 4806 & 4804 N 30th St) • 30th and Sorensen sits along the entrance to what has been described as the Metro North area. Infrastructure and road quality is currently weak. However, a significant portion of the grid of the neighborhood in which the property sits will be improved via the Street Preservation Fund Project, including Larimore Ave, a street that borders the development. • The 30th St corridor itself, while exemplifying a high opportunity for economic prosperity, still suffers from low residential density, which makes it hard to sustain new/larger businesses in the area. The nearest comparable high-density development is 30 Metro apartments. Alternatively, South of Sorensen, the Highlander development prioritizes density along the corridor.

The development site is directly adjacent to the Aldi, and Metro Community College Campus. • Given the lack of housing density along the corridor South of Sorensen up to the Highlander development, it is clear that high-density housing will increase the number of residents that support businesses and encourage more use of public transit along the corridor. The end result of this project will also increase the taxes that the parcel generates.

<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	The property is not a brownfield site.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	Yes
	No
<b>Design, Estimating, and Bidding</b>	Yes
	No
	Construction pricing is based on construction numbers from similar multifamily projects on a \$/unit basis. A preliminary site study has been completed. A complete design, engineering, and/or construction bid package has not been developed. Cost estimates have not yet been fully determined. We are in the acquisition phase of the project.
<b>General Contractor</b>	No
<b>Request Rationale</b>	This specific dollar amount enables us to reach 1.15 debt service coverage ratio in year 3 of stabilization on all loans, the general requirement upheld by a lender to approve a loan on a project.
<b>Grant Funds Usage</b>	The grant will subsidize a portion of construction costs. Construction costs are listed in the project budget and total \$217,000/unit (a high estimate given the current construction climate).
<b>Proposal Financial Sustainability</b>	Yes
	A proforma is attached which outlines the fiscal operations of the development following the initial build.
<b>Funding Sources</b>	<ul style="list-style-type: none"> <li>• American National Bank – Construction – Perm loan • Tax-Increment Financing (TIF) • Front Porch Loan – Subordinate Loan</li> <li>• American National Bank – Construction – Perm loan • \$4,235,600, will seek closer to construction, Sept/Oct 2024 • Tax-Increment Financing (TIF) • \$945,000, will seek closer to TIF committee date, Feb 2024 • Front Porch Loan – Subordinate Loan • \$786,049, will seek closer to construction, Sept/Oct 2024</li> <li>• This project cannot continue without some form of affordable housing grant to fill the construction gap. However, this is the only form of financing that the project is contingent upon, as the grant provides long-term sustainability for the completed project.</li> </ul>
<b>Scalability</b>	No.
<b>Financial</b>	The total equity investment by the development company is

**Commitment** \$705,000.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

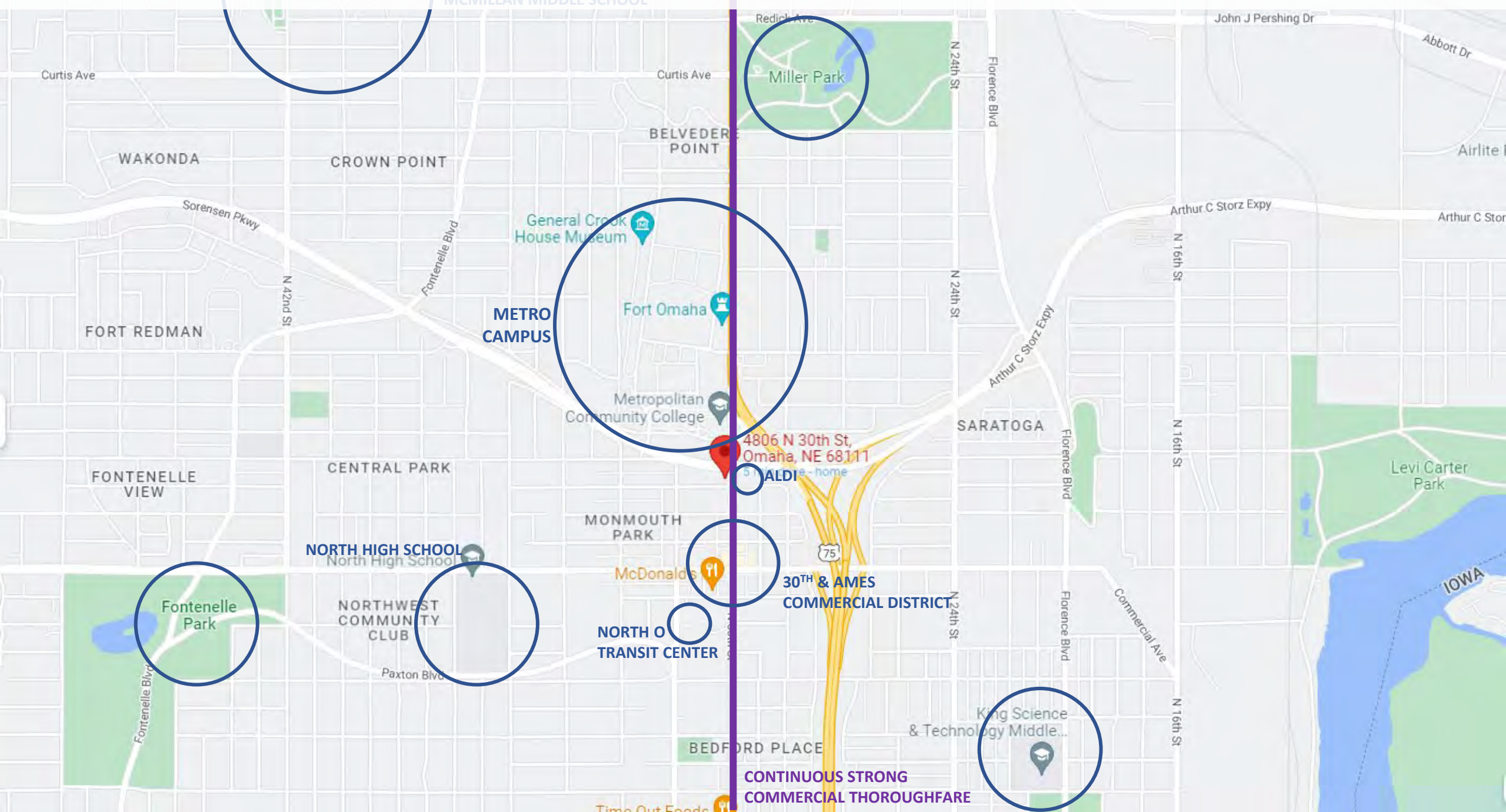
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**File Uploads** Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of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

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# NEARBY LOCATIONS

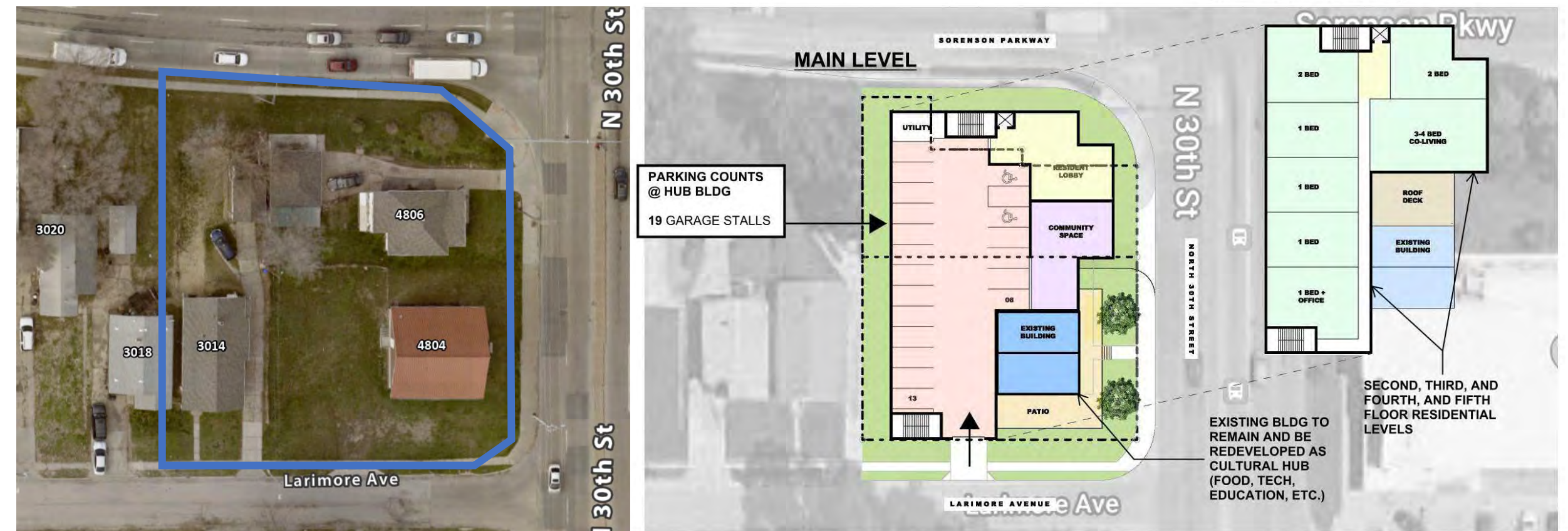


DEVELOPMENT SITE | CURRENT  
One Commercial Structure, Two Single-Family Homes



# DEVELOPMENT SITE | POTENTIAL SMALL-SCALE, MIXED-USE, MULTI-FAMILY

*NOTE: This conceptual test fit is only a preliminary proposal to understand what can be fit on the site in preparation for acquisition. Further exploration must be conducted during the pre-development phase.*



**MAIN LEVEL FLOOR PLAN**  
NORTH 30TH AND SORENSON PKWY  
MIXED-USE REDEVELOPMENT

# ZONING MAP

General Industrial | General Industrial + Area of Civic Importance (ACI-2) | Community Commercial + (ACI-2)

3014 Larimore Ave

4806 N 30<sup>th</sup> Street

4804 N 30<sup>th</sup> Street



LOOKING NORTH  
30<sup>TH</sup> & SORENSEN PKWY  
Across from Metro Campus



LOOKING EAST  
30<sup>TH</sup> & LARIMORE AVE  
Across from ALDI Grocery



# LOOKING SOUTH

30<sup>TH</sup> & LARIMORE AVE

Nearby 30<sup>th</sup> & Ames Commercial District | Note: 2-3 single-family homes are unoccupied



# LOOKING WEST

30<sup>TH</sup> & LARIMORE AVE

Quiet residential street | Note: Street Improvement Project currently enhancing Larimore Ave





Statement of Uses:

ARPA funds will be used to subsidize the build of the units up to \$2,000,000 – roughly 9 units of housing.

TOTAL CONSTRUCTION	\$	6,084,800			\$	217,314
COST/USF	\$	228.77				Per unit cost
COST/GSF	\$	72.05				

**NODDLE COMPANIES**

**30<sup>th</sup> & Sorensen,  
LLC**  
Ownership Entity

**Jay B. Noddle**  
President

**Paul Dietsch**  
Vice President and  
Secretary

**Ted Zetzman**  
Vice President

**Michael Surls**  
Treasurer

**Mark Ringsdorf**  
Vice President of  
Property Management

**Jewel Rodgers**  
Development  
Manager

**DEVELOPMENT SITE | POTENTIAL  
SMALL-SCALE, MIXED-USE, MULTI-FAMILY**

*NOTE: This conceptual test fit is only a preliminary proposal to understand what can be fit on the site in preparation for acquisition. Further exploration must be conducted during the pre-development phase.*



**MAIN LEVEL FLOOR PLAN  
NORTH 30TH AND SORENSON PKWY  
MIXED-USE REDEVELOPMENT**

# Proforma

PROFIT - Total										DSCR
Year	1.7%	1.0%		2%		NOI	Debt Service	Cash Flow		
	Avg Rent Rate	Potential Rent	Other Income	Income	Expenses					
1/31/26	1	\$ 1.62	\$ 337,706	\$ 30,804	\$ 368,510	(\$92,883)	\$ 275,627	(\$218,699)	\$ 56,927	
1/31/27	2	\$ 1.65	\$ 464,742	\$ 36,378	\$ 501,119	(\$210,114)	\$ 291,005	(\$261,644)	\$ 29,362	
1/31/28	3	\$ 1.68	\$ 496,729	\$ 36,851	\$ 533,580	(\$213,847)	\$ 319,733	(\$278,112)	\$ 41,620	(1.15)
1/30/29	4	\$ 1.71	\$ 505,765	\$ 37,331	\$ 543,097	(\$216,696)	\$ 326,400	(\$279,610)	\$ 46,791	(1.17)
1/30/30	5	\$ 1.73	\$ 514,970	\$ 37,818	\$ 552,789	(\$219,587)	\$ 333,202	(\$279,610)	\$ 53,593	(1.19)
1/30/31	6	\$ 1.76	\$ 524,347	\$ 38,312	\$ 562,659	(\$222,519)	\$ 340,141	(\$279,610)	\$ 60,531	(1.22)
1/30/32	7	\$ 1.79	\$ 533,899	\$ 38,813	\$ 572,712	(\$225,493)	\$ 347,219	(\$279,610)	\$ 67,609	(1.24)
1/29/33	8	\$ 1.83	\$ 543,629	\$ 39,321	\$ 582,950	(\$228,511)	\$ 354,439	(\$279,610)	\$ 74,829	(1.27)
1/29/34	9	\$ 1.86	\$ 553,541	\$ 39,836	\$ 593,377	(\$231,573)	\$ 361,804	(\$279,610)	\$ 82,195	(1.29)
1/29/35	10	\$ 1.89	\$ 563,638	\$ 40,359	\$ 603,997	(\$234,679)	\$ 369,318	(\$279,610)	\$ 89,709	(1.32)
1/29/36	11	\$ 1.92	\$ 573,925	\$ 40,888	\$ 614,813	(\$237,830)	\$ 376,983	(\$279,610)	\$ 97,373	(1.35)
1/28/37	12	\$ 1.95	\$ 584,404	\$ 41,426	\$ 625,829	(\$241,027)	\$ 384,802	(\$279,610)	\$ 105,193	(1.38)
1/28/38	13	\$ 1.99	\$ 595,079	\$ 41,971	\$ 637,050	(\$244,271)	\$ 392,779	(\$279,610)	\$ 113,169	(1.40)
1/28/39	14	\$ 2.02	\$ 605,955	\$ 42,523	\$ 648,478	(\$247,562)	\$ 400,916	(\$279,610)	\$ 121,306	(1.43)
1/28/40	15	\$ 2.06	\$ 617,035	\$ 43,084	\$ 660,119	(\$250,902)	\$ 409,217	(\$279,610)	\$ 129,608	(1.46)
1/27/41	16	\$ 2.09	\$ 628,323	\$ 43,652	\$ 671,975	(\$254,290)	\$ 417,685	(\$279,610)	\$ 138,076	(1.49)
1/27/42	17	\$ 2.13	\$ 639,824	\$ 44,229	\$ 684,052	(\$257,728)	\$ 426,325	(\$279,610)	\$ 146,715	(1.52)
1/27/43	18	\$ 2.16	\$ 651,541	\$ 44,813	\$ 696,354	(\$261,216)	\$ 435,138	(\$279,610)	\$ 155,528	(1.56)
1/27/44	19	\$ 2.20	\$ 663,478	\$ 45,407	\$ 708,885	(\$264,756)	\$ 444,129	(\$279,610)	\$ 164,519	(1.59)
1/26/45	20	\$ 2.24	\$ 675,641	\$ 46,008	\$ 721,649	(\$268,348)	\$ 453,301	(\$279,610)	\$ 173,691	(1.62)
1/26/46	21	\$ 2.28	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/26/47	22	\$ 2.32	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/26/48	23	\$ 2.36	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/25/49	24	\$ 2.40	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/25/50	25	\$ 2.44	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/25/51	26	\$ 2.48	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/25/52	27	\$ 2.52	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/24/53	28	\$ 2.56	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/24/54	29	\$ 2.61	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/24/55	30	\$ 2.65	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
1/24/56	31	\$ 2.70	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ -	-
Total			\$ 11,274,170	\$ 809,824	\$ 12,083,994	(\$4,623,831)	\$ 7,460,163		\$ 5,392,614	
Avg (10 Yr)		\$ 1.75	\$ 503,897	\$ 37,582	\$ 541,479	(\$209,590)	\$ 331,889		\$ 60,317	
Avg (15 Yr)		\$ 1.83	\$ 534,358	\$ 39,048	\$ 573,405	(\$221,166)	\$ 352,239		\$ 77,988	
Avg (20 Yr)		\$ 2.12	\$ 563,708	\$ 40,491	\$ 604,200	(\$231,192)	\$ 373,008		\$ 269,631	

← 1.15 DSCR in Stabilization (Year 3)

# Proposal Budget | Sources and Uses

ACQUISITION									
	Land		\$20/sf	\$	420,000				
	Additional land			\$	-				
	Brokerage Fees Income			0.00%	\$	-			
	Closing Costs			5.00%	\$	21,000			
	Special Assessments			\$	-				
TOTAL ACQUISITION \$ 441,000									
CARRY DURING DEVELOPMENT									
	Landscaping / Snow Pre-Completion			\$	5,000		RE Taxes	\$	122,830
	Maintenance			\$	22,000		Insurance	\$	-
	Property Association dues			\$	-		Community Engagement	\$	15,000
TOTAL CARRY \$ 164,830									
PRE-DEVELOPMENT									
	Legal			\$	10,000		Phase I Environmental	\$	2,300
	A&E Pre-Development			\$	22,625		Phase II Environmental	\$	4,900
	Aerials			\$	-		Geotech	\$	7,500
	Marketing- Signage			\$	8,000	marketing / website	Special Inspections	\$	4,500
	Marketing- Party & Misc.			\$	2,000		Watershed Management Fees	\$	-
	Boundary Survey			\$	-		Interceptor	\$	-
	Top Survey			\$	4,500		Parks Trails Boulevards	\$	-
	ALTA Survey			\$	-	inc. in topo above	Parks Community Parks	\$	-
	Zoning & Platting Expenses			\$	-		Flood Map Rev LOMAR F	\$	-
							SWPPP- Erosion Ctrl Monitoring	\$	6,750
TOTAL PRE-DEVELOPMENT \$ 73,075									
CONSTRUCTION									
			\$/GSF	\$/USF	Total				
	Subtotal	\$	58.44	\$	205.58	\$	4,935,259		
RETAIL				\$	25.00	\$	64,800		
SITE	Div. 2- Site Work			\$	175,000	\$	10.21		
	Infrastructure Improvements			\$	25,000				
GENERAL CONDITIONS	General Requirements			8.00%	\$	410,821			
CONTINGENCY				4.00%	\$	223,423	Plus OH&P on spent contingency		
OVERHEAD	Pre-Con Fee			\$	10,000				
	General Liability			0.26%	\$	13,900			
	Builders Risk			0.22%	\$	12,754			
	Performance and Payment Bond			0.00%	\$	-			
	Construction Fee			4.00%	\$	213,843			
PARKING GARAGE		\$	-	\$	-				
TOTAL CORE & SHELL \$ 5,000,059									
ARCHITECTURAL AND ENGR									
4.34% Total Fee	Core & Shell flat fee			3.00%	\$	208,794	Arch, MEP, Struc, Int. Design + CA + LM (@\$175/hr)		
	Site		Flat fee	\$	25,000				
	Additional Renderings			0.08%	\$	5,000			
	Misc.			\$	2,500				
TOTAL A & E \$ 241,294									
FINANCING									
PERM Amount - 1	\$	4,235,600					IO Payment/Yr	\$	257,666
LTV - Conventional	80.00%	\$	4,650,658				Amort Pmt/Yr	\$	275,632
LTC - Conventional	80.00%	\$	6,937,319				Constant		6.51%
DSCR	1.16	\$	4,235,600						
Interest Rate- IO	6.00%		6.08%						
Interest Rate- Perm	6.00%		6.08%						
Interest Only Period (Mo)			24						
Amortization Period (Yrs)			45						
Term (Total, Yrs)			20						
							Con. Loan Fee	0.00%	\$
							PERM Originatic	0.50%	\$
							TIF Fee	0.50%	\$
							Construction Interest	\$	245,755
							TIF Interest	\$	64,024
							Closing Costs	\$	30,000
							Land Loan Interest	\$	-
TOTAL FINANCING \$ 365,683									
CONSTRUCTION									
LTV	85%	\$	4,941,324			OTHER			
LTC	85%	\$	7,370,901			Predev Land Loan	80.00%	LTC	\$
Interest Rate Index	3.50%		3.55%			Interest Rate	6.00%		
Interest Rate Spread	2.25%		2.28%			TIF Interest Rate	5.00%		
Term (Total, Months)			16						
OTHER COSTS									
	Legal			\$	10,000		ALTA Survey (Lots)	\$	2,000
	Bldg Permits (Included in GC)			\$	-		Construction Testing- Inspect	\$	30,424
	Impact Fee			\$	-		Landscaping	\$	30,000
	OPPD Service Extension Fees			\$	20,000		Developers Overhead	\$	693,732
	MUD Service Extension Fees (Tap & CFC's)			\$	15,000		Developers Contingency	\$	202,513
	Meter Fees			\$	7,000		Architects Contingency	\$	121,696
	Project Signage			\$	5,000		Sales Comm	\$	-
	TIF Fee			\$	17,675		Marketing	\$	1,200
	Specialty Street Lighting (acorn)			\$	10,500		Warranty Admin	\$	-
	Accessibility Design Consultant			\$	15,000			\$	-
	LIHTC-Related Fees (Upfront)			\$	-		Mail box & addressing	\$	-
	LIHTC First years compliance fees			\$	-		Tenant Relocation	\$	8,000
				\$	-		Rent-Up Reserves	\$	-
				\$	-		Operating Reserves	\$	111,227
TOTAL OTHER COSTS \$ 1,300,966									
TOTAL DEVELOPMENT COSTS \$ 8,671,649									
COST/USF \$ 361.23									
TAX INCREMENT FINANCING									
	estimated		10.90%		\$	945,000			
COST REDUCTIONS									
			TIF		10.90%	\$	(945,000)		
SOURCES & USES									
					Sources & Uses	Sources	Uses		% of Capital Stack
					Project Costs	\$	8,671,649		
Build Gap Approach					Loan 1	\$	4,235,600		49%
\$ 2,000,000	Covers the front-end capital stack				TIF	\$	945,000		11%
	Disbursed as ARPA Grant				FP Loan	\$	786,049		9%
Build Gap Approach					Equity	\$	705,000		8%
\$ 786,049	Covers the front-end capital stack				ARPA	\$	2,000,000		23%
	Disbursed as Front Porch financing				Total	\$	8,671,649	\$	8,671,649

**Request Rationale Documentation:**

The \$2,000,000 grant request enables us to reach 1.15 debt service coverage ratio in year 3 of stabilization on all loans (both first and second position loans).

Year	1.7% Avg Rent Rate	Potential Rent	1.0% Other Income	Income	2% Expenses	NOI	Debt Service	Cash Flow				
1	\$ 1.62	\$ 337,706	\$ 30,804	\$ 368,510	(\$92,883)	\$ 275,627	(\$218,699)	\$ 56,927				
2	\$ 1.65	\$ 464,742	\$ 36,378	\$ 501,119	(\$210,114)	\$ 291,005	(\$261,644)	\$ 29,362				
3	\$ 1.68	\$ 496,729	\$ 36,851	\$ 533,580	(\$213,847)	\$ 319,733	(\$278,112)	\$ 41,620	(1.15)	←	1.15 DSCR in Stabilization (Year 3)	
4	\$ 1.71	\$ 505,765	\$ 37,331	\$ 543,097	(\$216,696)	\$ 326,400	(\$279,610)	\$ 46,791	(1.17)			
5	\$ 1.73	\$ 514,970	\$ 37,818	\$ 552,789	(\$219,587)	\$ 333,202	(\$279,610)	\$ 53,593	(1.19)			

## Timeline for Proposal:

Acquisition: Sept 2022 - Nov 2022

Rezoning: Nov 2022 - May 2023

Public Outreach: Jan 2022 - Aug 2026

Planning Board: May 2023

TIF Application/Award: Feb 2024

Refinancing. Take-out, TIF, Construction Financing: Feb 2024 - Oct 2024

Residential Tenant Relocation: Sept 2024

Permit Submission: Sept 2024

Demo/Construction: Oct 2024 - Feb 2026

Lease up: Feb 2026 - Aug 2026

Refinance: Aug 2026

# Grant Application

Row 163

<b>Organization Name (if applicable)</b>	Comunidad Maya Pixan Ixim
<b>Physical Address</b>	4913 South 25th Street, Suite # 1 Omaha, Nebraska 68106
<b>Mailing Address</b>	
<b>Website</b>	<a href="https://www.pixanixim.org/">https://www.pixanixim.org/</a>
<b>Social Media Accounts</b>	<a href="https://www.facebook.com/comunidadmaya">https://www.facebook.com/comunidadmaya</a> ; IG: @pixanixim
<b>Name</b>	Luis Marcos
<b>Title</b>	Co-Executive Director
<b>Email Address</b>	lmarcos@pixanixim.org
<b>Phone</b>	+1 (402) 630-8106
<b>Team</b>	Yes

Luis Marcos is Co-Executive Director and one of the original founders of Comunidad Maya Pixan Ixim. Luis is passionate about Maya and Indigenous agriculture sciences also known as regenerative agriculture. Luis Marcos is a proven leader who has established important relationships with people from all levels of society and around the globe. Through his work with the Omaha Nation and Indigenous nations across borders, he has been named as Ambassador of the Q'anjob'al, Akateko, Chuj, and Popti Nations with the Omaha Tribe. Additionally, as a Q'anjob'al Maya cultural and spiritual leader, Luis leads Maya ceremony and maintains direct relationships with Maya ancestral authorities in Maya Territories. Lola Marina Juan is a well-respected and recognized political, cultural, and spiritual authority within the Q'anjob'al Maya Nation. Lola has developed important relationships with Indigenous peoples around the world. Lola guides and tempers the work of the CMPI team with her deep understandings and cultural authority. Lola's knowledge and expertise is critical to ensuring that our work is of the highest integrity and that we are accountable to the Maya people and community we serve. Leah Vinton, MPA is a bilingual professional and motivated team player with over a decade of experience supporting for-impact organizations and causes with expertise in resource development for international and domestic organizations. Most recently, Leah has worked locally with the Ponca Tribe of Nebraska and Heritage Omaha, and has worked in Latin America with the Pan American Development Foundation and Mercado Global in fundraising and development roles. She lives in Omaha, NE. Lisandra Lorenzo works in our Omaha, NE community center and home office. She provides critical day-to-day support for Maya Q'anjob'al community and leadership in Omaha Territory. She has worked for indigenous organizations in Guatemala including COACAP and the Academia de las Lenguas Mayas de Guatemala.

<b>Organizational Chart</b>	Organizational Chart is uploaded below.
<b>Other Completed Projects and/or Accomplishments</b>	Comunidad Maya Pixan Ixim: Reinforcing Our Roots, Living Our Maya Heritage (CMPI) was formed in 2007 by the Q'anjob'al Maya community in Omaha, NE. CMPI is a 501(c)(3) organization of the Maya Community in Nebraska dedicated to empowering the Maya people through community development programs. Through an innovative and indigenous-led model, CMPI and the Q'anjob'al Maya leadership support the nearly 4,000 Q'anjob'al Maya living in Omaha, NE. CMPI's Mission is to improve the health and well-being of Mayan people through community development strategies in Omaha, Nebraska and Q'anjob'al Maya territory consistent with the Q'anjob'al Maya system of social organization and the United Nations Declaration on the Rights of Indigenous Peoples. With our regenerative agriculture, health, arts, education, human rights



and economic development programs, CMPI envisions contributing to the social, cultural and economic vitality of the wider society we live in. Maya Health Initiative: For ten years, CMPI's has had an ongoing Maya Health Assessment Study in collaborative efforts with Creighton University's Department of Social and Cultural Studies, as well as monthly health promotion sessions and an annual Indigenous Peoples Health Fair in partnership with One World Community Health Centers. Creighton Medical Students share their knowledge on topics including diabetes, cholesterol, and healthy living and the Maya community share their knowledge on Maya Medicine, Maya worldview and spirituality with medical students. Recently, CMPI secured ARPA funding to support the Empowered Women, Healthy Families program to provide culturally competent support and programming for women impacted by domestic violence. Maya & Indigenous Peoples Human Rights Program: The Maya & Indigenous Human Rights Program (MIHRP) is a Maya and Indigenous led program focused on the rights of Maya and Indigenous Peoples in the U.S. and in our ancestral territories. We have Maya and Indigenous advocates in Omaha, NE, the Cherokee Nation Reservation, Los Angeles, CA, San Diego, CA and Arizona at the U.S. - Mexico Border Region. There are three main programs and areas of focus: 1) Maya & Indigenous led immigration legal services; 2) Maya led civic engagement in Omaha, the State of Nebraska, and nationally; & 3) Maya led human rights law projects in Maya Territories. CMPI's Maya Arts and Culture programs highlight the presence of the Maya in Omaha through the arts. The program consists of Maya Calendar based cultural celebrations, visual and performing arts, including our mural and EPIC Play that incorporate Maya culture, history and worldview. Our cultural celebrations include Maya music, dance performance and visual arts based on the Maya sacred book, the Popol Vuh, as well as Maya cuisine. In 2019, CMPI, with the help of A Midsummer Mural company, designed and painted a mural representing the Mayan peoples of Omaha as part of the South Omaha Mural Project. Maya Regeneration Project: The Q'anjob'al Maya people possess profound wisdom and agricultural knowledge and have forged meaningful connections with other indigenous groups in Nebraska. But we are also a displaced indigenous people, and many of us live in economic poverty. We propose combining this indigenous wisdom and knowledge with recent advancements in regenerative agriculture to create a food production system that will provide healthy, local food, lift Maya people out of poverty in Nebraska and contribute to broad economic development. In the meantime, we have built a community garden at our Maya Community Center in South Omaha, worked with Sacred Seed at a pop-up garden downtown, and farmed a quarter of an acre in Lyons, NE in partnership with farmer Graham Christensen, The Nature Conservancy, and Green Cover. The Nature Conservancy and The Agrarian Land Trust have been key to exploring a land title-holding model for the Maya Regeneration Farm to create a Maya Agrarian Commons with an IRS 501c25 legal structure.

<b>Proposal Title</b>	Supporting Indigenous Entrepreneurs
<b>Total Budget (\$)</b>	\$1,450,103.00
<b>LB1024 Grant Funding Request (\$)</b>	\$1,350,103.00
<b>Proposal Type</b>	Service/program
<b>Brief Proposal Summary</b>	The Supporting Indigenous Entrepreneurs project at Comunidad Maya Pixan Ixim and its Maya Economic Development Corporation will provide Q'anjob'al Maya immigrants with the language access, training, tools, and resources they need to start or grow their small businesses through cooperative models and other business structures, such as LLCs. As a displaced indigenous people that left their traditional homeland in Guatemala due to targeted violence and poverty, approximately 3,000 Q'anjob'al Maya now call Omaha home. Some Q'anjob'al Maya entrepreneurs have opened businesses in Omaha including convenience stores and painting, cleaning, and construction businesses. However, there are many community members, especially women, former business owners in Guatemala, and Q'anjob'al-only language speakers, that want to open a business in Omaha but require additional support to successfully launch their ventures. This project will fill this service gap in South Omaha from June 2023 (or when funds are received) to July 2025 with Omaha Economic Recovery Funds and will continue on after the project

timeframe as permanent programming at Comunidad Maya Pixan Ixim.

<b>Timeline</b>	<p>June- December 2023 June: Hire new positions, partnership development with savings &amp; credit unions and CDFIs, planning meetings with Nebraska Cooperative Development Center - UNL and the Nebraska Extension Latino Small Business Development Program, equipment purchases, outreach to local stores to sell Maya grown produce July: Plan and publicize community meetings, work with Harvard Project on American Indian Economic Development and the Native Nations Institute at the University of Arizona Native Nations Rebuilding framework on community training plan August: Outreach continues, community meetings to explain program, form business and cooperative affinity groups, needs assessment, curriculum development, sign MOUs with savings &amp; credit unions and CDFIs, finalize Maya produce sales partners September: Outreach continues, Program and weekly classes launch (ESL, financial literacy, business development), business and cooperative affinity group meetings October: Engage business-specific consultants to support business plan development, business and cooperative affinity group meetings, weekly classes continued, Native Nations Rebuilding community trainings November: Participant business plan development, business and cooperative incorporation support begins, business and cooperative affinity group meetings, weekly classes continued, application prep support for seed funding December: Application prep support for seed funding, applications for seed funding due, business and cooperative affinity group meetings, weekly classes continued Jan-December 2024 Year-round: Outreach/advertising, Business and cooperative affinity group meetings, weekly classes continued, business and cooperative registration support begins, selected participants attend a small business or cooperative conference January: Seed funding awardees announced, Program attendees apply for small business and cooperative conference scholarships February: Seed funding disbursed, first facilitated meetings with savings &amp; credit unions and CDFIs for Q'anjob'al Maya business investment, Native Nations Rebuilding community trainings March: Meet the Entrepreneur event featuring Q'anjob'al Maya business owners, launch of the Maya Chamber of Commerce April: At least 2 total small businesses and/or cooperatives launched May: Native Nations Rebuilding community trainings June: Quarterly meeting of the Maya Chamber of Commerce, Maya produce sales partner distribution July: Maya produce sales partner distribution August: At least 4 total small businesses and/or cooperatives launched, Maya produce sales partner distribution September: Quarterly meeting of the Maya Chamber of Commerce, announce seed funding application opening, application prep support for seed funding, Maya produce sales partner distribution, Native Nations Rebuilding community trainings November: At least 5 total small businesses and/or cooperatives launched, application prep support for seed funding December: Round 2 of seed funding applications due, Quarterly meeting of the Maya Chamber of Commerce Jan - July 2025 Year-round: Outreach/advertising, business and cooperative registration support begins, business and cooperative affinity group meetings, weekly classes continued, selected participants attend a small business or cooperative conference January: Seed funding awardees announced, Program attendees apply for small business and cooperative conference scholarships February: Seed funding disbursed, at least 7 total small businesses and/or cooperatives launched March: Meet the Entrepreneur event featuring Q'anjob'al Maya business owners, Quarterly meeting of the Maya Chamber of Commerce May: At least 8 total small businesses and/or cooperatives launched June: Quarterly meeting of the Maya Chamber of Commerce, Maya produce sales partner distribution July: At least 10 total small businesses and/or cooperatives launched, Maya produce sales partner distribution</p>
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	<p>Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)                  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>	Sustainable Community (i.e., create or enhance housing,

services, education, civic uses, recreation, etc.)

"other" explanation

**Proposal Description and Needs Alignment**

The Supporting Indigenous Entrepreneurs project of Comunidad Maya Pixan Ixim and its Maya Economic Development Corporation supports the Sustainable Community need and goal of the Omaha Economic Recovery Act Coordination Plan. Led by Comunidad Maya Pixan Ixim, which is headquartered in South Omaha, and in collaboration with the Nebraska Cooperative Development Center at UNL and the Nebraska Extension Latino Small Business Development Program, and other collaborating partners, we will provide Maya immigrants with the language access, training, tools, and resources they need to start or grow their own small businesses through cooperative models and other small business structures, such as LLCs. Utilizing the Native Nations Rebuilding framework developed by the The Harvard Project on American Indian Economic Development, the Q'anjob'al Maya community has launched a strategic plan to provide for its community and promote greater prosperity and sustainability. This strategic plan included the formation of the Maya Economic Development Corporation (MEDC) which is incorporated in Nebraska and is pending its 501c3 status. MEDC's mission as a Q'anjob'al Maya owned enterprise, is to foster entrepreneurship among all Maya citizens, create socially responsible investment opportunities, provide access to competitive capital for Maya-owned businesses, and drive trade with other Indigenous communities and the world. The Supporting Indigenous Entrepreneurs program will include activities including: Support entrepreneurs with foundational tools including ESL classes for Q'anjob'al and Q'anjob'al/Spanish speakers Provide technology literacy and basic to advanced computer skills classes implemented by community partners and translated by CMPI or implemented directly by CMPI Give financial literacy classes to emerging entrepreneurs and community members Educate community members on small business models and pathways including cooperatives and LLCs Support small business development through access to speciality business and cooperative consultants and free legal services for filing and incorporation Provide access to an Enterprise Hub with computer, internet, and printer access Sponsor select program participants to attend small business and cooperative conferences Launch or grow small businesses through a Fondo Semilla to support at least 10 businesses Formally launch the Maya Chamber of Commerce to create a network and community of Maya entrepreneurs Facilitate access to banking and capital by developing a working relationship with an Omaha-based credit and savings union and a CDFI Launch community trainings with the Harvard Project on American Indian Economic Development and the Native Nations Institute at the University of Arizona to deepen understanding and adoption of the Native Nations Rebuilding framework This project will ensure the success of small business development by following a planning process with program participants that will include: Gathering Information & Visioning: Creating a vision, identifying steering teams, community organizing and prefeasibility. Needs Assessments: Conduct community surveys to better understand the interest and need for their cooperative/LLC idea. This may include community members that may use the service (i.e., grocery store), and potential customers of the business. Feasibility & Market Study: Feasibility is primarily connected to initial community surveys and research markets. Assisting with building budget. Business Plans: All new and emerging cooperatives and LLCs are strongly encouraged to write a business plan and the program assists in writing these plans and evaluating them. Cooperatives are especially adept models for low-income entrepreneurs to provide in-demand services for the community such as childcare, healthy food access, home care for disabled and elderly, affordable housing, and accessible investment opportunities.

**Visioning Workshop Findings Alignment**

Many needs emerged from the South Omaha visioning workshop that could be addressed through cooperative models and small business support including: need for improved access to healthy food (especially fruits and vegetables) through accessible and affordable grocery stores; quality and affordable daycare; safe and affordable housing; improved infrastructure for more business opportunities; job training and ESL classes; entrepreneur support; financial literacy education; access to capital; and multilingual support. The Supporting Indigenous Entrepreneurs project would address these challenges through curated programming for Q'anjob'al and Q'anjob'al/Spanish speakers including access to ESL classes,

financial and technology literacy classes, access to capital through seed grants and cooperative formation, supporting cooperative and LLCs formation, and access to trilingual business banking and financing services through credit union and CDFI partnerships. In collaboration with our Maya Regeneration Project, the Maya Economic Development Corporation will also provide locally grown fruits and vegetables to local grocers at discounted rates, and depending on program participant interest, may develop a food cooperative to ensure access to healthy, locally grown food in South Omaha food deserts.

**Priorities Alignment** The Supporting Indigenous Entrepreneurs project aligns with LB 1024's strategic priorities by supporting: Transformation: Connecting Indigenous entrepreneurs to culturally relevant and Q'anjob'al/Spanish accessible services, tools, capital, and community to support their journey towards starting or expanding a small business. Fundamental Change: Indigenous peoples are often overlooked within the Latino community and the specificity of their needs, identity, and history are not addressed with traditional services. Through tailored support to the Q'anjob'al Maya community, they can be a part of improving the lives of South Omaha residents through economic and physical development. Long-lasting Economic Growth: Through small business and cooperative support for the Q'anjob'al Maya, community members will create new jobs, invest financially in South Omaha through their small business investments and revenue generated by their customers, and create generational wealth by improving the economic standing of their families, creating legacy businesses, and exposing their children to new opportunities through entrepreneurship and community building.

**Economic Impact** We anticipate at least 30 new jobs and at least \$1.5 million annually in new wages to be directly created through this proposal.

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Staff hired to run the program's salaries are between \$70,000-\$85,000. According to Zippia, which pulls data from the U.S. Bureau of Labor Statistics and the Foreign Labor Certification Data Center, the average business owner salary in Nebraska is \$71,140. Taking into account that new business owners will likely make less in the first years of their enterprise, we are estimating that new small business owners would be able to make \$50,000 per year.

Since these jobs will be created by Q'anjob'al Maya small business owners and cooperatives in South Omaha, they will be created in qualified census tracts. Additionally, with most community members' networks residing in South Omaha, we anticipate that people hired by small businesses and cooperatives and services purchased by these businesses will also be within South Omaha.

**Community Benefit** The South Omaha and broader Omaha community will benefit from this project through increases employment, small business ownership, increases in tax revenue, greater equity for Indigenous populations related to access to financial and business development services, increased availability of services and goods for the community, increased autonomy and self-determination for indigenous peoples, reduced reliance on public benefits due to increased incomes, increased child welfare, improvements to social determinants of health, greater awareness in the community on issues and challenges faced by Indigenous peoples and how to best provide them with services and support.

This project will provide tailored support to a population that is often underserved due to language barriers, discrimination, and marginalization in Omaha and South Omaha. By providing a suite of classes and services in Q'anjob'al Maya and Spanish that are culturally-relevant and given by fellow community members, the Q'anjob'al Maya community will be more successful in their journey to become entrepreneurs. Additionally, if Q'anjob'al Maya community members decide to pursue cooperatives or LLCs that target lack of services including affordable homecare, childcare, housing, and access to healthy food, the economy and the quality of life for the Q'anjob'al Maya community, the South Omaha community, and

the broader community, will be improved. While the program activities and outreach will be directed towards Q'anjob'al Maya community members, any and all Omaha community members are welcome to attend and participate in classes and trainings.

**Best Practices/Innovation**

This program will bring new services to Omaha, including Q'anjob'al Maya-specific program materials and services as well as a hub for education on cooperative models and small business development for Spanish speakers. While cooperatives are more common in Nebraska within an agricultural and food context, there are not any active cooperatives in Omaha tackling issues such as grocery stores in food deserts, housing, childcare, homecare, and investment opportunities for lower income populations. Additionally, the adoption of the Native Nations Rebuilding framework by a diaspora population, such as the Q'anjob'al Maya, to rebuild and provide for itself as a displaced indigenous population is an innovative approach to community development and advocacy. The transnational and intertribal network the Q'anjob'al Maya are creating here in Nebraska is an innovative approach to community building and organizing. Since 2015, the Q'anjob'al Maya have had a diplomatic relationship with the Omaha Nation which was recently expanded to include economic, social, and cultural development. The Q'anjob'al Maya have also brought Midwest native nations together including the Winnebago, the Ioway Tribe of Kansas and Nebraska, and Oglala Sioux through the Indigenous Peoples Summit which took place on August 9, 2022, in Omaha, NE, a first of its kind gathering with Indigenous peoples from across the Americas.

**Outcome Measurement**

This project will measure skills attainment (ESL, financial literacy, technology literacy), number of members that join the Maya Chamber of Commerce, partnership development and collaboration, quality of life improvements, capital leveraged for small businesses and cooperatives, small businesses launched, and jobs created through this project.

Through the staff hired for this project, we will develop a monitoring and evaluation framework to track the success of this project. There will be pre and post tests where appropriate, quarterly tracking of program participant progress, number of businesses started, revenue generated, employees hired, and outside capital and investments secured.

We do anticipate that the Supporting Indigenous Entrepreneurs project will spark co-investments and secondary investments such as through collaborations with Community Development Institutions such as Spark CDI, savings and credit unions such as Heartland Credit Union, and other partners we are cultivating. We will also be pursuing donated revenue opportunities to continue and expand this project.

**Partnerships**

Yes

As mentioned above, Comunidad Maya Pixan Ixim has developed or is developing several relationships to support the launch, development, and expansion of the Supporting Indigenous Entrepreneurs project and participants. We will collaborate with Nebraska Cooperative Development Center, Nebraska Extension Latino Small Business Development Program, and a savings and credit union, which may be Heartland Credit Union as we have had initial conversations with them to expand tailored services to South Omaha and the Q'anjob'al Maya community. Additionally, we've had initial conversations with Spark CDI about their developer academy for aspiring real estate developers and the access to capital they can provide small businesses and real estate projects. Where appropriate we will also collaborate with existing CMPI partner, the Latino Center of the Midlands, and seek to build a relationship with Do Space and further develop our relationship with Metro Community College - South Omaha campus to support our technology literacy programming. Finally, we have an existing relationship with Dr. Stephen Cornell from the Harvard Project on American Indian Economic Development and the Native Nations Institute at the University of Arizona. He attended our 2022 Indigenous Peoples Summit.

We do not have signed MOUs agreements due to time constraints, but Comunidad Maya Pixan Ixim has strong commitments from Charlotte Narjes, Associate Extension Education and Associate Director of UNL's Nebraska Cooperative Development Center and Sandra Barrera Fuentes, UNL Faculty and Associate Extension Educator to support this project. Ms. Narjes and Fuentes both provided inputs for this

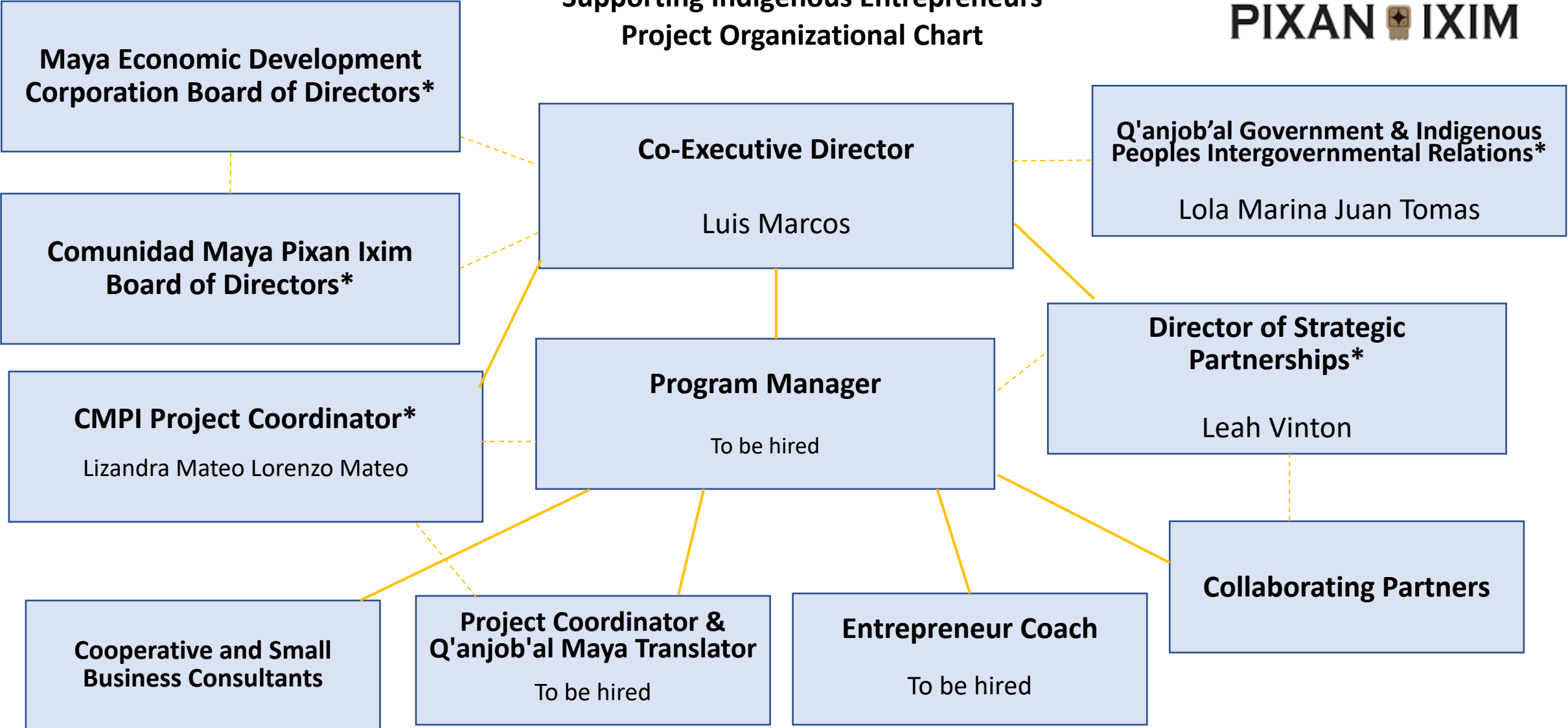
application and budget. Additionally, Comunidad Maya Pixan Ixim staff were able to attend the CooperationWorks! national conference that was hosted by UNL in Omaha, NE September 2022 thanks to an invitation from the Nebraska Cooperative Development Center.

<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	Comunidad Maya Pixan Ixim has been a tenant at 4913 S 25th St, Suite #1, Omaha, NE 68107 for ten years. CMPI has improved the location by performing soil testing and replacement and creating gardening beds for the Garden of Hope community garden for the outdoor space. CMPI also recently completed a capital campaign to purchase the building and secured support from the Sherwood Foundation, the Weitz Family Foundation, and the Claire M. Hubbard Foundation.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	See long-term lease agreement uploaded to this application.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	No
<b>Design, Estimating, and Bidding</b>	No
	No
	This is not a capital project.
<b>General Contractor</b>	No
<b>Request Rationale</b>	Please see request rationale uploaded at the end of this application.
<b>Grant Funds Usage</b>	LB1024's grant funds will be used to implement the Supporting Indigenous Entrepreneurs program and launch Maya Economic Development Corporation programming and operations. With this funding, CMPI will be able to apply for and leverage other funding and partnerships to support and grow the Supporting Indigenous Entrepreneurs program to build it into a long-term and sustainable project.
<b>Proposal Financial Sustainability</b>	No
	As described above, this project will be managed by the Comunidad Maya Pixan Ixim, a 501c3 organization. Once this initial funding is secured, it will allow CMPI and the Maya Economic Development Corporation to pursue other funding opportunities, investments, and partnerships to make it a long-term and sustainable project.
<b>Funding Sources</b>	We have \$100,000 in operating support pledged from the Sherwood Foundation that we will direct towards this project. We will continue to seek additional funding to complement funds received through LB1024.
	N/A
	Receiving funds from the Omaha Economic Recovery Act would jump start the Maya Economic Development Corporation's launch. This is a once in a lifetime chance to

invest in the generational wealth of the Q'anjob'al Maya community in Omaha, a displaced indigenous people that fled targeted violence and poverty for a better life. As this project is part of CMPI's strategic plan, CMPI will continue to actively pursue funding for this project.

<b>Scalability</b>	Yes
	<p>This proposal is scalable and could be completed in smaller components. Depending on the level of funding secured, CMPI and the Maya Economic Development Corporation can select which trainings and services to implement first and can scale up training and services as program participation and funding grows. Partnership development is key to scalability and segmenting the program, such as collaborating with a local savings and credit union, partnering with a community development institution like Spark CDI, and our collaboration with Nebraska Cooperative Development Center and Nebraska Extension Latino Small Business Development Program.</p>
<b>Financial Commitment</b>	<p>The organization will support this proposal financially by providing indirect cost support which will include additional staff support, such as from the CMPI Program Coordinator and the Director of Strategic Partnerships, as well as covering operations costs including office space, utilities, phone and internet access. The budget covers only 5% indirect cost, lower than the usual indirect cost rate.</p>
<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>	<p>Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)                      Organizational Chart Proposal Budget/Sources and Uses                      Request Rationale Documentation Schedule</p>

**Supporting Indigenous Entrepreneurs  
Project Organizational Chart**



\*Not project funded



# LEASE FOR EL MERCADO BUILDING IN OMAHA, NEBRASKA

EL MERCADO, INC  
4913 SOUTH 25<sup>TH</sup> STREET, Suite 12  
OMAHA, NEBRASKA 68107  
402-733-1114

Prepared for:

LUIS MARCOS

Prepared:

June 5, 2021

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Executive Summary

The purpose of this document is to Lease the property at 4913 South 25<sup>th</sup>, Suite 1 Omaha, Nebraska, 68107-2764.

**1.1 Brokers.**

Tenant hereby warrants that no real estate broker has or will represent it in this transaction and that no finder's fees have been earned by a third party.

**1.2 Applicable Law.**

This Lease shall be governed by and construed in accordance with the law of the State of Nebraska.

**2.0 SIGNATURES**

Until this Lease is executed on behalf of all parties hereto, it shall be construed as an agreement to lease of Tenant to Landlord. RENEWAL; as agree monthly rent \$2,000 or Annual rent of \$24,000. Effective August 1, 2021 through July 31, 2023; to include annual 3% cost of doing business.

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

El Mercado Inc.

LANDLORD

Witness by Tony Acosta

Name

Signature/Date 08-01-2021

TENANT

Witness by Luis Morcos DBA Comunidad Maya Pixan Ixim

Name

Signature/Date



<b>Supporting Indigenous Entrepreneurs   June 2023-July 2025 South Omaha Economic Recovery Coordination Plan</b>					
<b>Staffing</b>	<b>Amount</b>	<b>Price</b>	<b>Total</b>	<b># of Years</b>	<b>Project Total</b>
Program Manager	1	\$85,000	\$85,000	2	\$170,000
Project Coordinator & Q'anjob'al Maya Translator	2	\$70,000	\$140,000	2	\$280,000
Entrepreneur Coach	1	\$70,000	\$70,000	2	\$140,000
Co-Executive Director (.25 FTE)	25%	\$120,000	\$30,000	2	\$60,000
		<b>Subtotal</b>	<b>\$325,000</b>	2	<b>\$650,000</b>
<b>Benefits</b>					
Health Insurance	2		\$65,000	2	\$130,000
4013b Retirement Contribution	2		\$13,000	2	\$26,000
		<b>Subtotal</b>	<b>\$78,000</b>	2	<b>\$156,000</b>
<b>Staffing Total</b>			<b>\$403,000</b>		<b>\$806,000</b>
<b>Program Development &amp; Implementation</b>	<b>Amount</b>	<b>Price</b>	<b>Total</b>	<b># of Years</b>	<b>Project Total</b>
Advisement, Curriculum & Training Development		\$25,000	\$25,000	2	\$50,000
Cooperative Development & Small Business Consultants	6	\$15,000	\$90,000	2	\$180,000
Curriculum and Partnership Development		\$10,000		2	\$20,000
Cooperative and LLC Incorporation			\$30,000	2	\$60,000
Fondo Semilla - Seed funding for coops/small business	10	\$10,000	\$100,000	2	\$200,000
<b>Program Development Total</b>			<b>\$245,000</b>		<b>\$510,000</b>
<b>Equipment, Travel, and Marketing</b>	<b>Amount</b>	<b>Price</b>	<b>Total</b>	<b># of Years</b>	<b>Project Total</b>
Computers for new staff	4	\$1,200	\$4,800	n/a	\$4,800
Office furniture for new staff	4	\$1,000	\$4,000	n/a	\$4,000
Participant Enterprise Hub Work Station			\$7,500	n/a	\$7,500
Staff Travel	15,000	0.625	\$9,375	2	\$18,750
Training/Conferences for Staff and Program Participants	2	\$5,000	\$10,000	2	\$20,000
Marketing and Communications		\$5,000	\$5,000	2	\$10,000
<b>Other Program Costs</b>			<b>\$40,675</b>		<b>\$65,050</b>
<b>Total Program Costs</b>					\$1,381,050
<b>CMPI Indirect Costs (5%)</b>					\$69,053
<b>Grand Total</b>					<b>\$1,450,103</b>
Other Funding Sources					\$100,000
<b>Total Omaha Recovery Act Request</b>					<b>\$1,350,103</b>

## **Request Rationale Documentation - Budget Narrative**

**Supporting Indigenous Entrepreneurs – Budget Total: \$1,450,103**

### **Staffing | \$403,000 annually - \$806,000 project total**

Funds for this project will allow the Maya Economic Development Corporation to hire key full-time staff including a Program Manager, Project Coordinator & Q'anjob'al Maya Translator, an Entrepreneur Coach, and 25% of the Co-Executive Director's time. We will aim for all staff to be trilingual in Q'anjob'al Maya, English, and Spanish (the Co-Executive Director is trilingual). It will also provide health insurance (20% of salary level) and a 4013b Retirement Contribution (at 4%).

### **Program Development & Implementation | \$245,000 Annually - \$510,000 Project Total**

#### **Advisement, Curriculum & Training Development**

This project will collaborate with new and existing community partners. Charlotte Narjes, Associate Extension Education and Associate Director of UNL's Nebraska Cooperative Development Center and Sandra Barrera Fuentes, UNL Faculty and Associate Extension Educator have a wealth of experience and information for nascent entrepreneurs and Spanish-speaking populations in our state. This will include advisement, curriculum and training development, as well as other services. Additionally, CMPI/MEDC will do further strategic planning and trainings with the Harvard Project on American Indian Economic Development and the Native Nations Institute at the University of Arizona to deepen the Q'anjob'al Maya and broader Omaha community's understanding of the Native Nations Rebuilding framework.

#### **Cooperative & Small Business Consultants**

Cooperative and small business consultants will be available for entrepreneurs through this project with access to speciality business and cooperative consultants including worker cooperatives (purchase of an existing business and converting it into a cooperative), homecare, food, housing, investment, agriculture, childcare, and other small business sectors. CMPI may also contract with current successful Q'anjob'al Maya entrepreneurs to serve as consultants for this project.

#### **Curriculum and Partnership Development**

While CMPI will leverage existing and cultivate new partnerships, there may be some curriculum, content, and training materials that may need to be purchased. This may be the case with ESL, technology literacy, and financial literacy classes and trainings. Additionally, some newly formed partnerships for this project may require fee for service or consulting fees.

#### **Cooperative and LLC Incorporation**

This project will pay for legal support and fees for formation and incorporation of cooperatives, LLC, and other small business structures.

#### **Fondo Semilla - Seed funding for coops/small business**

Seed funding for 10 cooperatives and small businesses will be provided through a competitive application process. The Nebraska Cooperative Development Center will support the creation of this fund application process, and its execution as it has managed seeding funding processes before.

## **Request Rationale Documentation - Budget Narrative**

### **Equipment, Travel, and Marketing | \$40,675 Year 1 - \$65,050 Project Total**

This funding will also support the purchase of four (4) computers for new staff and office furniture for new staff. It will also support the creation of a Participant Enterprise Hub Work Station for program participant and community use during business and extended business hours which will include 4 computers, 1 printers, cubicles, desks, and chairs.

Staff travel will be covered at the standard mileage rate for the business use of employees' vehicles at 62.5 cents per mile, budgeted for 15,000 miles annually. Additionally, training and conference travel, fees, and accommodation is included for two events, one for each project year.

Finally, marketing and communications costs are included for project outreach needs which will include website developing and updates, social media, advertising, design, and printing.

### **CMPI Indirect Costs - \$69,053 Project Total**

Covers 5% of indirect costs including staff support not covered in budget, operations costs including office space, facilities costs, utilities, phone and internet access.

Supporting Indigenous Entrepreneurs Project June 2023-July 2025													
Year 1 - June 2023 - December 2023													
Activity							June	July	August	September	October	November	December
Hire new staff													
Partnership development													
Equipment purchases													
Local store outreach for produce sales													
Plan and publicize community meetings													
Native Nations Rebuilding community training plan													
Community meetings to share program													
Form business and cooperative affinity groups													
Needs assessment and curriculum development													
Sign MOUs with savings & credit unions and CDFIs													
Finalize Maya produce sales partners													
Programs and weekly classes													
Business and cooperative affinity group meetings													
Engage business-specific consultants													
Native Nations Rebuilding community trainings													
Participant business plan development													
Business & cooperative incorporation support													
Application prep support for seed funding													
Applications for seed funding due													
Year 2 - January - December 2024													
Activity		January	February	March	April	May	June	July	August	September	October	November	December
Program outreach & advertising for enrollment													
Business and cooperative affinity group meetings													
Programs and weekly classes													
Application for conference scholarships													
Attend a small business/cooperative conference													
Seed funding awardees announced													
Seed funding disbursed													
Facilitated meetings with credit unions and CDFIs													
Native Nations Rebuilding community trainings													
Meet the Entrepreneur event w/ Maya owners													
Launch of the Maya Chamber of Commerce													
2 small businesses or cooperatives launched													
Quarterly meeting Maya Chamber of Commerce													
Maya produce sales partner distribution													
4 total small businesses/cooperatives launched													
Seed funding application opening													
Application prep support for seed funding													
5 total small businesses/cooperatives launched													
Round 2 of seed funding applications due													

Year 3 - January- July 2025									
Activity	January	February	March	April	May	June	July		
Program outreach & advertising for enrollment									
Business and cooperative affinity group meetings									
Programs and weekly classes									
Application for conference scholarships									
Attend a small business/cooperative conference									
Seed funding awardees announced									
Seed funding disbursed									
7 total small businesses/cooperatives launched									
Meet the Entrepreneur event w/ Maya owners									
Quarterly meeting Maya Chamber of Commerce									
8 total small businesses/cooperatives launched									
Maya produce sales partner distribution									
10 total small businesses/cooperatives launched									



# Grant Application

Row 164

<b>Organization Name (if applicable)</b>	LT Butler Engineers
<b>Physical Address</b>	4809 NW Radial Highway Omaha, NE 68104
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.LTButler.com">www.LTButler.com</a>
<b>Social Media Accounts</b>	Restore North Omaha - Facebook, LT Butler Engineers - Facebook
<b>Name</b>	Lawrence Butler
<b>Title</b>	Owner/ Managing Member
<b>Email Address</b>	Lawrence@LTButler.com
<b>Phone</b>	+1 (402) 960-8557
<b>Team</b>	Yes
	Spark – Funder American National Bank – Funder MCL – Proposed G.C. Woods Aiken – Legal Brad Gross, Gross LLP – Project Accountant Natasha Partridge-Butler, Pear Tree Performing Arts - Theater Advisor
<b>Organizational Chart</b>	LT Butler Engineers is a one man engineering firm that has experience in developments associated with 16th Street. We put the right team members to make developments an asset to the community where no one sees any value in existing buildings or land.
<b>Other Completed Projects and/or Accomplishments</b>	Hinky Dinky #3 Building 4801-4811 NW Radial Highway Total Cost 2.83 Million Renovation of a Commercial Strip Mall On National Register of Historic Places Completed October 2021 Engineer, Developer & Owner on this project (See interior Photo) The Historic Allas Apartments 16th & Binney, 1609 Binney Street, Omaha, NE Total Cost 1.2 Million Historic Renovation of a 6-Plex Apartments On National Register of Historic Places Completed October 2022 Architect, Engineer, Owner and Developer on this project.
<b>Proposal Title</b>	The Renovation of the Historic Corby Theater and Upper Apartments addition
<b>Total Budget (\$)</b>	\$20,269,700.00
<b>LB1024 Grant Funding Request (\$)</b>	\$20,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	The Corby theater is located at 2801 N. 16th Street. Currently the building is abandoned and in need of repair. The renovation of the Historic Corby Theater will consist of renovation of 10000SF of Theater which includes 3 separate storefronts along historic 16th street. This also includes a 4 story upper level addition that is approximately 28,000SF. This will include approximately 40 affordable units. (see Corby Theater Rendering). Site control is being worked on at time of submission is should be obtained within 2 months. After site control is obtained, it is anticipated that remaining funding and design will be complete in March 2024. Building Permits will be scheduled for May 2024. Construction will be done in 2 phases. Phase 1 will be the renovation of the theater which is anticipated to take approximately 10 million dollars. Phase 2 will be the upper addition of the apartments which will be another 10 million
<b>Timeline</b>	After site control is obtained, it is anticipated that remaining funding and design will be complete in March 2024. Building

Permits will be scheduled for May 2024. Construction will be done in 2 phases. Phase 1 will be the renovation of the theater which is anticipated to take approximately 10 million dollars. Phase 2 will be the upper addition of the apartments which will be another 10 million

**Percentage completed by July 2025** 60%

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

**Community Needs** Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

**"other" explanation**

**Proposal Description and Needs Alignment** We believe the renovation of this historic building be an anchor to spur development along 16th street and cement this area as a viable development area. The outside space will be lighted to create a beautiful atmosphere to promote a safe area.

**Visioning Workshop Findings Alignment** – Land Use. - Restoring Vacant Building, Strategic Development of vacant building along 16th Street to connect downtown Corridor, Historic Building, Creating opportunities by providing Solar on Rooftop of older buildings and making them energy independent. Create beautiful landscaping areas to promote walking areas. Creates 30+ affordable units in an area that needs it.

**Priorities Alignment** The renovation of the Historic Corby Theater and Apartment building at 2801 N. 16th Street is in census tract 12.00, which is a qualified census tract. This development will be a beacon and an anchor for development for 16th street which is a main corridor. This development will have 3 retail spaces that will be offered to businesses that cater to the north Omaha area. It will also provide affordable housing to an area that needs it.

**Economic Impact** It is estimated that a part time general labor position will be needed and 150 construction jobs will be created. The anticipated renovation payroll is between \$12,000,000 and \$15,000,000. It is estimated that the running of the theater along with adding affordable housing above will create 30 full time positions and 12 part time positions will result from this renovation at an estimated wage of \$20.00/hour.

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20.00

We have contacts with minority owned construction contractors such as Blair - Freeman, Davis Construction located on 20th and Florence Boulevard. Also we will give preference to business that service North Omaha.

**Community Benefit** The Renovation of the Corby Theater would be another historic commercial that will be saved and redeveloped to and adaptive use along 16th street to be an anchor in this area. This is in conjunction with developments along 16th and Binney streets to connect these areas to make beautiful, walkable, safe areas where the community can feel proud to walk and gather in these areas. This promotes community sustainability by not demolishing old and dilapidated buildings but promoting

adaptive reuse to rebuild trust between communities and community leaders.

<b>Best Practices/Innovation</b>	Instead of demolishing old buildings, not only will this be redeveloped but will use 50% of electrical energy from rooftop solar power with 300 panels and a 16 hour battery. It can be a beacon that the Solar tax Credit can bring great value to older buildings in need of new roof.
<b>Outcome Measurement</b>	Outcome Measurement would be Continued development in this area. Improves Commercial building stock in this area as an opportunity rather than needs to be torn down.
	This measurement can be seen from the community and from City of Omaha to make bigger developments in this area.
	Yes. This would be a huge visibility project that would stamp this area as viable.
<b>Partnerships</b>	Yes
	Spark – Jamie Berglund, American National Bank – Brian Anderson, Blair – Freeman Maranda Adams, Davis Construction – Julius Davis, Gross LLP, Brad Gross CPA, Woods Aiken – Mike Matcheka – Real Estate Attorney, Natasha Partridge-Butler, Pear Tree Performing Arts, Artistic & Theater Consultant
	We do not have an official MOU, but have close working relationships with these business and have work with these business in the past successfully.
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	2801 N 16th Street which is located in Census Tract 12.00.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	No
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Costs were determined based on price per unit to develop affordable housing last year and cost per square foot price based on previous developments done.
<b>General Contractor</b>	No
<b>Request Rationale</b>	The dollar amount represents the development costs associated with the project
<b>Grant Funds Usage</b>	Grant funds will be used for acquisition, design and construction for this project.
<b>Proposal Financial</b>	Yes

**Sustainability**

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**Funding Sources** Other expected funding sources are: TIF Historic Tax Credit  
New Market Tax Credit City of Omaha Housing and Community  
Development Grant LIHTC

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Once Site control is obtained. We will push forward with  
obtaining these funding request

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**Scalability** The project can be completed in Phases, Site Acquisition,  
Phase 1 and Phase 2

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**Financial Commitment** LT Butler Engineers will provide financial support to help  
acquire the building and any additional financial support as  
needed.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

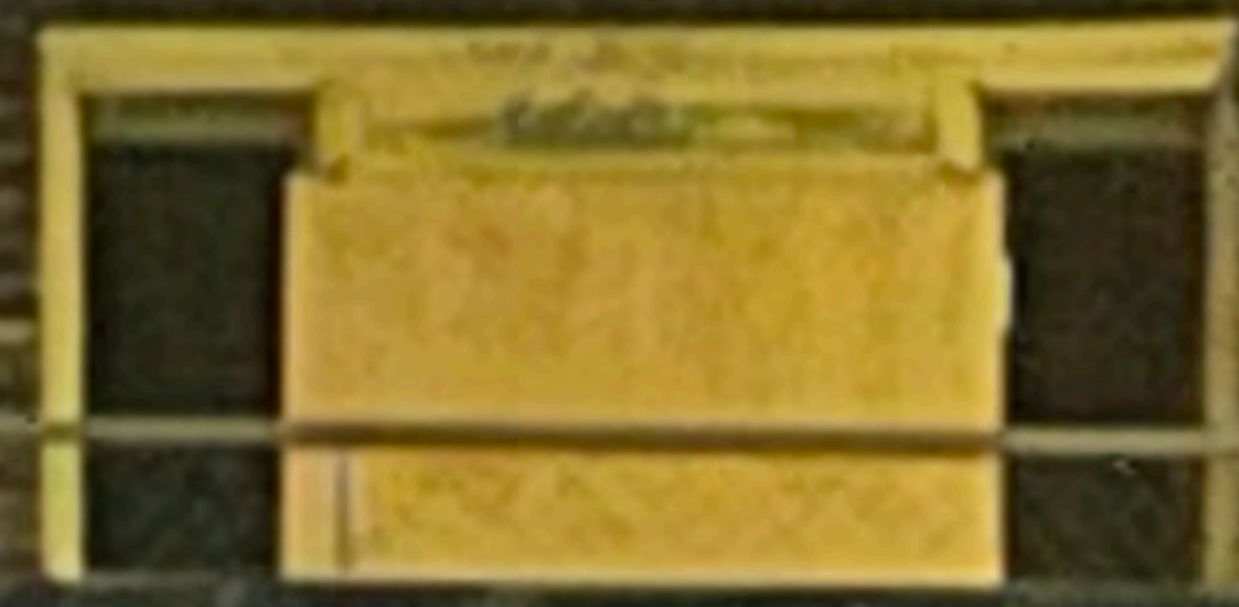
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**Public Information**

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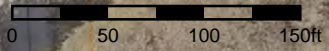
**File Uploads** Additional Location Documents (see application for list) Plans  
and detailed descriptions, including pictures and a map of the  
site location/surrounding area Pro Forma Proposal  
Budget/Sources and Uses

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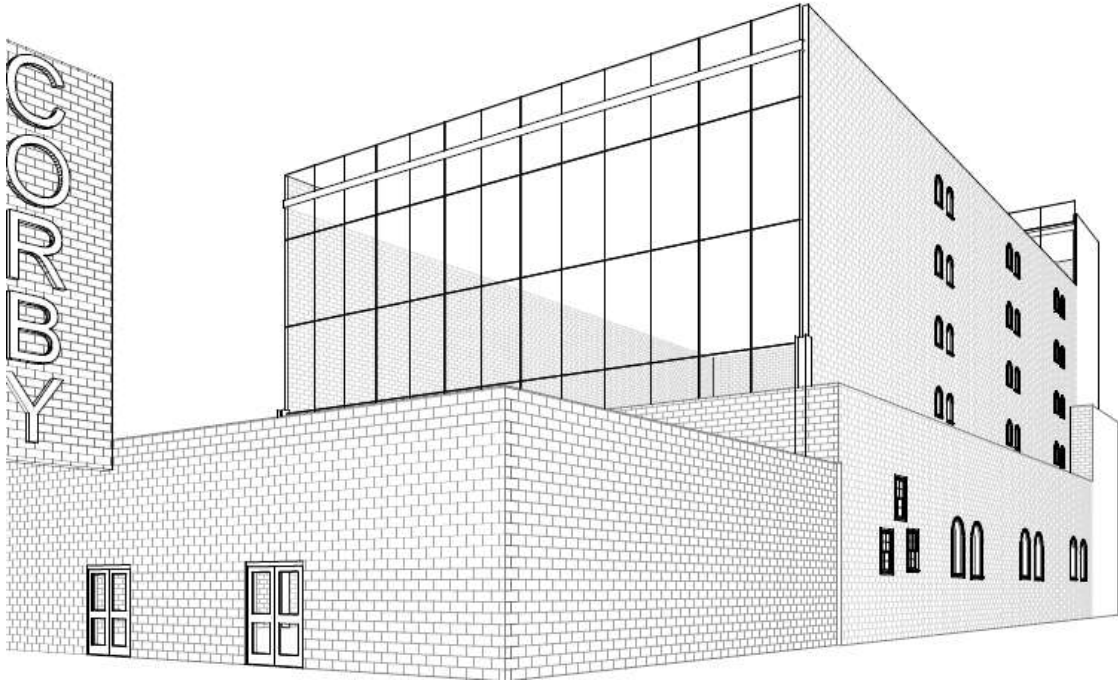


RMS  
LORAIN  
410-100-7000

2801 N. 16  
CORBY  
THEATER



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



Corby Theater/ Apartments - 16<sup>TH</sup> ST. (Front View)



Corby Theater/ Apartments - 16<sup>TH</sup> ST. (Front View) Rendering



THIS PROPERTY  
HAS BEEN PLACED ON THE  
NATIONAL REGISTER  
OF HISTORIC PLACES  
BY THE UNITED STATES  
DEPARTMENT OF THE INTERIOR







## DEVELOPMENT COST SCHEDULE

(Complete the yellow-shaded areas)

	Estimated Total Development Costs
Land	\$ -
Existing Structures	\$ 200,000
Demolition (new)	\$ -
Demolition (rehab)	\$ -
Site Grading, Clea	\$ 35,000
Off-site Improveme	\$ -
New Building Hard	\$ -
Rehabilitation Har	\$ 14,500,000
Accessory Building	\$ -
Construction Conti	\$ 2,000,000
Architect Fee - De	\$ 2,000,000
Architect Fee - Su	\$ -
Engineering Fees	
Survey	\$ 3,000
Construction Insur	\$ 35,000
Construction Loan	\$ -
Constr. Loan Orig	\$ -
Construction Perio	\$ 1,200
Bridge Loan Expe	\$ -
Property Appraisal	\$ 7,500
LIHTC Fees	\$ 21,000
AHTC Fees	\$ 5,000
Environmental Stu	\$ 4,800
Market Study	\$ 15,000
Real Estate Attorn	\$ 10,000
Real Estate Consu	\$ -
LIHTC Consultant	\$ -
Contractor Overhe	\$ -
Contractor Profit	\$ -
General Requirem	\$ -
Developer Overhe	\$ -
Developer Fee	\$ 800,000
Title & Recording	\$ 200
Perm. Loan Origin	\$ 14,500
Cost Certification	\$ 25,000
Lenders Counsel F	\$ -
Underwriter Fees	\$ 75,000
Legal & Organizati	\$ -
Rent-up Reserves	\$ 200,000
Operating Reserve	\$ 50,000
Other Reserves:	\$ -
Upfront LIHTC Co	\$ 7,500
Upfront AHTC Cor	\$ 1,500
Part 1 - Part 3 Rev	\$ 8,500
Other: Personal F	\$ 250,000
Other:	\$ -
Other:	\$ -
Other:	\$ -
<b>Total Costs:</b>	<b>\$ 20,269,700</b>

**PRO FORMA**  
(Complete the yellow-shaded areas)

		<i>Revenue Escalation</i>	2%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Gross Rents				\$ 36,921	\$ 443,052	\$ 451,913	\$ 460,951	\$ 470,170	\$ 479,574	\$ 489,165	\$ 498,949	\$ 508,927	\$ 519,106	\$ 529,488	\$ 540,078	\$ 550,879
Vacancy		7%		\$ (2,584)	\$ (31,014)	\$ (31,634)	\$ (32,267)	\$ (32,912)	\$ (33,570)	\$ (34,242)	\$ (34,926)	\$ (35,625)	\$ (36,337)	\$ (37,064)	\$ (37,805)	\$ (38,562)
Other Income				\$ 2,584	\$ 31,014	\$ 31,634	\$ 32,267	\$ 32,912	\$ 33,570	\$ 34,242	\$ 34,926	\$ 35,625	\$ 36,337	\$ 37,064	\$ 37,805	\$ 38,562
<b>Total Income</b>				\$ 36,921	\$ 443,052	\$ 451,913	\$ 460,951	\$ 470,170	\$ 479,574	\$ 489,165	\$ 498,949	\$ 508,927	\$ 519,106	\$ 529,488	\$ 540,078	\$ 550,879
		<i>Expense Escalation</i>	3%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
General and/or Administrative Expenses				\$ 9,600	\$ 115,200	\$ 118,656	\$ 122,216	\$ 125,882	\$ 129,659	\$ 133,548	\$ 137,555	\$ 141,681	\$ 145,932	\$ 150,310	\$ 154,819	\$ 159,464
NIFA Annual LIHTC Compliance Fee ( <i>no escalation</i> )				\$ 292	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
NIFA Annual AHTC Compliance Fee ( <i>no escalation</i> )				\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenses				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Expenses				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenses				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operating Expenses</b>				\$ 10,517	\$ 118,700	\$ 122,156	\$ 125,716	\$ 129,382	\$ 133,159	\$ 137,048	\$ 141,055	\$ 145,181	\$ 149,432	\$ 153,810	\$ 158,319	\$ 162,964
Replacement Reserves				\$ 8,325	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900
Annual Amount per unit				\$12,488												
Annual Escalation of Reserves				0%												
Net Operating Income (NOI)				\$ 18,079	\$ 224,452	\$ 229,857	\$ 235,336	\$ 240,888	\$ 246,515	\$ 252,217	\$ 257,994	\$ 263,846	\$ 269,774	\$ 275,778	\$ 281,859	\$ 288,016
Debt Information	Amount	Rate	Term	Monthly Debt Service												
Conventional Loan	\$ -	6.00%	30	\$ 7,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000
HOME Funds	\$ -	6.00%	30		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Second Mortgage	\$ -	6.00%	30		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other (please list below):	\$ -	5.75%	20		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Debt Service</b>				\$ 7,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000
Net Cash Flow				\$ 11,079	\$ 140,452	\$ 145,857	\$ 151,336	\$ 156,888	\$ 162,515	\$ 168,217	\$ 173,994	\$ 179,846	\$ 185,774	\$ 191,778	\$ 197,859	\$ 204,016
Debt Service Coverage Ratio					2.6720	2.7364	2.8016	2.8677	2.9347	3.0026	3.0714	3.1410	3.2116	3.2831	3.3555	3.4288

Year 13	Year 14	Year 15
\$ 561,897	\$ 573,135	\$ 584,598
\$ (39,333)	\$ (40,119)	\$ (40,922)
\$ 39,333	\$ 40,119	\$ 40,922
<u>\$ 561,897</u>	<u>\$ 573,135</u>	<u>\$ 584,598</u>

Year 13	Year 14	Year 15
\$ 164,248	\$ 169,175	\$ 174,250
\$ 3,500	\$ 3,500	\$ 3,500
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
<u>\$ 167,748</u>	<u>\$ 172,675</u>	<u>\$ 177,750</u>

\$ 99,900    \$ 99,900    \$ 99,900

\$ 294,249    \$ 300,560    \$ 306,947

\$ 84,000	\$ 84,000	\$ 84,000
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
<u>\$ 84,000</u>	<u>\$ 84,000</u>	<u>\$ 84,000</u>

\$ 210,249    \$ 216,560    \$ 222,947

3.5030            3.5781            3.6541

## SOURCES & USES: EQUITY GAP INFORMATION

(Complete the yellow-shaded areas)

### USES

Total Development Costs	\$	20,269,700
Other Uses (please list below):		
	\$	-
	\$	-
Total Uses	\$	20,269,700

### SOURCES

Conventional Loan	\$	-
Nebraska Affordable Housing Tax Credits	\$	-
Tax Exempt Bond Financing	\$	-
National Housing Trust Funds	\$	-
HOME Funds	\$	-
City HOME Funds	\$	-
FHLBank - Affordable Housing Program	\$	-
USDA - Rural Development	\$	-
CDBG Funds		
Tax Increment Financing		
Historic Tax Credit Equity		
Other Federal Loans	\$	-
Local Municipality Loan	\$	-
Deferred Developer Fee	\$	200,000
Owner Equity	\$	69,700
Other Sources (please list below):		
ARPA LB1024 Funds	\$	20,000,000
New Market Tax Credit		
Total Sources	\$	20,269,700

# Grant Application

Row 165

<b>Organization Name (if applicable)</b>	North Omaha Music & Arts (NOMA)
<b>Physical Address</b>	2510 N 24th St Omaha, NE 68110
<b>Mailing Address</b>	2510 N 24th St Omaha, NE 68110
<b>Website</b>	northomahamusic.org
<b>Social Media Accounts</b>	<a href="https://www.facebook.com/northomahamusic">https://www.facebook.com/northomahamusic</a> , <a href="https://www.instagram.com/noma_northomahamusicart/">https://www.instagram.com/noma_northomahamusicart/</a>
<b>Name</b>	Dana Murray
<b>Title</b>	Executive Director
<b>Email Address</b>	dmurray@northomahamusic.org
<b>Phone</b>	+1 (402) 819-8804
<b>Team</b>	Yes

Dana Murray – Executive Director, Berklee School of Music scholarship recipient, professional jazz percussionist, recording artist, music educator, founder of Dojo (percussion team). David Hawkins – Executive Assistant, Omaha Native, Professional Percussionist, Percussion teacher, works at Audio Engineer as a producer. Karalee Picard – Chief of People and Operations, Doctorate in Leadership and Organizational Development, employed at the Defense and Intelligence Agency (DIA) for 16 years, Navy Veteran, member of Omaha Rotary Club, board member of two nonprofit organizations in Omaha. John McMillan – Director of Marketing, Bachelor's in Journalism and Advertising, Sr. Account Manager at Anderson Partners. Mike Wostoupol – Director of Finance, Bachelors in Accounting, Executive Education- Masters in Structured Settlement Consultant, LIMRA Leadership Institute Fellow, Managing Director/CFO of NFP Structured Settlements and NDC Advisors. Kelly Sanford – Director of Development, Bachelors in Business Administration/Sales Management, Masters in Public Administration, Certificate in Gerontology, Opera Omaha Guild past president, Suburban Rotary, 22 years of long-term care marketing and admissions. Christopher Leach – Director of Education, doctoral jazz student at the University of Nebraska-Lincoln (UNL), lead trombone in UNL Jazz Orchestra member of UNL Graduate Jazz Combo, directs UNL Big Band and coaches undergraduate jazz combos; teaches jazz piano lessons, masterclasses, and co-leads the monthly jazz jam sessions. Judi Unger – Music Talent Outreach, Masters in Education and Minor in Special Education, Mezzo-Soprano for Opera Omaha, Musical Theater, public school educator. Faye Comer – Director of Facilities, Sprint executive for 25 years, sales trainer and coach, Habitat for Humanity, managed fashion shows and hospitality services. Bobby Brumfield – Director of IT, Founder and Managing Partner of Leonum Advisors Corporate Protection Management, 15 years of service as an Omaha Police Detective, FBI Safe Streets Task Force Officer; co-founder of Men Against Domestic Violence Action Coalition; board member of Greater Omaha Chamber of Commerce, Concord Mediation Center, and Inclusive Communities. Strawhecker Nonprofit Services – Fundraising Consultant // Board of Directors – LaVonya Goodwin, 24th Street Business Improvement District Cathi Roberts, Roberts Foundation Mike Wostoupal, CFO at NFP Structured Settlements Jim McKernan, Vice President., General manager WOWT Dan Swoboda, Anderson Partners advertising, Partner/Creative Director, Terri Sanders, Publisher, The Omaha Star

<b>Organizational Chart</b>	Dana Murray leads the team as the Executive Director of NOMA. He has recruited a team of professionals that share the same passion to revitalize the blues and jazz music and arts scene in North Omaha. The team has dedicated their time and effort to put forth the NOMA Academy and Performing Arts Studio. A visualization of the organizational chart is uploaded.
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<b>Other Completed Projects and/or Accomplishments</b>	NOMAFEST – First North Omaha Music & Arts Festival to be held on North 24th Street in May 2022. It featured 14 local bands, food, and vendors. Masters Classes – In November 2021, we held a master class and concert with international Grammy-winning jazz artists Eric Revis, JD Allen and Nasheet Waits. In December 2021, we held another master class with legendary drummer and multiple Grammy winner, John JR Robinson. In September 2022, we held a master class and concert with internationally heralded trumpet player Russell Gunn. The master class was held at no cost to attendees and the concert was sold out.
<b>Proposal Title</b>	NOMA Academy and Performing Arts Studio
<b>Total Budget (\$)</b>	\$30,800,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$30,800,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	North Omaha Music & Arts (NOMA) was founded to give children and youth of the Omaha community an opportunity to grow and develop their creative talents no matter their background. The NOMA Academy and Performing Arts Studio is part of the North Omaha community redevelopment efforts to present something truly transformative to the community. We have assembled an incredibly dedicated team that has developed a vision for the organization that will ensure the growth and sustainability for not only the North Omaha community, but the entire city of Omaha. The Academy and Performing Arts Studio will be located at 2510 N 24th St, Omaha, Nebraska. Our total estimated cost for the renovation and build out for the property is \$18.5 million and our estimated operational and programming expenses for the next three years, not including construction is approximately \$12.3 million. Our plan is to build in phases. The first phase will renovate the current space as it sits today and will occur after completing fundraising for \$3.2 million. The second phase will involve the removal of the far north building (smallest of the three) and build out the combined space between it and the adjacent property once fundraising of \$14 million is completed. Another \$1.3 million is included in the \$18.5 million capital budget to provide instruments, technology, and a mural on the south exterior wall. The remaining \$12.3 million of the request for three years of operational and programming is key to ensuring economic recovery of the North Omaha, 24th Street district and neighborhood, where the quality of training and education will be accompanied by a world-class music and art talent creating an environment for social interactions with our Academy and Performing Arts Studio to be enjoyed by the entire North Omaha area.
<b>Timeline</b>	Held first NOMA Masters Class – November 2021, Held first NOMAFEST – May 2022, Request transfer of ownership from city to NOMA – July 2022, City approved transfer – September 2022, Held first sold-out concert and Masters Class – September 2022, Complete fundraising for phase 1 – December 2022, Complete renovation of existing building – July 2023, Restart programming in renovated spaces – August 2023, Complete fundraising for phase 2 – December 2023, Begin construction of phase 2 – January 2024, Complete construction of phase 2 – July 2024, Begin programming and events in new spaces – August 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) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or

enhance housing, services, education, civic uses, recreation, etc.)

**"other" explanation**

**Proposal Description and Needs Alignment**

NOMA Academy and Performing Arts Studio will improve North Omaha by helping to create the foundation of a sustainable community by providing increased services to the community in Music classes, Dance classes, Master Arts classes, and more. NOMA Academy and Performing Arts Studio will provide education to youth and adults. The education will grow artists in blues, jazz, and soul. Master classes will bring in top artists in their genre to teach, so adults and children can learn from great artists. NOMA Academy and Performing Arts Studio will provide a venue for blues, jazz, and rock artists to perform. This will include local artists, nurtured at NOMA, and imported in from throughout the country. NOMA Academy and Performing Arts Studio will increase the foot traffic on 24th Street through its events and classes. NOMA Academy and Performing Arts Studio will revitalize 24th Street as an epic center of blues and jazz, as North Omaha once was. NOMA is already working with District 2, the City of Omaha, and the Chamber, and many business development initiatives to ensure the NOMA aligns with the priorities of the area and city. NOMA's part in rehabilitating the district will expand the number of multipurpose community facilities in the area and will be open to use for the entire community. While we are already partnering with community leaders, we look forward to partnering with the community further as the renovations of the current building are completed, musicians come to the area, and the new building is completed. NOMA Academy and Performing Arts Studio will improve quality of life for the residents of North 24th Street, North Omaha, and the Omaha Metro by providing a location for Blues and Jazz music and arts to thrive. Additionally, the location of NOMA includes the Dr. Martin Luther King Jr. Memorial Park that will only be enhanced by the sleek design of the NOMA Academy and Performing Arts Studio and a mural depicting the essence of North Omaha. Befittingly, Dreamland Park is 350 feet from NOMA and embodies the spirit NOMA will bring to North 24th Street and North Omaha.

**Visioning Workshop Findings Alignment**

North Omaha is a "diverse, entrepreneurial, and proud" community. Insufficient Infrastructure Exists - From the North Omaha SWOT Analysis (STRENGTH): "North Omaha has several mobility resources including roadway networks on an easy-to-navigate grid system, publicly subsidized transportation, sidewalk infrastructure, and access to the Omaha Eppley Airfield." NOMA will capitalize on this strength of North Omaha as it is located between two of the major transportation infrastructure. To the west is Highway 75 with an exit onto Lake Street easing participants to arrive at NOMA with ease from every part of the Omaha Metro. To the east is 24th street which is a main route for public transportation. From the North Omaha SWOT Analysis (WEAKNESS) "Large infrastructure bifurcates community." To the west of 24th Street a large infrastructure, John F. Kennedy Highway, Highway 75, can be seen as a barrier to the western part of North Omaha. However, it is also an opportunity for easy access into North 24th Street to bring in an economic boost because of accessibility to the neighborhood. According to the Figure 5.3 North Omaha Internet Availability, less than 50% of the neighborhood surrounding NOMA have internet access. NOMA successfully brought Fiber Optic internet access to the neighborhood in 2022. Business owners and residents could now tap into higher speed internet access. Needs development that fits within the cultural context - Forever North focuses on the North 24th Street corridor, which was established as a Development Opportunity Area in the North Omaha Village Revitalization Plan (2011). The study provides a strategic action plan for vibrant, sustainable development that values existing residents while attracting new community members. The planning area covers an approximately 2.2-mile-long corridor along North 24th Street, generally bound by Ames Avenue to the north, Cuming Street to the south, Highway 75 to the west, and North 20th Street to the east. NOMA is a major asset in all four priorities – Development, Connections, Art, History, and Culture, Programs and Services. Needs access and tools to leverage community resources - The North Omaha region on North 24th street is deeply rooted in blues and jazz. With the great team and vision of NOMA, the community will now have access to a world of music education and cultural enlightenment at the NOMA Academy and Performing Arts Studio. It will also leverage the resources already established on North 24th Street, such as the Union for Contemporary Art, Culxr House, and the Great Plains Black History Museum.



**Priorities Alignment** NOMA's mission aligns well with LB1024's strategic priorities, including using the grant toward economic recovery of the North Omaha, 24th Street district/neighborhood, where the quality of training and education will be accompanied by a world-class music and art talent creating an environment for social interactions with our music venue, coffee shop, and bar to be enjoyed by the entire North Omaha area. This is in addition to creating at least 60-65 jobs in the area for local residents. NOMA is already working with District 2, the City of Omaha, and the Chamber, and many business development initiatives to ensure the NOMA aligns with the priorities of the area and city. NOMA's part in rehabilitating the District will expand the number of multipurpose community facilities in the area and will be open to use for the entire community. While we are already partnering with community leaders, we look forward to partnering with the community further as the renovations of the current building are completed, musicians come to the area, and the new building is completed.

**Economic Impact** NOMA is in the beginning stage of a full economic study with Goss & Associates and will be able to provide specific numbers for the benefits that this group will bring to the Omaha area. According to a study done by Goss & Associates (3) in 2007 every \$1,000,000 added to the budgets of nonprofit performing arts organization in Omaha produced: \$3,661,266 in sales or overall economic activity \$930,650 in wages and salaries \$88,409 in self-employment income 46 jobs \$185,831 in state and local taxes NOMA has a goal of \$12 million for the first three years of operation costs. It is anticipated that NOMA will create 60 to 65 permanent jobs with \$7 million in wages and salaries over the next three years. Staff will be offered benefits and professional development throughout the course of their employment. \$3,661,266 in sales or overall economic activity \$930,650 in wages and salaries \$88,409 in self-employment income 46 jobs \$185,831 in state and local taxes NOMA has a goal of \$12 million for the first three years of operation costs. It is anticipated that NOMA will create 60 to 65 permanent jobs with \$7 million in wages and salaries over the next three years.

The NOMA Academy and Performing Arts Studio capital project will bring in at least 60-65 full and part-time permanent jobs in the next two years. Staff will be offered benefits and professional development throughout the course of their employment.

The NOMA Academy and Performing Arts Studio capital project will bring in at least 40-45 temporary/construction jobs in the next two years.

It is anticipated that NOMA will offer \$7 million in wages and salaries over the next three years. Staff will be offered benefits and professional development throughout the course of their employment.

Located on the north-west corner of 24th Street and Lake Street, NOMA Academy and Performing Arts Studio is within Tract 11 and adjacent to Tract 12. The positive impacts on Omaha via the direct employment of NOMA along with the creation of new businesses to support the growing music industry, will support the long-term brain gain of supporting local musicians and keeping them in Omaha and Nebraska, which is a problem now facing Nebraska. NOMA is anticipating that it will turn North Omaha into a designated creative district. This in turn will generate significant economic impacts for Nebraska but specially for North Omaha An Americans for the Arts study counts 300-plus designated creative districts in the nation and yet, Senator Megan Hunt said, "Nebraska was one of only two states without them." Hunt argued districts enhance quality of life, which in turn helps attract tourists, employers and job candidates, plus retains young professionals. Without the designation, she said, "We were really missing a chance to keep young people here, to attract and retain talent and to tell the world about Nebraska's rich history of cultural vibrancy."

**Community Benefit** While the greater Omaha community will have access to NOMA's services and facilities, the greatest area of impact will be on the North 24th Street corridor and the surrounding community. As such, NOMA will serve a majority BIPOC youth (largely Black). In addition, the area around NOMA's facility is significantly economically disadvantaged. As an example, the closest school, Conestoga Magnet School (OPS), has a free or reduced lunch rate of 91%. In response, NOMA will work to make opportunities for involvement with music affordable, offering free or reduced tuition when able, likely within a needs-

based scholarship structure that will be funded by generous community support and earned revenue from ticketed events.

While outreach into underserved communities is important and beneficial, providing services that originate from WITHIN the community has generally been proven to have even greater benefit, allowing the community to help determine artistic needs and interests and assist the organization in bringing them to fruition. Giving a community artistic and cultural space they can feel proud of - with a sense of community ownership and belonging - can be extremely empowering. As part of a larger North 24th Street Revitalization Project, NOMA will positively contribute to the area's efforts to draw on its history and help make a blighted area more attractive destination both for those living in the neighborhood and those from outside it. Further, establishing these cultural nonprofits within an economically disadvantaged area can create significant positive economic impact for the neighborhood, as these organizations also generate earned revenue and drive business into the areas in which they are located. In this case, NOMA will host nationally and internationally known musicians who will perform and teach masterclasses at the NOMA facility, bringing more money and patrons into North Omaha. Lastly, as determined by hundreds of studies through the years, music has been shown to provide young people with a wide breadth of benefits. Because of this, the predominately low-income, Black youth from the area will have easy access to high quality, affordable music education within their own community, which will help them develop both as artists and as people - becoming better students, family members, and contributing members of the community. These types of positive experiences and opportunities for personal and prosocial interaction and development can ultimately contribute to an individual's ability to break the cycle of poverty.

**Best Practices/Innovation**

Dana and his team have proven that their innovation to bring Masters Classes to North Omaha will attract attention in North Omaha and throughout the city of Omaha. In November 2021, we held a master class and concert with international Grammy-winning jazz artists Eric Revis, JD Allen and Nasheet Waits. In December 2021, we held another master class with legendary drummer and multiple Grammy winner, John JR Robinson. In September 2022, we held a master class and concert with internationally heralded trumpet player Russell Gunn. The master class was held at no cost to attendees and the concert was sold out. According to the Nebraska arts council, every \$1 that government invests in the arts leverages an additional \$9 in local match, private contributions, and earned income. The U.S. Bureau of Economic Analysis, states that arts and cultural production contributed \$764 billion to the nation's economy in 2015. This represents 4.2 percent of the GDP—a larger share of the economy than transportation, tourism, or construction. The U.S. Bureau of Economic Analysis reports that the Nebraska arts and cultural production accounts for \$3.0 billion dollars and 2.2% of the Nebraska economy, contributing 26,888 jobs.

**Outcome Measurement**

NOMA's ultimate vision and mission includes that by 2024 it will be a destination of its own and will draw people from all of Omaha and the surrounding areas for entertainment. NOMA's fiscal endeavors will fuel other economic entities, its agenda will broaden the economic environment because of 24th and Lake will be a destination. In addition to the economic and educational benefits of NOMA, the NOMA Vision also brings in tourism impact. An Americans for the Arts study counts 300-plus designated creative districts in the nation and yet, Senator Megan Hunt said, "Nebraska was one of only two states without them." Hunt argued districts enhance quality of life, which in turn helps attract tourists, employers and job candidates, plus retains young professionals. Without the designation, she said, "We were really missing a chance to keep young people here, to attract and retain talent and to tell the world about Nebraska's rich history of cultural vibrancy."

The Nebraska Economic Development Council and the City of Omaha Economic Development Council will not only see an increase in the local economy of North Omaha, but an overall economic boost in tourism, arts and history, and more.

Yes, the city of Omaha will be able see that their investment into the Omaha tourism and services industry will be able to not only center around sports events, but it should also be able to include Arts & Culture events.

**Partnerships** Yes

We have verbal collaborative efforts planned with Omaha Home for Boys(OHB), saving Grace Perishable food rescue, Duet(Marcy Browning), Zedeka Poindexter at Nebraska Writers Collective, The Omaha Star (Terri Sanders), Omaha Street Percussion, Boys and Girls Club, Blackburn Academy, and NorthStar Foundation. Since inception, we have collaborated with nonprofit organizations House of Afros, Capes & Curls for a Steampunk Tea Party Juneteenth celebration. Additionally, we have collaborated with The Union for Contemporary Art Executive Director, Brigitte McQueen.

**Displacement** No

**Displacement explanation**

**Physical Location** NOMA was recently granted the ownership of the former Love's Jazz building at 2510 N. 24th St. The NOMA Academy and Performing Arts Studio will be located at 2506 and 2510 North 24th Street, on the corner of 24th and Lake. Adjacent to the three buildings is the Dr. Martin Luther King Jr. Memorial Park. Diagonally across the location is The Union for Contemporary Art, 350 feet south on 24th street is Dreamland Park with a homage to Jazz and Blues musicians, and one-fifth of a mile south of the location is the Great Plains Black History Museum. 0.3 miles north of the location is Culxr House. The capital project includes renovating the current building as the Academy, while student application progresses, which will enable initial programming of music education across several instruments to start. The current building requires extensive remodeling to provide private, sound-proof rooms for individual and small group lessons to occur. It also includes a café which will serve students and the community, in addition to funding a small bar for use during music events. The capital project also includes a Performing Arts Studio, a true entertainment venue drawing people from all walks of life and who are willing to pay to hang out and listen to world-class talented artists.

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

**Additional Location Documents** No

**Property Zoning** Yes

**Is the project connected to utilities?**  
Yes

No

**Design, Estimating, and Bidding** Yes

Yes

**General Contractor** No

**Request Rationale** We are requesting \$30.8 million be granted for the NOMA Academy and Performing Arts Studio. Our total estimated cost for the renovation and build out for the property is \$18.5 million and our estimated operational and programming expenses for the next three years, not including construction is approximately \$12.3 million. Our plan is to build in phases. The first phase will renovate the current space as it sits today and will occur after completing fundraising for \$3.2 million. The second phase will involve the removal of the far north building (smallest of the three) and build out the combined space between it and the adjacent property once fundraising of \$14 million is completed. Another \$1.3 million is included in the \$18.5 million capital budget to provide instruments, technology, and a mural on the south exterior wall. The remaining \$12.3 million of the request

for three years of operational and programming is key to ensuring economic recovery of the North Omaha, 24th Street district and neighborhood, where the quality of training and education will be accompanied by a world-class music and art talent creating an environment for social interactions with our Academy and Performing Arts Studio to be enjoyed by the entire North Omaha area. A complete detail of the budget is uploaded.

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**Grant Funds Usage** LB1024 grant funds will be used for the capital construction and first three years of operations. Any portion of the request not granted will be fundraised through an aggressive capital campaign to ensure project completion by July 2024. The LB1024 grant will enable NOMA to begin renovating the current building as the student application progresses, which will enable initial programming of music education across several instruments to start. The current building requires extensive remodeling to provide private, sound-proof rooms for individual and small group lessons to occur. Without this grant, the open concept of NOMA's current building is restricted to large group education sessions, which is not conducive to our education model and individuals will not be able to thrive, only groups. Without this grant, the remodeling will be put on hold until sufficient funds can be raised to start the project, and the new building probably will not be completed until 2026. This grant will also enable NOMA to pay staff and teachers to ensure they can afford to dedicate their talents and time to this worthy endeavor, which will enable more energy to be expended on the building the full programming to all genres and instruments, in addition to voice and dance lessons. Without this grant, we will not be able to attract the world-class talent in the area to teach our students the standards of excellence necessary to succeed in the entertainment industry. With this grant, NOMA will create the highest standards of music education in North Omaha. Additionally, this grant will enable NOMA to hire in masters from around the world to teach masterclasses, which will demonstrate to our students the caliber of musician they can envision themselves to become with our training and education. This grant would certainly enable the one section of building to be torn down in the near-term and to build the new events center, where the world-class talent from across the country will be drawn to perform. North Omaha needs this entertainment venue completed on the soonest timeline to ensure that NOMA can fulfill the vision of being the first entertainment venue in North Omaha and will enable raising further revenue to expand the campus to several venues which will draw people from across Omaha, Nebraska, and the surrounding states.

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**Proposal Financial Sustainability** Yes

If NOMA is granted the full amount of the capital project and the first three years of operations, NOMA will be able to put all its efforts into fundraising for programming and an endowment fund to be utilized for operating cost of the building and teacher salaries. Our vision for NOMA is to be the foundation and impetus to re-building the 24th Street District into what will be again known as North Omaha's Music District. This grant will fund NOMA's Café which will serve students and the community, in addition to funding a small Bar for use during music events. NOMA's future vision includes adding a music book and instrument store and a restaurant which will all create additional jobs and raise additional revenue for further expansion. NOMA will have a true entertainment venue drawing people from all walks of life and who are willing to pay to hang out and listen to world-class talented artists. If we receive the grant amount requested, by the time the new building is completed in 2024, we will be a self-sustaining nonprofit and will have created at least 60-65 jobs in the North Omaha area. We will then move forward with a solid foundation as we utilize the new building to raise revenue for expansion – while simultaneously drawing in additional developers who will add restaurants, shops, and venues to truly begin to re-build the area which will be known again as North Omaha's Music District. NOMA's Performing Arts Studio will be an immediate making-money music venue, drawing the world-class talent. NOMA has already confirmed a commitment from 1% Production to book the venue once it is complete. Because NOMA is a nonprofit, we will be able to use that revenue for operational funding because we know that people will pay for world-class talented artists' concerts, and we will consistently draw live-music consumers into the venue. NOMA intends to build additional music venues for different genres – this first new building is simply a steppingstone. NOMA envisions a

campus of buildings spread throughout North Omaha but using this first building to raise the revenue to build additional buildings, in the same model as Omaha Performing Arts. Because we intend to have programming and events that is diversified to suit the palates of the North Omaha community, it will automatically draw all of Omaha to enjoy our entertainment. One venue will be a place to showcase rising students' talent, which will bring in less money than big-named artists but will help to develop their work in live-venues and will create its own revenue as well. Also, we know that while the big, well-known artists will bring in with draw consumers, we will be drawing in big donors as well who want to see this mission grow. We will be offering bespoke sessions or masterclasses with world-class talented artists to raise the bar for donations. As NOMA builds out the additional venues, the entire campus will broaden NOMA's entertainment base, so further restaurants, shops, and venues are expected to emerge nearby.

**Funding Sources** NOMA has focused on ensuring there is a solid plan for the development of the North 24th Street district. It has not yet explored the complete fundraising plan for the NOMA Academy and Performing Arts Studio. The philanthropic planning study (feasibility) is expected to be accomplished in the fall/winter 2022.

NOMA will be exploring a full capital campaign and will update the city of this plan.

The flow of commerce and economic stimulus created by our proposed 450 Seat music venue is absolutely contingent upon raising the requisite funds for the project. At a minimum, we require the Capital funds of \$18.5 Million to ensure the property is developed. Without this grant, the open concept of NOMA's current building is restricted to large group education sessions, which is not conducive to our education model and individuals will not be able to thrive, only groups. Without this grant, the remodeling will be put on hold until sufficient funds can be raised to start the project, and the new building probably will not be completed until 2026. Without this grant, we will not be able to attract the world-class talent in the area to teach our students the standards of excellence necessary to succeed in the entertainment industry.

**Scalability** The timeline of the project is divided into two phases to ensure that programming and fundraising can occur simultaneously.

The phases of the project have been demonstrated in the timeline.

**Financial Commitment** NOMA has not begun fundraising for the capital project. However, in the short time of existence NOMA has raised over \$77,000 in grants and revenue and provided programming to the community in the form of a festival, master classes, and performances of high-caliber music artists. Dana Murray states, "If there is to be "real" change that moves the needle of progress, there must be an equal level of sacrifice. My personal sacrifice has been pivoting my life as a successful musician, music producer and recording artist in order to maximize the development of the vision for NOMA. This includes but is a little not limited to forgoing a salary while donating seven to \$10,000 of my personal funds."

**ARPA Compliance Acknowledgment**

**ARPA Reporting and Monitoring Process Acknowledgment**

**LB1024 Funding Sources Acknowledgment**

**Public Information**

**File Uploads** Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) 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

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JOIN US IN OUR MISSION TO

EMPOWER



THE COMMUNITY

THROUGH

MUSIC

& ARTS



NORTH OMAHA

**NOMA**

MUSIC & ARTS

# Project Timeline

Request transfer of ownership from city to NOMA  
**July 2022**

City approved transfer  
**September 2022**

Complete fundraising for Phase I  
**December 2022**

Begin Phase I construction  
**January 2023**

Complete construction of existing building  
**July 2023**

Restart programming  
**August 2023**

Complete fundraising for Phase II  
**December 2023**

Begin Phase II construction  
**January 2024**

Complete Phase II construction  
**July 2024**

Request transfer of ownership from city to NOMA  
**July 2022**

City approved transfer  
**September 2022**

Complete fundraising for Phase I and II  
**December 2022**

Begin Phase I & II construction  
**January 2023**

Complete construction of existing building  
**July 2023**

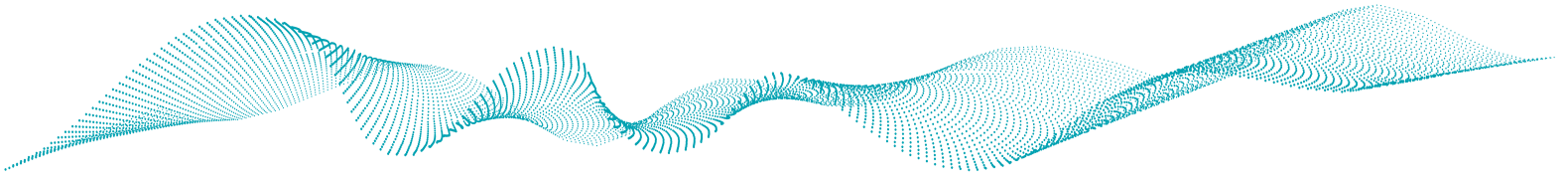
Restart programming  
**August 2023**

Complete Phase II construction  
**December 2023**

Begin programming and events  
**January 2024**

**NOTE:** If NOMA can complete fundraising by **December 2022**, the project could be completed by December 2023 and NOMA will begin educating the youth in August 2023 and boosting the economy in January 2024.

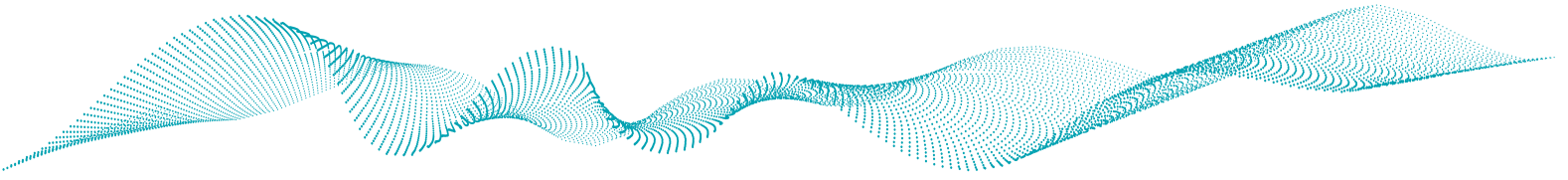




View from corner of 24th and Lake Streets



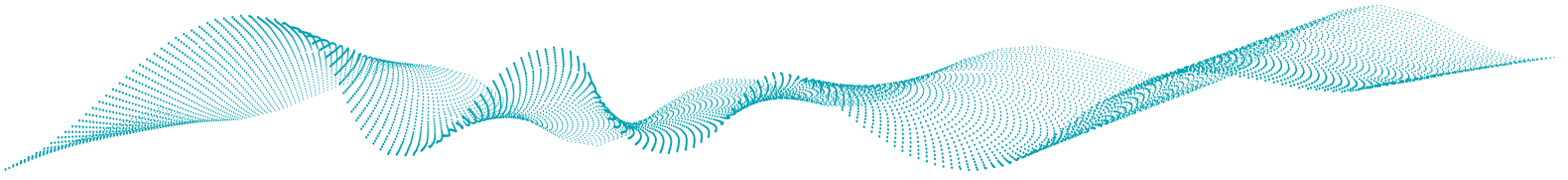
View from 24th Street



Aerial from corner of 24th and Lake Streets



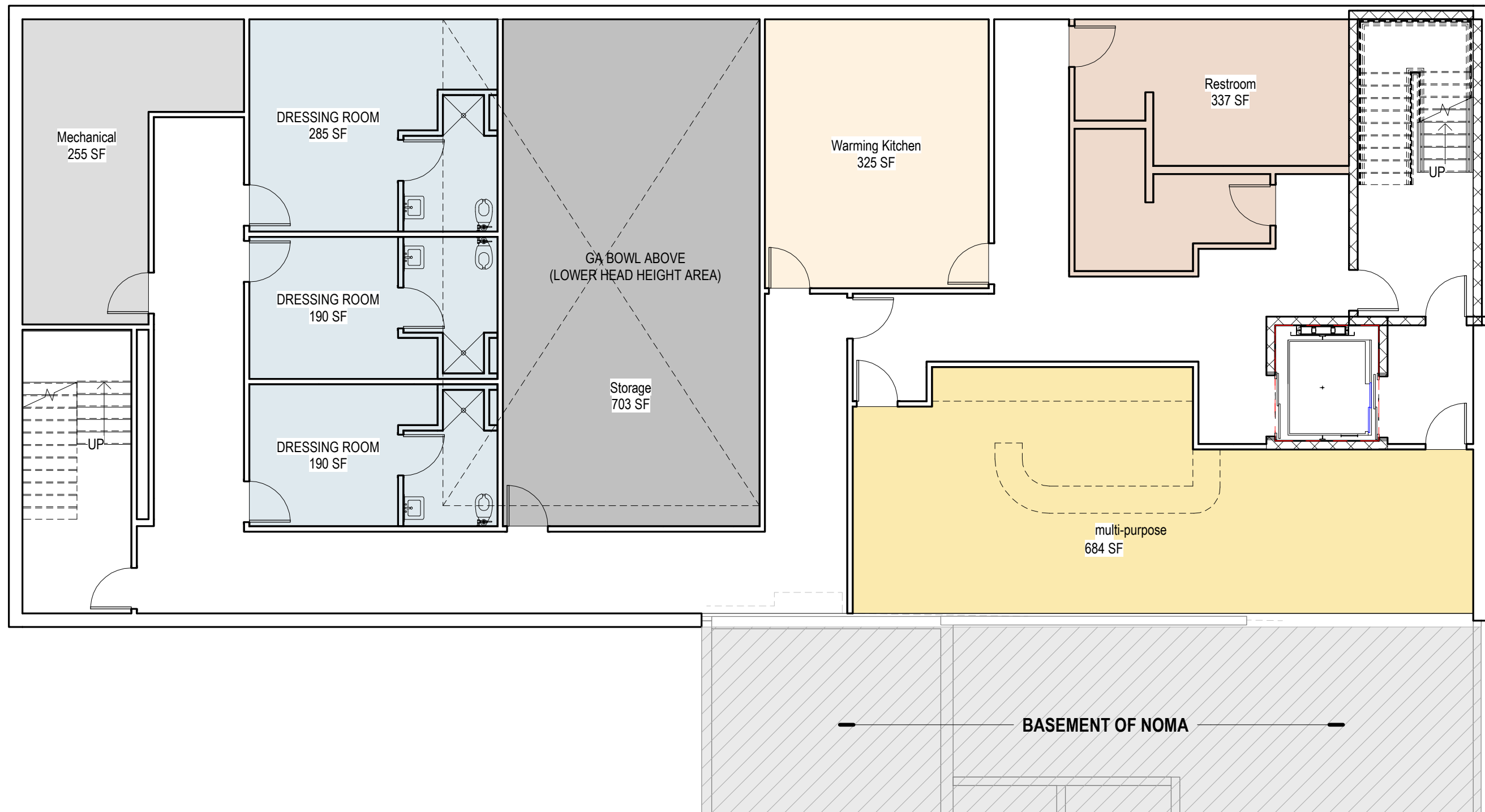
Second-story view from 24th Street



Third-story view from southeast corner of complex

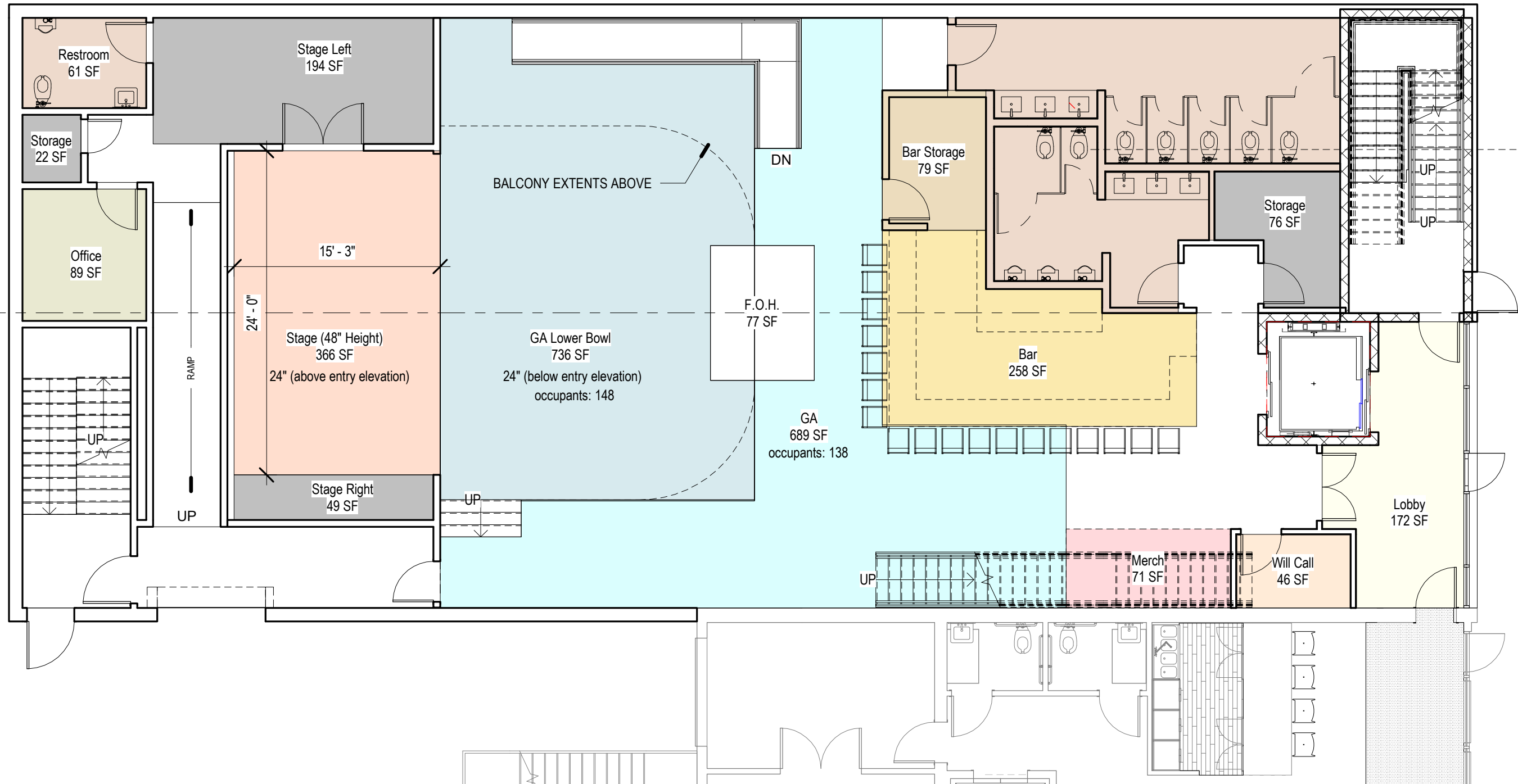


Aerial from southwest corner of complex



1 Basement  
 P0 1/8" = 1'-0"

NOMA Jazz  
 Project Number: 2021.010.00  
 Project Status: TEST FIT  
 Date: 03/11/2022



1 First Floor (Jazz Club / Entry)

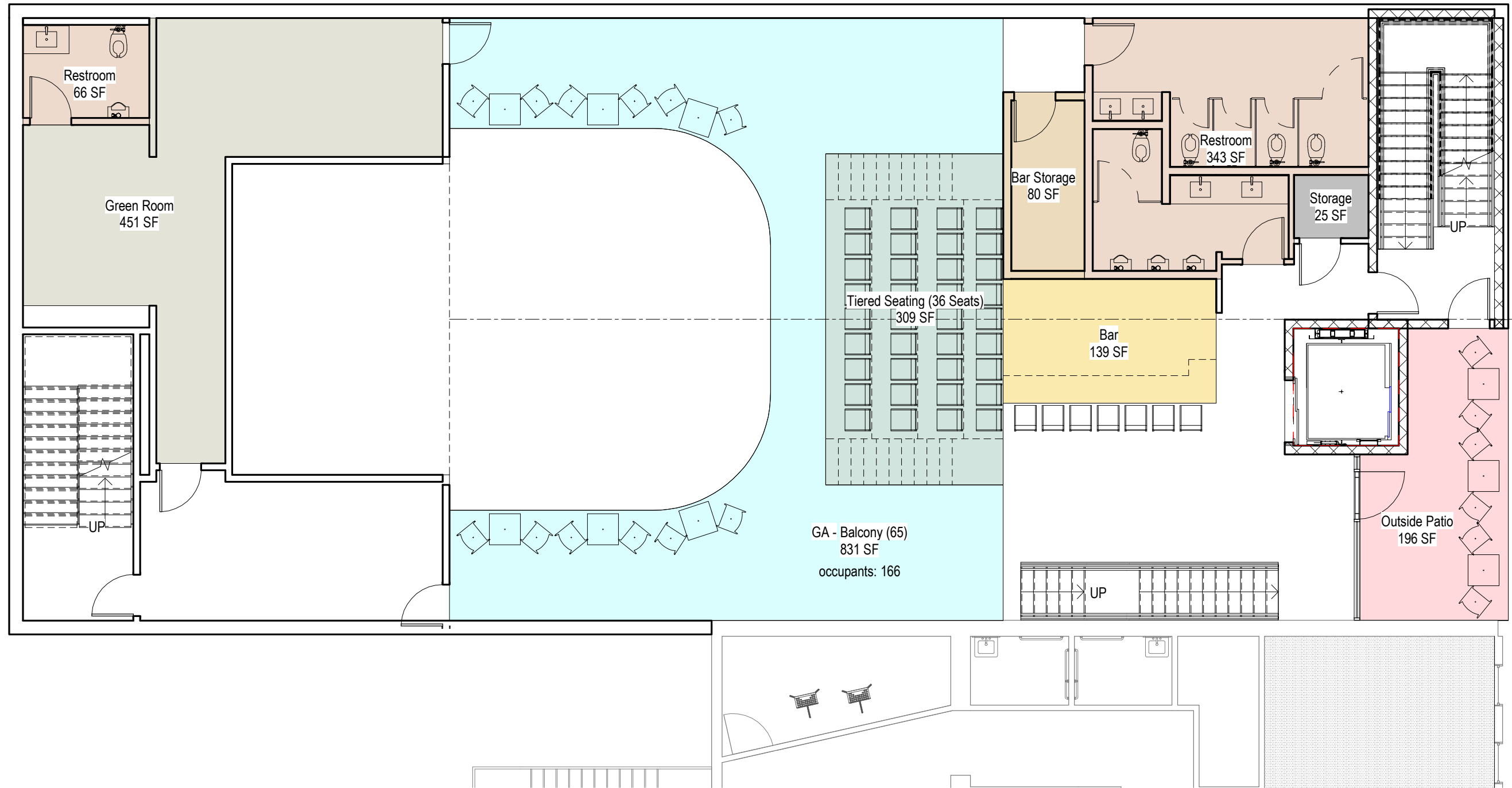
P1 1/8" = 1'-0"

NOMA Jazz

Project Number: 2021.010.00

Project Status: TEST FIT

Date: 03/11/2022



1 Second Floor (Jazz Club - Balcony)

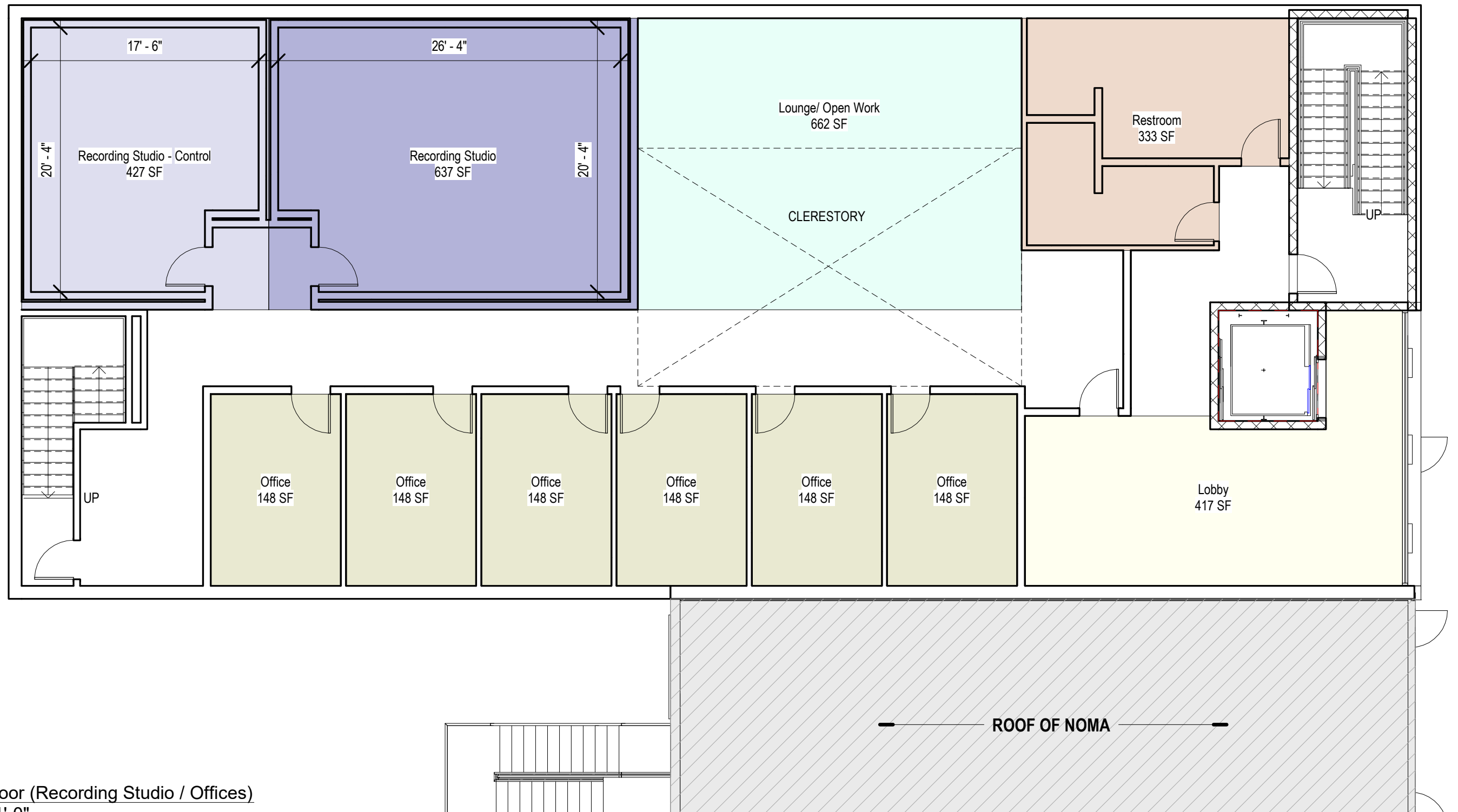
P2 1/8" = 1'-0"

NOMA Jazz

Project Number: 2021.010.00

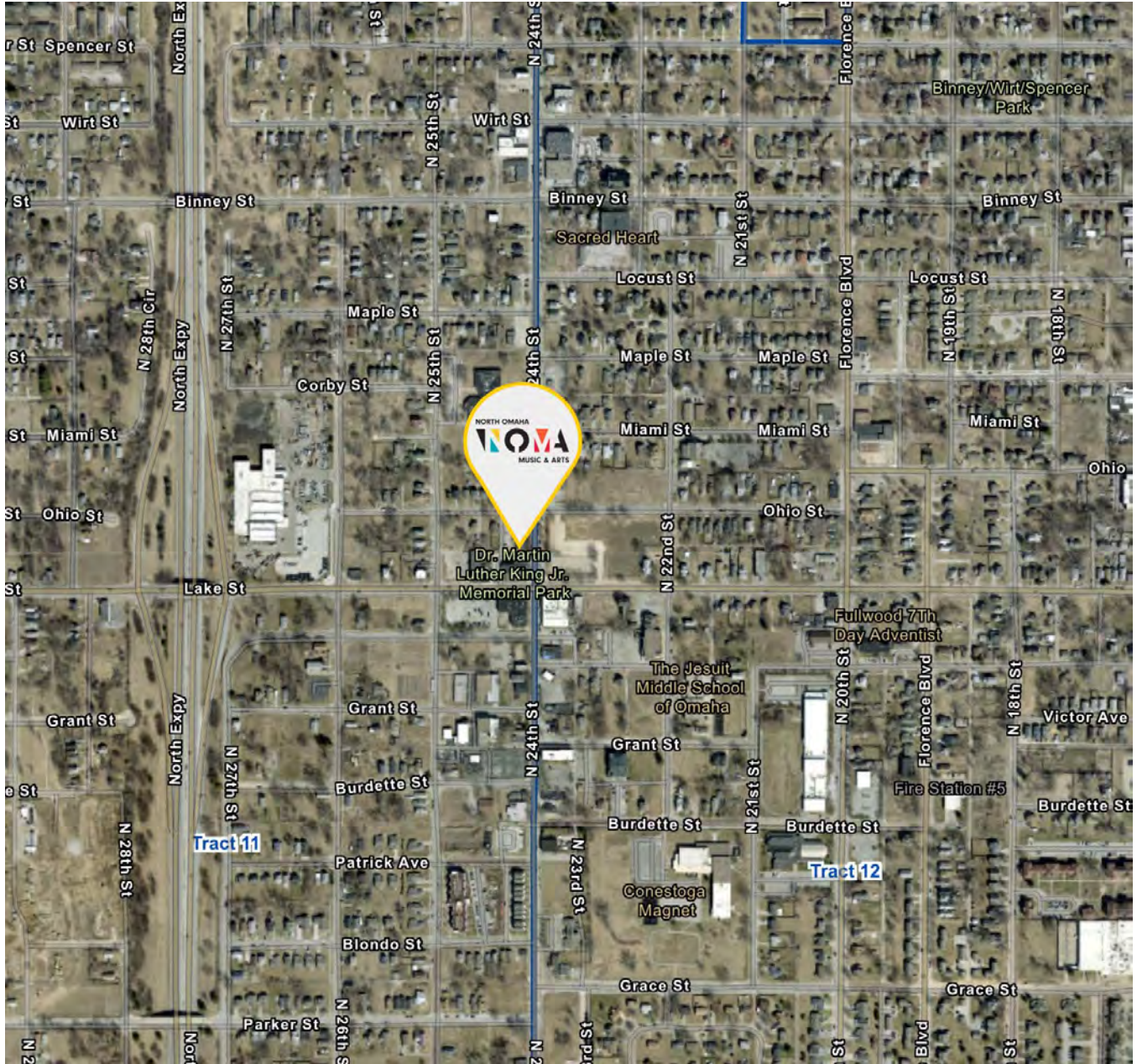
Project Status: TEST FIT

Date: 03/11/2022



1 Third Floor (Recording Studio / Offices)  
 P3 1/8" = 1'-0"

NOMA Jazz  
 Project Number: 2021.010.00  
 Project Status: TEST FIT  
 Date: 03/11/2022





Dear Mayor Stothert,

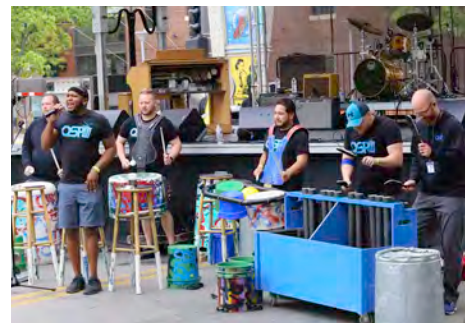
I am writing to officially request the transfer of ownership of the former Love's Jazz building at 2510 N. 24th St. to Now Initiative, 501(c)3 DBA-North Omaha Music and Arts.

We are excited about the North Omaha community redevelopment efforts and are committed to presenting something truly transformative. It has been a little over a year since we first met. In that time, I have assembled an incredibly dedicated team. We have developed a vision for the organization that will ensure growth and sustainability for not only the North Omaha community, but the entire city of Omaha.

Even though we are not yet officially in the building, we have organized a number of successful events for the community. In November, we held a master class and concert with international Grammy-winning jazz artists Eric Revis, JD Allen and Nasheet Waits. In December, we held another master class with legendary drummer and multiple Grammy winner, John JR Robinson. At the end of May, we hosted our first annual NOMAFEST music festival which featured 14 local bands. We also collaborated with the non-profit organization House of Afros, Capes & Curls for their Steampunk Tea Party Juneteenth celebration.

We would like to begin initial programming for August 2022 which includes these events:

- We have received a program grant from Nebraska Arts Council to host the internationally heralded trumpet player Russell Gunn for a master class and concert.



- Through collaborations with youth organizations Boys and Girls Club, Blackburn Academy and NorthStar Foundation, we plan to host and promote group music classes. These classes will take place this fall with offerings in the areas of percussion, woodwinds, brass, music production and dance.

We at NOMA feel that in a short amount of time we have demonstrated a commitment to excellence through our activities and attracting top-level talent. We're developing something special that will make a difference to the North Omaha community. For this reason, we request transfer of ownership of the former Love's Jazz building, valued at \$415,000.

We also ask for any community funds that might be available, as we will need financial assistance with operating costs.

Gratefully,



Dana Murray,  
Executive Director





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

March 9, 2022

Mr. Bill Lukash  
City of Omaha  
Planning Department  
1819 Farnam Street, Suite 1111  
Omaha, Nebraska 68183-0110

**RE: PROPOSAL FOR PHASE II ESA  
COMMERCIAL PROPERTY  
2506/2510/2512 NORTH 24<sup>TH</sup> STREET, OMAHA, NEBRASKA**

Dear Mr. Lukash:

Enclosed is our proposal for Phase II Environmental Site Assessment activities related to the above-referenced properties in Omaha, Nebraska. The accompanying proposal describes our approach and proposed scope of services, the estimated cost of the study, and the contract terms.

We look forward to working with you on this project. If you have any questions, please call. If the accompanying proposal is acceptable, please return an executed copy to our office.

Respectfully,  
**Thiele Geotech, Inc.**

A handwritten signature in black ink that reads 'Robert T. Miller'.

Robert T. Miller, P.G.  
Senior Geologist

Enclosures

R:\PROPOSAL\ROBERT MILLER\OMAHA\2510 N 24TH ST\OMAHA - 2510 N 24TH ST PHASE II ESA PROPOSAL (3-22).DOCX

## SCOPE OF SERVICES

This Phase II ESA will address the recognized environmental concerns in bullet point number 1, historical facilities with petroleum and hazardous substance release concerns. Parcel 2512 North 24<sup>th</sup> Street was not included within the Phase I ESA, but the RECs identified on the subject property will also be applied to this parcel.

Three (3) soil borings will be advanced to a maximum of 25-feet below ground surface (bgs) at select locations of the property. Boring locations will be determined based upon site observation and historic information. The boring locations will be advanced to a maximum of 25 feet bgs, or until groundwater is encountered. Review of shallow groundwater data for the area indicated a depth to groundwater was approximately 10-15 feet bgs. Two (2) sub-slab vapor samples will be collected from the basements of the buildings. Ambient air samples will be collected from the adjacent to the sub-slab vapor sample locations. One (1) exterior air sample will be collected as a background sample location.

Proposed sample locations are illustrated on the attached site map. Proposed laboratory testing associated with respective environmental concerns are summarized below.

Location	Environmental Concerns	# Media Samples & Analytes
EB-1 through EB-3	Historic adjacent cleaners/laundries, filling/gas stations and auto repairs	3 Soil Petroleum, VOCs, PAHs, RCRA Metals 3 Ground Water Petroleum, VOCs, PAHs
SS-1 and SS-2	Historic adjacent cleaners/laundries, filling/gas stations and auto repairs	2 Soil Gas VOCs
AA-1 through AA-3	Historic adjacent cleaners/laundries, filling/gas stations and auto repairs	2 Indoor Air and 1 Outdoor Air VOCs

Boring activities will be conducted by standard direct push techniques with a Geoprobe® 7822DT rubber tracked machine and Geoprobe DT22 soil sampling equipment.

Soil sampling will be conducted at each location. Samples will be collected at 5-foot intervals in RPVC liners during direct push sampling. The soil samples will be described by a geologist. Each soil sample will be field screened. One soil sample from each boring from the location with the highest field screen reading at or above the ground water table will be submitted for analysis of petroleum, volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs). If no elevated field screening reading or visual or olfactory evidence of contamination is identified, the sample(s) will be collected from the vadose zone immediately above the observed water table. Intervals collected for RCRA metals analysis will be selected based upon site observations (soil discoloration, odors, debris, etc.). If no visible impact is observed, the metals sample will be collected from near ground surface.

Temporary monitoring wells will be installed at the boring locations in order to facilitate ground water sampling. The wells will be constructed of schedule 40, one-inch ID, PVC screen and riser. The screened portion of the well will extend approximately 5 feet above and below the water table in order to allow for the detection of the presence or absence of free phase contaminants with densities less than water. Ground water samples will be collected from the temporary monitoring wells by standard low flow ground water sampling techniques.

early April 2022 . Approximately 2-3 days on site will be required to complete the field work. Approximately 3-4 weeks will be required for laboratory turnaround and report generation.

**ADDITIONAL SERVICES**

Subsequent to completion of the Phase II ESA, additional services may be required. These services may include additional field activities, consulting, and/or regulatory reporting. If we are requested to provide additional services including, but not limited to the above, you will be billed in accordance with the rates TG rate schedule in effect at the time services are conducted. We would be happy to provide cost estimates for any additional services at your request.

**EXHIBITS**

- Exhibit A – Cost Estimate
- Exhibit B – General Conditions
- Exhibit C – Site Map

**THIELE GEOTECH, INC.**

By: Robert T. Miller

Robert T. Miller  
 13478 Chandler Road  
 Omaha, Nebraska 68138  
 402/556-2171 Fax 402/556-7831

CLIENT: City of Omaha

By: [Signature] Date: 3/21/22

Name: William Lukash

Address: 1819 Farnam St, Suite 1111

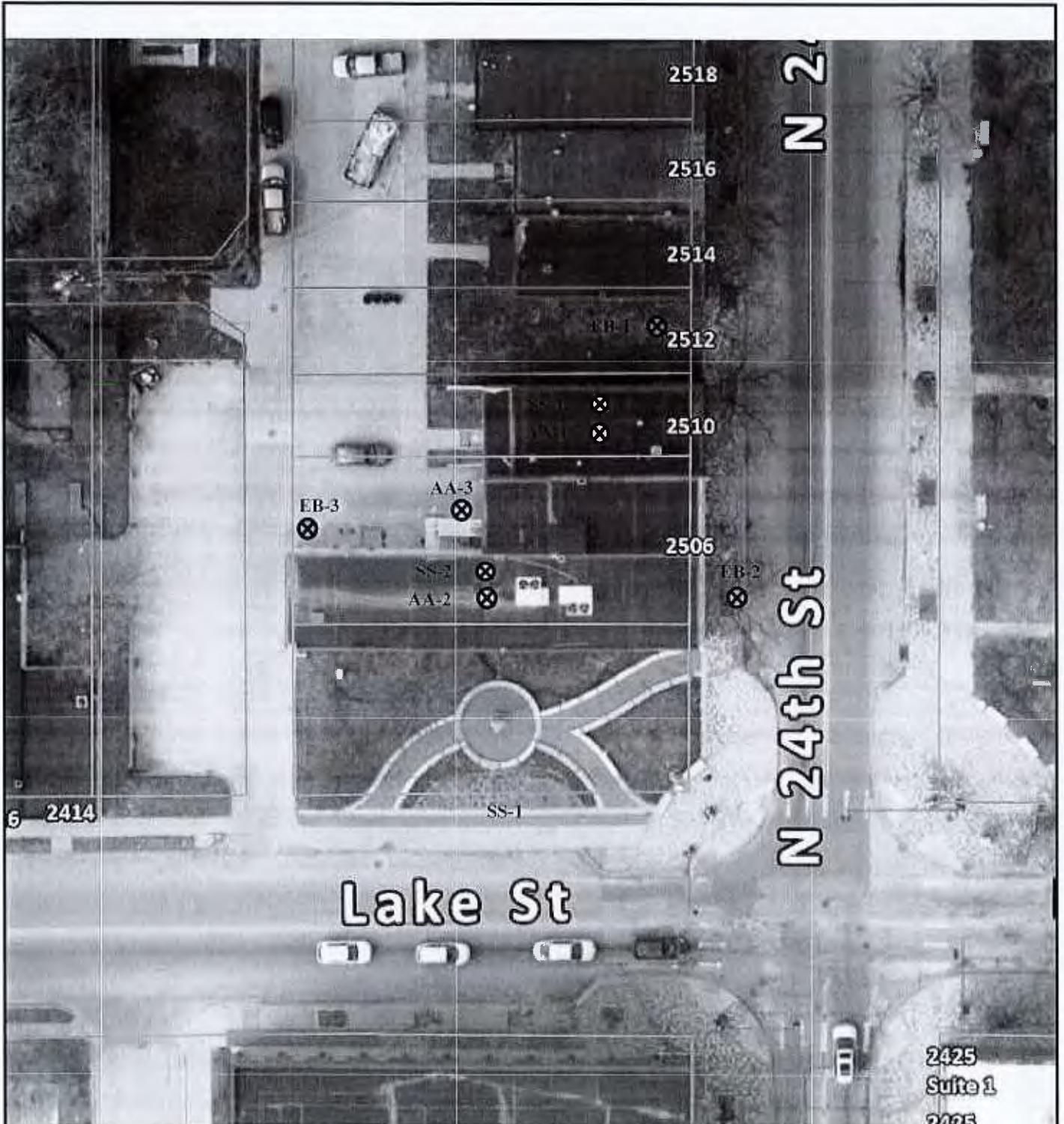
City, State: Omaha NE 68103

Phone: 402-444-5150 x 2026

Email: William.Lukash@CityofOmaha.org

Description	Estimated Quantity	Unit Rate	Estimated Cost
<b>Materials (Continued)</b>			
4.25" Poly Auger Plug (ea.)	-	30.00	-
Ground Water Sampling Supplies (/pt.)	3.0	27.00	81.00
Interior Building Disposable Soil Gas Sampling Supplies (/pt.)	2.0	42.00	84.00
PRT Soil Gas Sampling Supplies (ea.)	-	27.00	-
Permanent Soil Gas Well Supplies (ea.)	-	97.00	-
<b>Analytical Fees</b>			
Petroleum (TEH OA-2) (Std. turn) [water] (ea.)	3.0	41.00	123.00
Petroleum (TEH OA-2) (Std. turn) [soil] (ea.)	3.0	41.00	123.00
VOCs EPA 8260 (Std. turn) [water] (ea.)	3.0	94.00	282.00
VOCs EPA 8260 (Std. turn) [soil] (ea.)	3.0	94.00	282.00
SVOCs EPA 8270 (Std. turn) [water] (ea.)	-	213.00	-
SVOCs EPA 8270 (Std. turn) [soil] (ea.)	-	213.00	-
PAHs EPA 8270 SIM (Std. turn) [water] (ea.)	3.0	99.00	297.00
PAHs EPA 8270 SIM (Std. turn) [soil] (ea.)	3.0	99.00	297.00
RCRA 8 Metals 6010, 6020, 7471 (Std. turn) [soil] (ea.)	3.0	109.00	327.00
VOCs TO-15 [air] (ea.)	5.0	234.00	1,170.00
Laboratory Shipping (lump sum)	1.0	300.00	300.00
<b>Equipment Rental</b>			
Air Sample - Summa Canister & Flow Controller Rental (ea.)	5.0	90.00	450.00
Photoionization Detector (/day)	0.5	162.00	81.00
Test Pumping Equipment, Meters, Accessories (/day)	0.5	340.00	170.00
Oil/Water Interface Probe (/day)	-	78.00	-
Generator Rental (per day)	-	115.00	-
XRF (/day)	-	675.00	-
<b>Private Utility Locator</b>			
Private Utility Locator (/hr.) [Includes Mobilization]	2.0	125.00	250.00
<b>Professional Fees</b>			
Environmental Technician (/hr.)	12.0	108.00	1,296.00
Geologist (/hr.)	10.0	122.00	1,220.00
Project Geologist (/hr.)	8.0	150.00	1,200.00
Senior Project Geologist (/hr.)	-	190.00	-
Senior Geologist (/hr.)	3.0	228.00	684.00
		Total	12,189.00

Any item or category not listed will be invoiced according to the Fee Schedule in effect at the time services are conducted.



**Site Map**

- ⊗ Proposed Boring Location
- ⊗ Proposed Air Sample Location
- ⊗ Proposed Sub Slab Vapor Sample Location



Project	
Commercial Property	
2506/2510/2512 N. 24 <sup>th</sup> St., Omaha	
Exhibit	Date
C	3/8/22

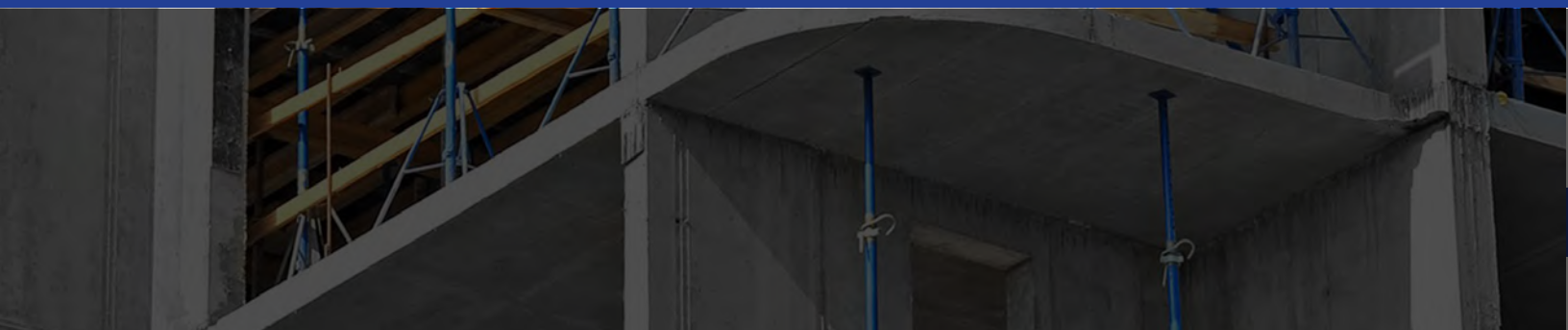




# Omaha Economic Development Corporation

*Omaha, NE*

October 6, 2022







October 5, 2022

Dana Murray
North Omaha Music & Arts
2510 North 24th St
Omaha, NE 68110

RE: GENERAL CONTRACTOR SERVICES

CJR Construction Group (CJR) is thrilled about the opportunity to partner with North Omaha Music and Arts (NOMA) on revitalizing the urban core community of the North Omaha Area. Having lived in both the South Terrace and Pleasant Hill Housing Projects, I personally understand the importance of "Investing in people and Strengthening Communities". Our motto "Building Communities" is more than just bricks and mortar, it's about investing back into urban core communities through job creation, workforce development, training, and empowerment; essentially impacting the communities where we live and work.

As a 100% Minority Owned General Contractor with a bonding capacity of more than \$60,000,000... We are a certified contractor, we are a minority-owned business enterprise (MWBE) and a woman-owned business enterprise (WBE). We are committed to providing equal opportunities for black and brown people in the construction industry. We are committed to providing equal opportunities for women in the construction industry. We are committed to providing equal opportunities for all people in the construction industry.

As you will bring the following strengths as your partner:

EXPERIENCE:

Our company brings more than 11 years of experience of working on urban community projects. Our niche as a General Contractor is building within the urban core neighborhoods where we live and work. We are focused on leveraging resources to achieve positive changes that contribute to the social and economic success of residents, neighborhoods, and businesses in North Omaha and beyond.

PROVEN:

In an uncertain and volatile construction market it is critical to partner with a company that is built on integrity, honesty, and working to transform your community by creating new jobs and opportunities for local citizens who live in the communities we work. We have a proven track record of meeting and exceeding our clients expectations while at the same time maintaining 100% MWBE participation on a given project.

BEST PEOPLE:

Our organization is committed to providing equal opportunities for all people in the construction industry. We are committed to providing equal opportunities for black and brown people in the construction industry. We are committed to providing equal opportunities for women in the construction industry. We are committed to providing equal opportunities for all people in the construction industry.

Charles J. Robinson III
CJR Construction Group - President

Handwritten signature of Charles J. Robinson III





## Charles J. Robinson

*President*

24+

Years of Experience

100+

Project Completed

### About

Charles J. Robinson III, Founder and President of CJR Construction Group, LLC was formalized in May 18, 2020 after a long extensive career with Kiewit Construction and Union Pacific Railroad. Mr. Robinson's commitment to Urban Development, Engineering and Construction has cultivated his passion to being one of the largest Black-Owned General Contractors in the Midwest. This passion for growing and developing the urban core community was stimulated from his own upbringing of living in Pleasant Hill and South Terrace Projects in the North and South Omaha Communities. Being raised by a single mother for the majority of his childhood, Charles knew the only way out of the neighborhood was through education and sports. As a result, Charles became the first member in his household to go to college, earning a Bachelor of Science Degree in Civil Engineering from the University of Nebraska-Lincoln through an academic scholarship from the Omaha Boy's Club and Peter Kiewit. While pursuing a Civil Engineering Degree, Mr. Robinson played Division I Basketball (Big 8 Conference) at the University of Nebraska - Lincoln. After graduating from UNL in 1997, Mr. Robinson furthered his education by obtaining a Master's Degree in Business Administration from Bellevue University while working for Union Pacific Railroad.

After a long journey of working for Fortune 500 Companies, Project Managing projects that were \$500M+ or more; Mr. Robinson sought after a new challenge of revitalizing the urban communities as General Contractor. After obtaining a National MBE Certification and General Contractors license in all 50 States, CJR is committed to "Building Communities", not just in brick and mortar but by creating careers along the way for young men and women of color to join a company with long-term sustainable growth. We are committed to "**Excellence**" in our company!

# 1

## MINORITY, WOMEN, SMALL, DISADVANTAGE BUSINESS ENTERPRISE & DIVERSITY INCLUSION



North Omaha Music & Arts (NOMA) is seeking to align with business and organizations that share their passion for fighting systemic injustice by ensuring that each partner support diversity, equity, and inclusion in their own operations:

### **DIVERSITY INCLUSION - INJUSTICE PROGRAM**

As a 100% Minority Owned Company, CJR Construction Group, LLC commitment to diversity equity, and inclusion part of our company DNA that applies to all aspects of our business. CJR is a firm that represents the true meaning of diversity equity inclusion where 80% of our workforce are black and brown professionals that come from different backgrounds which shapes our company culture which is family oriented built on **honesty, integrity, transparency and hard work**. This inspired our firm to create the "Building Community Foundation" which is more than just bricks and mortar, but creates job opportunities in the communities we build in. Our reform, injustice prison program allows 2nd chance opportunities non-violent offenders an opportunity to earn a carpentry certification that lead to sustainable employment with CJR for years to come.

### **What We Do**

CJR's approach consists of **community, education, training and mentorship program** with MWBE trade partners. As a product of this environment, CJR understand firsthand how important diversity equity inclusion is in today's society. As a result we have grown more than 600% since 2020; and have establishment more than 20+ MWBE trade partners where we average more than 65% participation on average on our all construction projects.

- 1. Business/Community outreach** - Through ongoing outreach efforts, we engage businesses and community leaders in the community we live, work and do business in. CJR offer professional services such as development, engineer, design assist, construction management and general contracting to business and community leaders that add value through our ability to self-perform 65% scope involved with tenant improvement services. Through our ability to self-perform we allow the business and/or community leader to save on overall construction cost, while at the same time partnering with Section 3 program in job creation. Our ultimate goal is to build trusting relationships and understand their business goals, so we can successfully align opportunities to work together.
- 2. Training/mentorship program** - Our trade partner development program ranges from trainings to mentoring depending on the needs of each business. Through and extensive 8-month program that involves both business acumen training to working on project together, CJR work's with smaller MWBE in building a long-term sustainable partnership. As a result we have established a pipeline of MWBE firms that have been qualified to work on small to large capacity improvement projects.
- 3. Education** - CJR takes the time to educate the community and MWBE trade partners. We equip our trade partners with the proper tools for invoices, bookkeeping, project management and front and back office support. We team business acumen to our smaller firms.



## GROWING INDUSTRY CAPACITY

We have spent years developing relationships with our trade partners and understanding their capabilities. That knowledge is what sets a project up for success. We have learned over the years how to assist our trade partners' specific needs, from the small shops to the larger more seasoned firms. We offer coaching and assistance to our trade partners on topics such as, certified payroll, production rate of workforce, project documentation, scheduling and marketing.

Our company has exceeded typical business practices for developing diverse trade partners by making a commitment to developing and mentoring these firms beyond awarding them work.

## Minority Contractor Training (MCT)

Established in 2022, CJR's Minority Contractor Training (MCT) program trains diverse firms in construction-related fields to enhance their business acumen. Long-term, we believe that mentoring and educating diverse firms about business is just as important as ensuring they have opportunities to work on CJR projects.

Our commitment supports diverse businesses, so they grow and become more competitive and viable business partners. To this end, we support firms through our flagship initiative, the Minority Contractor Training (MCT) program, and through our own internal subcontracting policies and efforts. The program supports CJR's long-standing commitment to assist and contract with MWBE businesses, contractors, vendors and service providers. Involving these business enterprises in a meaningful way in maximizing MWBE participation on CJR projects.

Key aspects of the CJR MCT initiative are education, training, capital, bonding, relationships, and contracts. Our program includes courses which are facilitated by our project managers and senior management personnel. Class topics include a estimating, scheduling, proposal writing, project documentation, project management, invoicing, and project closeout. These

courses substantially enhance interpersonal and business operations skills that are necessary for sustainability and growth in our industry.

Participants chosen for each eight month-long class have access to a full day of training each month, free of charge. Classes are largely facilitated by CJR staff with a focus on business and leadership skills needed to compete in the construction industry.

CJR's commitment to this endeavor is clear in our continuous expansion of the program and our utilization of MCT Program graduates and current participants.

## MAXIMIZING PROJECT PARTICIPATION

### Understanding Your Project & Marketplace Capacity

CJR goal is to be a conduit for all MWBE firms in the Midwest Region where qualified MWBE firms have the opportunity to work on small, medium, or large capacity projects. We want to set the benchmark high for large Fortune 500 General Contractor to follow or hire CJR to assist them at any level. As a General Contractor, our MWBE participation goals far exceed the Fed/State/Local requirement for MWBE participation goals. Combined with our self-performed work and other MWBE Trade Partners, we average 65% MWBE participation on our construction projects.

Based on our current knowledge of trade partners' capacities and the specific scopes of work for this project, we establish internal goals for the entire project. We begin by targeting scopes where we anticipate high levels of diverse participation before moving into the more difficult areas. We host and attend outreach events that target those specific lower participation areas with the goal of increasing the current known market capacity and availability. Developing a comprehensive plan, and then following it, is what makes our program so successful.

### Team Roles & Responsibilities

Our diversity and inclusion manager works closely with our preconstruction leadership team to provide insight and direction from the start of the project. Together, they look at every scope, the schedule and constructibility before we start developing bid packages. They ensure that outcomes are measurable and that we achieve the team's diversity goals in using diverse contractors.

### Customizing Solutions for Diverse Business Challenges

The key to successful participation is understanding the obstacles that small minority firms may face—and working with them to breakdown those barriers by supporting and offering assistance throughout the process.

# Construction Budget

## PHASE I

### NOMA Education Edition

	Square Feet	Cost Factor	Totals
First Floor	4,000	\$300.00	\$1,200,000.00
Second Floor	4,000	\$300.00	\$1,200,000.00
Construction Total	8,000	\$300.00	\$2,400,000.00

### Soft Costs

Professional Fees	7.25%		\$174,000.00
Attorney Fees			

### Fixtures, Furniture and Equipment

AV/IT/Security	8,000	\$12.00	\$96,000.00
Acoustical Consultant	1%	\$360,000.00	\$3,600.00
Furniture	5%		\$120,000.00
Graphics/Art	1%		\$24,000.00
Acoustical/Sound Equipment	15%		\$360,000.00

<b>Grand Total</b>			<b>\$3,177,600.00</b>
			\$3,200,000.00

# Construction Budget

## PHASE II

### NOMA Education Edition

	Square Feet	Cost Factor	Totals
Basement	4,855	\$300.00	\$1,456,500.00
First Floor	4,855	\$600.00	\$2,913,000.00
Second Floor	4,855	\$500.00	\$2,427,500.00
Third Floor	4,855	\$675.00	\$3,277,125.00
Roof	1,707	\$150.00	\$256,050.00
<b>Construction Total</b>	<b>21,127</b>	<b>\$445.00</b>	<b>\$10,330,175.00</b>

### Soft Costs

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Attorney Fees		

### Fixtures, Furniture and Equipment

AV/IT/Security	21,127	\$20.00	\$422,540.00
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**Grand Total** **\$13,825,942.06**

\$14,000,000.00

# Capital Budget

<b>Capital Expenses, other than building/furniture</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Instruments	\$600,000	\$400,000	\$200,000
Computer Hardware	\$20,000	\$15,000	\$15,000
Office Equipment	\$19,600	\$10,000	\$10,000
Mural (south exterior wall)	\$42,000	-	-
<b>Total Capital Expense</b>	<b>\$681,600</b>	<b>\$425,000</b>	<b>\$227,025</b>

# **24<sup>th</sup> & Lake Historic District: Economic Impact Collaborative OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN**

**October 4, 2022**

LB1024 Economic Recovery Act Bill (*signed into law in April 2022*) Re: Economic Recovery for North and South Omaha (Omaha, NE) Attention: Grant Proposal Review Committee

Dear Committee Members:

Over the past two decades, there have been various plans developed for 24<sup>th</sup> and Lake. These plans include, but are not limited to efforts led by the City of Omaha, Chamber of Commerce, North Omaha Village Revitalization Plan, and most recently Forever North.

Each plan has produced some steps forward. Many of the businesses, arts and culture venues and organizations at 24<sup>th</sup> and Lake have worked together to host major events and supported recent grand openings and announcements of new businesses. Other new major developments are now underway. We are prepared to build on the progress together.

The participants see this as an unprecedented opportunity to accelerate the pace of redevelopment in this historically significant area. Having convened in small and large groups, businesses and organizations have met to share project proposals, planned updates, discussed opportunities to partner and support each other to once again make 24<sup>th</sup> and Lake and North 24<sup>th</sup> a thriving business, arts, culture, entertainment and food district.

It is with tremendous pride, and gratitude we join with 24<sup>th</sup> & Lake Street businesses, organizations, ministries, landowners and community partners in making this “Declaration of Support and Cooperation Statement.” These organizations include, but are not limited those located at or near 24<sup>th</sup> & Lake, also businesses extending from the north boundary of Ohio Street, to the south boundary of Patrick Street, and other Omaha citywide business leaders that provide professional services and products in a variety of disciplines and industries.

## **OUR DECLARATION OF SUPPORT AND COOPERATION**

*“We are committed to and make this declaration to cooperate and support each other’s businesses, organizations and projects purposefully and intentionally (i.e., in word, actions, financially, etc.).*

*We believe that our success and longevity as a people has been and continues to be intimately dependent and inter-connected to each other. We also believe that supporting other African-American and North Omaha residents, businesses, cultural venues and other organizations isn’t an option, but is vital to the sustainability of the North Omaha Community, to the City of Omaha, our region and to our nation.*

*24<sup>th</sup> and Lake will be an economic engine in North Omaha and for the region by focusing on business growth, increasing tourism through arts and culture, generating job creation, creating mixed-income housing and building on the strengths of the community through an asset based and holistic approach.*

*We celebrate and recognize the rich history of 24<sup>th</sup> & Lake and we are committed to working together to create a thriving future.”*



**24<sup>th</sup> and Lake Historic District: Economic Impact Collaborative**



**Carver Legacy Center**

**Empowerment Network**

**Fabric Lab**

**Great Plains Black History Museum**

**Ital Vital Living**

**North Omaha Music and Arts**

**Omaha Economic Development Corporation**

**Rare Bird Innovations**

**Revive Center Omaha/SMB Enterprises**

**SPARK**

**Styles of Evolution**

**The Union for Contemporary Art**

**Vinson Ventures & The Honeycomb Foundation**

**We fully anticipate 90%+ of the other businesses, cultural venues, organizations, ministries, landowners and others will join in this commitment by the end of the year. With the short window available to reach out to everyone, the group was not able to meet with all those submitting projects for the State ARPA funds. Beyond the ARPA proposals, these groups are committed to working together to make 24<sup>th</sup> and Lake a thriving district once again.**

JOIN US IN OUR MISSION TO

EMPOWER



THE COMMUNITY

THROUGH

MUSIC

& ARTS



NORTH OMAHA

**NOMA**

MUSIC & ARTS



WHAT NOMA IS:

A creative  
academy  
for the youth  
of our  
community and  
master class  
destination  
for top  
artistic talents

## OUR VISION

Become a destination venue for master classes, music and art education that attracts world-renowned talent.

## OUR MISSION

Enrich and empower the community through music and art.

## OUR VALUES

**Opportunity can change lives.** We're passionate about providing young people with equitable opportunities that they can use to succeed.

**Learning never stops.** We believe education is something that's never mastered, and always practiced. Offering effective education means being a lifelong student.

**Earn it.** We believe in the power of hard work and discipline to unlock a person's potential.

**Act with integrity.** We believe in doing what's right and conducting ourselves with honesty and responsibility, always.

**Respect for all.** We promote a culture of safety, respect and inclusion for every student, staff member and individual who walks through our doors.

**The arts enrich life.** We believe music and art have the power to enrich and improve the quality of life for all people.



## About Dana Murray

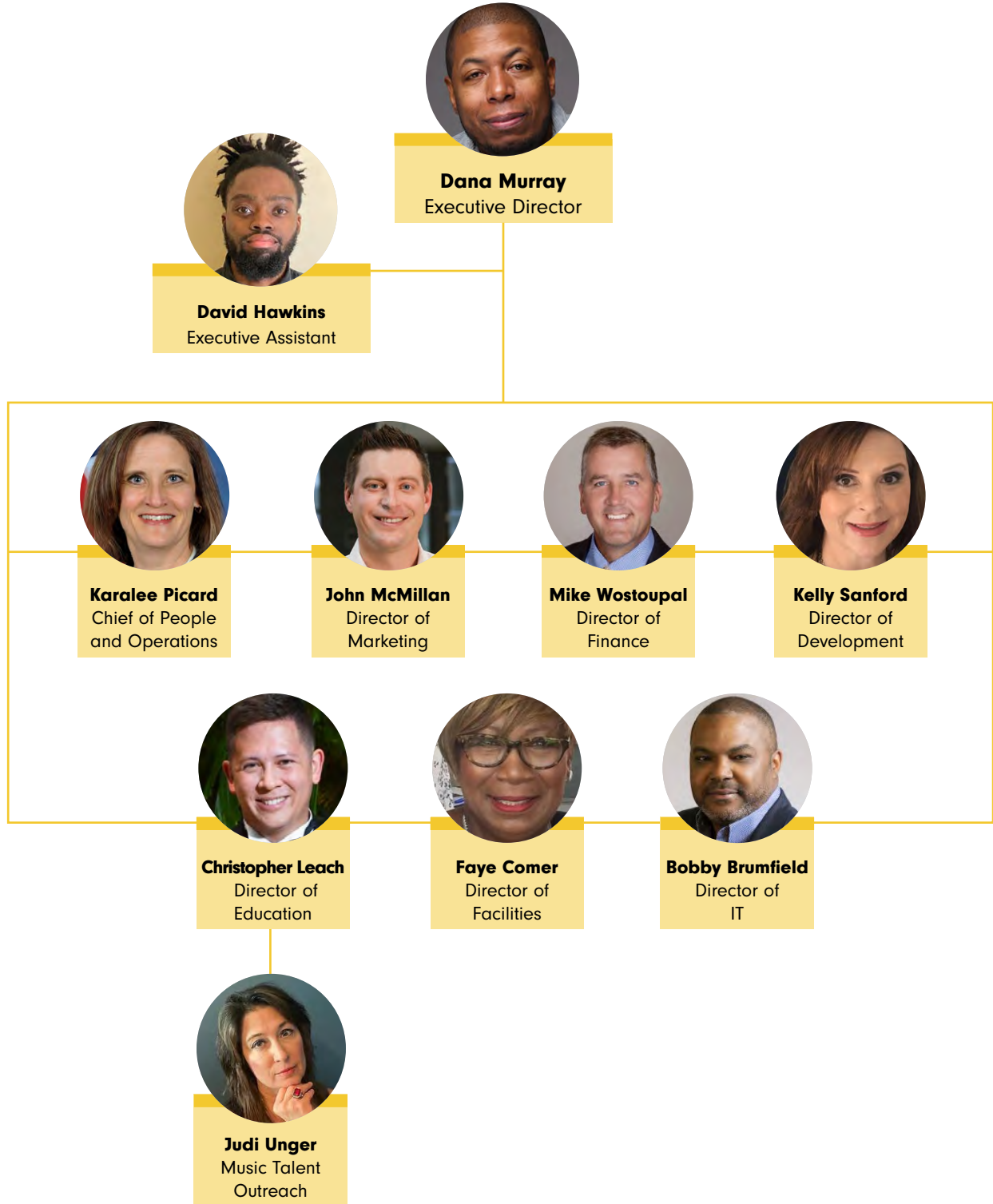


Murray has devoted the majority of his life to music, a passion that began when he was young, and he was able to nurture this passion through his formative years. Murray grew up in South Omaha and attended Berklee College of Music on scholarship. Soon after, he moved to New York City to play with such greats as Wynton Marsalis, Jimmy Witherspoon, Roy Hargrove, Aloe Blacc and Norah Jones. Beyond performing, Murray is also an accomplished songwriter, producer and collaborator, and he was honored to work with legendary label Blue Note.

Murray's teaching experience includes various roles with the University of Nebraska Omaha, Omaha Public School District and Bellevue Public School District, as well as founding the competitive indoor percussion ensemble, Dojo Percussion. He has former students who have received scholarships from leading institutions like Berklee College of Music, University of North Texas and The New School – with some even receiving their doctorate in music performance. He is also proud to have students who have gone on to perform with artists like Lauryn Hill, Cory Henry, Bootsy Collins and Postmodern Jukebox.

Murray is eager to apply his unique music and teaching experiences and help shape the next generation of talent through NOMA. With the support of the community, Murray and the NOMA team are going to build Omaha's premier academy and master class venue for music and arts education in the North Omaha neighborhood. He can't wait to see how it transforms the community.

# Organizational Chart





**Dana Murray**  
Executive Director  
North Omaha  
Music & Arts



**LaVonya Goodwin**  
Executive Director  
and Board President  
24th Street Business  
Improvement District



**Mike Wostoupal**  
CFO  
NFP Structured  
Settlements



**Jim McKernan**  
Vice President and  
General Manager  
WOWT



**Bobby Brumfield**  
Managing Partner  
and Security Culture  
Advocate  
Leonum Advisors



**Terri Sanders**  
Publisher  
The Omaha Star



**Beth Ostdiek**  
CEO/President  
and Founder  
Saving Grace  
Perishable Food  
Rescue



**Dan Swoboda**  
Partner and  
Creative Director  
Anderson Partners  
Advertising



**Cathi Roberts**  
Principal  
The Roberts  
Foundation

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EMPOWER



THE COMMUNITY  
THROUGH

MUSIC

& ARTS



NORTH OMAHA

**NOMA**

MUSIC & ARTS

# Construction Budget

## PHASE I

### NOMA Education Edition

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### Soft Costs

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Acoustical/Sound Equipment	15%		\$360,000.00

### Grand Total

**\$3,177,600.00**  
 \$3,200,000.00



# Construction Budget

## PHASE II

### NOMA Education Edition

	Square Feet	Cost Factor	Totals
Basement	4,855	\$300.00	\$1,456,500.00
First Floor	4,855	\$600.00	\$2,913,000.00
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# Project Timeline

Request transfer of ownership from city to NOMA  
**July 2022**

City approved transfer  
**September 2022**

Complete fundraising for Phase I  
**December 2022**

Begin Phase I construction  
**January 2023**

Complete construction of existing building  
**July 2023**

Restart programming  
**August 2023**

Complete fundraising for Phase II  
**December 2023**

Begin Phase II construction  
**January 2024**

Complete Phase II construction  
**July 2024**

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**September 2022**

Complete fundraising for Phase I and II  
**December 2022**

Begin Phase I & II construction  
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**NOTE:** If NOMA can complete fundraising by **December 2022**, the project could be completed by December 2023 and NOMA will begin educating the youth in August 2023 and boosting the economy in January 2024.

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A creative academy for the youth of our community and master class destination for top artistic talents

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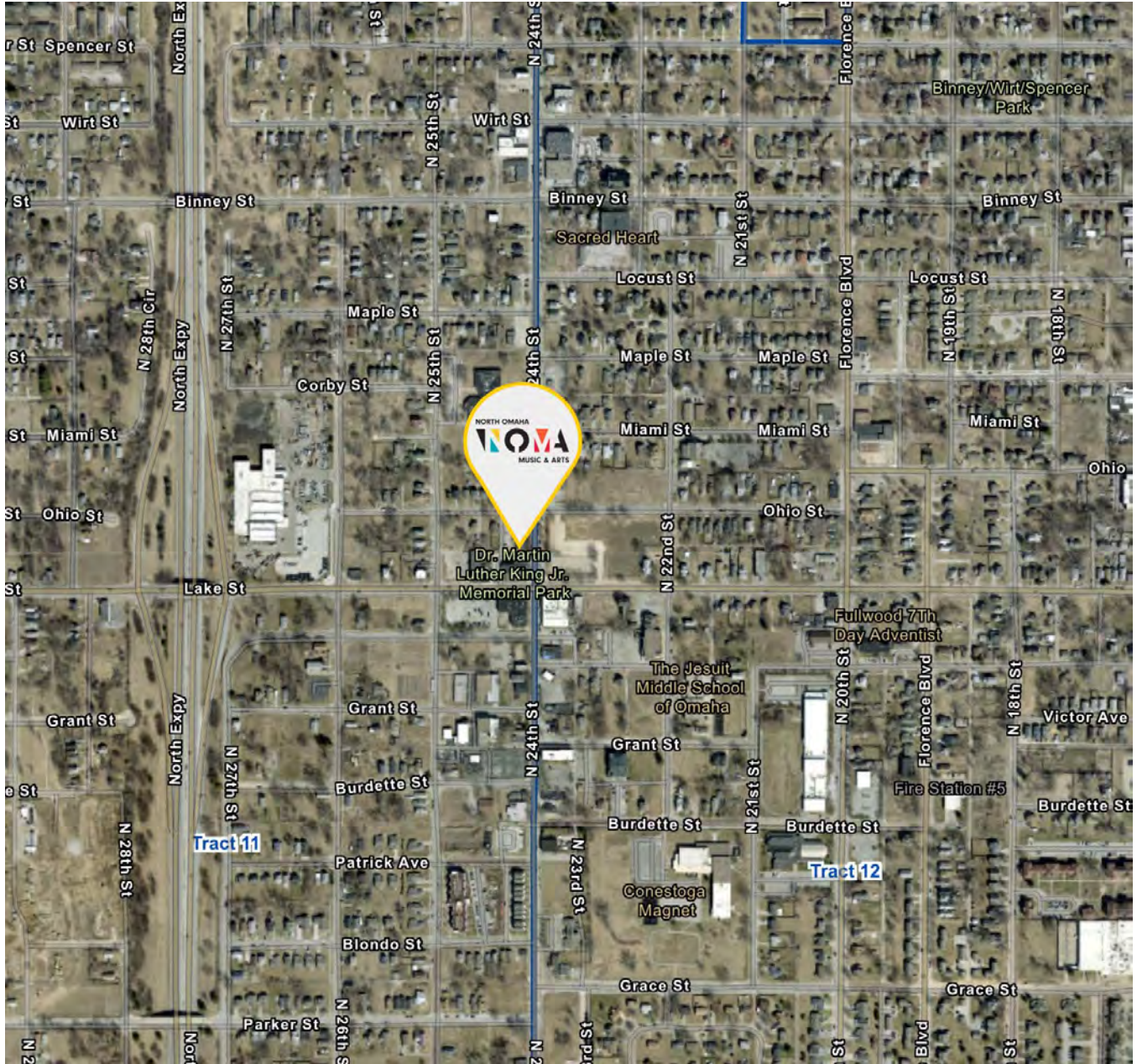
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# Construction Budget

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# Operating Budget

<b>Revenue</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Gifts, grants and contributions	\$1,300,000	\$1,625,000	\$2,031,250
Membership fees	\$240,000	\$300,000	\$375,000
Admissions, merchandise sold, and services performed	\$91,000	\$113,750	\$142,188
<b>Total Revenue</b>	<b>\$1,631,000</b>	<b>\$2,038,750</b>	<b>\$2,548,438</b>
<b>General and Administrative Expenses</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
General Compensation	\$1,710,000	\$2,360,000	\$3,010,000
Employer Payroll Taxes	\$136,800	\$188,800	\$240,800
Compensation - Benefits	\$205,200	\$283,200	\$361,200
Events Program (audio/video, lighting, sound)	\$200,000	\$250,000	\$312,500
NOMAFest Event	\$179,000	\$268,500	\$402,750
Marketing Materials	\$126,000	\$40,275	\$60,413
Travel	\$70,000	\$87,500	\$109,375
Fundraising	\$70,000	\$77,000	\$84,700
Occupancy	\$52,000	\$57,200	\$62,920
Professional Fees	\$51,500	\$56,650	\$62,315
Information and Technology	\$50,000	\$55,000	\$60,500
Insurance	\$49,000	\$53,900	\$59,290
Educational Programming - student material and equipment	\$37,876	\$41,664	\$45,830
Instrument Maintenance	\$25,000	\$27,500	\$30,250
Promotional/Media	\$25,000	\$27,500	\$30,250
Student Tech Equipment	\$20,000	\$22,000	\$24,200
Office supplies and amenities	\$19,000	\$20,900	\$22,990
Communication	\$10,000	\$11,000	\$12,100
Depreciation and depletion	\$76,850	\$84,535	\$92,989
<b>Total General and Administrative Expenses</b>	<b>\$3,113,226</b>	<b>\$4,013,124</b>	<b>\$5,085,371</b>
<b>Net Profit (Loss)</b>	<b>\$(1,482,226)</b>	<b>\$(1,974,374)</b>	<b>\$(2,536,933)</b>

# **24<sup>th</sup> & Lake Historic District: Economic Impact Collaborative OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN**

**October 4, 2022**

LB1024 Economic Recovery Act Bill (*signed into law in April 2022*) Re: Economic Recovery for North and South Omaha (Omaha, NE) Attention: Grant Proposal Review Committee

Dear Committee Members:

Over the past two decades, there have been various plans developed for 24<sup>th</sup> and Lake. These plans include, but are not limited to efforts led by the City of Omaha, Chamber of Commerce, North Omaha Village Revitalization Plan, and most recently Forever North.

Each plan has produced some steps forward. Many of the businesses, arts and culture venues and organizations at 24<sup>th</sup> and Lake have worked together to host major events and supported recent grand openings and announcements of new businesses. Other new major developments are now underway. We are prepared to build on the progress together.

The participants see this as an unprecedented opportunity to accelerate the pace of redevelopment in this historically significant area. Having convened in small and large groups, businesses and organizations have met to share project proposals, planned updates, discussed opportunities to partner and support each other to once again make 24<sup>th</sup> and Lake and North 24<sup>th</sup> a thriving business, arts, culture, entertainment and food district.

It is with tremendous pride, and gratitude we join with 24<sup>th</sup> & Lake Street businesses, organizations, ministries, landowners and community partners in making this “Declaration of Support and Cooperation Statement.” These organizations include, but are not limited those located at or near 24<sup>th</sup> & Lake, also businesses extending from the north boundary of Ohio Street, to the south boundary of Patrick Street, and other Omaha citywide business leaders that provide professional services and products in a variety of disciplines and industries.

## **OUR DECLARATION OF SUPPORT AND COOPERATION**

*“We are committed to and make this declaration to cooperate and support each other’s businesses, organizations and projects purposefully and intentionally (i.e., in word, actions, financially, etc.).*

*We believe that our success and longevity as a people has been and continues to be intimately dependent and inter-connected to each other. We also believe that supporting other African-American and North Omaha residents, businesses, cultural venues and other organizations isn’t an option, but is vital to the sustainability of the North Omaha Community, to the City of Omaha, our region and to our nation.*

*24<sup>th</sup> and Lake will be an economic engine in North Omaha and for the region by focusing on business growth, increasing tourism through arts and culture, generating job creation, creating mixed-income housing and building on the strengths of the community through an asset based and holistic approach.*

*We celebrate and recognize the rich history of 24<sup>th</sup> & Lake and we are committed to working together to create a thriving future.”*

**24<sup>th</sup> and Lake Historic District: Economic Impact Collaborative**



**Carver Legacy Center**

**Empowerment Network**

**Fabric Lab**

**Great Plains Black History Museum**

**Ital Vital Living**

**North Omaha Music and Arts**

**Omaha Economic Development Corporation**

**Rare Bird Innovations**

**Revive Center Omaha/SMB Enterprises**

**SPARK**

**Styles of Evolution**

**The Union for Contemporary Art**

**Vinson Ventures & The Honeycomb Foundation**

**We fully anticipate 90%+ of the other businesses, cultural venues, organizations, ministries, landowners and others will join in this commitment by the end of the year. With the short window available to reach out to everyone, the group was not able to meet with all those submitting projects for the State ARPA funds. Beyond the ARPA proposals, these groups are committed to working together to make 24<sup>th</sup> and Lake a thriving district once again.**

# Press Coverage

Click on the image to go to the story



3NEWSNOW.COM  
**Plan to sell space for North Omaha Music and Arts Academy delayed after wording error**

September 21, 2022



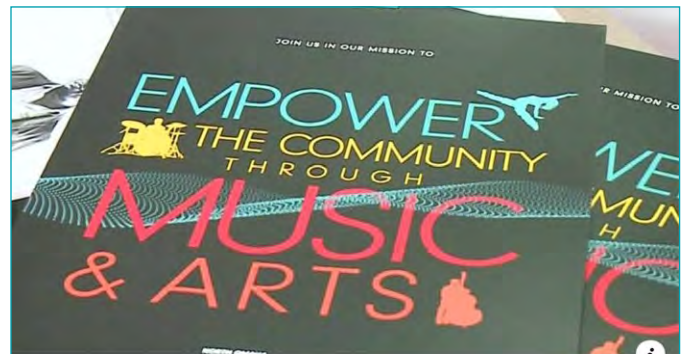
OMAHA.COM  
**Nonprofit set to bring youth music programming to North Omaha**  
 Dana Murray, a musician who grew up in South Omaha, outlined plans for North Omaha Mu...

June 3, 2022



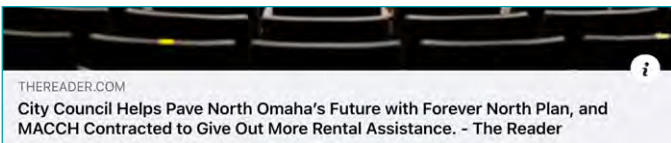
WOWT.COM  
**NOMA sets the tone for arts in North Omaha**  
 There's a new sound coming from the former Love's Jazz and Art Center on 24th and Lake.

May 25, 2022



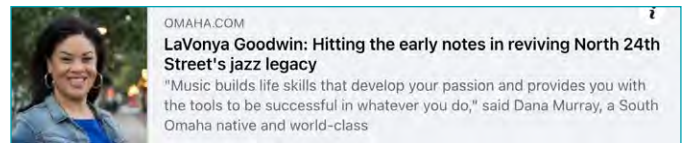
KETV.COM  
**'Still has soul': Music festivals make comeback to North Omaha**  
 NOMAFEST kicks off Saturday at 10 a.m. at 24th and Lake streets. Music at Miller Park will ...

May 20, 2022



THEREADER.COM  
**City Council Helps Pave North Omaha's Future with Forever North Plan, and MACCH Contracted to Give Out More Rental Assistance. - The Reader**

February 16, 2022



OMAHA.COM  
**LaVonya Goodwin: Hitting the early notes in reviving North 24th Street's jazz legacy**  
 "Music builds life skills that develop your passion and provides you with the tools to be successful in whatever you do," said Dana Murray, a South Omaha native and world-class

December 26, 2021



KETV.COM  
**'A vehicle for expression': North Omaha Music and Arts holds first master class**  
 North Omaha Music and Arts held its first master class with professional musicians who sh...

November 14, 2021



KETV.COM  
**Youth music programming planned for Former Love's Jazz Center**  
 The North 24th Street Business Improvement District announced Dana Murray will run youth ...

March 9, 2021

JOIN US IN OUR MISSION TO

EMPOWER



THE COMMUNITY

THROUGH

MUSIC

& ARTS



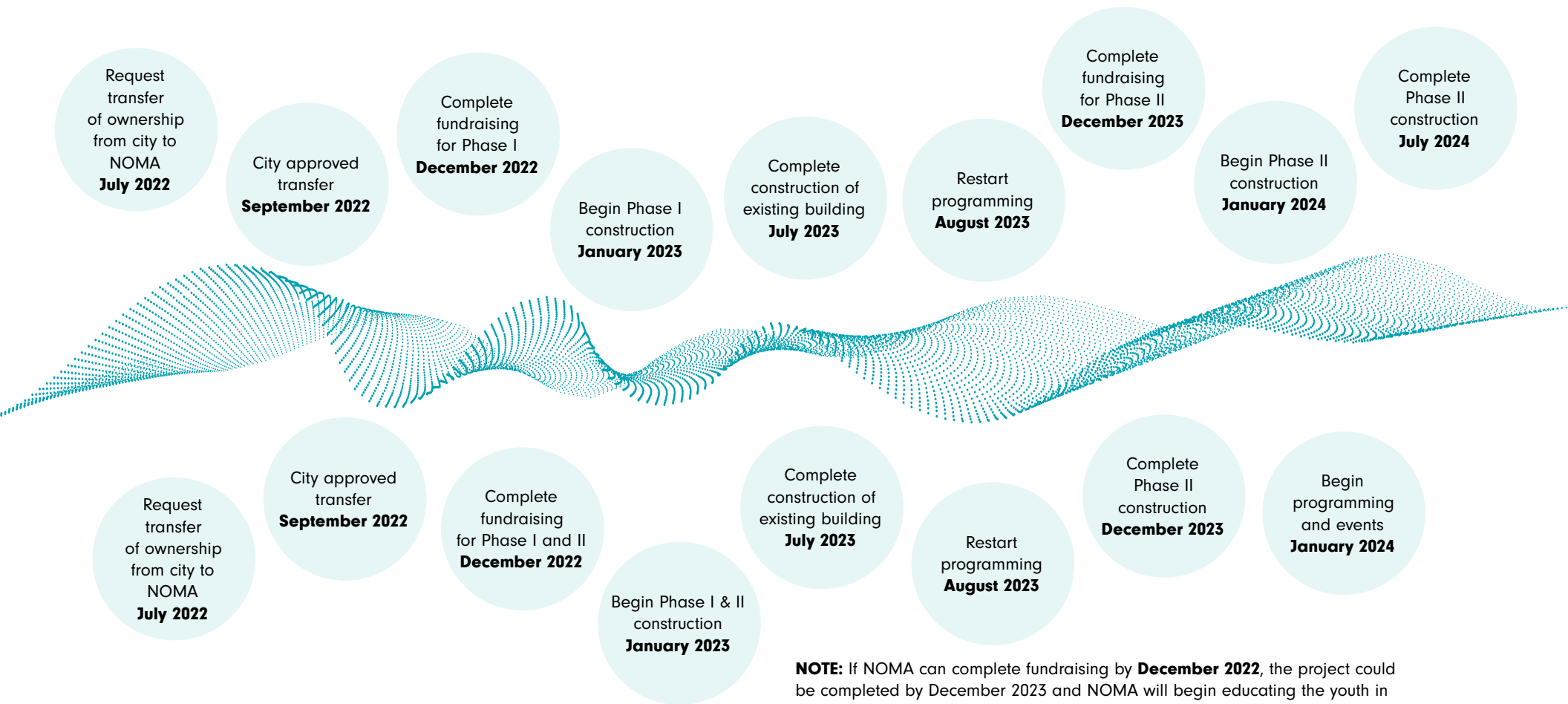
NORTH OMAHA

**NOMA**

MUSIC & ARTS



# Project Timeline



**NOTE:** If NOMA can complete fundraising by **December 2022**, the project could be completed by December 2023 and NOMA will begin educating the youth in August 2023 and boosting the economy in January 2024.

# Construction Budget

## PHASE I

### NOMA Education Edition

	Square Feet	Cost Factor	Totals
First Floor	4,000	\$300.00	\$1,200,000.00
Second Floor	4,000	\$300.00	\$1,200,000.00
Construction Total	8,000	\$300.00	\$2,400,000.00

### Soft Costs

Professional Fees	7.25%		\$174,000.00
Attorney Fees			

### Fixtures, Furniture and Equipment

AV/IT/Security	8,000	\$12.00	\$96,000.00
Acoustical Consultant	1%	\$360,000.00	\$3,600.00
Furniture	5%		\$120,000.00
Graphics/Art	1%		\$24,000.00
Acoustical/Sound Equipment	15%		\$360,000.00

<b>Grand Total</b>			<b>\$3,177,600.00</b>
			\$3,200,000.00

# Construction Budget

## PHASE II

### NOMA Education Edition

	Square Feet	Cost Factor	Totals
Basement	4,855	\$300.00	\$1,456,500.00
First Floor	4,855	\$600.00	\$2,913,000.00
Second Floor	4,855	\$500.00	\$2,427,500.00
Third Floor	4,855	\$675.00	\$3,277,125.00
Roof	1,707	\$150.00	\$256,050.00
<b>Construction Total</b>	<b>21,127</b>	<b>\$445.00</b>	<b>\$10,330,175.00</b>

### Soft Costs

Professional Fees	7.25%	\$748,937.69
Attorney Fees		

### Fixtures, Furniture and Equipment

AV/IT/Security	21,127	\$20.00	\$422,540.00
Acoustical Consultant	10%	\$1,549,526.25	\$154,952.63
Furniture	5%		\$516,508.75
Graphics/Art	1%		\$103,301.75
Acoustical/Sound Equipment	15%		\$1,549,526.25

**Grand Total** **\$13,825,942.06**

\$14,000,000.00

# Capital Budget

<b>Capital Expenses, other than building/furniture</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Instruments	\$600,000	\$400,000	\$200,000
Computer Hardware	\$20,000	\$15,000	\$15,000
Office Equipment	\$19,600	\$10,000	\$10,000
Mural (south exterior wall)	\$42,000	-	-
<b>Total Capital Expense</b>	<b>\$681,600</b>	<b>\$425,000</b>	<b>\$227,025</b>

# Operating Budget

<b>Revenue</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Gifts, grants and contributions	\$1,300,000	\$1,625,000	\$2,031,250
Membership fees	\$240,000	\$300,000	\$375,000
Admissions, merchandise sold, and services performed	\$91,000	\$113,750	\$142,188
<b>Total Revenue</b>	<b>\$1,631,000</b>	<b>\$2,038,750</b>	<b>\$2,548,438</b>
<b>General and Administrative Expenses</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
General Compensation	\$1,710,000	\$2,360,000	\$3,010,000
Employer Payroll Taxes	\$136,800	\$188,800	\$240,800
Compensation - Benefits	\$205,200	\$283,200	\$361,200
Events Program (audio/video, lighting, sound)	\$200,000	\$250,000	\$312,500
NOMAFest Event	\$179,000	\$268,500	\$402,750
Marketing Materials	\$126,000	\$40,275	\$60,413
Travel	\$70,000	\$87,500	\$109,375
Fundraising	\$70,000	\$77,000	\$84,700
Occupancy	\$52,000	\$57,200	\$62,920
Professional Fees	\$51,500	\$56,650	\$62,315
Information and Technology	\$50,000	\$55,000	\$60,500
Insurance	\$49,000	\$53,900	\$59,290
Educational Programming - student material and equipment	\$37,876	\$41,664	\$45,830
Instrument Maintenance	\$25,000	\$27,500	\$30,250
Promotional/Media	\$25,000	\$27,500	\$30,250
Student Tech Equipment	\$20,000	\$22,000	\$24,200
Office supplies and amenities	\$19,000	\$20,900	\$22,990
Communication	\$10,000	\$11,000	\$12,100
Depreciation and depletion	\$76,850	\$84,535	\$92,989
<b>Total General and Administrative Expenses</b>	<b>\$3,113,226</b>	<b>\$4,013,124</b>	<b>\$5,085,371</b>
<b>Net Profit (Loss)</b>	<b>\$(1,482,226)</b>	<b>\$(1,974,374)</b>	<b>\$(2,536,933)</b>

# Grant Application

Row 166

<b>Organization Name (if applicable)</b>	Omaha Development Foundation (Greater Omaha Chamber)
<b>Physical Address</b>	Greater Omaha Chamber 808 Conagra Drive, Suite 400 Omaha, NE 68102
<b>Mailing Address</b>	
<b>Website</b>	<a href="https://www.omahachamber.org/">https://www.omahachamber.org/</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Mark Norman
<b>Title</b>	Senior Director, Business Attraction and Expansion
<b>Email Address</b>	mnorman@selectgreateromaha.com
<b>Phone</b>	+1 (402) 595-0488
<b>Team</b>	Yes
	<p>The project team is led by the Greater Omaha Chamber in partnership with the City of Omaha. We also have support from Omaha Public Power District and they will be providing site development support for the project through their economic development team. We will also be hiring an engineering consultant to assist with the Master Planning of the sites as well as a property acquisition firm to assist with assembling the land for the Airport Business Park II location. Lamp Rynearson completed the original Airport Business Park II study and the 2021 update and they will be heavily involved in the site engineering and development process. Midwest Right of Way prepared the land acquisition estimates for the Airport Business Park II location. For the Greater Omaha Partnership team, we have three individuals that can assist with the site development process as well as business recruitment for the sites once we have marketable lots. The team consists of Mark Norman, Senior Director of Business Attraction and Expansion; Lisa Scheve, Manager Business Development; and Adrienne Cavill, Manager of Business Attraction and Expansion. We also have the full resources of the Chamber team which includes marketing/Public Relations, Business Intelligence, workforce development and public policy.</p>
<b>Organizational Chart</b>	<p>The Greater Omaha Chamber consists of 45 full-time staff at the current moment. In addition, there are 15 economic development professionals serving the respective counties that make up the Partnership region. The Greater Omaha Chamber is led by Veta Jeffery who is President and CEO of the Chamber. The Chamber has made a commitment to ensure quality growth in both the North Omaha and South Omaha areas. This project is part of that commitment.</p>
<b>Other Completed Projects and/or Accomplishments</b>	<p>The Greater Omaha Chamber, through the Greater Omaha Economic Development Partnership serves as the primary economic development organization for the 8-county Partnership area. Through this Partnership, through the first 9 months of 2022, we have been directly involved in 35 projects creating 1,400 new jobs for the region with a capital investment of over \$1.5 billion. Over the past 10 years, we have also created and managed the GO Ready Certified Site program for the region. This program helps our County Economic Development Partners in creating "virtual shovel ready" sites through completion of due diligence, master planning and marketing so that the site can be taken from greenfield to fully-served in 1 year or less. We currently have 6 active GO Ready sites across the region. Some examples of successful project locations within the GO Ready program include Fidelity data center in Papillion, speculative warehouse development in Springfield, the Dollar General distribution center in Blair, and the CyrusOne data Center in Council Bluffs. In addition, the</p>

Chamber has worked to take several projects through the entitlement process in several communities.

<b>Proposal Title</b>	North Omaha Business Park Development
<b>Total Budget (\$)</b>	\$155,626,500.00
<b>LB1024 Grant Funding Request (\$)</b>	\$47,201,300.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	The proposal consists of the acquisition of land and the subsequent master planning and infrastructure development to create a shovel-ready business park that will serve as an employment center for the North Omaha area. The Chamber, in association with the City of Omaha, has identified two areas that are in close proximity for the creation of the business park that combined have will have a transformational impact on the North Omaha area. This impact will be realized through the creation of employment and business location opportunities that residents of North Omaha can access creating generational wealth in the area. The two areas are the Enterprise Business Park located roughly at 13th and Locust Street and the Airport Business Park II located near the existing Industrial area by the airport. The Chamber worked with Lamp Rynearson in 2021 to update a study that identified the appropriate area for acquisition and redevelopment. We project that the Enterprise Business Park would be an approximate 22-month development process that would include due diligence, environmental clean-up, infrastructure engineering and construction and platting. The Airport Business Park II would be a slightly longer development timeline looking at approximately 36 months but we believe we can condense this. The Chamber is ready to initiate the process in November of 2022.
<b>Timeline</b>	We anticipate a 22-month timeline for the Enterprise Business Park. A schedule is attached for your reference. Key milestones would be the engagement of an environmental firm to assess the required clean up of the site. We would be ready to engage this firm by December of this year and would need approximately 3 months to complete the assessment. Clean up would then occur and depending on the required remediation actions that should be complete in about 6 months. We would then be able to construct the internal infrastructure for the site and have marketable lots by summer of 2024. For the Airport Business Park, acquisition of the various lots would take approximately 12-18 months for the whole site. We would however strategically order the acquisition process so that we would focus on those properties first that we would need for the infrastructure development so that we could speed up the overall timeline. Plat development and infrastructure engineering can run concurrently with the acquisition process and site preparation can begin approximately 12-18 months into the process. Infrastructure construction can then begin and be complete within approximately 1 year. We anticipate we could have marketable lots by the summer of 2025. A project timeline prepared by Lamp Rynearson is attached to this application.
<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.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

**Proposal Description and Needs Alignment** The project will definitely be transformational for the North Omaha Community. There are limited site options of any size for the creation of employment centers for North Omaha residents. The Enterprise Business Park and the Airport Business Park II provides the best opportunity to do so. This will create 12+ fully shovel-ready lots for which existing North Omaha businesses could locate and grow their company as well as allow for new-to-area businesses to locate and create good paying jobs for the area. Through this access to the business development and new job opportunities the lives of area resident can be significantly improved by access to higher paying jobs, less travel times to employment and a revitalized economic area that will reduce blight. These projects will be long lasting as we see these structural investments as permanent. The Lamp Rynearson study calls for the development of the Airport Business Park II to be built in an environmentally sustainable manner and allow for multi-modal functionality including mass transit and be bike and pedestrian friendly. The developments will create new roadways which will improve traffic patterns for the area and install new sewer and other infrastructure that is aging and needs replacement. The Airport Business Park II also calls for greenspace that will enhance the beauty of the development and allow for employees of the development to enjoy nature during lunch and breaks. An iHub development is also considering a potential location within the Enterprise Business Park which would provide training and business development guidance to area residents.

**Visioning Workshop Findings Alignment** The Visioning Workshops found that insufficient infrastructure exists within the community. This project provides the opportunity for community businesses to locate, expand and grow their businesses within the region where they may not have had the opportunity to do so since there are very limited sites available within the North Omaha region. By providing fully shovel-ready sites for the area it fulfills a needed gap within the region. It also leverages many community partners to achieve the development. The Chamber, along with the City of Omaha, Omaha Public Power District as well as private business will bring additional resources to the area that otherwise would not occur.

**Priorities Alignment** This project aligns directly with the intent of LB 1024. LB 1024 specifically calls for the creation of a new business park that will provide long-lasting economic benefit for the North Omaha community. This project accomplishes that goal and also provides business development opportunities and employment opportunities for a region that has had historically higher than average unemployment and a lack of investment.

**Economic Impact** We project that this project could create between 2,000 and 3,000 jobs to the region at full build-out with an economic impact to Douglas County of over \$650 million annually and a payroll of over \$160 million annually. An Implan economic impact analysis for the Airport Business Park II is included with this attachment.

More than 2,000 full-time jobs are projected to be created at full build-out.

During construction of the various projects which will locate at the two business parks, those projects will support over 1,100 construction jobs.

We project that the wage levels for the eventual projects will be at market rate or higher at the time of hiring.

We will work with the REACH program at the Greater Omaha Chamber which provides contractor training and capacity expansion as well as working with the City to access registered Small and Emerging Businesses.

**Community Benefit** By providing fully shovel-ready sites for businesses to locate and expand, the number and variety of business opportunities will expand. By increasing payroll in the area by \$161 million annually, more money will be circulating throughout the local economy benefitting all residents. This economic activity will result in increased investment throughout North Omaha.

Once in place, the buildings that are built in the business parks will be sustainable employment centers. The projects will be



built in a sustainable manner allowing for green space, multi-modal transportation and a pedestrian and bike friendly environment.

<b>Best Practices/Innovation</b>	The business parks will be developed in a sustainable manner incorporating green spaces and amenities designed to benefit the workers employed in the development. An iHub is also considering locating in the Enterprise Business Park.
<b>Outcome Measurement</b>	We will be able to measure number of new jobs created, wages, and capital investment. We can also look at the skill level of the jobs created and compare that to average wages in that particular sector. We will also seek out companies to locate in the business parks that want to give back to the North Omaha community.
	The Chamber would work with those companies to measure the above outcomes and their impact.
	Yes, the creation of these full shovel-ready sites would result in multiple projects locating on the sites making significant capital investments and creation of jobs.
<b>Partnerships</b>	Yes
	The City of Omaha will partner with the Greater Omaha Chamber on the project. They will participate through the development of infrastructure of the sites. We will also engage several private engineering firms to assist with master planning, project management, site acquisition and entitlements. We will also be working with Omaha Public Power District for site development participation the specifics of which are currently under discussion.
	No MOUs currently in place. We will negotiate these agreements over the next 90 days.
<b>Displacement</b>	Yes
<b>Displacement explanation</b>	In the proposed Airport Business Park II location, there are residents that will be displaced. We will work with an experienced company for the acquisition process.
<b>Physical Location</b>	The two areas are the Enterprise Business Park located roughly at 13th and Locust Street and the Airport Business Park II located near the existing Industrial area by the airport. The Enterprise Business Park is located within a Qualified Census Tract and is zoned appropriately for the project. The Airport Business Park II is located partially within a Qualified Census Tract and the balance is located in an adjacent tract. The Airport Business Park II will need to undergo rezoning and the City would be willing to rezone once we have the properties under control.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	The sites are not currently under control. Once we receive funding for the project we will begin the negotiation process for the parcels located within the Airport Business Park. Discussion have been occurring with the owner of the Enterprise Business Park on a Purchase Agreement. The Enterprise Business Park does have some environmental conditions that will need remediation.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	Yes
	No

Engineer's Opinion of Probable Costs have been developed for the Airport Business Park II, last updated in 2021. Cost for the Enterprise Business Park connector road estimated by HDR and the City of Omaha. Other costs are from previous Engineer's Opinion of Probable Costs updated by various entities..

**General Contractor** No

**Request Rationale** Costs for the Airport Business Park II were completed by Lamp Rynearson and updated in 2021. Additional costs for the site development provided by the City of Omaha. Connector road in the Enterprise Business Park developed by HDR and the City of Omaha.

**Grant Funds Usage** For the Airport Business Park II project, we plan to utilize the 1024 Qualified Census Tract grant for water, sewer and storm sewer infrastructure. For the Enterprise Business Park, we plan on utilizing the Qualified Census Tract grant for water, sewer, environmental clean-up and grading, and to assist with road construction.

**Proposal Financial Sustainability** Yes

Fiscal management will be provided by the Greater Omaha Chamber.

**Funding Sources** Total project costs are \$155,626,500. Additional funding sources include: Enterprise Business Park Connector Road – we anticipate about \$5,000,000 in private contributions to support this and the City of Omaha will work to provide the balance. The Omaha Development Foundation (Greater Omaha Chamber's 501c3 development organization) will also be applying for the \$60,000,000 in Business Park development funds through LB 1024. The City of Omaha will also be willing to work with us on potential infrastructure costs being worked into their annual Capital Improvement Program. The Chamber is currently working with another party to potentially provide some funding assistance in the acquisition costs. We anticipate having all sources of funding lined up within approximately 150 days.

We expect the \$60M in Business Park development funds through LB 1024 to be awarded sometime in November. The awarding entity is the Nebraska Department of Economic Development.

LB 1024 funds are required to move this project forward.

**Scalability** For scalability, we see the Enterprise Business Park as the initial "quick" development and starting the process with that component immediately. The Airport Business Park II location is a bit more long-term development and while we would initiate that project immediately, we would focus on the acquisition of the core area first and then the east wing of the development second. That would provide us marketable lots within that development quicker. The Greater Omaha Chamber is committed to implementing and completing this project and will dedicate the appropriate time and personnel to achieve success.

See above.

**Financial Commitment** The Greater Omaha Chamber is committed to implementing and completing this project and will dedicate the appropriate time and personnel to achieve success. We will work with all of our partners to secure the needed financial commitments.

**ARPA Compliance Acknowledgment**

**ARPA Reporting and Monitoring Process Acknowledgme**

**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) Schedule

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# Development Schedule

## Accurate and reliable timelines.

For a project of the size, number of stakeholders, number of potentially displaced persons, and overall complexity as Airport Business Park, an accurate outline of the necessary steps and timeline will help eliminate potential future complications.

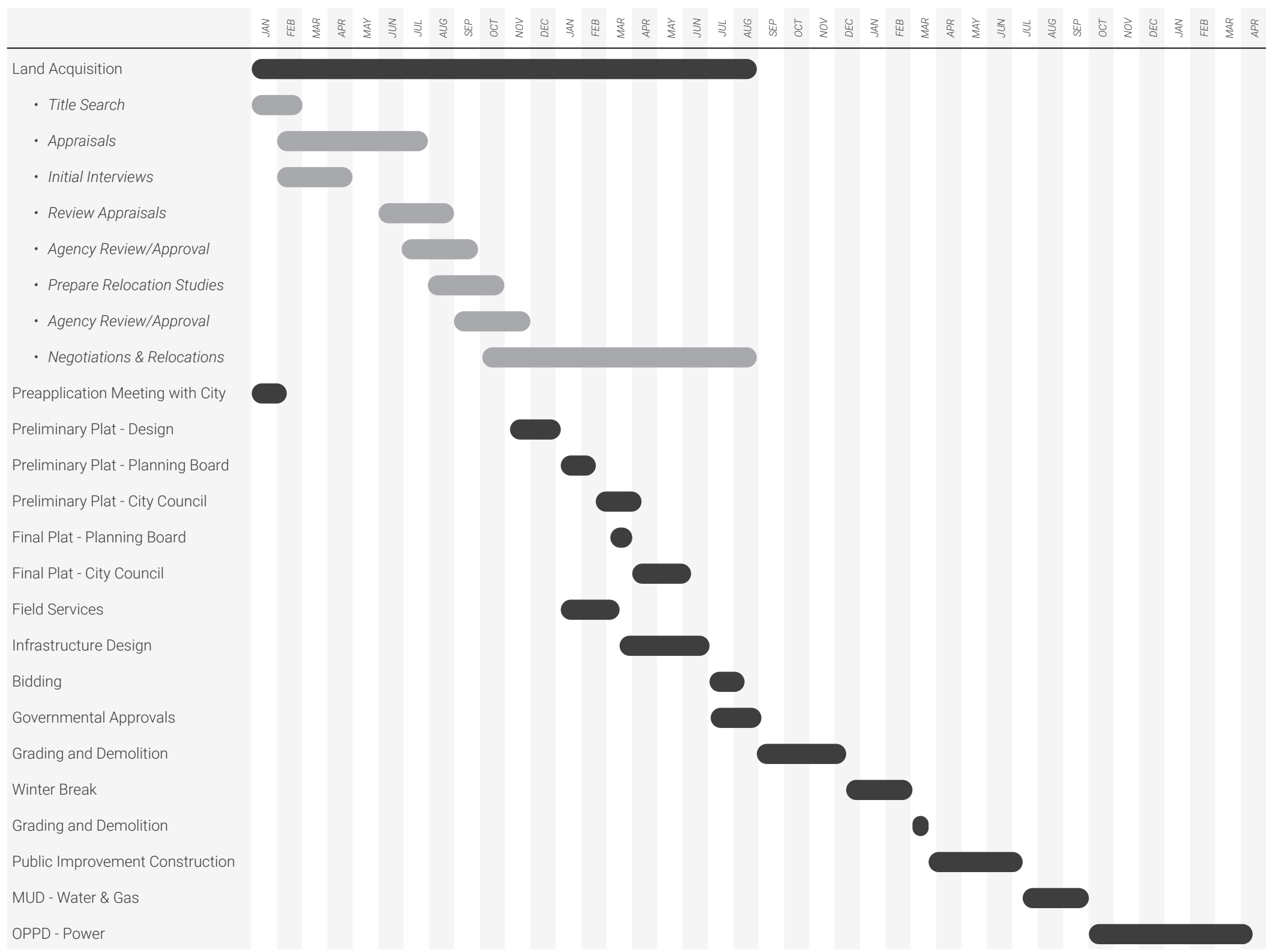
### Schedule Drivers

With approximately 320 displaces across all phases, land acquisition is the most significant driver of the schedule. Based on their land acquisition experience, Midwest Right Of Way has developed an approximate schedule for the necessary land acquisition. This process consists of the following tasks, which are generally completed sequentially. Next to each task is an approximate timeline to complete the necessary task. Specific tasks may be completed simultaneously or before the completion of the previous task.

- Title Search – 2 Months
- Appraisals – 6 Months
- Initial Reviews – 3 Months
- Review of Appraisals – 3 Months
- Agency Review & Approval – 3 Months
- Relocation Studies Prepared – 3 Months
- Agency Review & Approval – 3 Months
- Negotiations & Relocations – 12 Months

Midwest ROW has provided a complete schedule for the land acquisition for Areas A – E. One concern that warrants future analysis and discussion is the limited comparable housing for displaced tenants and owner/occupants, which could cause the market to flood with new buyers. Further segmentation of phases to lighten the strain on the housing market is one potential solution, but would require a longer acquisition schedule.

A typical schedule for the development process with the associated steps has also been developed, shown on the following page.



# North Omaha Airport Park Economic Impact Analysis for Douglas County



November 3, 2021

## 1. Project Overview

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The goal of this report is to provide the economic impact of new construction and ongoing operations of the North Omaha Airport Park. It is shown in two separate phases and the results are for Douglas County.

## 2. Model & Assumptions

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- Model
  - IMPLAN Trade/Flow
- Regions
  - Douglas County
- Multiplier
  - Type I and SAM multiplier types
- Phase 1:
  - Capital Investment
    - Manufacturing Construction: \$112.9 million
  - Industry Category: All Other Miscellaneous Manufacturing
    - New Jobs: 1,793
- Phase 2:
  - Capital Investment
    - Manufacturing Construction: \$29.0 million
  - Industry Category: All Other Miscellaneous Manufacturing
    - New Jobs: 461

### 3. Summary for Phase 1

---

- During the year of construction, the \$112.9 million in construction activity helps support 1,102 jobs in the construction industry and an additional 408 jobs in the community based on the increased economic activity.
- When fully operational, the economic activity generated in the area **will add about \$651.4 million to the local economy** each year.
  - Includes activity directly related to the company's operations and associated "spillover" activity.
- The 1,793 jobs at the project help support an **additional 1,188 workers** in the community.
  - Additional workers include warehousing and storage, real estate, retail, restaurants, accountants, etc.
- The Douglas County economy sees a **boost to payroll income of about \$163.9 million** for jobs directly related to the operations of the project, additional business-to-business spending, and additional household spending.

### 4. Summary for Phase 2

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- During the year of construction, the \$29.0 million in construction activity helps support 283 jobs in the construction industry and an additional 105 jobs in the community based on the increased economic activity.
- When fully operational, the economic activity generated in the area **will add about \$167.5 million to the Douglas County economy** each year.

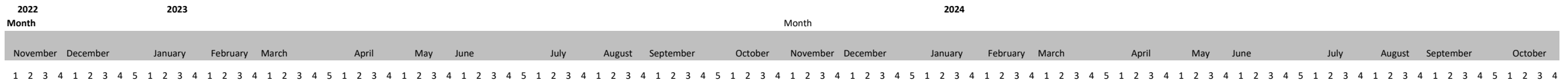
- Includes activity directly related to the company's operations and associated "spillover" activity.
- The 461 jobs at the project help support an **additional 305 workers** in the community.
  - Additional workers include warehousing and storage, real estate, retail, restaurants, accountants, etc.
- The local economy sees a **boost to payroll income of about \$42.1 million** for jobs directly related to the operations of the projects, additional business-to-business spending, and additional household spending.

Enterprise Business Park Development Timeline 10-07-22

NORTH OMAHA BUSINESS PARK  
**OMAHA DEVELOPMENT FOUNDATION**

Project Start: Tue, 11/1/2022  
 Display Week: 1

TASK	ASSIGNED TO	PROGRESS	START	END
<b>Enterprise Business Park</b>				
Purchase Agreement	Name	0%	11/1/22	12/1/22
Engage Firm and Complete Master Plan			12/1/22	1/30/23
Environmental Assessment		0%	12/1/22	3/1/23
Closing		0%	3/1/23	3/5/23
Environmental Cleanup/Grading		0%	3/5/23	9/1/23
Engineering - Infrastructure			3/5/23	7/3/23
Water/Sewer Construction			9/1/23	4/28/24
Road Construction			9/1/23	8/26/24
Marketable Lots for Development			3/1/24	8/28/24





**North Omaha Business Park Development Project**

Proposed Improvement	Land Acquisition	Construction Cost and Engineering	1024 Request	% Within ARPA Qualified Tract
<b>Airport Business Park II</b>				30%
Land Acquisition	\$59,162,000			
Grading, Structure, Demolition, and Erosion Control		\$8,154,000		
Sanitary Sewer		\$11,500,000	\$11,500,000	\$3,450,000
Storm Sewer				
Interior		\$7,909,900	\$7,909,900	\$2,372,970
Off-Site		\$7,333,500	\$7,333,500	\$2,200,050
Paving/Road		\$5,738,000		
Power		\$123,600		
Water		\$957,900	\$957,900	\$287,370
Gas		\$96,900		
Utility Relocation		\$405,700		
Landscaping		\$4,030,500		
Plan Review Fee		\$214,500		
Total Cost	\$59,162,000	\$46,464,500		
<b>Total Cost - Airport Business Park II</b>	<b>\$105,626,500</b>		<b>\$27,701,300</b>	<b>\$8,310,390</b>
<b>Enterprise Business Park</b>				
Land Acquisition	\$11,500,000			
Environmental, Grading and Erosion Control		\$5,000,000	\$5,000,000	
Water/Sanitary Sewer		\$4,500,000	\$4,500,000	
Storm Sewer		\$500,000		
Paving/Road		\$28,000,000	\$10,000,000	
Power		\$300,000		
Gas		\$100,000		
Utility Relocation				
Plan Review Fee		\$100,000		
Total Cost	\$11,500,000	\$38,500,000		
<b>Total Cost - Enterprise Business Park</b>	<b>\$50,000,000</b>		<b>\$19,500,000</b>	
<b>TOTAL BUSINESS PARK DEVELOPMENT COST AND 1024 REQUEST</b>				
	<b>\$155,626,500</b>		<b>\$47,201,300</b>	

# Grant Application

Row 167

**Organization Name**  
(if applicable)

**Physical Address**

**Mailing Address**

**Website**

**Social Media**  
**Accounts**

**Name** Dr. Martin Williams

**Title**

**Email Address** mw@martinwilliams.org

**Phone** +1 (402) 301-5585

**Team** Yes

**Organizational**  
**Chart**

**Other Completed**  
**Projects and/or**  
**Accomplishments**

**Proposal Title** The Dream Center

**Total Budget (\$)** \$8,000,000.00

**LB1024 Grant**  
**Funding Request (\$)** \$8,000,000.00

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

**Brief Proposal Summary** The Dream Center, located on 2201 N 24th Street, Omaha, NE, will exist to bring the needs, wants, and resources to the community of North Omaha in efforts to restore it to a place where it is thriving and its residents are proud. The focus of The Dream Center is to be immersed within the community in need, in order to identify its needs directly from the source. The Dream Center believes that this has been the missing component to many of the countless efforts that have gone into North Omaha. The culture of The Dream Center will mirror that of a living, breathing, robust ecosystem. This curated ecosystem will evolve through the catalyst of The Dream Center and will serve community members interested in developing their personal, professional, and leadership skills by providing space for the development to take place, be consistently developed, and sustained. These are the vital soft skills that are often gravely neglected when in crisis or poverty. This necessary development fundamentals will be able to take place within The Dream Center's co-working spaces within the building.

**Timeline** 1. Building construction and preparation (2 years) 2. Program implementation (January 2023) 3. Program continuation reallocation (2024 & 2025)

**Percentage completed by July 2025** 100%

**Funding Goals** Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting

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

**Community Needs** 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**

**Visioning Workshop Findings Alignment**

**Priorities Alignment**

**Economic Impact**

**Community Benefit**

**Best Practices/Innovation**

**Outcome Measurement**

**Partnerships** Yes

**Displacement** No

**Displacement explanation**

**Physical Location** 2201 N 24th Street, Omaha, NE

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

**Additional Location Documents**

**Property Zoning** Yes

**Is the project connected to utilities?**

Yes

Yes

**Design, Estimating, and Bidding** No

No

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<b>General Contractor</b>	No
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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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	Yes
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<b>Scalability</b>	Yes
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<b>Financial Commitment</b>	We are committed to carrying out the various ideas within our proposal.
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<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
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<b>ARPA Reporting and Monitoring Process Acknowledgme</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>	Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses
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# North Omaha “Dream Center”

Drafted: October 2022

## Site Location

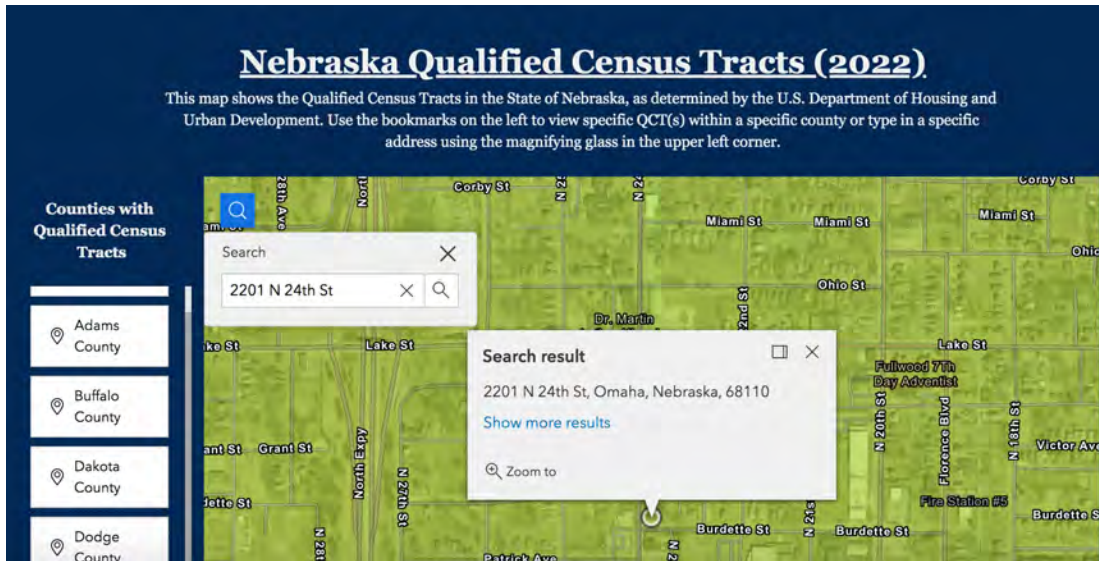
This fund was passed in an effort to respond to the COVID-19 public health emergency and the deeply devastating impact it made within qualified census tract areas located within the boundaries of a city of the metropolitan class. The meaning of a qualified census tract, defined by 26 U.S.C. 42(d) 26 (5)(B)(ii)(I), is any census tract which is designated by the Secretary of Housing and Urban Development and, for the most recent year for which census data are available on household income in such tract, either in which 50 percent or more of the households have an income which is less than 60 percent of the area median gross income for



such year or which has a poverty rate of at least 25 percent.

The address of the proposed Dream Center is within a historical, North Omaha staple known as Skeet’s Barbeque. It is located at 2201 N 24th Street, Omaha, NE (see maps below). This location has been referred to as a “neighborhood staple,” “classic barbecue,” “old school eats” and many other special labels. Whenever the conversation comes up, Skeets Barbeque is

referred to as “down home,” “delicious” and a “must have” within the Omaha community. In addition to this location having deeply rooted historical significance to the North Omaha area, it is perfectly positioned directly on 24th Street. Therefore, the Dream Center proposal is not adjacent to, but within the designated tracts which makes it “presumptively eligible.”



## Our Community Challenges

As mentioned within LB1024, social and economic challenges in North Omaha have persisted for multiple generations, partially fueled by past racial segregation and the historical practice known as redlining. These long term devastating occurrences have greatly affected the community of North Omaha for generations and only worsened due to the Covid pandemic. There were at least two issues that COVID-19 created in North Omaha: a public health crisis and increased the economic crisis. A comparative analysis of its socio-economic conditions shows that North Omahans, particularly Black North Omahans, will enter post-pandemic times much the same as they entered the previous six decades—as a community of more impoverished, powerless, and neglected people. The Black and Hispanic populations of Omaha fall extremely behind in every measure of wellness as compared to their non-Black and Hispanic peers.

To evaluate progress towards addressing the harms caused by COVID-19, Senators McKinney and Wayne completed a comprehensive review of the negative impacts stemming from the pandemic. Their findings include: Wealth and Income Gap, Business Impact, Employment Impact, Housing Impact, Culture and Arts Impact, and a Public Safety Impact.

The Dream Center’s approach marries both of these realities. The pandemic further damaged an already impoverished, neglected community, and North Omaha has been impoverished for many generations. Therefore, the solution to these kinds of challenges will likely be found at the root problem established generations ago. Not only did COVID-19 create a pure crisis on North Omaha’s residents, but it further inflicted damage on this community that has needed repair for decades.

## Our Solution: North Omaha's Dream Center (\$ 8 Million)

The solution to restoring communities starts with the people within them. The people that have been left resourceless for generations. The Dream Center will exist to bring the needs, wants, and resources to the community of North Omaha in efforts to restore it to a place where it is thriving and its residents are proud. The focus of The Dream Center is to be immersed within the community in need, in order to identify its needs directly from the source. The Dream Center believes that this has been the missing component to many of the countless efforts that have gone into North Omaha. The culture of The Dream Center will mirror that of a living, breathing, robust ecosystem. This curated ecosystem will evolve through the catalyst of The Dream Center and will serve community members interested in developing their personal, professional, and leadership skills by providing space for the development to take place, be consistently developed, and sustained. These are the vital soft skills that are often gravely neglected when in crisis or poverty. This necessary development fundamentals will be able to take place within The Dream Center's co-working spaces within the building.

Co-working spaces are flexible and shared work environments that make a significant effort to connect users with supportive networks that commonly result in efficient work outputs, a high level of collaboration and knowledge transfer. Recent years have seen swift growth of the coworking model, making these spaces an integral part of local entrepreneurial ecosystems and transforming them into localized pools of specialized talent.

The social structures created by coworking spaces have an invaluable impact on people and performance. There are countless studies that prove the benefits that coworking spaces have on productivity and overall happiness. The community members utilizing the spaces feel both individual autonomy and an important part of a wider community, which is thought to be the ideal balance for people to feel valued. By requesting \$8 million in funds, our mission for the Dream Center is to bring and sustain transformational, fundamental change, and long-lasting economic growth within North Omaha by expanding and implementing programs to the citizens dwelling inside the said North Omaha boundaries .

## Our How & Way Forward

### Study the People

In order to reverse the generations of social damage and the impacts of the pandemic, a significant effort will be put into building up the current residents within the North Omaha community. For many, many years outside community members have attempted to address the economic and employment challenges in the area and the issues persist. The Dream Center believes that that approach must not render the desired outcomes sought after. Therefore, in addition; the Dream Center would focus on strategically studying the current community; its' people, its' unique culture, and its' history from the perspective of various sources, so that an accurate assessment can start being painted of what the North Omaha community truly needs.

### Provide Based on Feedback

Next, The Dream Center plans to focus on procuring, bringing, and offering the various resources necessary to develop the people within the community first, instead of starting the infrastructure surrounding them. The focus of these resources will be developing their personal, professional, and leadership skills. The structure of these resources will be in various forms including curriculum, books, seminars, training, and other services.

### Inspire

This type of space is something the community of North Omaha has not had and is an overall economic and community advancement. Currently, there are no office spaces for the North Omaha community to rent and work. While people need solitude to focus, they also need and seek out new opportunities to engage rather than isolate. This togetherness inspires unexpected opportunities, new ideas and fresh perspectives, all of which support creativity and innovation and ultimately sustain the environment for further investment. A workplace community hub acts as a destination – one that is located in a central space, creating a “go-to” place where anyone within North Omaha have access to and utilize as the need for inspiration strikes. This type of hub serves all people and their preferred work style, providing an additional choice about where to perform their daily tasks.

### Collaborate with Neighbors

There is a deep wealth of organizational resources housed right on 24th street. The Dream Center will be the place where instead of addressing needs in silos, the various organizations find the people within them willing to give significant energy to working together to join as much power together to address such deeply rooted impacts of generations of damage.

### House Market Partners

The market partners currently operating within this area could also use office and work spaces when carrying out various projects. It makes sense to have a satellite office in the areas in which these organizations conduct so much business. Bringing larger businesses into an area to carry out business while also having smaller businesses right down the same hallway, will create ample opportunity for connection, collaboration, innovation, and most importantly – transformational economic change for the entire community.



# Grant Application

Row 168

<b>Organization Name (if applicable)</b>	Freedomtainmet
<b>Physical Address</b>	6720 N. 30th St Omaha, NE 68112
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.Freedomtainment.com">www.Freedomtainment.com</a>
<b>Social Media Accounts</b>	Freedomtainment Omaha: facebook, Instagram, twitter, linkedin, tiktok
<b>Name</b>	Calvin Williams
<b>Title</b>	Operational Manager
<b>Email Address</b>	CalvinWilliams107@yahoo.com
<b>Phone</b>	+1 (402) 686-8316
<b>Team</b>	Yes
	Freedomtainment, INC and its 3 Board of Directors are comprised of North Omaha citizens representing the diversity of the community (2male / 1 female; 2 African American / 1 Caucasian). While there are no paid staff members at this time, the Board is mindful of engaging vendors that bring diversity and inclusive business practices. The Board members are: President: Calvin Brown – Master's Degree in child psychology and entrepreneur, retail Secretary: Michelle Jones – entrepreneur, commercial cleaning Treasurer: Michael Dunn – entrepreneur, marketing
<b>Organizational Chart</b>	Freedomtainment, Inc. is governed by a 3-person board and supported by a 5-member advisory committee to provide guidance and community connection. It has no employees at this time; but rather works with independent contractors, local businesses (to provide paid services) and students. This request has 2 parts; where the first part creates 3 new jobs and the second part creates 10-12 new jobs.
<b>Other Completed Projects and/or Accomplishments</b>	the pandemic. Freedomtainment facilitates the Omaha Freedom Festival, Level Up Career Fair, and other educational and wellness programs that align with the mission of Education, Empowerment and Entertainment. It has been successful in raising funds from both private and public sources to support its programming. • Being at the forefront of diversity and inclusivity initiatives representing the City of Omaha, Freedomtainment Leadership planned to celebrate Juneteenth and tell the historical story to Omaha and the surrounding communities before Juneteenth was even a federal holiday. • During the inaugural festival year and during the height of the pandemic (2021), attendance was 3x as expected (6,000 attendees). This grew to 8,475 in 2022. • The 2020 festival was unable to be held due to the pandemic causing a start-up loss of approximately \$20,000 that was carried by the Festival Manager, Calvin Williams. He was able to be reimbursed from the retained net proceeds from the next two festivals as a working model had been established where the festival operates at or slightly above breakeven. • Freedomtainment has positioned the festival as a tourist activity that has been supported by the Douglas County Tourism board and the State of Nebraska Tourism department. Numerous hotel stays and visits from multiple states bring economic development into North Omaha. The number of hotel rooms tracked in 2021 was 43 and in 2022 it grew to 87 bringing visitors from 13 different states. • First preference of supplier/vendor partners has been tried to be filled by North Omaha businesses to build stability, synergy and create/support others' jobs and build economic wealth. Vendors used from North Omaha include: Le Flore's Fashions, Ozone Production, Lionsgate, Four Horseman, Pekins Security, Stable Gray, Josh Jones, Houston Alexander, DJ Chain, DJ Chevy, Mitchell Enterprises, Malcolm X Memorial Foundation, Heavenly Dogs, Gourmet Cuisine BBQ, Off Duty

Police Officer's from North Precinct, Toni D. Smith Advance Tax, Jazzy For A Reason Consulting, BJ's Convenience Store. Collectively, these businesses have received over \$200,000.00 for providing services to support the Omaha Freedom Festivals.

- In 2021 Freedomtainment garnered national coverage for the Omaha Freedom Festival and its mission to celebrate Juneteenth as the College World Series kicked off live from The Malcolm X Memorial Foundation.
- In response to the Omaha community need, Freedomtainment was asked to create new programming to help solve the un/under employment gap and responded with successfully holding the Level Up Career Fair connecting job seekers to sustainable jobs paying living wages. It was held Labor Day Saturday, 2022 with 1,243 attendees seeking jobs. Fifteen employers and 10 resource providers were present.
- Freedomtainment received a \$10,000 monthly Google Ad Grant which has enabled us to market Omaha and the festival nationally in alignment with Visit Omaha's target cities for tourism: Lincoln, Council Bluffs, Kansas City, Des Moines, Sioux City (the 8 cities which represent the 8 schools named to participate in the College World Series).

<b>Proposal Title</b>	Freedomtainment
<b>Total Budget (\$)</b>	\$11,500,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$11,500,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	<p>Freedomtainment, Inc, a 501c3 nonprofit serving North Omaha, has a mission to bring awareness about African American culture through Education, Empowerment, and Entertainment activities, showcasing the North Omaha, Nebraska community, its rich history and present-day attributes by expanding access to local, social and business resources. Established in 2020, it has 2 premier community programs: • Omaha Freedom Festival – a celebration of Juneteenth • Level-up Career Fair &amp; Tailgating Party – a workforce development initiative This grant request is comprised of 2 areas: 1. Enable Freedomtainment to scale and build on its existing programs, create 3 new jobs, and expand services to include mental health/wellness, job support. (\$2.5 million) 2. Identify, purchase and re-develop a building near the 24th Street revitalization area into an event venue (1,000- 1,500 flex seating similar to The Slowdown and The Admiral), appropriate carrying costs for the grant term (2023-2026); filling a gap of North Omaha eligible locations to provide for community assembly to host arts, cultural, education and empowerment activities; adding to the transformational change including safe neighborhood night life options. (\$9 million) Supporting this grant would create 3 new jobs within the non-profit itself and 10-12 positions needed to support events in the building once open for public/private use. Freedomtainment will headquarter from the building, mitigating its need to rent its existing space and will rent out the facility when not being used for its own programming creating a revenue stream. The first initiative, to support and scale services, will begin immediately upon grant award. The nonprofit requests \$2,500,000 to create 3 new jobs (Director, Assistant, Marketing Specialist – total \$140,000), and the festival bringing it to a national level with branded performance acts and tourism development (\$500,000/year), workforce career fairs regularly offered (\$40,000/year) and capacity assistance (\$150,000/year). These funds will be expensed across 3 years of operation: 2023, 2024 and 2025 years. The 2nd initiative, to identify, acquire and re-develop a small venue with 1,000–1,500 flex seating and appropriate for start-up carrying costs during the grant period, is budgeted to be \$9 million (\$5 million building purchase and renovation after consultation with an area architect and developer and reviewing available property in the targeted zone (16th-24th / Lake-Ames) plus \$4 million operating costs). This building would be ready by 2025 and create trickle-forward economic development by creating 10-12 new jobs and impacting the 24th street revitalization zone by providing a place of assembly during the day and create a bountiful night life opportunity. The building would need dedicated parking for 500 vehicles (most attendees will come in groups of 2-4). Ideally, it would like to create roof top seating for private events and build in garage doors where the main floor can open to the outside.</p>

<b>Timeline</b>	<p>First Initiative (scale and build programming): • June 2023, create 3 new jobs for non-profit (Director, Assistant, Marketing Specialist) • June 2023, acquire assets to decrease on-going</p>
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rental fees to include: staging, sound system, tenting, lighting, fencing, security/communication equipment, truck/trailer, POS system, merchandise station, tables, chairs and misc. equipment identified. • June 17th, 2023, Omaha Freedom Festival • September 2, 2023, Level Up Workforce Initiative Program • June 19th, 2024, Omaha Freedom Festival • September 4, 2024, Level Up Workforce Initiative Program • June 17th, 2025, Omaha Freedom Festival • September 2, 2025, Level Up Workforce Initiative Program • June 17th, 2026, Omaha Freedom Festival (if funds remain) Second Initiative (identify, purchase and re-develop building for flex seating venue) • June 2023, hire commercial real estate broker to find and acquire building or new land. Engage with architect and development company such as OEDC. • June 2023 (or as soon there after), complete purchase and begin building/re-development project. • Open by Spring 2025 to be ready for seasonal nightlife activity support • Summer 2025, Public grand opening dedication during Omaha Native Days

**Percentage completed by July 2025** 100%

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

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

**"other" explanation**

**Proposal Description and Needs Alignment** Freedomtainment, Inc, a 501c3 nonprofit serving North Omaha has a mission to bring awareness about African American culture through Education, Empowerment, and Entertainment activities, showcasing the North Omaha, Nebraska community, its rich history and present-day attributes by expanding access to local, social and business resources. Established in 2020, it has 2 premier community programs: • Omaha Freedom Festival – a celebration of Juneteenth • Level-up Career Fair & Tailgating Party – a workforce development initiative This grant request is comprised of 2 areas: 1. Enable Freedomtainment to scale and build on its existing programs, while expanding services to include mental health/wellness, job training and support capacity. (\$2.5 million) 2. Identify, purchase and re-develop a building near the 24th Street revitalization area into an event venue (1,000- 1,500 flex seating similar to The Slowdown and The Admiral) and appropriate for start-up carrying costs; filling a gap of North Omaha eligible locations to provide for community assembly to host arts, cultural, education and empowerment activities; adding to the transformational change including safe neighborhood night life options. (\$9 million) Supporting the first initiative would create 3 new jobs within the non-profit itself and 10-12 positions needed to support events in the building once open for public/private use. Freedomtainment will headquarter from the building, mitigating its need to rent its existing space and will rent out the facility when not being used for its own programming creating a revenue stream. The first initiative, to support and scale services, will begin immediately upon grant award. The nonprofit requests \$2,500,000 to create 3 new jobs (Director, Assistant, Marketing Specialist (\$140,000/year)), and the festival bringing it to a national level with branded performance acts and tourism development (\$500,000/year), workforce career fairs regularly offered (\$40,000/year) and capacity assistance (\$150,000/year). These funds will be expensed across 3 years of operation: 2023, 2024 and 2025 years. The 2021 and 2022 festivals were held at The Malcolm X Memorial Foundation's Outdoor Event Plaza (34th & Evans) in the qualified census tract 53.00. The festival maxed out this space and needs to determine if it will continue to host at this location or re-locate to another eligible option to remain in North Omaha or adjacent. Other recommended sites for consideration include: Miller Park (Qualified Census Tract #3), Kountze Park (Qualified Census Tract #8), Gene Leahy Mall (adjacent,

sharing a border with Qualified Census Tract #16 and sits 2 blocks slightly to the south) The 2nd initiative, to identify, acquire and re-develop a small venue with 1,000–1,500 flex seating and appropriate for carrying start-up costs during the grant period, is budgeted to be \$9 million (\$5 million building purchase and renovation after consultation with an area architect and developer and reviewing available property in the targeted zone (16th-24th / Lake-Ames) plus \$4 million for operating costs. This building would be ready by 2025 and create trickle-forward economic development by creating 10-12 new jobs and impacting the 24th street revitalization zone by providing a place of assembly during the day and create a bountiful night life opportunity. The building would need dedicated parking for 500 vehicles (most attendees will come in groups of 2-4). Ideally, it would like to create roof top seating for private events and build in garage doors where the main floor can open to the outside. A venue this size will bring economic growth to North Omaha, impacting the other businesses and spur on tourism. It will fill the biggest void presently in the State of Nebraska by enabling a minority-controlled organization to operate a venue space for community engagement. Freedomtainment temporarily offices in the census tract 62.02, adjacent to the North Omaha qualif

**Visioning Workshop Findings Alignment** The North Omaha vision workshop's key takeaways identified the following topics which will be addressed by the Freedomtainment proposal: • Culture and character integrated into the neighborhood • Economic hub proximate to North Omaha • Identified as Community Reinvestment Area and Opportunity Zone • Vacant parcels and availability of land • Leverage current residents and entrepreneurial efforts into additional economic activity The needs addressed thru supporting actions are: • Create high paying jobs • Support local businesses • Change marketing / external perception • Create community vision and buy-in • Build destinations • Access and tools to leverage community resources • Development that fits within the cultural context • Insufficient infrastructure • Creating quality of life: safe spaces for youth/younger generations to gather and socialize, "Do Something"

**Priorities Alignment** • Will be in or adjacent to a North Omaha qualified census tract (#11) • Will foster desirable transformation • Will support fundamental change • Will continue to elevate North Omaha's presence and perception within the region, significantly improving the lives of area residents thru significant development • Will foster long-lasting economic development growth; foster gainful employment opportunities and investment in the area, leading to the creation of generational wealth and widespread economic vitality in North Omaha

**Economic Impact** The first initiative of the grant proposal will create 3 full-time, permanent jobs for the non-profit: Operations Director (\$60,000/yr), Assistant (\$40,000/yr) and Marketing Specialist (\$40,000/yr).

3 full-time, permanent jobs for the non-profit: Operations Director (\$60,000/yr), Assistant (\$40,000/yr) and Marketing Specialist (\$40,000/yr)

10-12 new permanent jobs (3 full-time and 7-9 part time). Seventy percent of the jobs are intended to be filled by residents of North Omaha living within the qualified census tract areas.

\$16.50 +

**Community Benefit** upporting the first initiative presented will enable the community to celebrate and share its rich African American heritage not only within the community, but the entire Metropolitan area and those that attend for tourism. Diversity is represented not only in the event attendees; but the vendors, volunteers and students involved.

The second initiative presented will impact the livelihood of those that fill the new jobs; but certainly the radius around the venue (residents and other business owners) to provide synergistic services, and opportunity. The North Omaha qualified census tract is reporting the average age of area residents is 34 years old. It is notable to report that this age is decreasing in North Omaha necessitating the need to provide

lifestyle amenities and opportunity targeted towards the younger demographic

**Best Practices/Innovation** Freedomtainment and its mission is very innovative and unique to Omaha first by serving the North Omaha community; but also bringing together education, health and business resources. It was visionary in its identification that North Omaha was lacking a cultural city-wide celebration around its heritage and identified that Juneteenth was a viable cause, before it became a Federal holiday. This positioned Omaha and specifically North Omaha, to have a planned celebration when the Federal holiday was announced (just 48 hours before the actual first holiday – June 20, 2021).

**Outcome Measurement** Will be in or adjacent to a North Omaha qualified census tract (#11) Will foster desirable transformation • Will support fundamental change • Will continue to elevate North Omaha's presence and perception within the region, significantly improving the lives of area residents thru significant development • Will foster long-lasting economic development growth; foster gainful employment opportunities and investment in the area, leading to the creation of generational wealth and widespread economic vitality in North Omaha • Decrease in unemployment rate in zip code 68111 • # of new small business starts in zip code 68111 • # of career fair attendees • # of job seeker placements • # of users by service • # of repeat users by service • Perception evaluations • Performance metrics: satisfaction, employment, customer growth, revenue growth • Community Surveys: neighborhood • Marketing metrics

# of career fair attendees • # of job seeker placements • # of users by service • # of repeat users by service • Perception evaluations • Performance metrics: satisfaction, employment, customer growth, revenue growth • Community Surveys: neighborhood • Marketing metrics

**Partnerships** Yes

Michael Maroney, Executive Director - Omaha Economic Development Corporation • Shannon Snow, Director – Omaha Municipal Land Bank • Mark Lebowitz – 1% Productions • Duke Riggs - Ozone Productions

Douglas County Tourism and Nebraska Tourism Commission – grant acknowledgement agreements and stewardship of funds • Blues Society of Omaha – MOUs executed for partner programming events

**Displacement** No

**Displacement explanation**

**Physical Location** Freedomtainment temporarily offices at 6720 North 30th Street, Omaha, Nebraska 68112 in the census tract 62.02, adjacent to the North Omaha qualified census tract #3 (4 blocks to the North). It plans to purchase and renovate a building in the heart of North Omaha, in a qualified census tract with first focus being #11. Targeted areas are between 16th and 24th, and Lake to Ames Street. At this time, the following 2 locations are of interest: 1. Omaha Opportunities Industrialization Center (OOIC) – 2766 North 24th St., qualified census tract #11.00, Zoned "X". For sale now at \$625,000. 1-story building on 3 acres, 29,000 square feet, opened in 1977 and has been vacant for 7 years (since 2015). The city has determined it to be uninhabitable and the OOIC board is wanting to salvage the building due to its historical context to the community, reported to have trained and placed into gainful employment over 20,000 individuals. The property is class "C" and appears to be eligible for CDBG, Community Development Block Grant funding. This building is adjacent to Brownfields property. 2. Hinky Dinky Grocery Store – 3025 Parker St., qualified census tract #53.00, Zoned "X". Purchased by Sherwood Foundation (Susie Buffet) thru RH Land Management for \$800,000 (2020) and sits vacant today, nor is publicly listed for sale. It may however, already be pledged for use to 75 North. Freedomtainment has inquired regarding this building with the Sherwood Foundation and is awaiting a meeting to discuss. This building is adjacent to Brownfields property. The 2021 and 2022 festivals were held at The Malcolm X Memorial Foundation's Outdoor Event Plaza (34th & Evans) in the qualified census tract 53.00. The festival

maxed out this space and needs to determine if it will continue to host at this location or re-locate to another eligible option to remain in North Omaha or adjacent. Other recommended sites for consideration include: Miller Park (Qualified Census Tract #3), Kountze Park (Qualified Census Tract #8), Gene Leahy Mall (adjacent, sharing a border with Qualified Census Tract #16 and sits 2 blocks slightly to the south)

<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Attached below
<b>Property Zoning</b>	
<b>Is the project connected to utilities?</b>	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	No, neither a design nor a construction bid package has been developed/obtained; however Freedomtainment completed a competitive analysis of Omaha’s comparable venue scene including reviewing cost to purchase and renovate. Additionally, Freedomtainment received input from an area developer (OEDC) and reviewed commercial property purchase records, current public listings and sought guidance from The Omaha Municipal Land Bank. Omaha venue analysis by location, # of seating and estimated costs (purchase and/or renovation) is: Event Center Corridor Capacity Cost Est.* Type Admiral 13th & Martha 1200 – 1500 3.6 million renno Astro In Ralston 84th & Harrison 2500 inside, 5000 outside 23.6 million new Benson Theatre 60th & Maple St. 168 1.8 million renno Highlander 30th & Grant 300 (indoor & deck) 24.7 million new Love Jazz 24th & Lake 80 1 million renno Steel House 11th & Dodge 1500 – 3000 104.1 million new5/23 Slowdown 14th & Mike Fahey 500-1000 20 million new Waiting Room
<b>General Contractor</b>	No
<b>Request Rationale</b>	Freedomtainment requests \$11.5 million to execute both phases of this proposal. Total project is anticipated at \$11.5 million
<b>Grant Funds Usage</b>	This grant request is comprised of 2 areas: 1. Enable Freedomtainment to scale and build on its existing programs, create 3 new jobs and expand services to include mental health/wellness, job support. (\$2.5 million) 2. Identify, purchase and re-develop a building near the 24th Street revitalization area into an event venue (1,000- 1,500 flex seating similar to The Slowdown and The Admiral), appropriate carrying costs for the grant term (2023-2026); filling a gap of North Omaha eligible locations to provide for community assembly to host arts, cultural, education and empowerment activities; adding to the transformational change including safe neighborhood night life options. (\$9 million)
<b>Proposal Financial Sustainability</b>	Yes
	Freedomtainment’s programming is presently supported by multiple sources of funding to include: grants, sponsorships and donations; all of which are anticipated to be needed during and after this grant. However, with the acquisition of its own building and launching the new venue, it will create its own revenue stream from services provided which offers a new way to sustain the non-profit.
<b>Funding Sources</b>	It is anticipated that during the identification phase of the building acquisition, several incentive programs will be

considered to include: • Community Development Block Grant Funding • Brownfields Funding • Tax Increment Financing • Historical Building Designation • Tax relief for new job creation

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**Scalability** . This grant proposal was developed as two separate initiatives to specifically allot for present needs to support and grow its current services, create 3 new jobs and plan for continued scalability.

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The 2nd initiative affords the non-profit to begin its next great vision, to create a 1000-1500 flex seating venue due to the unmet need in North Omaha.

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**Financial Commitment** Freedomtainment is committed to its monthly fundraising initiatives: writing grants, seeking sponsorships and donations to continue to make its present programs free to the public. The venue will earn revenue from rental fees, ticket sales and concessions; supporting the new jobs created (10-12) for community residents

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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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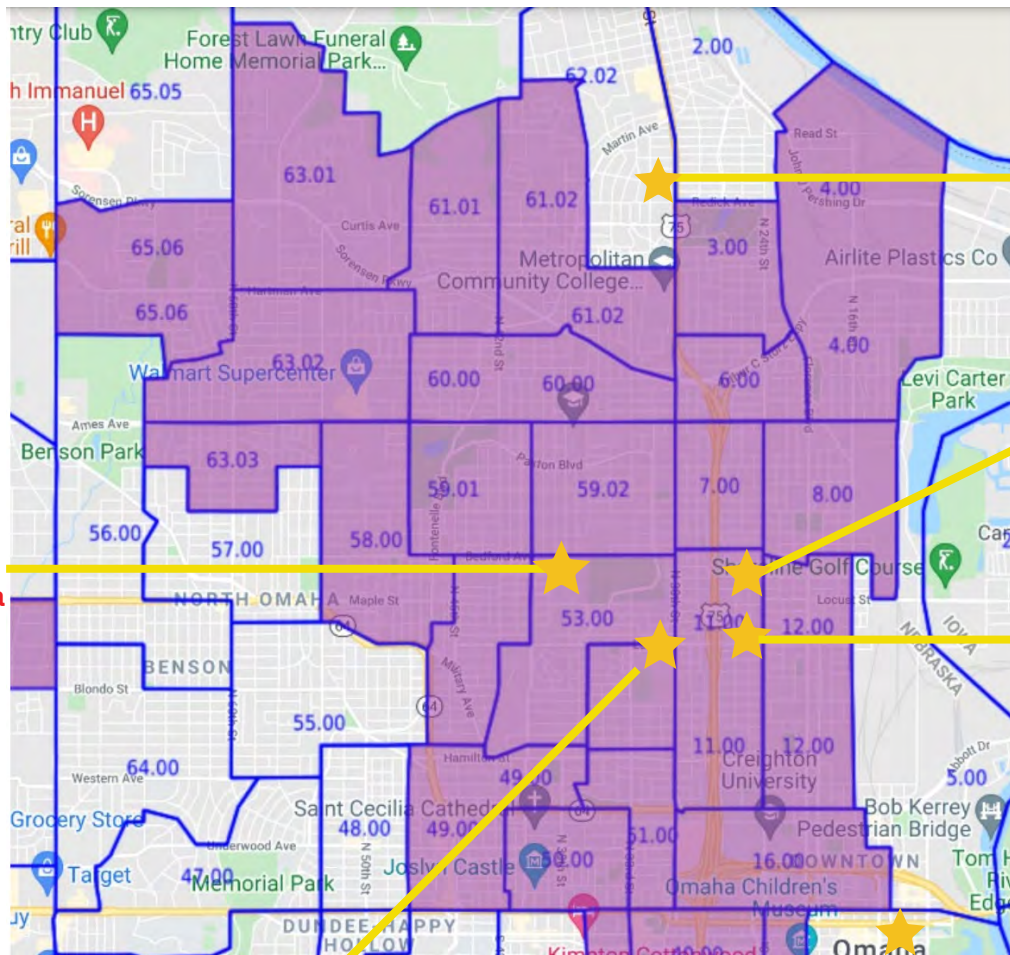
**File Uploads** Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

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Educate, Empower & Entertain the Omaha, Nebraska community about North Omaha culture while bringing awareness to local, social and business resources.

# FREEDOMTAINMENT FREEDOM FESTIVAL CENSUS TRACT INFORMATION



**Current Office Location**

**Location of Interest 2766 N. 24th Street**

**Malcolm X Field Outdoor Event Plaza**

**24th Street Redevelopment District**

**Location of Interest 3025 Parker Street**

**Gene Leahy Mall at the Riverfront**





**Celebrating Freedom Festival's mission:**

**Freedom Festival's commitment to its mission is clearly**

**Education:**

For 2021 and 2022, Dr. Cynthia Robinson, Director of the University of Nebraska at Omaha's Black Studies department, kicked off the event by reading The Emancipation Proclamation. The University also celebrated its 50th anniversary of the Black studies program during Freedomfest.

Historical legacy knowledge and personal significance of Juneteenth through written essays for both student and adult.

**Empower:**

The Festival is a free family-friendly event from noon to 5:30pm offering family & kids activities, arts & crafts, food & beverages, health screenings and access to community resources.

Vendors and suppliers bring resources and services to the community such as the Charles Drew Health Center and Methodist Hospital offered Covid-19 testing and vaccinations, and diabetes and cholesterol checks on-site. The Omaha Public Library had enrolled 500 families with library memberships, and this year a STEM truck offered new technological hardware and software that had attendees lined up outside waiting at to learn more.

**Entertain:** Local and national recorded artists take the main stage and share their creative talents. The Emancipation Proclamation is read and taught, and community comes together to celebrate their legacy.





Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508  
Cincinnati, OH 45201

FREEDOMTAINMENT INC  
5829 NORTHAMPTON BLVD  
OMAHA, NE 68104-1289

Date:  
03/08/2021  
Employer ID number:  
30-1243763  
Person to contact:  
Name: Cori Elliott  
ID number: 31886  
Telephone: 877-829-5500  
Accounting period ending:  
December 31  
Public charity status:  
170(b)(1)(A)(vi)  
Form 990 / 990-EZ / 990-N required:  
Yes  
Effective date of exemption:  
April 1, 2020  
Contribution deductibility:  
Yes  
Addendum applies:  
No  
DLN:  
26053710004300

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements

## Freedomtainment LB1014 Grant Proposal

June 2023 – July 2026

### 3 Year Use of Funds

Initiative 1: Enable Freedomtainment to scale and build on its existing programs, while expanding services to include mental health/wellness, job training and support capacity. (\$2.5 million). Use of Funds:

• 3 new jobs created (Director, Assistant, Marketing Specialist)	\$ 140,000/yr
• Festival (Acts, Staging, Sound, Lighting, Fencing, Security)	\$ 500,000/yr
• Level-up Career Fair(s), Other Programming	\$ 40,000/yr
• Capacity Assistance	\$ 153,333/yr
<hr/>	
• Total Per Year:	\$ 830,333/yr
• <b>Total For Grant Period:</b>	<b>x3 = \$2,500,000</b>

Initiative 2: Identify, purchase and re-develop a building near the 24<sup>th</sup> Street revitalization area into an event venue (1,000- 1,500 flex seating similar to The Slowdown and The Admiral) and appropriate for start-up carrying costs; filling a gap of North Omaha eligible locations to provide for community assembly to host arts, cultural, education and empowerment activities; adding to the transformational change including safe neighborhood night life options. (\$9 million) Use of Funds:

• Purchase and Renovate Building:	\$5,000,000 x1
• 10-12 new jobs created (3 ft, 7-9 pt)	\$ 500,000/yr
• Start-up Carrying Costs for new venue	\$ 833,334/yr
<hr/>	
• <b>Total For Grant Period:</b>	<b>x3 = \$9,000,000</b>
• <b>Grand Total Grant Proposal:</b>	<b>= \$11,500,000</b>



**Omaha Economic  
Development**  
CORPORATION

402.346.2300  
oedc.info

2221 North 24<sup>th</sup> Street  
Omaha, NE 68110-2200

October 7, 2022

Calvin Williams  
Freedomtainment, Inc.  
6720 North 30 Street  
Omaha, NE 68112

Dear Mr. Williams:

On behalf of the Omaha Economic Development Corporation (OEDC), I write this letter to express our support of the work Freedomtainment is doing in this community. One example being the Omaha Freedom Festival in celebration of Juneteenth. Your passion for connecting people with multiple resources all the while creating a safe family fun environment is commendable.

Freedomtainment has established itself as one of the premier events in North Omaha attracting thousands of visitors from Omaha and the Metropolitan area to Eugene Leahy Mall for this year's celebration; highlighting a Job Fair, multiple family fun activities, outdoor concert and more. Freedomtainment has created a reach campaign to bring awareness to arts, culture, diversity and economic impact on both Downtown and North Omaha areas.

Its goal to bring a 1,000-1,500-seat venue to the community to expand the culture and bring a new building to the community that is minority owned. Revitalization of North Omaha is key in helping with job retention, workforce development and economic development.

OEDC fully agrees that the area of 24<sup>th</sup> and Lake is a viable arts, culture, entertainment, and business district and supports this goal which aligns with the North Omaha Revitalization Plan to promote economic growth and job retention.

We look forward to the work of Freedomtainment.

Sincerely,

A handwritten signature in blue ink that reads "Michael Maroney".

Michael Maroney  
President

## PERSONAL / ORGANIZATION INFORMATION

### Applicant Info:

a) Organization Name (if applicable)  
Freedomtainment

b) Physical Address  
6720 N. 30<sup>th</sup> St Omaha, NE 68112

c) Mailing Address (if different)

d) Website  
Freedomtainment.com

e) Social Media Accounts

Freedomtainment Omaha: facebook, Instagram, twitter, linkedin, tiktok

### Proposal Leadership:

a) Primary Contact for Application

- Name, Title, Email, Phone (Please note: All notifications will go to the email address listed above.)

Calvin Williams

- Operational Manager
- [CalvinWilliams107@yahoo.com](mailto:CalvinWilliams107@yahoo.com)
- 402.686.8316

b) Team

- Do you have a team? If yes, please provide the team members, including leadership, structure, roles, experience, and expertise. Include all members who will have a significant role. In this case, “team” refers to your ownership/management individuals or group and any consultants.

Yes

Freedomtainment, INC and its 3 Board of Directors are comprised of North Omaha citizens representing the diversity of the community (2male / 1 female; 2 African American / 1 Caucasian). While there are no paid staff members at this time, the Board is mindful of engaging vendors that bring diversity and inclusive business practices. The Board members are:

President: Calvin Brown – Master’s Degree in child psychology and entrepreneur, retail

Secretary: Michelle Jones – entrepreneur, commercial cleaning

Treasurer: Michael Dunn – entrepreneur, marketing

An Advisory Board has been established to provide guidance and community connection. Members are:

Aaron Evans – Union Pacific, Senior Director of Economic Development  
Dawn Gonzalez – Centris Federal Credit Union, Vice President Community Relations  
Gerald Kuhn - City of Omaha, Department of Human Relations & Development  
Heather Nelson – MCC Business Faculty, entrepreneur, and business consulting  
Reginald McGaugh – Cornhusker Capital owner, financial investment

Calvin Williams, with White Rhino Productions, is Freedomtainment’s contracted Operations Director and Festival Manager. The organization works with consultants, marketing specialists, student interns, as well as UNO’s Service-Learning Academy in which students engage in reciprocal partnerships with community non-profits. Specifically, students partnering with Freedomtainment gain enhanced awareness for people of color and self-awareness of their diverse marketing talents which yield development of multi-language (English, Spanish, Chinese, Japanese, Arabic, ASL) and multi-modality communication collateral.

#### c)Organizational Chart

- Please explain your organizational chart. If applicable, please upload your organizational chart at the end of the application.

Freedomtainment, Inc. is governed by a 3-person board and supported by a 5-member advisory committee to provide guidance and community connection. It has no employees at this time; but rather works with independent contractors, local businesses (to provide paid services) and students. This request has 2 parts; where the first part creates 3 new jobs and the second part creates 10-12 new jobs.

#### d)Other Completed Projects and/or Major Accomplishments –

- Please describe your or your organization’s other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals.

Freedomtainment is a not-for-profit organization in North Omaha and was established in February 2020, just before the pandemic. Freedomtainment facilitates the Omaha Freedom Festival, Level Up Career Fair, and other educational and wellness programs that align with the mission of Education, Empowerment and Entertainment. It has been successful in raising funds from both private and public sources to support its programming.

- Being at the forefront of diversity and inclusivity initiatives representing the City of Omaha, Freedomtainment Leadership planned to celebrate Juneteenth and tell the historical story to Omaha and the surrounding communities before Juneteenth was even a federal holiday.
- During the inaugural festival year and during the height of the pandemic (2021), attendance was 3x as expected (6,000 attendees). This grew to 8,475 in 2022.
- The 2020 festival was unable to be held due to the pandemic causing a start-up loss of approximately \$20,000 that was carried by the Festival Manager, Calvin Williams. He was able to be reimbursed from the retained net proceeds from the next two festivals as a working model had been established where the festival operates at or slightly above breakeven.

- Freedomtainment has positioned the festival as a tourist activity that has been supported by the Douglas County Tourism board and the State of Nebraska Tourism department. Numerous hotel stays and visits from multiple states bring economic development into North Omaha. The number of hotel rooms tracked in 2021 was 43 and in 2022 it grew to 87 bringing visitors from 13 different states.
- First preference of supplier/vendor partners has been tried to be filled by North Omaha businesses to build stability, synergy and create/support others' jobs and build economic wealth. Vendors used from North Omaha include: Le Flore's Fashions, Ozone Production, Lionsgate, Four Horseman, Pekins Security, Stable Gray, Josh Jones, Houston Alexander, DJ Chain, DJ Chevy, Mitchell Enterprises, Malcolm X Memorial Foundation, Heavenly Dogs, Gourmet Cuisine BBQ, Off Duty Police Officer's from North Precinct, Toni D. Smith Advance Tax, Jazzy For A Reason Consulting, BJ's Convenience Store. Collectively, these businesses have received over \$200,000.00 for providing services to support the Omaha Freedom Festivals.
- In 2021 Freedomtainment garnered national coverage for the Omaha Freedom Festival and its mission to celebrate Juneteenth as the College World Series kicked off live from The Malcolm X Memorial Foundation.
- In response to the Omaha community need, Freedomtainment was asked to create new programming to help solve the un/under employment gap and responded with successfully holding the Level Up Career Fair connecting job seekers to sustainable jobs paying living wages. It was held Labor Day Saturday, 2022 with 1,243 attendees seeking jobs. Fifteen employers and 10 resource providers were present.
- Freedomtainment received a \$10,000 monthly Google Ad Grant which has enabled us to market Omaha and the festival nationally in alignment with Visit Omaha's target cities for tourism: Lincoln, Council Bluffs, Kansas City, Des Moines, Sioux City (the 8 cities which represent the 8 schools named to participate in the College World Series).

- **PROPOSAL OVERVIEW**

a) Proposal Title\* Freedomtainment

b) Total Budget\*

(\$)**11,500,000**

c) LB1024 Grant Funding Request\*

(\$)**11,500,000**

d) Proposal Type –

- Capital project
- Service/program
- **Combination of capital project and service/program**
- I do not know

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

Freedomtainment, Inc, a 501c3 nonprofit serving North Omaha, has a mission to bring awareness about African American culture through Education, Empowerment, and Entertainment activities, showcasing the North Omaha, Nebraska community, its rich history and present-day attributes by expanding access to local, social and business resources. Established in 2020, it has 2 premier community programs:

- Omaha Freedom Festival – a celebration of Juneteenth
- Level-up Career Fair & Tailgating Party – a workforce development initiative

This grant request is comprised of 2 areas:

1. Enable Freedomtainment to scale and build on its existing programs, create 3 new jobs, and expand services to include mental health/wellness, job support. (\$2.5 million)
2. Identify, purchase and re-develop a building near the 24<sup>th</sup> Street revitalization area into an event venue (1,000- 1,500 flex seating similar to The Slowdown and The Admiral), appropriate carrying costs for the grant term (2023-2026); filling a gap of North Omaha eligible locations to provide for community assembly to host arts, cultural, education and empowerment activities; adding to the transformational change including safe neighborhood night life options. (\$9 million)

Supporting this grant would create 3 new jobs within the non-profit itself and 10-12 positions needed to support events in the building once open for public/private use. Freedomtainment will headquarter from the building, mitigating its need to rent its existing space and will rent out the facility when not being used for its own programming creating a revenue stream.

The first initiative, to support and scale services, will begin immediately upon grant award. The nonprofit requests \$2,500,000 to create 3 new jobs (Director, Assistant, Marketing Specialist – total \$140,000), and the festival bringing it to a national level with branded performance acts and tourism development (\$500,000/year), workforce career fairs regularly offered (\$40,000/year) and capacity assistance (\$150,000/year). These funds will be expensed across 3 years of operation: 2023, 2024 and 2025 years.

The 2<sup>nd</sup> initiative, to identify, acquire and re-develop a small venue with 1,000–1,500 flex seating and appropriate for start-up carrying costs during the grant period, is budgeted to be \$9 million (\$5 million building purchase and renovation after consultation with an area architect and developer and reviewing available property in the targeted zone (16<sup>th</sup>-24<sup>th</sup> / Lake-Ames) plus \$4 million operating costs). This building would be ready by 2025 and create trickle-forward economic development by creating 10-12 new jobs and impacting the 24<sup>th</sup> street revitalization zone by providing a place of assembly during the day and create a bountiful night life opportunity. The building would need dedicated parking for 500 vehicles (most attendees will come in groups of 2-4). Ideally, it would like to create roof top seating for private events and build in garage doors where the main floor can open to the outside.

f)Timeline\* –

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

First Initiative (scale and build programming):



- June 2023, create 3 new jobs for non-profit (Director, Assistant, Marketing Specialist)
- June 2023, acquire assets to decrease on-going rental fees to include: staging, sound system, tenting, lighting, fencing, security/communication equipment, truck/trailer, POS system, merchandise station, tables, chairs and misc. equipment identified.
- June 17<sup>th</sup>, 2023, Omaha Freedom Festival
- September 2, 2023, Level Up Workforce Initiative Program
- June 19<sup>th</sup>, 2024, Omaha Freedom Festival
- September 4, 2024, Level Up Workforce Initiative Program
- June 17<sup>th</sup>, 2025, Omaha Freedom Festival
- September 2, 2025, Level Up Workforce Initiative Program
- June 17<sup>th</sup>, 2026, Omaha Freedom Festival (if funds remain)

Second Initiative (identify, purchase and re-develop building for flex seating venue)

- June 2023, hire commercial real estate broker to find and acquire building or new land. Engage with architect and development company such as OEDC.
- June 2023 (or as soon there after), complete purchase and begin building/re-development project.
- Open by Spring 2025 to be ready for seasonal nightlife activity support
- Summer 2025, Public grand opening dedication during Omaha Native Days

What percentage of your proposal can be completed by July 2025?

- 100%

g)Funding Goals – What overarching goals does your proposal help fulfill? Select all that apply:

- **Transformational** – a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha’s function or appearance
- **Fundamental Change** – a proposal that will continue to elevate North and 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)

h)Community Needs – What community needs does your proposal help meet? Select all that apply:

- **Sustainable Community** (create or enhance housing, services, education, civic uses, recreation, etc..)
- **Multimodal Transportation** (enable connectivity through driving, biking, taking transit, walking, and rolling)
- **Other Infrastructure** (develop or improve broadband, business districts, roadways, sewer, etc...)
- **Quality of Life** (create or enhance natural spaces, mixed uses, parks, safety, etc...)

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

## PROPOSAL NARRATIVE

### Proposal Impact:

#### a) Proposal Description and Needs Alignment

Freedomtainment, Inc, a 501c3 nonprofit serving North Omaha has a mission to bring awareness about African American culture through Education, Empowerment, and Entertainment activities, showcasing the North Omaha, Nebraska community, its rich history and present-day attributes by expanding access to local, social and business resources. Established in 2020, it has 2 premier community programs:

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The first initiative, to support and scale services, will begin immediately upon grant award. The nonprofit requests \$2,500,000 to create 3 new jobs (Director, Assistant, Marketing Specialist (\$140,000/year)), and the festival bringing it to a national level with branded performance acts and tourism development (\$500,000/year), workforce career fairs regularly offered (\$40,000/year) and capacity assistance (\$150,000/year). These funds will be expensed across 3 years of operation: 2023, 2024 and 2025 years.

The 2021 and 2022 festivals were held at The Malcolm X Memorial Foundation's Outdoor Event Plaza (34<sup>th</sup> & Evans) in the qualified census tract 53.00. The festival maxed out this space and needs to determine if it will continue to host at this location or re-locate to another eligible option to remain in North Omaha or adjacent. Other recommended sites for consideration include: Miller Park (Qualified Census Tract #3), Kountze Park (Qualified Census Tract #8), Gene Leahy Mall (adjacent, sharing a border with Qualified Census Tract #16 and sits 2 blocks slightly to the south)

The 2<sup>nd</sup> initiative, to identify, acquire and re-develop a small venue with 1,000–1,500 flex seating and appropriate for carrying start-up costs during the grant period, is budgeted to be \$9 million (\$5 million building purchase and renovation after consultation with an area architect and developer and reviewing available property in the targeted zone (16<sup>th</sup>-24<sup>th</sup> / Lake-Ames) plus \$4 million for operating costs. This building would be ready by 2025 and create trickle-forward economic development by creating 10-12 new jobs and impacting the 24<sup>th</sup> street revitalization zone by providing a place of assembly during the day and create a bountiful night life opportunity. The building would need dedicated parking for 500 vehicles (most attendees will come in groups of 2-4). Ideally, it would like to create roof top seating for private events and build in garage doors where the main floor can open to the outside. A venue this size will bring economic growth to North Omaha, impacting the other businesses and spur on tourism. It will fill the biggest void presently in the State of Nebraska by enabling a minority-controlled organization to operate a venue space for community engagement.

Freedomtainment temporarily offices in the census tract 62.02, adjacent to the North Omaha qualified census tract #3 (4 blocks to the North). It plans to purchase and renovate a building in the heart of North Omaha, in a qualified census tract with first focus being #11. Targeted areas are between 16<sup>th</sup> and 24<sup>th</sup>, and Lake to Ames Street. At this time, the following 2 locations are of interest:

1. Omaha Opportunities Industrialization Center (OOIC) – 2766 North 24<sup>th</sup> St., qualified census tract #11.00, Zone X. For sale now at \$625,000. 1-story building on 3 acres, 29,000 square feet, opened in 1977 and has been vacant for 7 years (since 2015). The city has determined it to be uninhabitable and the OOIC board is wanting to salvage the building due to its historical context to the community, reported to have trained and placed into gainful employment over 20,000 individuals. The property is class “C” and appears to be eligible for CDBG, Community Development Block Grant funding. It is also adjacent to designated brownfields property.
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The Director of The Omaha Municipal Land Bank has been contacted for help with property assessment and acquisition and has agreed to assist with this need, especially clearing any code violations prior to renovation.

Omaha venue analysis by location, # of seating and estimated costs (purchase and/or renovation) is:

<b>Event Center</b>	<b>Corridor</b>	<b>Capacity</b>	<b>Cost Est.*</b>	<b>Type</b>
Admiral	13 <sup>th</sup> & Martha	1200 – 1500	3.6 million	renno

Astro In Ralston	84 <sup>th</sup> & Harrison	2500 inside, 5000 outside	23.6 million	new
Benson Theatre	60 <sup>th</sup> & Maple St.	168	1.8 million	renno
<b>Freedomtainment</b>	<b>16<sup>th</sup> -24<sup>th</sup>/Lake-Ames</b>	<b>1000-1500</b>	<b>5 million</b>	<b>renno</b>
Highlander	30 <sup>th</sup> & Grant	300 (indoor & deck)	24.7 million	new
Love Jazz	24 <sup>th</sup> & Lake	80	1 million	renno
Steel House	11 <sup>th</sup> & Dodge	1500 – 3000	104.1 million	new5/23
Slowdown	14 <sup>th</sup> & Mike Fahey	500-1000	20 million	new
Waiting Room	62 <sup>nd</sup> & Maple St.	500	1.2 million	renno

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\*as reported by area media and/or public records

This project meets the following ARPA-eligible uses of funds and aligns with the United States’ Department of Treasury areas: Community and Small Business Recovery, Community Well-Being, and Community Assistance Programming.

- Responding to COVID-19 public health emergency or its negative impacts
- Invest in broadband infrastructure (hardware and software public access)
- Community & Small Business Recovery
- Bolster capacity in workforce
- Tourism industry was greatly impacted

Freedomtainment itself experienced loss of revenue having to delay the 2020 Omaha Freedom Festival due to COVID-19. To add to this, Freedomtainment lost many deposits already made for national acts to come to Omaha (travel stalled and the ability to safely gather was curtailed) and perform that were unable to be recouped (one lead singer passed way during COVID). Freedomtainment handed out PPP and participated in the North Omaha townhall communications to teach the neighborhood about safe / recommended practices. At the 2021 and 2022 festivals, free COVID testing, vaccines and PPP supplies were made available to anyone at no charge.

Freedomtainment serves the North Omaha community, which includes one of the targeted zip code areas (68111) in the qualified census tract #43, zoned R7. This zip code is reported to have been drastically affected by Covid-19. Per the North Omaha Recovery Plan for 2022-2025, blacks living in this neighborhood are three times more likely to now be unemployed as compared to white individuals (December 2021). 20% of black households are classified as working poor, often with multiple jobs (p.10-12). Freedomtainment’s Level-up Career Fairs was created to circumvent this cause, connecting job seekers to employers paying sustainable, living wages.

**Community Well-being & Assistance-** Freedomtainment has identified several strategic partners including Omaha Skills Connection (OSC, a 501c3) to work together on workforce initiatives (trainings, career fairs). OSC is a newly established non-profit making great strides towards filling skill gap needs in

the workforce development sector by offering career readiness, financial literacy and access to skilled jobs paying sustainable wages. Un/under employed North Omaha residents represent low-income, Veterans, and refugees.

#### b) Visioning Workshop Findings Alignment

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

The North Omaha vision workshop's key takeaways identified the following topics which will be addressed by the Freedomtainment proposal:

- Culture and character integrated into the neighborhood
- Economic hub proximate to North Omaha
- Identified as Community Reinvestment Area and Opportunity Zone
- Vacant parcels and availability of land
- Leverage current residents and entrepreneurial efforts into additional economic activity

The needs addressed thru supporting actions are:

- Create high paying jobs
- Support local businesses
- Change marketing / external perception
- Create community vision and buy-in
- Build destinations
- Access and tools to leverage community resources
- Development that fits within the cultural context
- Insufficient infrastructure
- Creating quality of life: safe spaces for youth/younger generations to gather and socialize, "Do Something"

c) Describe how the proposal aligns with **LB1024's strategic priorities**.

In alignment with LB1024, the Freedomtainment Project:

- Will be in or adjacent to a North Omaha qualified census tract (#11)
- Will foster desirable transformation

- Will support fundamental change
- Will continue to elevate North Omaha's presence and perception within the region, significantly improving the lives of area residents thru significant development
- Will foster long-lasting economic development growth; foster gainful employment opportunities and investment in the area, leading to the creation of generational wealth and widespread economic vitality in North Omaha

#### d) Economic Impact

- Anticipated job creation and wages associated with your proposal (temp or permanent)
  - # permanent job that will be created
  - # temporary or construction jobs created
  - Proposed jobs' wage levels?
- How might you align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts

The first initiative of the grant proposal will create 3 full-time, permanent jobs for the non-profit: Operations Director (\$60,000/yr), Assistant (\$40,000/yr) and Marketing Specialist (\$40,000/yr). The second initiative of the grant proposal (building for venue) will create 10-12 new permanent jobs (3 full-time and 7-9 part time). Seventy percent of the jobs are intended to be filled by residents of North Omaha living within the qualified census tract areas.

First preference of supplier/vendor partners has been intentionally filled by North Omaha businesses to build stability, synergy and create/support other's jobs and build economic wealth. Vendors used from North Omaha include: Le Flore's Fashions, Ozone Production, Lionsgate, Four Horseman, Pekins Security, Stable Gray, Josh Jones, Houston Alexander, DJ Chain, DJ Chevy, Mitchell Enterprises, Malcolm X Memorial Foundation, Heavenly Dogs, Gourmet Cuisine BBQ, Off Duty Police Officer's from North Precinct, Toni D. Smith Advance Tax, Jazzy For A Reason Consulting, BJ's Convenience Store. Collectively, these businesses have received over \$200,000 for providing services to support the Omaha Freedom Festivals.

The building purchase process and renovation will "put to work" several from the construction and real estate industry. Per a construction superintendent employed with an Omaha developer, it is estimated that this building renovation project will create minimum 20 construction-related jobs.

#### e)Community Benefit

- Describe the community benefit that will be derived from this proposal. Example: how will it diversity the economy, improve the local neighborhood, and/or increase livability in the community?
- How does the proposal contribute to community sustainability (economic, built and natural environment and quality of life)?

Supporting the first initiative presented will enable the community to celebrate and share its rich African American heritage not only within the community, but the entire Metropolitan area and

those that attend for tourism. Diversity is represented not only in the event attendees; but the vendors, volunteers and students involved. The second initiative presented will impact the livelihood of those that fill the new jobs; but certainly the radius around the venue (residents and other business owners) to provide synergistic services, and opportunity. The North Omaha qualified census tract is reporting the average age of area residents is 34 years old. It is notable to report that this age is decreasing in North Omaha necessitating the need to provide lifestyle amenities and opportunity targeted towards the younger demographic.

#### f) Best Practices / Innovation

- How will this incorporate best/proven practices or demonstrate innovation (example – bringing new concepts to Omaha, etc.?)

Freedomtainment and its mission is very innovative and unique to Omaha first by serving the North Omaha community; but also bringing together education, health and business resources. It was visionary in its identification that North Omaha was lacking a cultural city-wide celebration around its heritage and identified that Juneteenth was a viable cause, before it became a Federal holiday. This positioned Omaha and specifically North Omaha, to have a planned celebration when the Federal holiday was announced (just 48 hours before the actual first holiday – June 20, 2021).

#### g) Outcome Measurement

- What other outcomes of your proposal might you measure (improved education, creating new high-wage jobs opportunities, etc...)
- How might those outcomes be measured and by whom
- Does this act as a catalyst for co-investment / secondary investment? If yes, please explain.

Freedomtainment will measure the following outcomes:

- # of event attendees by zip code (repeat attendees)
- # of new jobs created, paying high wages (\$16.50+)
- Decrease in unemployment rate in zip code 68111
- # of new small business starts in zip code 68111
- # of career fair attendees
- # of job seeker placements
- # of users by service
- # of repeat users by service



- Perception evaluations
- Performance metrics: satisfaction, employment, customer growth, revenue growth
- Community Surveys: neighborhood
- Marketing metrics

#### h) Partnerships

Have you partnered or will you partner with any community organizations? Please name all current or prospective partnering organizations and describe how these partners have or will participate

Collaborating has been a key component for Freedomtainment's early success in creating awareness for a new non-profit and a launching a city-wide festival during COVID. Most of the 2021 and 2022 partners have committed to support the 2023 festival, as their own missions/goals of reaching the North Omaha community were overwhelming achieved. Due to the positive press coverage and attendance numbers being exposed to services; several government entities have joined forces.

Festival/Programming Partners thus far are:

- Government: City of Omaha, Department of Health & Human Services, Douglas County Tourism Board, Nebraska Tourism Commission, University of Nebraska at Omaha
- Non-Profits: Blues Society of Omaha, Creighton University, MCC, Black Police Officer's Association, Omaha NAACP Chapter, Empowerment Network, Heart Ministry Center, Charles Drew Health Center, Sherwood Foundation, Nebraska Humanities Fund (ARP), Omaha Skills Connection
- Businesses: Union Pacific, Rotella's Bakery, Mutual of Omaha Bank, Centris Federal Credit Union

Building purchase/renovation partners and service partners may include:

- Michael Maroney, Executive Director - Omaha Economic Development Corporation
- Shannon Snow, Director – Omaha Municipal Land Bank
- Mark Lebowitz – 1% Productions
- Duke Riggs - Ozone Productions

Which, if any, of these partnerships have been formalized through a Memorandum of Understanding (MOU) or other formal agreement?

- Douglas County Tourism and Nebraska Tourism Commission – grant acknowledgement agreements and stewardship of funds
- Blues Society of Omaha – MOUs executed for partner programming events

#### i) Displacement

- Are any businesses or residents being displaced by your proposal? If yes, explain

no

## **Location:**

a)Physical Location – describe physical location of the proposal, including address (if available) and details about the proposed location.

Freedomtainment temporarily offices at 6720 North 30<sup>th</sup> Street, Omaha, Nebraska 68112 in the census tract 62.02, adjacent to the North Omaha qualified census tract #3 (4 blocks to the North). It plans to purchase and renovate a building in the heart of North Omaha, in a qualified census tract with first focus being #11. Targeted areas are between 16<sup>th</sup> and 24<sup>th</sup>, and Lake to Ames Street. At this time, the following 2 locations are of interest:

1. Omaha Opportunities Industrialization Center (OOIC) – 2766 North 24<sup>th</sup> St., qualified census tract #11.00, Zoned “X”. For sale now at \$625,000. 1-story building on 3 acres, 29,000 square feet, opened in 1977 and has been vacant for 7 years (since 2015). The city has determined it to be uninhabitable and the OOIC board is wanting to salvage the building due to its historical context to the community, reported to have trained and placed into gainful employment over 20,000 individuals. The property is class “C” and appears to be eligible for CDBG, Community Development Block Grant funding. This building is adjacent to Brownfields property.
2. Hinky Dinky Grocery Store – 3025 Parker St., qualified census tract #53.00, Zoned “X”. Purchased by Sherwood Foundation (Susie Buffet) thru RH Land Management for \$800,000 (2020) and sits vacant today, nor is publicly listed for sale. It may however, already be pledged for use to 75 North. Freedomtainment has inquired regarding this building with the Sherwood Foundation and is awaiting a meeting to discuss. This building is adjacent to Brownfields property.

The 2021 and 2022 festivals were held at The Malcolm X Memorial Foundation’s Outdoor Event Plaza (34<sup>th</sup> & Evans) in the qualified census tract 53.00. The festival maxed out this space and needs to determine if it will continue to host at this location or re-locate to another eligible option to remain in North Omaha or adjacent. Other recommended sites for consideration include: Miller Park (Qualified Census Tract #3), Kountze Park (Qualified Census Tract #8), Gene Leahy Mall (adjacent, sharing a border with Qualified Census Tract #16 and sits 2 blocks slightly to the south)

b)Qualified Census Tract – Describe the location in relation to the QCT. Within one or more QCTs? Adjacent to a QCT? Neither within nor adjacent to the QCT.

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c)Additional Location Docs – Upload any of the following to the end of this app:

- Plans and detailed descriptions, including [pictures and a map of the site location / surrounding areas](#)
- 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)

### **Zoning, Design and Contracting:**

a)Property Zoning – Is the property properly zoned for your proposal and/or do you have proposal approved?

The two properties introduced early in this **proposal are .....**

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b)Utilities –

- Is the project connected to utilities? Yes/no
- Will any utility upgrades be required? Yes/no/ Unknown

c)Design, estimating and Bidding –

- Has design been completed? Yes/no
- Has a construction bid package been developed? If not, how were cost estimates determined?

No, neither a design nor a construction bid package has been developed/obtained; however Freedomtainment completed a competitive analysis of Omaha’s comparable venue scene including reviewing cost to purchase and renovate. Additionally, Freedomtainment received input from an area developer (OEDC) and reviewed commercial property purchase records, current public listings and sought guidance from The Omaha Municipal Land Bank.

Omaha venue analysis by location, # of seating and estimated costs (purchase and/or renovation) is:

Event Center	Corridor	Capacity	Cost Est.*	Type
Admiral	13 <sup>th</sup> & Martha	1200 – 1500	3.6 million	renno
Astro In Ralston	84 <sup>th</sup> & Harrison	2500 inside, 5000 outside	23.6 million	new
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Waiting Room	62 <sup>nd</sup> & Maple St.	500	1.2 million	renno
<b>Freedomtainment</b>	<b>16<sup>th</sup> -24<sup>th</sup>/Lake-Ames</b>	<b>1000-1500</b>	<b>5 million</b>	<b>renno</b>

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\*as reported by area media and/or public records

d)General Contractor

- Has a general contractor been selected?
- If yes, was a public competitive bid process completed prior to awarding the contract? If not, why?

No, a general contractor has not been selected; however, Michael Maroney has pledged his support in starting this endeavor.

## FINANCIALS

a) Proposal Budget / Source of Uses – [upload at the end of the application](#)

b) Pro Forma – upload at the end of the application

This has not been completed at this time.

c) Request Rationale – provide rationale for the dollar amount of your request. Can submit appraisal or listing

Freedomtainment requests \$11.5 million to execute both phases of this proposal. Total project is anticipated at \$11.5 million.

d) Grant Funds Use – how, specifically, will LB1024s grant funds be used to support this proposal?

This grant request is comprised of 2 areas:

1. Enable Freedomtainment to scale and build on its existing programs, create 3 new jobs and expand services to include mental health/wellness, job support. (\$2.5 million)
2. Identify, purchase and re-develop a building near the 24<sup>th</sup> Street revitalization area into an event venue (1,000- 1,500 flex seating similar to The Slowdown and The Admiral), appropriate carrying costs for the grant term (2023-2026); filling a gap of North Omaha eligible locations to provide for community assembly to host arts, cultural, education and empowerment activities; adding to the transformational change including safe neighborhood night life options. (\$9 million)

e) Proposal Financial Sustainability –

- If awarded LB 1024 funding, will the proposal be fiscally sustainable (not required on going funding for operations, not be dependent on future funding requests)
- Describe the fiscal operations of the proposal following this initial investment

Freedomtainment's programming is presently supported by multiple sources of funding to include: grants, sponsorships and donations; all of which are anticipated to be needed during and after this grant. However, with the acquisition of its own building and launching the new venue,

it will create its own revenue stream from services provided which offers a new way to sustain the non-profit.

f)Funding Sources –

- Outline other funding sources including government sponsored economic incentives you have committed, have currently pending, or anticipated exploring for this proposal.
- If you are anticipating other funding sources, when do you expect a decision on pending funding requests to be finalized? (list: entity, request, status, expected decision dates)
- Are there any funds this proposal cannot continue without?

It is anticipated that during the identification phase of the building acquisition, several incentive programs will be considered to include:

- Community Development Block Grant Funding
- Brownfields Funding
- Tax Increment Financing
- Historical Building Designation
- Tax relief for new job creation

g)scalability –

- Is this proposal scalable or can it be completed in smaller components?
- If so, describe these components and ensure that the budget reflects such component breakdowns.

Yes, the proposal is scalable. This grant proposal was developed as two separate initiatives to specifically allot for present needs to support and grow its current services, create 3 new jobs and plan for continued scalability. The 2<sup>nd</sup> initiative affords the non-profit to begin its next great vision, to create a 1000-1500 flex seating venue due to the unmet need in North Omaha.

h)financial commitment –

- Describe the organizational and/or personal financial commitment to the proposal.

Freedomtainment is committed to its monthly fundraising initiatives: writing grants, seeking sponsorships and donations to continue to make its present programs free to the public.

The venue will earn revenue from rental fees, ticket sales and concessions; supporting the new jobs created (10-12) for community residents.

## **ACKNOWLEDGEMENT OF COMPLIANCE, REPORTING AND TRANSPARENCY**

### **Agree to:**

- ARPA compliance acknowledgement
- ARPA Reporting and monitoring process acknowledgement
- LB1024 funding sources acknowledgement
- Public information

### **Supporting Files to help with submission:**

- Organization chart
- Timeline for proposal / schedule

### **Other:**

- Plans and detailed descriptions: pictures, Site Map, surrounding area
- Data table of uses (breakdown of how the requested funds will be used for your proposal)
- Documentation of site control (proof of ownership, option, purchase contract, or long term lease)
- Environmental assessment of subject site. Is the property brownfield site?
- Proposal budget / sources of use
- Pro forma
- Request rational documentation



# Grant Application

Row 169

<b>Organization Name (if applicable)</b>	GESU Housing Inc.
<b>Physical Address</b>	7602 Pacific Room LL101, Omaha, NE 68114
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.gesuhousing.com">www.gesuhousing.com</a>
<b>Social Media Accounts</b>	facebook under construction
<b>Name</b>	Patricia Evans
<b>Title</b>	Executive Director
<b>Email Address</b>	pataevans53@gmail.com
<b>Phone</b>	+1 (402) 880-9644
<b>Team</b>	Yes
	<p>Pat Evans, Executive Director, Burke Harr (Board Chairperson), Bill Lukash, Board member, Julie Stavaneak, Board member, Dan Dougherty, Vice Chair of Board, Deyna Rouse, Board Treasurer. (please see attached bios for Pat, Bill and Burke. Dan and Deyna have been long term board members and have provided governance over GESU's housing development. Deyna and Dan have maintained the fiscal accounting for the agency as well as an independent contractor Seim Johnson. Julie Stavneak is the owner of J Development and has worked extensively with single family and multifamily development for over 20 years. The team will consist of several partnerships to include Omaha 100 for the downpayment assistance underwriting, the provision of 1st mortgages, Family Housing Advisory Services will provide homebuyer training. An additional staff member will be hired to facilitate the project management.</p>
<b>Organizational Chart</b>	Currently, Patricia Evans is the only employee. When hired, the Project Manager will be supervised by Pat. The Board of Directors is the direct supervisor of Pat Evans. All consultant or partnership agreements will be monitored by the Project Manager. See Attachment A
<b>Other Completed Projects and/or Accomplishments</b>	See Attachment B
<b>Proposal Title</b>	Single Family New Constuction
<b>Total Budget (\$)</b>	\$2,196,101.00
<b>LB1024 Grant Funding Request (\$)</b>	1,196,102.5
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	<p>GESU will develop 7 new single family owner occupied homes in the area bounded by Grace Street on the South, Willis Ave on the North, 18th Street on the East and Florence Blvd on the West. Currently the City of Omaha owns 9 of the lots and Housing of Omaha owns the remaining lots. Single family homes, which will be approximately 1200 square feet, 3 bedrooms, 1 bath with a 1 car garage, These homes are anticipated to be sold for \$145,000 to low and moderate income families with household incomes 80% or less of the Median family Income as determined by HUD. A 0% deferred payment loan will be provided as down payment assistance with closing costs (as needed) to eligible homebuyers based upon the mortgage gap up to a maximum of \$50,000. There will be a 20 year Affordability Period enforced with recapture provisions on</p>

the loan. (see Attachment D- financing plan. Construction is anticipated to be completed within 24 months of release of funds.

**Timeline** Construction is anticipated to be completed within 24 months of release of funds. (see Attachment C). Also, provided is a community engagement and funding schedule.

**Percentage completed by July 2025** 100%

**Funding Goals** Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)

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

**"other" explanation**

**Proposal Description and Needs Alignment** GESU proposes to construct affordable single family homes for purchase by low and moderate income families. The homes are energy efficient, maintenance efficient and provides quality construction. GESU's mission is to provide quality, affordable housing to low and moderate income families which aligns with the stated needs and priorities of the community engagement and visioning sessions. GESU has significantly impacted the Clifton Hills neighborhood by producing 80 houses over the years, working with the neighbors and creating partnerships in the neighborhood. This is the model of development that GESU follows, investment into a neighborhood which in turn is an investment into the community. GESU 's vision is to transform neighborhoods by creating a viable, stable, safe environment for families to grow and flourish. GESU is also providing a financing process that will assist potential homeowners in gaining equity in a short time as well as developing an asset that can be utilized to build wealth. Providing housing opportunities in North Omaha will contribute to the overall and long term economic growth and stability of the community, and will increase 7 new opportunities for people of color to enter homeownership.

**Visioning Workshop Findings Alignment** The production of 7 ownership opportunities with assistance will impact the ability of low and moderate income person to own, create generational wealth, have equity to leverage opportunities and provide housing stability for their families. GESU will provide down payment assistance, enabling more families to participate in the purchase of a home, gaining equity without creating additional financial burdens and stabilizing neighborhoods with quality affordable housing stock. Vacant land is in abundance in the North Omaha area, creating areas of crime, vandalism, neglect and neighborhood deterioration. Constructing affordable housing for purchase by low and moderate income persons creates an economic base for growth, creates safety, demands infrastructure improvements and investment from the public as well as the private sector.

**Priorities Alignment** -Provides affordable homeownership units within qualified census tracts ; -Acquired land and securing title of vacant or abandoned properties in disproportionately impacted communities.

**Economic Impact** -1 permanent job will be created for a low or moderate income person. This person will be assigned the project management who will work with the general contractor, the consultants and the partnerships. They will directly oversee the compliance of the project and maintain the required documentation. - There will be approximately 16-20 construction jobs created during the construction phase. (sub-contactors or general contractor). All jobs will be paid prevailing wages for the worked classifications. -The project will be competitively bid through a procurement process for both the General contractor as well as the subs. The requirement of SEB and Section 3 will be included in all bid documents as well as an Economic Inclusion Plan will be required for the General contractor

1

16-20

	prevailing wage
	SEB and Section 3 requirements will be included in the bid packet. An Economic Inclusion Plan will also be required
<b>Community Benefit</b>	The construction of new homeownership opportunities will increase safety, economic growth and neighborhood stability. It will allow families to experience housing stability while building family wealth, it affords a level of safety in the neighborhood, increases the desirability and look of the community, increases an economic base where other investment can build and flourish.
	Homeownership enhances the quality of life. If a family has housing stability, several basic needs have been met - shelter, safety. This allows them to then focus and work toward enriching other aspects of their lives, including education, health and personal economic growth. A stable community provides sustainability and calls for additional accountability in investment from outside sources,. Homeownership is a personal investment but is also a community investment that will facilitate additional resources, transportation, economic growth and investment, and a demand experiences that have culture relevance.
<b>Best Practices/Innovation</b>	No real innovation, just a provision of needed services.
<b>Outcome Measurement</b>	-stability of ownership during the affordability period. Reduction of crime in area. Surrounding homeowner or landlord investment into their properties, Growth of any other economic opportunities as a result of more housing stock.
	Reporting of disposition or status of housing throughout the affordability period. Verification of principle place of residence can be done as random sampling throughout the affordability period. Crime statistics can be tracked by the police department. Economic growth can be tracked through studies conducted by MAPA or the City, Additional investment by neighbors and surrounding area can be tracked through programs the provide rehabilitation programs, such as the City Planning Department, Habitat For Humanity, Project Houseworks, One Omaha
	The surrounding neighbors may want to engage in the various programs for homeowner repair, landlords may want to participate in programs that are designed to assist them in rehabbing their properties, additional businesses may want to come into the community because homeownership shows stability and more consumers with potential income.
<b>Partnerships</b>	Yes
	Omaha 100 - underwriting for downpayment assistance, provision of 1st mortgages. Family Housing Advisory Services - provides Homebuyer education, credit repair and financial literacy classes, City of Omaha for provision of lots to build housing, Omaha Land Bank for potential additional lots
	not as yet, although Omaha 100 and FHAS and the City of Omaha have been partners for 18 years.
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	Proposed lots are in the qualified census tract of 12 and located within the bounded by Willis on the north, Grace on the south, 18th street on the east and Florence Blvd on the west. See Attachment E
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	See Attachment D - no lots have been acquired as yet. Currently in discussion with the City .Environmental studies have been completed by the City of Omaha
<b>Property Zoning</b>	Yes

<b>Is the project connected to utilities?</b>	No
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	based on previous construction costs - currently have 5 houses under construction
<b>General Contractor</b>	No
<b>Request Rationale</b>	Please see Attachment F Project budget/sources and uses
<b>Grant Funds Usage</b>	Funding will be used for gap financing for construction with 10% toward project delivery cost- percent salary for Project manager (see Attachment G)
<b>Proposal Financial Sustainability</b>	Yes
	Housing will be sold to eligible homebuyers. Upon the sale of the house, any proceeds received will be deposited into GESU;s account and determined to either be restricted for future affordable housing projects or unrestricted and allowed to be used to project delivery or operational costs. All consturction costs and program delivery costs will be documented with an AIA, lien waivers, invoices and requests for pay. Individual house files will be maintained and costs tracked on each draw. Records will be kept through the affordability period and 5 years after. All requests for funds will be supported by appropriate documentation and all fiscal requirements will be adhered to. Fund balance will be maintained in an FDIC insured bank8ing sinstitution. An annual audit will be conducted by Siem Johnson, Inc. A summary of matching funds and where such matching funs wer generated will be included in an annual report
<b>Funding Sources</b>	See Attachment G - Sources and Uses
	All sources are in the process of being raised or applied for in the beginning of 2023
	construction funding
<b>Scalability</b>	The number of houses can be reduced, however, the costs will increase because supplies or materials may increase because of the reduction in quantity.
<b>Financial Commitment</b>	GESU is committing 100,000 in equity derived from previous developments. GESU does not maintain a balance of funds. We have fundraised continually to support projects. Because the development cost exceeds the sale price, the fundraised dollars go to the loss derived from producing the affordable units. There is no profit for GESU other than a developer fee per house. GESU has partnered with the City of Omaha for 18 years using NAHTF and HOME funds to construct the housing. Usually, GESU has fundraised to contribute 75-80,000 per house toward the construction.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgme</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding</b>	<input checked="" type="checkbox"/>

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) Proposal Budget/Sources and Uses Schedule

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Patricia Evans  
3950 N. 104 Plaza  
Omaha, NE 68134  
402-880-9644

### Professional Summary

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Accomplished fifty-year plus career as a professional planner experienced working in the public sector, working in a wide range of planning areas, as well as the non-profit sector in various capacities. Dependable manager focused on process improvement and a willingness to take on added responsibility to meet changing development demands. Successfully managed HUD funds to include: Community Development Block Grant, HOME Investment Partnership and Emergency Solutions Grant funds with a HOME certification and extensive training in CDBG compliance, Low Income Housing Tax Credit, and Nebraska Affordable Trust Funding. Additionally throughout the years, managed other funding sources that were awarded to the city departments to include Job Training Partnership funds, Nebraska Affordable Trust Funds, American Dream Funds, CDBG Disaster Relief funds, CDBG COVID, and Neighborhood Stabilization Funds and others. Administered the city department Davis Bacon Labor Standard compliance as well as conducted Relocation and Acquisition Services with a Senior Right-of-Way designation and Relocation certification. Administered and trained/utilized over eleven different regulatory programs, each with various documentation and reporting requirements.

### Work History

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Community Development Manager/Compliance Manager 2012 to current  
Omaha City Planning, Omaha, NE

- Provides oversight of multiple programs funded under the HUD and State funding allocated to the department. Manage program coordinators who administrate the in-house and contracted programs that address new construction and rehabilitation which includes both single family and multifamily units, homeless services, economic development activities to include micro-enterprise program, job creation, job training programs and monitoring and compliance.
- Successfully partner and collaborate with other departments, community agencies, community and government leaders to develop appropriate and relevant coordinated efforts and resource sharing.
- Develops program guidelines, policies and standard operating procedures for funded programs. Works with contracted agencies to develop procedures and documentation required by the HUD requirements to meet compliance. Develops reporting structures within programs to reconcile compliance issues with income and accomplishment requirements.
- Provides oversight of the development of various plans required by HUD to include the Affirmatively Furthering Fair Housing Plan, Annual Consolidated Action Plan, the Consolidated Annual Performance Report, and the Consolidated Action Plan.
- Provides staff training, agency staff training and partnership meeting facilitation to assure cross training, program efficiency and program compliance.
- Oversight and conduct the Request for Proposal process for the HUD allocated funding to include; development of the applications, public grant workshop, review process and staff assignments, determination of annual budget and allocations, negotiating terms and writing the agreements and contracts for the funding year.

- Manages and directs the activities of assigned staff, coordinates, prioritizes and assigns tasks and projects, tracks and reviews work progress and activities, recommends the recruitment and selection of staff under direction, undertakes disciplinary action as required, conducts performance evaluations.
- Provides leadership, guidance, technical advice, professional opinion, information and support regarding community development, building, development, planning, and related topics to the Assistance Director and Executive Directors of partnering agencies and other organizations and public.
- Performs presentations, facilitates meetings and workshops, participated in committees, and working groups and task forces and represents the Community Development department regarding topics and issues related to the various aspects of the Community Development Department.
- Oversees loan payoffs, lien releases, subordinations, agreement amendments, loan deposits, property insurances, documentation compliance and term compliances.
- Presents projects to public groups, city council members, state affiliates, HUD and other interested parties.

Davis Bacon Compliance Officer

Omaha City Planning, Omaha, NE

2000-2018

- Perform, compile and complete detailed reports and confer with the US Department of Labor and HUD on interpretation of Federal laws and regulations and wage issues pursuant to enforcement of the Davis-Bacon Act.2012
- Processed contractor requests for additional wage classifications to ensure the classification of work and wages paid to employees on Federal projects. Conducted employee interviews and verified positing of Federal-aid construction projects.
- Prepared documentation for and conducted pre-construction meetings to brief contractors on Federal, state and city contract requirements.
- Collected and reviewed weekly certified payroll Reports and supporting payroll records (statement of compliance, fringe benefit statement, payroll deductions, apprentice registration, etc.) submitted by the prime and subcontractors on a weekly basis.
- Conducted investigations on alleged contractor violations uncovered from certified payroll reviews, site visits, worker's complaints, etc. to facilitate contractor compliance and timely contract completion.

Affordable Housing Coordinator

Omaha City Planning, Omaha, NE

2000-2012

- Responsible for the project and program planning, grant applications, and preparation of required reports.
- Conducted project review, underwriting, implementation, monitoring and ensuring compliance of new housing developments utilizing City funding for affordable housing.
- Responsible for policy and program development, development of construction budgets
- Wrote applications for funding from the State of Nebraska and HUD.
- Developed program guidelines, policies and processes for the administration of housing activities
- Assisted in the development of the consolidated annual plans and the 5 year plans, CAPER reports and other reporting on the funding received.
- Conducted application workshops and training sessions on the division's funding

Community Development Planner  
Omaha City Planning, Omaha, NE 1998-2001

- Processed applications for assistance under the owner-occupied rehabilitation programs.
- Performed underwriting for program eligibility
- Conducted case management to include resourcing, property inspection, property readiness and construction compliance
- Wrote agreements to facilitate the award and use of funds for projects
- Attended and presented at community groups, neighborhood meetings and public events
- Coordinated and facilitated Community Development Week activities, Neighborhood clean-ups and volunteer efforts for paint-a-thons, gardening clearance and targeted area efforts in rehab and clean-up.

Right of Way and Acquisition Planner  
Omaha City Planning, Omaha, NE 1993-2008

- Demonstrated a working knowledge of legislation and regulation regarding Uniform Relocation Act, Appraisal and Negotiation Principles in the acquisition of property and the relocation of individuals and businesses whose properties were subject to eminent domain or voluntary acquisition.
- Coordinated/lead discussions regarding rights in relation to access, overlapping issues of right of way and appraisal processes with community groups and/or neighborhood groups
- Interpreted maps and construction plans
- Explained appraisal or explain the appraisal process to the property owner, depending on the state/HUD regulations
- Executed acquisition and relocation documents to include benefits, negotiated costs and supplemental contracts
- Participated in post-construction or rehabilitation activities (e.g. property inspections and field activities)
- Relocated and re-established persons, businesses, farm operations and non-profit organizations.
- Analyzed comparable housing and computed replacement housing payments and prepared relocations plans
- Conducted studies and analyses for the development of a relocation program plan
- Conducted contract and lease negotiations

Previous Work Experience 1971-1993

Child and Family Development Center- Omaha NE

Program Director of Headstart Program for Teen Parents and infants/Toddlers

Consumer Credit, Inc. Omaha NE

Grant Writer and Program Development Manager

Vermont Slauson Economic Development Corp – Los Angeles, CA

Director of Public Relations, Neighborhood and Business Development Manager

City of Los Angeles – Los Angeles, CA

Job Training Partnership Act (JTPA) Administrator – formally CETA program

Compliance Manager for Juvenile Diversion Programs funded through the City of Los Angeles

Real Estate Agent, Social Worker and others – Boston, MA, Los Angeles, CA



BURKE J. HARR, ESQ.  
6457 Frances Street, Suite 100  
Omaha, NE 68106  
(402) 651-2528 (cell)

[bharr@houghtonbradford.com](mailto:bharr@houghtonbradford.com)

#### EMPLOYMENT

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**Houghton, Bradford, & Whitted, PC, LLO** (formerly Bradford & Coenen)  
(2012-Present)  
Attorney, Chair Government Strategies

**Nebraska State Senator** (2010-2018)  
Legislative District 8  
Chair: Business and Labor Committee  
Member: Agriculture; Banking, Commerce, and Insurance; Business and Labor; General Affairs;  
Judiciary; and Revenue

**Flatwater Strategies, LLC** (2009-2012)  
Policy Research  
Represent Private, Public, and Non-Profit institutions

**Kutak Rock LLP** (2005-2009)  
Attorney  
Represent several clients regarding military housing contracts  
Represent commercial developers/lenders

**Douglas County Attorney Office** (1999-2005)  
Deputy County Attorney  
Prosecuted felony criminal cases

#### EDUCATION

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University of Notre Dame College of Law School  
Midwest Regional Finalist ABA Negotiations Competition  
ABA student representative  
Notre Dame, IN

University of St. Thomas  
Major: Political Science  
Minor: Business  
Varsity Rower, three years  
Senior Class Vice-President  
Chair All Campus Counsel Student Activities  
St. Paul, MN

#### RECOMMENDATIONS

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Available upon request

Bill Lukash is a Vice President of Development at Brinshore Development where he focuses on affordable housing development. Prior to his time at Brinshore, Bill was an Assistant Planning Director at the City of Omaha for six years. His main responsibilities at the City were overseeing the Community Development Division which manages Federal grants, including CDBG, HOME, ESG, Choice Neighborhoods, Lead Hazard Control and Superfund. He worked in City Planning for nine years prior to becoming Assistant Director. Bill also has nearly 30 years of experience as an environmental consultant, focusing on brownfield investigations, environmental clean up, and groundwater modelling.



# Gesu Housing, Inc.

Non-Profit Affordable Housing

2

## BOARD OF DIRECTORS

GESU Housing, Inc

2022

**Burke J. Harr – Board Chair**

Houghton Bradford Law Firm

**William Lukash**

Brinshore Development

**Dan Dougherty – Vice President**

Div. President – Waypoint

**Charles Olsen**

NorthStar 360

**Mike Gilloon – Board Secretary**

Bozell - Dir. Of Strategic Communication

**Julie Staveniak**

J. Development Company, LLC

**Deyna Rouse – Board Treasurer**

Accountant Professor, Creighton University

**Bree Peterson Kotulak**

Stewardship and Development Officer

**Natasha Brown**

Gesu Housing Home Owner

**Patricia Evans**

Executive Director, GESU Housing

**Anne McGuire**

Retired

**Brennen Miller**

Dundee Bank

**Fr. Nathan Wendt, S.J.**

2500 California Plz

**Jess Ghia -**

Trng. Coordinator – Family, Inc



The Mission of GESU Housing, Inc. is to provide economical, energy-efficient housing to low- and moderate-income families. Our hope is that building these homes will continue the efforts or other non-profit organizations that seek to stabilize and restore neighborhoods throughout the city.

Since 2002, GESU Housing, Inc, founded by Brother Mike Wilmot, S.J., has built 80 Energy 3.1 Certified homes in the Girls Inc/Clifton Hills south neighborhood of North Omaha. (5 additional houses completed in the Fall of 2023). In an area that is racially diverse and economically challenged, GESU's investment along with the City of Omaha and private foundations support equates to approximately \$16,000,000 (sixteen million) into the community. Private investment by the homeowners includes upgrades to the housing, landscaping, and longevity in residency, creating a stabilized and individual wealth building neighborhood. GESU Housing, Inc. addresses the issues of poverty and neighborhood decline in North Omaha by providing opportunities for renters to become homebuyers, and affordable, quality housing for rental stabilization for those renters working toward homeownership.

Through 20 years of experience, GESU Housing, Inc. has determined affordability for purchase to be a maximum of 30% of the gross household income on a first mortgage ( to include principal, interest, taxes and insurance). for families of low or moderate income (80% and below of the Median Family Income for homeownership. The gap between the actual sales price (\$145,000 current), and the first mortgage requires a down payment assistance payment from another funding source as well as assistance with closing costs. By limiting the maximum first mortgage, funds are available within the household income to allow for maintenance and emergencies. GESU has also found that building a quality, energy Star, maintenance efficient house usually has a development cost of \$240,000- 280,000 development cost in today's market. As a result, there is development gap that is met with additional funding. GESU is committed to finding partners to assist in filling that gap so that the costs remain affordable to the low- and moderate-income buyers.

Providing neighborhood revitalization and stability has resulted in a 22% reduction in 911 calls and 47% reduction in burglaries in the Clifton Hills area. (Statistics provided by the Omaha Police Crime Analysis Department). With neighborhood investment, home ownership stabilization, neighbor support, neighborhood participation and individual investment has turned the Clifton Hills area from an area riddled with vacant and trashed lots, gang violence and divestment into a growing and thriving community.

GESU Housing, Inc is also incorporating a rental path to homeownership with partner provided supportive services such as the program RENTWISE, conciliation services to mitigate eviction and homeownership education classes. GESU will also incorporate an acquisition/rehabilitation/lease to purchase path as another path to homeownership.

Homeownership has many paths, whether it be immediate purchase, least to own or long-term rental. GESU Housing Inc. strives to provide opportunities through which the various paths that low- and moderate-income persons can attain and realize homeownership, housing stability, personal and familial growth, and equity wealth.

## Construction Timeline

### First, Second and Third Quarter 2023

- Work with City of Land Bank to acquire designated lots as indicated on the map provided
- Selection of housing plan (will use modified version of existing plan or a plan provided by the City that will fit the size of the lots. (if use current plan, lots must be replatted from 9 lots to 7 lots) – Existing plans
- Review and adjustment by Architect/Engineer
- plans and blueprints submitted for review and approval
- procurement of general contractor through competitive bid process
- General contractor selected through procurement
- Permits applied for and approved
- Sub-contractor bids accepted

### Fourth Quarter 2023 and First Quarter of 2024

Home lay out, footings, basement ( dependent on weather)

### Second -Third Quarter 2024 (dependent on weather)

Framing

Roof and windows

Close up homes to weather

Mechanical trades work, rough plumbing

Rough electric

Heating, air-conditioning and ventilation

Drywall, inside trim

Exterior paint and landscaping

Finish Work

**Anticipated completion is no more than 24 months after the release of funding is received**

## Funding Timeline

- Initial application for Economic Recovery Act funding – October 9, 2022
- Application to foundations support for pre-development costs – January - February 2023
- Capital fundraiser for operating and gap funding – March 2023
- Application to Nebraska Department of Economic Development for Nebraska Affordable Trust funds for gap financing – May 2023

## Community Engagement

**Timeline:** Beginning at the approval for funding with initial contact.

Continual contact throughout the plan approval process through attendance at neighborhood Association meetings and digital presence. This includes an initial conversation with the district Council person as well as continual updates to other interested parties.

- Notify neighborhood association of proposed development through letters and digital presence .
- Hold a community meeting to discuss the plans, timeline etc
- Produce quarterly updates in a news flyer to be distributed both digitally and available in hard copy to area locations
- Be present at all council meetings, planning board meetings etc and available for questions and concerns from citizens throughout the process.
- Hold a groundbreaking event at start of construction and invite neighborhood participation
- Provide updates in the quarterly update to the neighborhood meetings and surrounding neighborhood locations
- Welcome ceremony to new homebuyers of each house completed
- Follow-up engagement with surrounding neighbors upon completion of all of the houses



## Homeownership Financing Program

GESU Housing will provide a silent second mortgage that may include the following type of assistance:

### Down payment Assistance and Eligible Closing Costs (does not include pre-pays, taxes or insurance)

- 0% interest rate on deferred payment loan (DPL)
- No monthly payment – depreciates 50% in 10 years (5% each January 1) (remaining 50% is lien on title for an additional 10 years. If all terms have been met, lien will be released)
- Deed of Trust with 2<sup>nd</sup> lien position – securing documents
- Minimum \$25,000 1<sup>st</sup> mortgage required
- DPL determined by the following (DPL will be a “gap” payment to maximum allowed)

**Annual household income x housing ratio (30%) = housing income**

**(Housing Income includes a household members 18 years and above)**

- Household income divided by 12 months + maximum PITI (will be used to determine 1<sup>st</sup> mortgage maximum)
- Maximum GESU Housing DPL is \$50,000
- Homebuyer maximum household income limited to 80% and below Median Family Income as determined by HUD. (income charts updated annually and is based on number of household members)
- Minimum homebuyer cash contribution - \$500.00 (earnest deposit)

Eligibility and amount of assistance will be determined during the underwriting process. Regardless of the type or combination of assistance, the DPL will not exceed a maximum of \$50,000.

All 2<sup>nd</sup> mortgages made available to low-moderate income applicants will be a partial depreciating long term, fixed rate mortgages of 20 years at 0% interest.

### Subsidy Terms and Conditions:

#### 1. Homebuyer

- a. A second mortgage in the form of down payment assistance, not to exceed \$50,000 may be made available to the homebuyer at zero (0%) interest
- b. Closing costs may be paid to a maximum of \$5,000 and will be included in the total amount of down payment assistance provided. maximum of \$50,000)
- c. Recipients of assistance must agree to all conditions of the loan documents as are required by GESU Housing under this program.
- d. Recipients must execute all documents and instruments and provide information, certifications and other items as required by GESU.
- e. A Deed of Trust will be placed on the title securing the assistance provided. This lien is at zero (0%) percent interest
- f. The homebuyer will be required to secure permanent, first mortgage financing from Omaha. A Deed of Trust in the amount of the Down payment assistance will be applied to

the property at the time of close, in 2<sup>nd</sup> lien position. A promissory note in the amount of the assistance will be signed by the homebuyer. No interest will accrue on the direct assistance.

- g. Homebuyer will execute a Homebuyer agreement that will outline the principle place of residence, down payment assistance and affordability period terms.

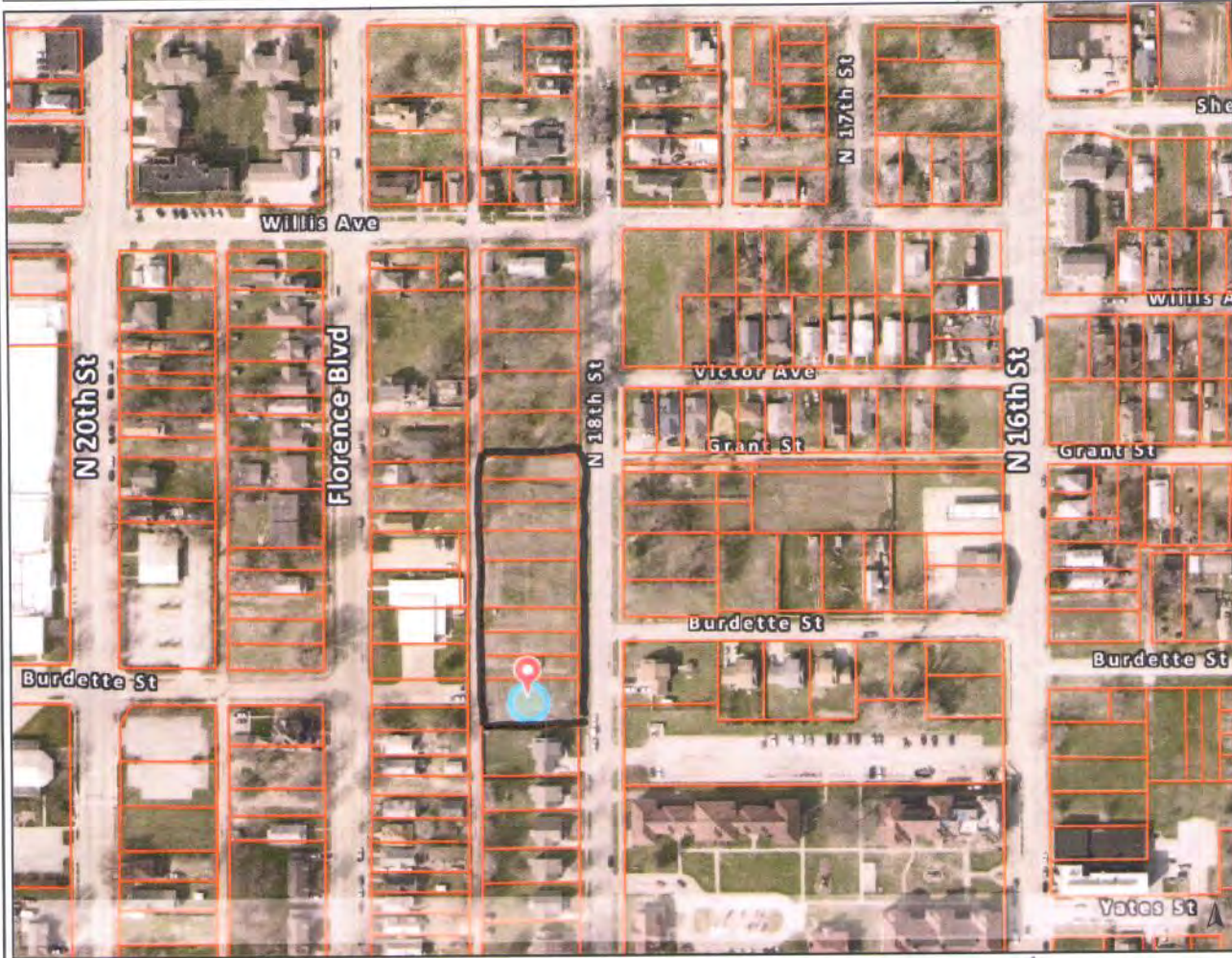
### **Depreciation Terms**

GESU Housing will utilize recapture provisions; the down payment assistance and or closing costs is subject to recapture but depreciates during the 1<sup>st</sup> 10 years with the remaining undepreciated amount on the title for the remaining 10 year mortgage. **This project is subject to a 20 year affordability period** which requires the homebuyer to reside as principle place of residence throughout this period. If the 20 year affordability period is satisfied and the home remains principle place of residence, the lien is released and considered paid in full.

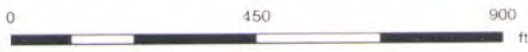
If the property is sold or there is a transfer of title within the 20 year affordability period, or the terms of the affordability period are not met, the undepreciated amount will become immediately due to GESU. If the property is sold, and the net sale price received is less than the first mortgage balance and not sufficient to repay the subsidy, the borrower will be responsible to arrange for its repayment. A repayment schedule or a waive of repayment may be considered for unforeseen hardship or incapacitation. **The down payment assistance is not an assumable loan.**

### **Project Proceeds**

GESU will use all project proceeds that may be generated from the sale of the homes or recaptured funding will be reinvested into housing projects to further affordable housing to low and moderate income persons according to the intent of this project and funding, less allowable operating/project delivery costs.



- Legend
- Parcels
  - Property Lines
  - 2020 Imagery
  - Red: Red
  - Green: Green
  - Blue: Blue



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

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- DATASETS
- QUICK LINKS
- EVENTS



31055001200

Go

Map Options : Clear | Reset | Full Screen

QCT Legend:

Tract Outline

SADDA Legend:

FMR Boundary

- LIHTC
- 2022 S

Hide the ov

The 2022 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective designation methodology is explained in the federal Register notice published September 9, 2022.

Map Options

- Show Difficult Development Areas (Zoom 7+)
- Color QCT Qualified Tracts (Zoom 7+)
- Show Tracts Outline (Zoom 11+)
- Show FMR Outlines (Zoom 4+)
- Show LIHTC Projects (Zoom 11+)

Click here for full screen map

Select Year

# 2021 and 2022 Small DDAs and QCTs

QCT for 2022

Tract	12.00
County	Douglas County
State	NE
Status (2022)	Qualified
Full Tract Number	31055001200

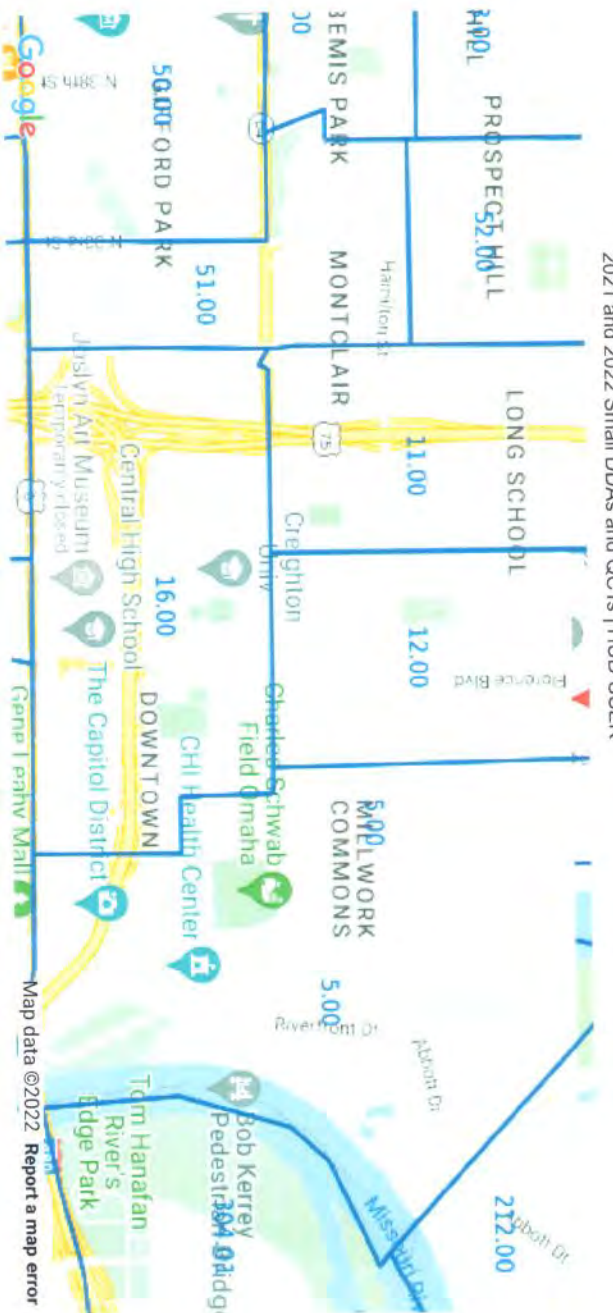
LIHTC Projects in this Tract Project

TWENTYETH PLACE	18
ERNIE CHAMBERS COURT	70
TERRACE GARDEN APARTMENTS	70
TERRACE GARDEN APARTMENTS	70
FULLWOOD SQUARE	22
KOUNTZE PARK CROWN III	16
<b>Total Units</b>	<b>18</b>



2022

2021



2.2K

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- PD&R Mission
- Organization Chart
- PD&R Events
- HUD Secretary's Awards

### Reference

- Contact Us
- eBookstore
- HUDUser Archives
- Webstore

### Research

- Case Studies
- Datasets
- Periodicals
- Regulatory Barriers Clearinghouse
- Reports
- PD&R Edge

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*Note:* Guidance documents, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. Guidance documents are intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

Accessibility | Contact Info | Privacy Policy | FOIA | Web Management and Web Policies | Inspector General | No Fear Act | PaymentAccuracy.gov



Legend

- Parcels
- Property Lines
- Zoning
- Omaha Zoning
  - R4
  - R5
  - R6
  - R7
  - GC
  - LI
  - GI
  - HI

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

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Search  e.g. 1606N020Q02



[Search Results](#)

[Saved Searches](#)

[Actions](#)

Select Domain  
All Domains

Filter By

Showing 1 - 1 of 1 results

**GESU HOUSING INC** ● ID Assigned

Unique Entry ID  
XXGGZB6NKR5

Physical Address  
7602 PACIFIC ST, STE L101, OMAHA,  
NE 68114 USA

Sort by  
Date Modified/Updated

Entity

Assigned Date  
Jul 14, 2022

### Keyword Search

For more information on how to use our keyword search, visit our [help guide](#)

< 1 of 1 >

Results per page  
25

- Any Words
- All Words
- Exact Phrase

e.g. 1606N020Q02

"gesu housing"

x

Legend

- Increased Flood Risk
- Decreased Flood Risk
- Preliminary Floodplain
- Preliminary Floodway
- Effective Floodplain
- Effective Floodway





## Project Financing

Financing	Amount
<b>Total Construction Financing Needs</b>	<b>\$2,196,102.50</b>
- Capital Event Fundraiser	150,000
- Developer Equity	100,000
- Individual Contributions	50,000
- Foundations	200,000
- NAHTF funding (application in Jan-FEB 2023)	500,000
= <b>Construction Financing Gap</b>	<b>1,196,102.50</b>

Costs	Amount	Per Dwelling Unit	
Land acquisition costs	500		
Rehabilitation or Construction	1,944,775.00	277,825	
Environmental	Completed by City of Omaha		
Executive Director – provides direct services on project	20% (19,000)		
Project Manager	50% (23,000)		
Professional Fees	Family Housing Advisory Services	3,000	
	Engineer	20,000	
	Attorney/Accounting	13,000	
	Consultant	4,050 (construction inspections during construction)	3/month per location) x 9 months (27) x 150 hour
	Underwriter	10,500	1500 (dowpayment assistance - Omaha 100
Carrying and Finance Charges	R. E Taxes	1750	
	Fees		
	Insurance	7,000	1,000 estimate
	Building Permits	900	

Costs		Amount	Per Dwelling Unit
	Title and Recording	5,127.50	732.50
Marketing		3500	
Developer's fee		140,000	20,000
Other			
Other			
<b>Total</b>		<b>2,196,102.50</b>	

### SALES PRICES OF HOUSING PURCHASE

Number of Bedrooms	Esq.	Number of units	Projected sale price	Minimum Down payment		Mortgage amount	2 <sup>nd</sup> mortgage 0% down payment assistance with residence requirements (no payment required)
				Percent	Amount		
3		7	145,000		500	Maximum of 30% gross household income (PITI)	Up to 50,000

**Range of Affordability:** household income of 80% of less of the Median Family Income as determined by HUD of

**Construction Estimate**  
**bid currently being used on a construction projec of single family homes underway**

JOB		DATE		
<u>PHASE I:</u>				
0101	Building Permit	<u>100.00</u>	0701 Frame Material	<u>21,000.00</u>
0102	Energy Star	<u>1,600.00</u>	0702 Hardware	<u>700.00</u>
0103	Water Fee	<u>2,150.00</u>	0704 Finish Material	<u>4,500.00</u>
0104	Gas Fee	<u>          </u>	0801 Frame Labor	<u>12,500.00</u>
0105	Plans & Specs	<u>150.00</u>	0802 Siding L&M	<u>9,200.00</u>
0106	Builders Risk	<u>650.00</u>	0804 Finish Labor	<u>3,200.00</u>
0107	Const Utility	<u>800.00</u>	0805 Cabinetry	<u>6,600.00</u>
0108	Supplemental Utility	<u>1,000.00</u>	0806 Deck & Porch	<u>8,600.00</u>
0109	Misc & Unforeseen	<u>1,000.00</u>	0902 Roofing Labor	<u>2,250.00</u>
0110	Surveying Prelim	<u>750.00</u>	0903 Roofing Material	<u>4,300.00</u>
0201	Debris Removal	<u>3,000.00</u>	1002 Windows/Atrium	<u>6,800.00</u>
0202	Excavation	<u>3,000.00</u>	1003 Storm Doors	<u>350.00</u>
0203	Backfill	<u>3,500.00</u>	1005 Garage Doors	<u>800.00</u>
0204	Curb Cut	<u>125.00</u>	1201 Heating & A/C	<u>12,500.00</u>
0205	Tree Removal	<u>5,000.00</u>	1202 Exterior Metal	<u>2,200.00</u>
0301	Waterproofing	<u>4,100.00</u>	1301 Plumbing	<u>12,000.00</u>
0403	Termite Treatment	<u>400.00</u>	1401 Electrical Bid	<u>9,500.00</u>
0405	Foundation	<u>18,000.00</u>	1402 Fixture Allowance	<u>800.00</u>
0501	Flatwork	<u>16,500.00</u>	SUBTOTAL	<u>117,800.00</u>
0601	Steel Beams	<u>1,350.00</u>		
	SUBTOTAL	<u>63,175.00</u>		

1501	Insulation	<u>5,600.00</u>	TOTAL CONST COSTS	<u>222,325.00</u>
1601	Drywall	<u>11,000.00</u>		
1801	Painting	<u>6,700.00</u>	<u>PHASE II:</u>	
1901	Carpet/Vinyl	<u>5,200.00</u>	OHSUP Overhead/Super	<u>27,500.00</u>
2001	Appliances	<u>1,650.00</u>	SUBTOTAL	<u>27,500.00</u>
2101	Dumpsters	<u>500.00</u>		
2301	Clean Up	<u>5,000.00</u>		
2401	Fine Grade	<u>1,100.00</u>		
2402	Sod	<u>1,500.00</u>	TOTAL	<u>249,825.00</u> =====
2404	Retaining Walls	<u>1,500.00</u>		
2405	Design Fee	<u>300.00</u>	Lumber cost on this project has increased	
2406	Blinds	<u>1,300.00</u>	Other costs for materials have also increased	
	SUBTOTAL	<u>41,350.00</u>	Total contract is now 277,825	



## Sources and Uses Statement

<b>Capital Event Fundraiser</b>	<b>\$</b>	<b>150,000</b>
(Project/operating costs	\$	150,00
<b>Developer Equity</b>	<b>\$</b>	<b>100,000</b>
(Gap financing for construction	\$	100,00)
<b>Individual contributions</b>	<b>\$</b>	<b>50,000</b>
(Operating costs	\$	50,00)
<b>Foundations</b>	<b>\$</b>	<b>200,00</b>
(Gap financing for construction	\$	200,00)
<b>NAHTF funding</b>	<b>\$</b>	<b>500,000</b>
(Gap financing for construction	\$	450,000)
(Project Delivery costs	\$	50,00)
<b>ARPA (Economic Recovery) funds</b>	<b>\$</b>	<b>1,196,102.50</b>
( Gap financing for construction	\$	1,925,264.70)
( Project manager (50%)maximum 10%	\$	19,610,30)

# Grant Application

Row 170

<b>Organization Name (if applicable)</b>	NIA INSURANCE AGENCY INC
<b>Physical Address</b>	5119 LEAVENWORTH ST OMAHA, NE 68106
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://WWW.TRUSTNIA.COM">WWW.TRUSTNIA.COM</a>
<b>Social Media Accounts</b>	NIA INSURANCE AGENCY INC
<b>Name</b>	TRICIA PATTERSON
<b>Title</b>	PRESIDENT
<b>Email Address</b>	NIAINSURED@YAHOO.COM
<b>Phone</b>	+1 (402) 517-6972
<b>Team</b>	Yes
<b>Organizational Chart</b>	
<b>Other Completed Projects and/or Accomplishments</b>	
<b>Proposal Title</b>	Grace Plaza
<b>Total Budget (\$)</b>	\$300,000.00
<b>LB1024 Grant Funding Request (\$)</b>	7.5
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	36 Residential 1& 2 bedroom apartments 7 Commercial bays Multi-use Property
<b>Timeline</b>	anticipated completion date October 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) 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>	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>	

**Visioning Workshop Findings Alignment**

**Priorities Alignment**

**Economic Impact**

200

200

20 per hour

**Community Benefit** Affordable living spaces, Entrepreneurial and business development. Insurance licensing and business development. Job opportunities

**Best Practices/Innovation**

**Outcome Measurement**

**Partnerships** Yes

i will be open to working with University of Nebraska Omaha and Metro Community College.

Metro Community College

**Displacement** No

**Displacement explanation**

**Physical Location** 1839 N 24th street

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

**Additional Location Documents**

**Property Zoning** Yes

**Is the project connected to utilities?**

Yes

Yes

**Design, Estimating, and Bidding** No

**General Contractor** Yes

No

working with local contractors

**Request Rationale** not available yet

**Grant Funds Usage**

**Proposal Financial**



**Sustainability**

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**Funding Sources**

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**Scalability**            yes

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**Financial Commitment**            Currently working with 3 investors

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**ARPA Compliance Acknowledgment**           

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**ARPA Reporting and Monitoring Process Acknowledgme**           

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**LB1024 Funding Sources Acknowledgment**           

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**Public Information**           

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**File Uploads**            Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) 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

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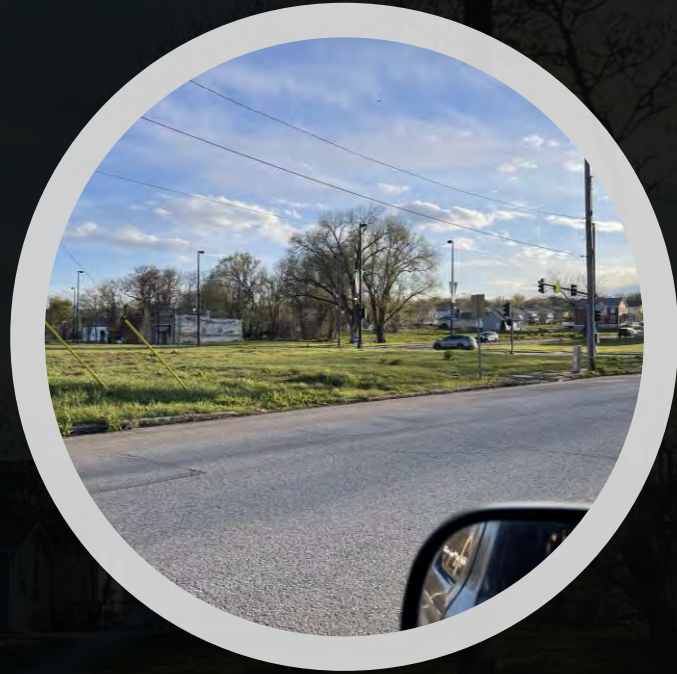
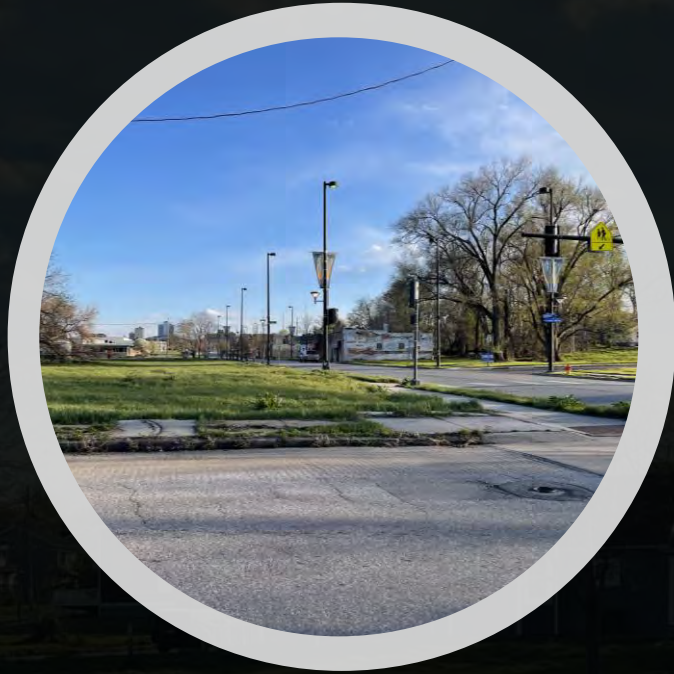
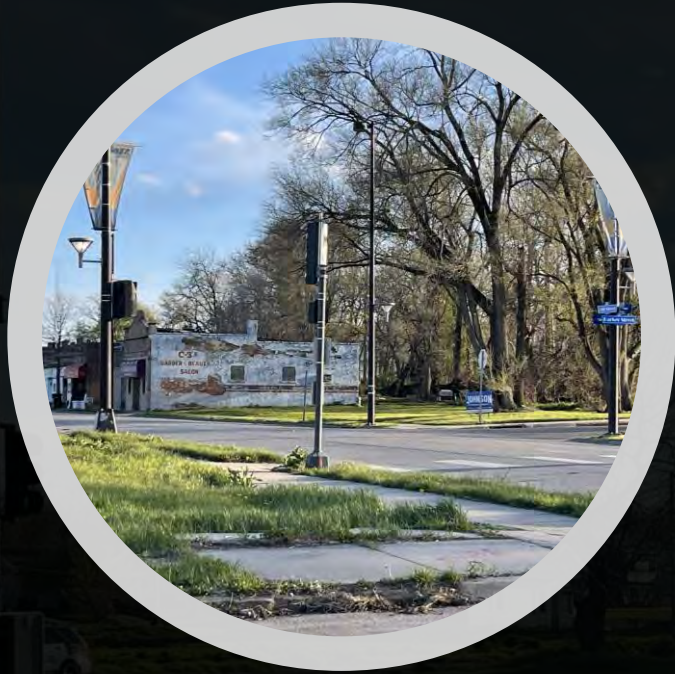
# Grace Plaza

A gateway to the 24<sup>th</sup> St. Renaissance

# THE PAST

MOVING FORWARD ON  
FUTURE VISION  
24<sup>TH</sup> GRACE OMAHA



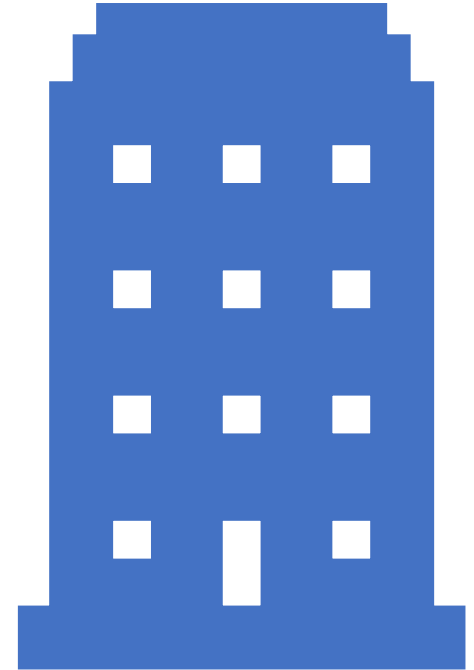


## Where we are now...

Currently, there are .6 acres secured at the corner of N. 24<sup>th</sup> St. and Grace St. waiting to serve as the foundation for a mixed-use facility—a project that speaks the community's plan for a new and exciting urban revitalization of N. 24<sup>th</sup> St.

# Introducing Grace Plaza

- 36 Residential 1-bedroom apartments
- 7 Commercial bays
- Multi-use Property





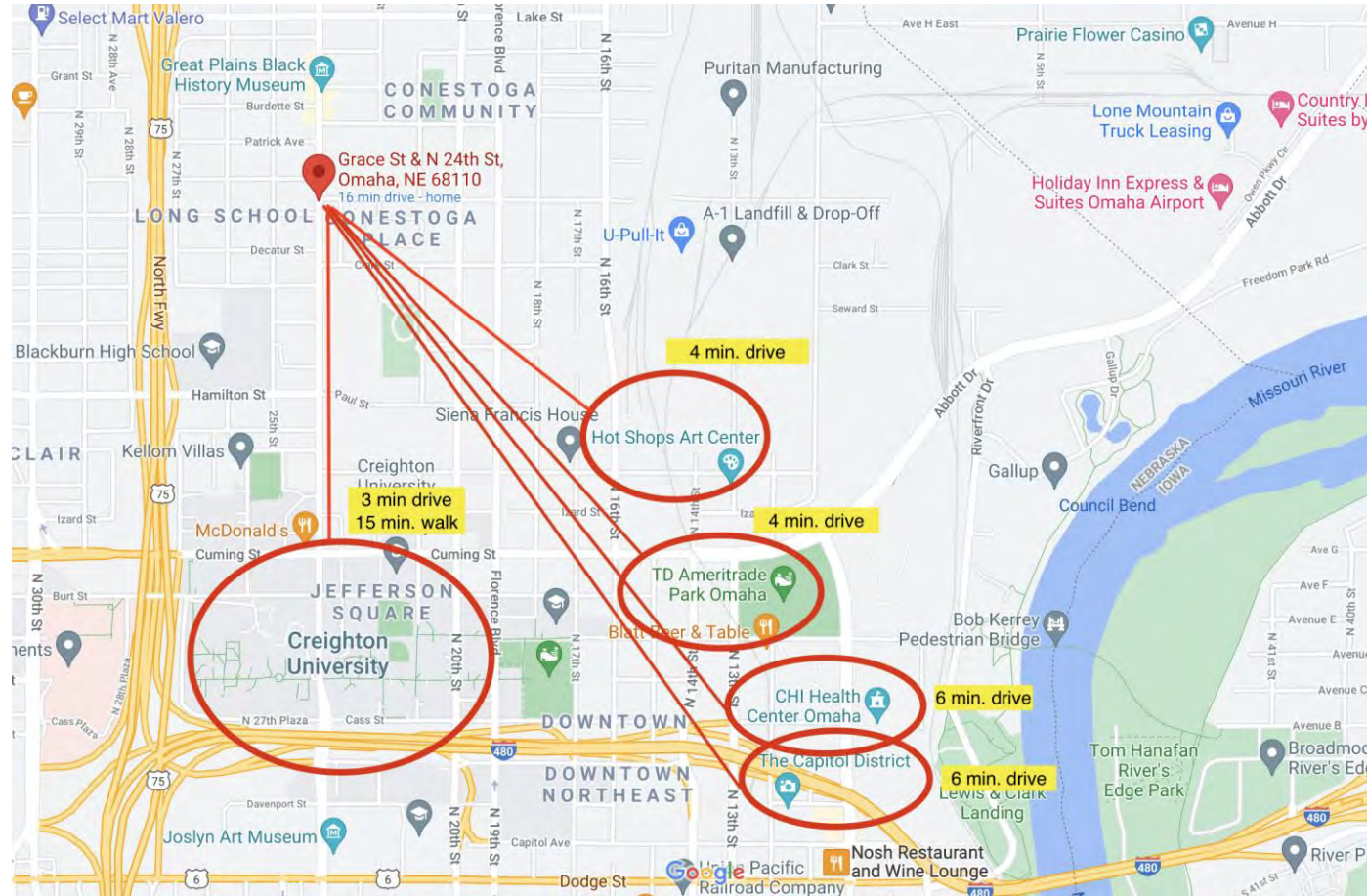








# Located within walking distance to Creighton University campus,





## Forever North

- Develop housing for a range of incomes, including permanently affordable housing.
- Establish a “Black Wall Street”.
- Provide a platform for community investment, participatory design, and land ownership.
- Promote available fresh food options and seasonal farmers markets.
- Develop public health infrastructure, such as physical fitness locations and health and wellness programming for them.
- Meet residents’ basic needs for housing, food, educational opportunities, and dignity.
- Create, attract, and/or build the capacity of existing organizations in order to support community artists while attracting regional, national, and international talent.
- Installation of traffic calming devices, historic trolley line, bike lanes and improved walkability

## Conceptual Type & Scale of Future Infill Buildings

Lizzie Robinson Avenue to Decatur Street





## CONNECTIONS transportation and urban design

### The Vision

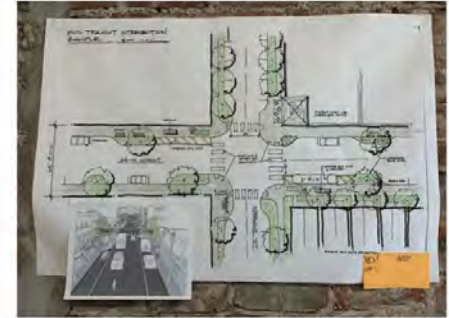
- North 24th Street and the surrounding area is a lively, unique, vibrant place that people want to walk around to visit, purposeful, transit-supportive, organically developed destinations and jobs connected to surrounding neighborhoods

### Guiding Principles

- Make it safe and easy for all people to move around the neighborhood
- Give people options for how they get to/from the neighborhood and how they move around within the area
- Encourage new businesses, restaurants, and housing that creates a critical mass of places and people to foster walkability and support enhanced transit service
- Embrace and reflect historic and unique cultural features in all new construction through urban design and street-scaping
- Foster robust job growth within the neighborhood that reflects the need for people to commute "near" distances for work, and provide reliable, affordable access to jobs that are outside of the neighborhood
- Cultural Celebrations - Create cultural celebrations suitable to the surrounding community through meetings and make North 24th Street a destination to break down the normal barriers between the neighborhood and the rest of the community

### Quick Wins

- Traffic calming demonstration project with painted lines between parking and travel lane, additional bump outs, parklets, and pedestrian refuge islands
- Protected bike lane demonstration project south of Lake Street, achieved by removing on-street parking
- Install one or two additional B-Cycle stations with additional electric bikes
- Adjust transit operation hours to better align with the needs of 2nd/3rd shift workers
- Improve transit stops with shelters, benches, signs, etc.
- Create a program to provide "Open" signs and/or a flag that identifies functioning businesses



## PEOPLE programs and services

### The Vision

- N. 24th Street is an active neighborhood that connects community members, honors local and impactful heroes, and supports the development of new and/or emerging leaders

### Guiding Principles

- Residents, especially youth, are involved in the development of area programs, services, and projects
- A variety of shared community spaces are provided for entrepreneurship, creativity, education, collaboration, and/or recreation
- Development and enhancements benefit the lives of current residents, rather than hurt them
- Elevate the perception of N. 24th Street

### Quick Wins

- Permanent Undesign the Redline Exhibit on N. 24th Street to serve as a meeting and idea exploration space.
- Designate an outdoor space on all blocks for public art
- Organize a North Omaha Tour that features N. 24th Street, its hometown heroes, historic buildings, and events.
- Organize a regularly scheduled, Walk of Fame along N. 24th Street that features posters of hometown heroes and contributors.
- Work with local journalists to cover positive development and happenings in the N. 24th Street area.
- Coordinate Career Days to introduce students to career opportunities and entrepreneurship





# Who's who?

## Project Team

- Tricia Patterson will be leading the project from conception to fruition
- To begin, she plans to include:
  - Corey Leon, an experienced developer and educator, to assist and guide through the process
  - Rob Wooding, an experienced developer with a portfolio of approximately 25 low-income housing developments, to advise and assist during the process
  - Dave Audino from Turner Construction to clarify building plans and help solidify



# Target Market

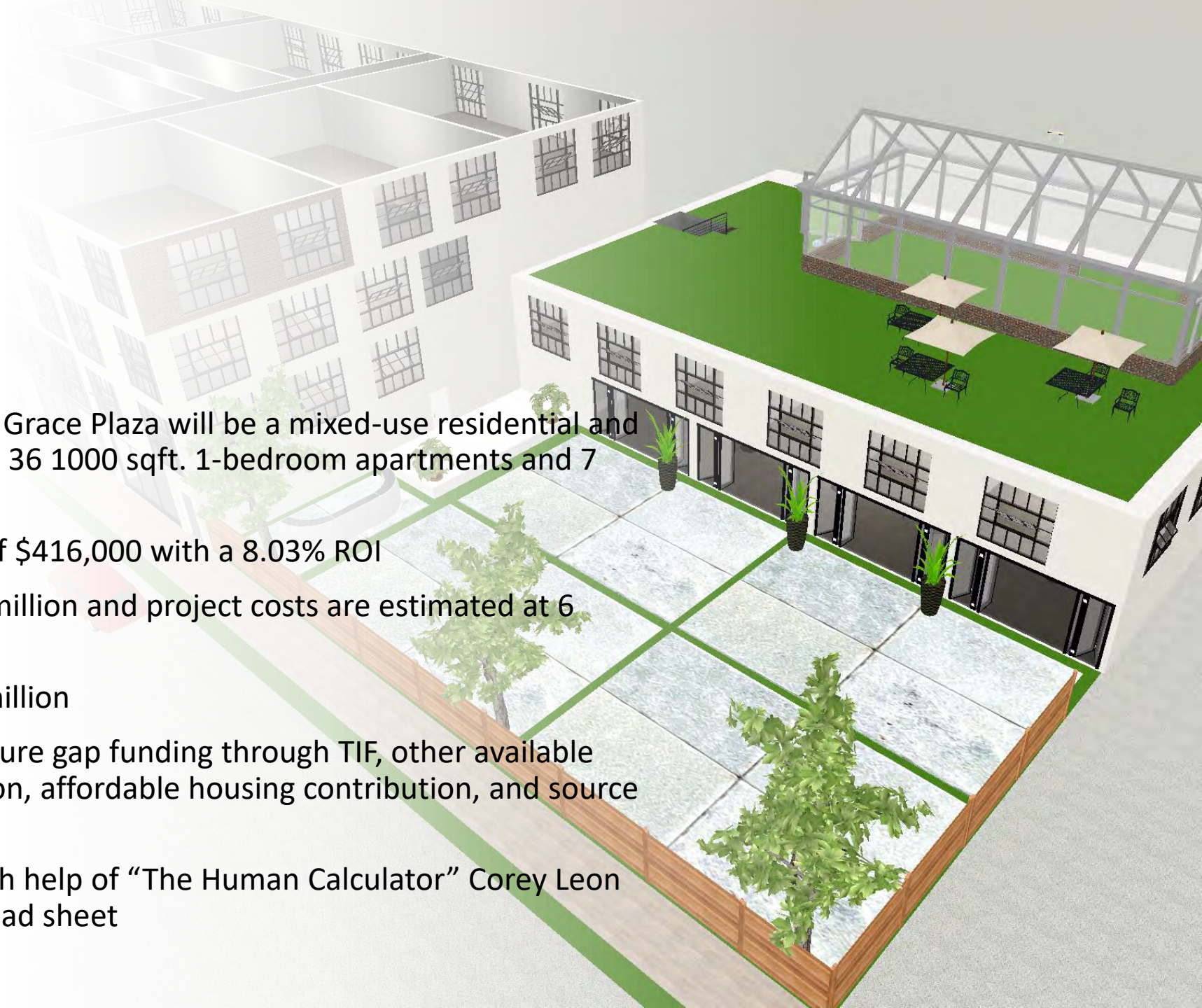


- Grace Plaza plans to market affordable housing to students, single and small family household
- The project will offer retail space for local vendors to offer services that will enhance opportunities for minority business owners
- The commercial space will also provide space for services that have been requested by the local community
- Grace Plaza will include a greenhouse, commercial kitchen, exercise facility, event rental, and educational space to meet community demand
- Though Forever North has provided extensive community input, the Grace Plaza Project has plans to meet with neighborhood organizations to research the community desires




## A Means to an End?

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- With an 18-month project timeline, Grace Plaza will be a mixed-use residential and commercial project that will include 36 1000 sqft. 1-bedroom apartments and 7 1800 sqft. commercial bays
  - There is an estimated year 3 SNOI of \$416,000 with a 8.03% ROI
  - The projected loan amount is \$4.5 million and project costs are estimated at 6 million
  - This reveals a financing gap of 1.5 million
  - The Grace Plaza Project plans to secure gap funding through TIF, other available grants based on the project's location, affordable housing contribution, and source of community amenities.
  - We arrived at these calculations with help of "The Human Calculator" Corey Leon and his super-duper Pro Forma spread sheet
- 
- A 3D architectural rendering of the Grace Plaza project. The image shows a multi-story building with a courtyard. The courtyard has a paved area with a wooden fence and several trees. One side of the courtyard is a green roof area with tables and chairs. The building has many windows and a modern design.

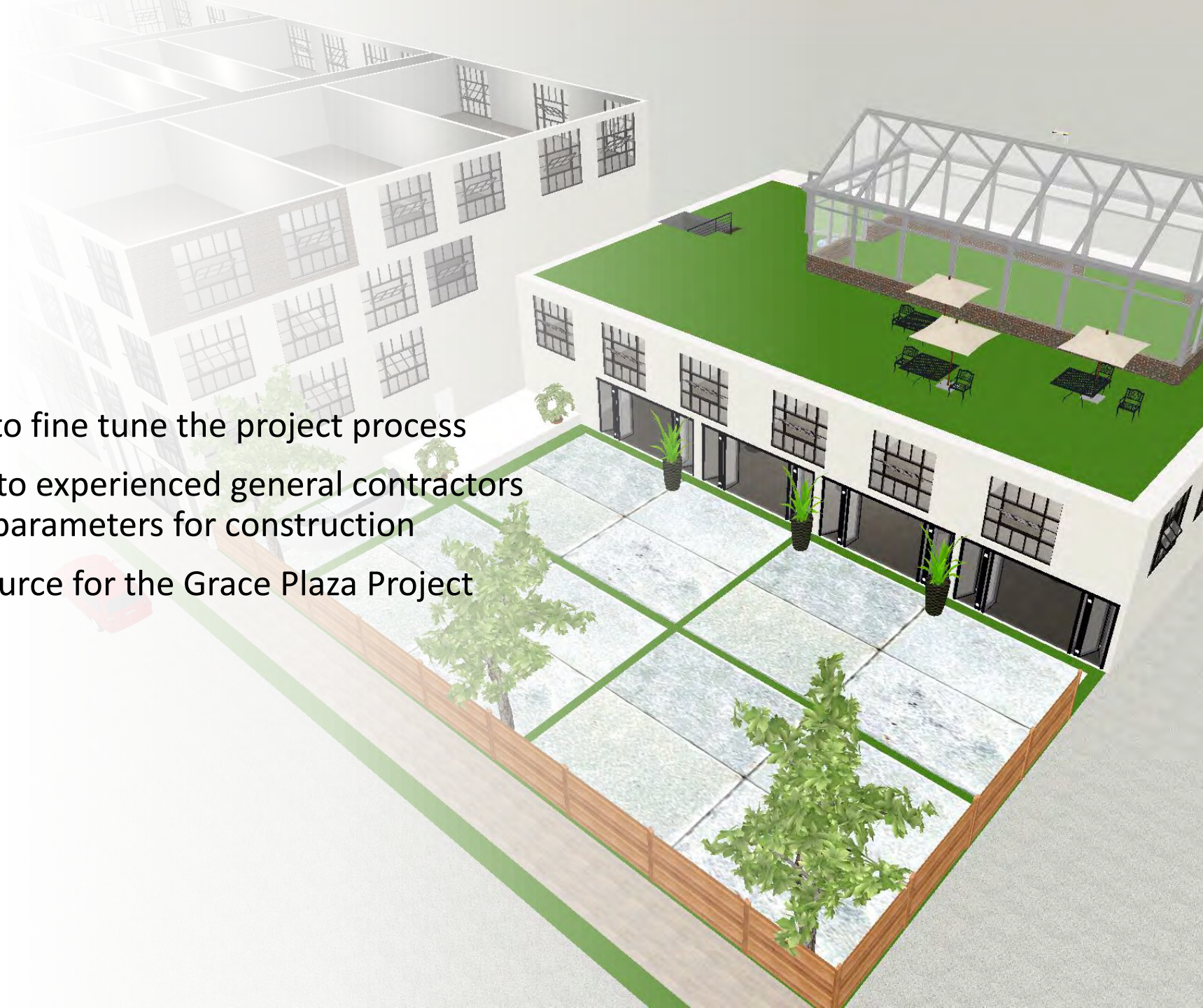




## What's Next?

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- Talk to experienced developers to fine tune the project process
- Present the Grace Plaza Project to experienced general contractors to decide what are the realistic parameters for construction
- Continue to use SPARK as a resource for the Grace Plaza Project



# Grant Application

Row 171

<b>Organization Name (if applicable)</b>	B&B Sports Academy
<b>Physical Address</b>	3034 Sprague Street Omaha, NE 68111
<b>Mailing Address</b>	Dowd Law Attn: B&B Sports Academy 6700 Mercy Road Suite 501 Omaha, NE 68106
<b>Website</b>	<a href="http://www.bandbacademy.com">www.bandbacademy.com</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Dale Christenson
<b>Title</b>	Board President
<b>Email Address</b>	dale.christenson@ubs.com
<b>Phone</b>	+1 (402) 490-0515
<b>Team</b>	Yes
	Steven Nelson, Executive Director
<b>Organizational Chart</b>	The Executive Director is directly overseen by the board of directors.
<b>Other Completed Projects and/or Accomplishments</b>	B&B Sports Academy has completed a successful \$250,000 remodel of their current gym space. They have also added a tutoring room and a new check in desk for increased accountability and for tracking purposes.
<b>Proposal Title</b>	B&B Sports Academy Campus
<b>Total Budget (\$)</b>	20,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	20,000,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	<p>B&amp;B Sports Academy is requesting funds for a new building to expand their programming. Vacant land located at 1440 Read Street, Omaha, NE 68112 has been identified as the ideal location for this new building. Located across the street from their current facility, this new 40,000 sq/ft facility will allow B&amp;B to continue to serve in the same community. This expanded campus will offer additional opportunities for programming for the youth in the neighborhood. Currently, B&amp;B Sports Academy offers boxing, wrestling, and MMA programs. With a new facility they hope to add larger spaces for current offerings as well as additional tutoring rooms, a community space and kitchen, and a gym for basketball, volleyball, and tennis. B&amp;B would also like to add services for the public to utilize on a fee or membership basis, such as updated fitness equipment, an indoor jogging track, a fitness class studio, and a short-term childcare space for members. Another key aspect that they would like to incorporate is transportation, ensuring that program participants and paying public members have adequate means of getting to and from the facility. By building the B&amp;B Sports Academy Campus at 1440 Read Street, a now vacant lot will be transformed into a haven for youth to learn to be well rounded individuals ("inside and outside the ring") and a center for health for community residents.</p>
<b>Timeline</b>	Upon receipt of grant award, the property at 1440 Read Street will be purchased and a project manager will be hired. An environmental study will be conducted while an RFP is created and a design team is assembled, which is anticipated to take 3 months. Project design will take approximately 8 months, within

construction starting upon completion. Construction will take approximately 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>	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

**"other" explanation**

<b>Proposal Description and Needs Alignment</b>	<p>The overall goal of B&amp;B Sports Academy is to have participants reach their goals both inside and outside the ring. By offering positive, structured activities that teach confidence, discipline, and healthy habits, they are creating a community that will be sustainable for years to come. These activities can come in many shapes and forms. Currently, B&amp;B offers boxing, wrestling, and MMA programs to youth ages 8-18. By including a gym in their new facility, they would like to offer basketball, volleyball, tennis, and pickleball. There are very few indoor facilities in North Omaha that offer indoor options for activities like these. In addition to being trained by world-class coaches in the science of boxing or other fitness modalities, participants are required to maintain positive social behavior and academic achievement. An emphasis is placed on education, with report cards and progress reports being a required submission for participation, and tutoring is available for those in need. By expanding their tutoring program with adequate space, B&amp;B Sports Academy will be able to help more youth achieve their academic goals. An area that B&amp;B sees a growth opportunity is in nutrition. They would like to construct a kitchen and community room, where they can instruct on basic cooking skills, nutrition, meal prep, shopping, etc. The original focus of the gym was athletics, and it is crucial to understand the correlation between nutrition and athletic success. Further, it is important to understand how nutrition impacts overall health. The North Omaha community struggles with obesity, diabetes, and mental health, and nutrition ties directly into all three issues. The community room would be a space that can be utilized by all, creating what the room is named for, community. Sharing meals, art classes, seminars, are all ways to create a thriving, diverse community. Not all community members strive to be an athlete, and there is room for all kinds of success at B&amp;B Sports Academy. Another way to build community is through a community garden. B&amp;B Sports Academy would like to incorporate a large community garden for all members of the neighborhood to utilize, not just participants of their programs and services. B&amp;B Sports Academy recognizes a need for healthy recreation for all, not just for youth. They would like to implement a paid membership program for community members. The new facility would include updated fitness equipment, a jogging track, a fitness studio, and short-term childcare for members. By offering these services, B&amp;B will positively impact their community regarding obesity, diabetes, and mental health, as the CDC has shown that regular physical activity can greatly improve the overall quality of life and health of people of all ages. While offering programs and services to improve their community, B&amp;B Sports Academy recognizes the hurdle that transportation issues can cause. Currently, B&amp;B owns two 15-seater vans that they utilize to transport youth program participants. They would like to update these modes of transportation to better serve their community, especially for those utilizing their membership program. Although the area for the new facility is accessible by walking, biking, and rolling, and it is also directly on a bus route, they would like to offer rides to all in need of their facility. Omaha weather can be unpredictable, and cold weather and long, dark winters give</p>
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community members one more reason to not be active or participate in community events. By removing this hurdle, B&B Sports Academy will aid in the overall health of their neighbors. Despite their name, boxing and overall fitness are not the main goals of B&B Sports Academy. B&B provides a safe space for youth to learn essential life skills, decreasing the amount of violence seen while empowering youth to make successful decisions inside and outside the ring.

**Visioning Workshop Findings Alignment** This proposal directly aligns with the findings in the Visioning Workshop Summary in many ways. B&B Sports Academy is taking vacant land and turning it into a thriving center of community and health. Community members have expressed the need for safe places for youth to "do" something, and B&B accomplishes this, both now and in the future with a new facility. Transportation was also identified as an opportunity, and this proposal directly addresses the issue of transportation being a hurdle for community members. B&B also prioritizes education, a finding that was repeated in importance throughout the summary. They are also supporting a multi-generational approach, expanding their programming to include all, not just youth. Another key aspect that B&B Sports Academy addresses is health. Their new facility will directly impact the overall health and wellness of the community they serve.

**Priorities Alignment** This proposal aligns with LB1024's strategic priorities. B&B Sports Academy's new facility will utilize vacant land by demolishing the current structure, updating utilities, and revitalizing the area in which it is located. It will also improve the overall health of a community that was directly impacted by COVID-19 pandemic, as North Omaha was disproportionately affected compared to other areas of Omaha. It will also address issues of education and training, with a variety of opportunities available to community members of all ages.

**Economic Impact** B&B Sports Academy anticipates adding 30 permanent and 140 temporary/construction jobs with approval of this proposal. Wages associated with permanent jobs will be a minimum of \$20 an hour, as paying staff a living wage is very important to the organization.

30

140

\$20 an hour at minimum for permanent positions

By adding more permanent positions that are paid a living wage, B&B Sports Academy will create numerous opportunities for individuals without the Qualified Census Tracts.

**Community Benefit** There are various ways that this proposal will benefit the community that B&B Sports Academy serves. It will improve the local neighborhood by transforming a vacant property into a hub of community health and wellness. It will provide a safe space for youth to gather and learn, away from the violence that can be prevalent in the area. It will also provide a community based platform for fitness membership, instead of a large chain corporation model like the nearby Planet Fitness offers.

The B&B Sports Academy Campus will positively impact community sustainability. It will improve the natural environment of the area by removing a vacant building, improving the land, and adding a community garden. It will also improve quality of life by providing a center for health, giving the community a place for fitness and health, directly impacting obesity, diabetes, and mental health struggles that are prevalent in the area.

**Best Practices/Innovation** B&B Sports Academy's new facility is an innovative approach to health. By focusing on a whole body approach to health, B&B ensures that the youth and community they serve are successful inside and outside the ring. They also offer the unique opportunity to learn from world class boxers and other fitness experts.

**Outcome Measurement** The organizations anticipates seeing an increase in youth served, improved education, improved health indicators (lower instances of obesity, diabetes, mental health issues, etc), and creation of new living wage job opportunities.

These outcomes will be measured by a collaboration between B&B Sports Academy staff and by a third party consultant,

	Catalyst Consulting.
	Not at this time
<b>Partnerships</b>	Yes
	B&B Sports Academy anticipates utilizing partnerships with other community organizations who are specialists in their fields, such as collaborating with The Big Garden for a community garden, The Union for Contemporary Art for art classes, No More Empty Pots for nutrition, and many more.
	None at this time
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	1440 Read Street Omaha, NE 68112 This property is currently vacant and will need an environmental study during the due diligence phase. There is also a future opportunity with the City of Omaha to purchase Spaulding Park to further expand the campus.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Costs were determined by comparing the like facility of the new YMCA on 156th and Ida and also by consulting a design professional.
<b>General Contractor</b>	No
<b>Request Rationale</b>	B&B Sports Academy is requesting \$20 million for the construction of a new 40,000 square foot facility. The building itself is anticipated to cost \$375 a square foot (\$15 million) with an additional \$5 million in costs associated with equipment and furniture. This brings the total project cost to be \$500 a square foot.
<b>Grant Funds Usage</b>	The grant funds awarded by LB1024 will provide the capital needed to complete the B&B Sports Academy Campus.
<b>Proposal Financial Sustainability</b>	Yes
	The fiscal operations of B&B Sports Academy following the initial investment will be greatly improved. B&B Sports Academy will have been able to increase their visibility, allow them to continue to seek new funders, and open additional avenues of paid membership options for the public. All of these will ensure the long-term success of the program and of B&B Sports Academy as a whole.
<b>Funding Sources</b>	Currently B&B Sports Academy has one grant with the City of Omaha pending for their Turnback Tax Grant for 2022-2023 for

\$20,000 to supplement current program costs.

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Turnback Tax Grant 22-23 - \$20,000 - Submitted - December 22

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All funds are necessary for the completion of this project.

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**Scalability** No

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**Financial Commitment** B&B Sports Academy is financially committed to the success of this proposal by focusing fundraising efforts to aid in the project completion, mainly to support personnel and other associated costs. They are also prepared to hire outside consultants to ensure the proposal's success.

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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** Proposal Budget/Sources and Uses

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**B&B Sports Academy Campus**  
Pro Forma

**Expenses**

<b>Item</b>	<b>Baseline Year 2022</b>	<b>Year 1 2023</b>	<b>Year 2 2024</b>	<b>Year 3 2025</b>
Promotion	4,000			
Program	8,000			
Insurance	2,000			
Professional Fees	3,000			
Utilities	8,000			
Equipment	10,000			
Computer/IT				
Telephone				
Personnel				
Office Expenses				
Taxes				
Other Expenses				
<b>Totals:</b>				

**Justification:**

This proposal is for capital costs only, not personnel.

For the 40,000 sq/ft B&B Sports Academy Campus, construction costs have been calculated to be \$375 sq/ft with an additional \$5,000,000 in equipment and furniture costs, bringing the total to \$20,000,000.

# Grant Application

Row 172

<b>Organization Name (if applicable)</b>	Prospect Hill Cemetery Historical Site Development Foundation
<b>Physical Address</b>	3202 Parker St., Omaha, NE 68111
<b>Mailing Address</b>	P.O. Box 31465, Omaha, NE 68132
<b>Website</b>	<a href="http://www.prospecthill-omaha.org">www.prospecthill-omaha.org</a>
<b>Social Media Accounts</b>	Prospect Hill Cemetery   Facebook
<b>Name</b>	David Harding
<b>Title</b>	Treasurer
<b>Email Address</b>	davidharding2020@gmail.com
<b>Phone</b>	+1 (402) 321-4945
<b>Team</b>	Yes
	Yes. A committee of trustees, led by Board President Barb Naughtin and members: Bill Johnson, David Harding, Gary Rosenberg have years of experience maintaining and advocating for the property.
<b>Organizational Chart</b>	This is a volunteer-led organization managed by the board of trustees. If awarded a Program Curator will report to the new, fulltime caretaker.
<b>Other Completed Projects and/or Accomplishments</b>	The Prospect Hill Cemetery was designated as an Historic Site by the Landmarks Commission of Omaha and the Omaha City Council back in 1979. A foundation was created soon after to help further develop the historical and educational aspects of cemetery –this included gathering information on those interred here through relatives which was then compiled into a book. Numerous individuals have contributed to enhancing the house and its surroundings. For instance, we erected a Nebraska State Historical Site marker near the entrance with help from volunteers. Additionally, these same volunteers located veterans' graves as well dedicating time to finding African-Americans and Native Americans who are significant parts of Omaha history. We've done a lot, including having an annual Memorial Day ceremony with the Prospect Hill Preservation Brass Ensemble at music. We've established an educational outreach plan to offer more information to increase the teaching of our region's history. The Sexton's House, located near the gate, is where you will find the Cemetery office. Inside, you'll be able to find cemetery location maps as well as brochures for walking tours. This property will eventually include a museum and the chapel will be used for small performances and lectures.
<b>Proposal Title</b>	Prospect Hill Cemetery Revitalization Project
<b>Total Budget (\$)</b>	\$1,101,264.00
<b>LB1024 Grant Funding Request (\$)</b>	\$848,925.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	This proposal seeks to redevelop the Historic Prospect Hill Cemetery into a community asset, by making it a living cemetery that brings people closer to Omaha as it was and is, by memorializing the dead and bringing to life Omaha's art, history, and natural beauty. The Historic Prospect Hill Cemetery is a community asset for North Omaha that requires both preservation and revitalization. After the Territorial Legislature authorized cemeteries in 1858, over 15,000 burials have been recorded here—including those of several early pioneers who



gave their names to streets, parks, and schools across the city. Military burials in this cemetery are from people who served as early as the War of 1812. There are also people buried here from the Spanish-American War, Omaha Barracks (later Fort Omaha), and our volunteers have worked to identify and locate their graves, as well as the graves of African-Americans and Native Americans who have impacted Omaha's early history. A revitalized cemetery will provide a significant positive impact for the community by adding five new public access points to the restored walking paths, a new natural heritage site with native plants that will create a new Salem Baptist Church-facing entrance, a new pond will function as a groundwater catchment to the northeast, and additional space for reunions, performing arts, and living history exhibits will be created in a brand-new magnificent gazebo in the cemetery's center. Also, new masonry retaining walls in the southeast corner will provide a pleasant street presence, enticing pedestrians to explore the restored grounds. The deteriorated chain link fence will be replaced with a historically accurate wrought iron fence. A new sidewalk on 33rd Street will reconnect the community. A magnificent grand staircase will enable residents of Highlander to reach the cemetery's walking trails and a diverse range of native plants, including a variety of pollinator-friendly flora, will be featured throughout the site. This proposal will result in a community asset that is an essential part of Omaha's history and future. It will provide a place for the living to learn about the past, enjoy the present, and prepare for the future.

<b>Timeline</b>	Completion Target: May of 2024 Summer 2023 - First 90 days (completed after funding but before March of 2024) -Initial site grading -Tree removal -Bidding and landscape planning -Work with City on Sidewalk Prep Prior to November of 23 -New walking paths -Installation of retaining walls -Drainage for pond -New Pond -November 2023 - May 2024 -Work on Building - Construction of gazebo -New Entrances landscaped - Installation of Historic Signage -Installation of wrought iron fence -Project completion by Memorial Day 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) 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>	This proposal turns Prospect Hill Cemetery into a community asset by making it a living cemetery that brings people closer to Omaha as it was and is. The cemetery will be used to memorialize the dead and bring to life Omaha's art, history, and natural beauty. Additionally, the cemetery will be used to educate the community about Omaha's history. The new heritage site with native plants will create a new Salem Baptist Church-facing entrance, the new pond will function as a groundwater catchment to the northeast, and additional space for reunions, performing arts, and living history exhibits will be created in a brand-new magnificent gazebo in the cemetery's center.
<b>Proposal Description and Needs Alignment</b>	The proposal specifically addresses the community need for sustainable development by developing new public uses and recreational options for people who enjoy bird-watching and performing arts, this project promotes a Sustainable Community by providing new civic functions for this landmark location and by creating recreational possibilities for those who enjoy it. This project not only reconnects the community with a new sidewalk,

but also promotes walking by providing new green space access and walking paths. This infrastructural project not only reconnects the community with a new sidewalk and walking paths, but it also retains groundwater through a new pond. By diverting runoff from the sewer system, this sustainable development project promotes growth without harming the environment. This project will improve quality of life by creating or enhancing natural spaces, mixed uses, parks, and safety. The new heritage site with native plants will create a new Salem Baptist Church-facing entrance, the new pond will function as a groundwater catchment to the northeast, and additional space for reunions, performing arts, and living history exhibits will be created in a brand-new magnificent gazebo in the cemetery's center. Also, new masonry retaining walls in the southeast corner will provide a pleasant street presence, enticing pedestrians to explore the restored grounds. The deteriorated chain link fence will be replaced with a historically accurate wrought iron fence. A new sidewalk on 33rd Street will reconnect the community. A magnificent grand staircase will enable pedestrians to access the cemetery from the Highlander neighborhood. This project develops or improves context-sensitive education by providing new opportunities for students to learn about Omaha's history. The cemetery will also be used to train future generations of cemetery caretakers. Additionally, this project will impact policy by providing new financing options through the creation of a sustainable development fund. This fund will be used to support the maintenance and operations of the cemetery. Furthermore, this project will improve health by providing new recreation and exercise options for the community. This proposal turns Prospect Hill Cemetery into a community asset by making it a living cemetery that brings people closer to Omaha as it was and is. The cemetery will be used to memorialize the dead and bring to life Omaha's art, history, and natural beauty. Additionally, the cemetery will be used to educate the community about Omaha's history. The new heritage site with native plants will create a new Salem Baptist Church-facing entrance, the new pond will function as a groundwater catchment to the northeast, and additional space for reunions, performing arts, and living history exhibits will be created in a brand-new magnificent gazebo in the cemetery's center.

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**Visioning Workshop Findings Alignment**

In order to address North Omaha's insufficient infrastructure, this proposal creates a new heritage site with native plants that will improve the ecology of the entire area. The new pond will collect rainwater from the northeast, and a spectacular gazebo in the cemetery's middle will be built as a new civic center for reunions, performing arts, and living history displays. The new masonry retaining walls in the southeast corner will serve to provide a lovely street presence and encourage visitors to explore the region. Pedestrians may now access the cemetery from the Highlander neighborhood via a magnificent grand staircase. This proposal also seeks to rectify North Omaha's lack of development that is in keeping with the area's cultural context by providing new opportunities for students to learn about Omaha's history. The cemetery will also be used as a training ground for future generations of cemetery caretakers. Finally, this plan provides new access and tools to use community assets by providing a new sidewalk on 33rd Street. This connection will bring the neighborhood back together. In addition, the plan creates new financing possibilities through the establishment of a long-term development fund through earned-income. The purpose of this fund is to support cemetery maintenance and community programming.

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**Priorities Alignment**

This proposal seeks to address the social and economic challenges caused by the COVID-19 pandemic by providing new opportunities for students to learn about Omaha's history. The cemetery will also be used as a training ground for future generations of cemetery caretakers. In addition, the plan creates new financing possibilities through the establishment of a long-term development fund through earned-income. The purpose of this fund is to support cemetery maintenance and community programming. By providing new opportunities for students to learn about Omaha's history, this proposal seeks to address past racial segregation. As people are becoming more interested in learning about why things are the way they are and where they came from, historical tourism is rapidly growing as a field. Based on similar historic cemeteries, we anticipate that there would be an increase of between 15,000 and 20,000 visitors per year. This would provide an economic impact for the community of between \$1 and \$2 million annually which will benefit local businesses and create seasonal jobs for tour guides and event staff.

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**Economic Impact** This proposal's effect on the economy is an estimated \$1-\$2 million annually, which would help local businesses and create seasonal jobs for tour guides and event staff. By providing year-round employment opportunities and revenue, this proposal will directly impact the community in a positive way. In addition to those who complete the project as part of this proposal, 15-20 people will be hired seasonally, part-time to run tours and manage events. This project will lead to two new full-time positions.

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15 - 20 seasonal and 30 - 40 construction and landscaping.

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\$15 - \$75

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We plan to hire local landscaping businesses for our redevelopment and ongoing maintenance and seasonal jobs will come from the local community.

**Community Benefit** The community benefit that will be derived from this proposal is an increase in tourism, which will diversify the economy and improve the local neighborhood. This proposal will also lead to the creation of new jobs, which will increase livability in the community. Some other benefits of this proposal include the beautification of the Prospect Hill Cemetery, which will increase property values in the surrounding area. The addition of a new pond will also help to improve water quality in the community. The long-term vision for this project is to create a space that is not only used as a cemetery, but also as a place for people to learn about Omaha's history and to enjoy the outdoors. This proposal seeks to address past racial segregation by providing new opportunities for students to learn about Omaha's history. In addition, the plan creates sustainable financing possibilities through the establishment of a long-term development fund through earned-income.

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If this proposal is enacted, the built environment and local ecology will improve. There would be an area full of native plants that captures carbon and provides a home for bees and other pollinators. This would make the area more livable overall. This has a powerful environmental impact by mitigating storm water runoff, improving water quality, and the long-term vision for this project is to create a space that is not only used as a cemetery, but also as a place for people to learn about Omaha's history and to enjoy the outdoors.

**Best Practices/Innovation** This proposal incorporates best/proven practices for green space and demonstrates innovation for North Omaha by restoring the native flora to the community thus improving the local ecology and giving community members the opportunity to learn about native species and our shared history. Walking paths have proven to be an effective way to encourage citizens to enjoy the outdoors when they are combined with a beautiful and unique landscape. This proposal will also increase the amount of people interacting with the space on a daily basis, which has been shown to decrease crime rates. The connection of this project to the North Omaha community is twofold. First, the cemetery is adjacent to the Highlander neighborhood, which is one of North Omaha's key redevelopments. Second, one of the goals of identified in the visioning sessions is to create more green space in order to improve air quality and water quality. This proposal seeks to do both of those things.

**Outcome Measurement** This proposal improves education by providing new opportunities for students to learn about Omaha's history. In addition, the plan creates sustainable financing possibilities through the establishment of a long-term development fund through earned-income. This will allow the curator to measure visitors and activities on an ongoing basis and make adjustments as necessary. The community benefit that will be derived from this proposal is an increase in tourism, which will diversify the economy and improve the local neighborhood. This proposal will also lead to the creation of new jobs, which will increase livability in the community. Some other benefits of this proposal include the beautification of the Prospect Hill Cemetery, which will increase property values in the surrounding area.

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The Program Curator will measure visitors and activities on an ongoing basis and make adjustments as necessary.

NA

<b>Partnerships</b>	Yes
	The partners in this proposal have all committed to supporting the work of this proposal in Omaha. History Walk Nebraska has agreed to provide educational materials and support for the project, as well as volunteer their time to lead tours of the cemetery. The Nebraska State Historical Site has also agreed to provide educational materials and support for the project. Community members have also agreed volunteer their time to staff the new visitor center. The Naturalist School has agreed to provide educational programs about the local ecology and assist with planting native species. The Prospect Hill Preservation Brass Ensemble has agreed to perform concerts on the grounds of the cemetery. The First Nebraska Volunteer Infantry has agreed to provide support and guidance in terms of historical interpretation of the site during special events. OPPD has provided financial support for our programming in the past. Douglas County Historical Society has also provided support and guidance in terms of historical interpretation of the site during special events. We also plan to work with North Omaha-based businesses to provide services, such as catering, and to support the work of this proposal. This is because in addition to the work, we want to create local pride in this endeavor.
	NA
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	3202 Parker St., Omaha, NE 68111
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Not a brownfield site.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Cost estimates were based on quotes received and conversations with subject matter experts.
<b>General Contractor</b>	No
<b>Request Rationale</b>	Proposal is based on a mix of bids received and conversations with Subject Matter Experts.
<b>Grant Funds Usage</b>	This grant request will specifically cover the capital improvements to the property preparing it for new activities and earned-income opportunities.
<b>Proposal Financial Sustainability</b>	Yes
	The proposal will be self-sustaining by creating new opportunities for earned revenue through space rentals, event ticket sales, group tours, and private events.
<b>Funding Sources</b>	Oversight and operational costs are available to the funding of

our operational endowment of over \$600,000.

NA

No

**Scalability** This proposal is scalable.

If funded for a smaller amount the project would focus on the exterior improvements to the property. The main priority would be the retaining walls, wrought iron fence, and pond, which is necessary for water runoff.

**Financial Commitment** The organization is committing to up to \$252,339 over the life of the restoration in administrative oversight and operating costs for new programming.

**ARPA Compliance Acknowledgment**

**ARPA Reporting and Monitoring Process Acknowledgme**

**LB1024 Funding Sources Acknowledgment**

**Public Information**

**File Uploads** Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses

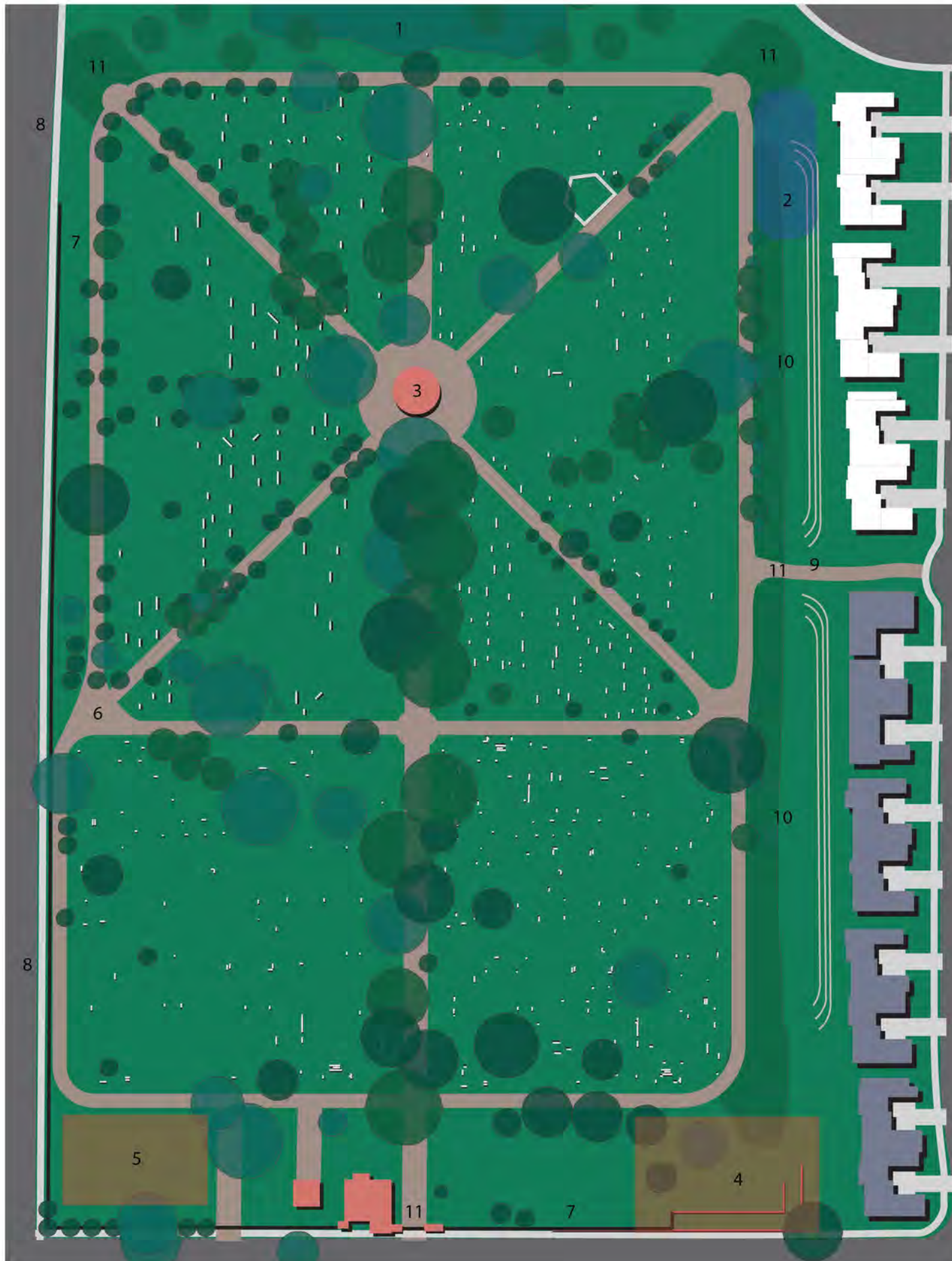
**Budget:**

Item	Grant Request	Other Funds	Total
SE Retaining Walls	\$25,000		\$25,000
Landscaping	\$125,000		\$125,000
Wrought Iron Fence	\$75,000		\$75,000
Walking Paths	\$75,250		\$75,250
Building Updates	\$75,000		\$75,000
Grand Gazebo	\$55,000		\$55,000
Staircase	\$25,000		\$25,000
Pond	\$14,000		\$14,000
Historical Markers	\$15,000		\$15,000
Sidewalk	\$16,500		\$16,500
New Access Points	\$11,000		\$11,000
Removal of distressed trees	\$15,000		\$15,000
East Retaining Wall	\$20,000		\$20,000
Grave Stone Restoration	\$225,000		\$225,000
Inflation Contingency	\$77,175		\$77,175
Administrative Oversight		\$127,339	\$127,339
Operating Costs		\$125,000	\$125,000
771,750	\$848,925	\$252,339	\$1,101,264

+15% Administrative Oversight

+10% for inflation

\$150,000 operating including full time caretaker, programming curator, and seasonal staff



## Proposed Redevelopment of Prospect Hill Cemetery and Arboretum

1. New natural heritage area planned for a 100-foot stretch of this location. It will feature native plantings with ties to the natural history or plant biology of this region. Workshops and field trips will be held for local schools through a partnership with The Naturalist School.
2. New pond to act as a groundwater catchment.
3. Grand Gazebo/Theater on the Round.
4. Masonry retaining wall and landscaping with permaculture and pollinators.
5. Great Lawn.
6. Reconnected and restored walking paths with nodes for activity including historical markers celebrating Omaha's pioneers, local history, and planted flora.
7. Wrought Iron Fence replacing dilapidated chain link fence along the south (Parker Street) and west (33rd Street) sides.
8. Eventual sidewalk on right of way.
9. Eastern grand staircase entrance from adjacent Highlander neighborhood to cemetery walking paths.
10. New landscaping to make eastern end of the cemetery visually appealing. Planting of permaculture, community garden, urban farming, and pollinators.
11. New public access points for people in the neighborhood to access the walking paths.

# Grant Application

Row 173

<b>Organization Name (if applicable)</b>	Sams Goat LLC
<b>Physical Address</b>	1915 S 38th Avenue Omaha NE 68105
<b>Mailing Address</b>	
<b>Website</b>	
<b>Social Media Accounts</b>	
<b>Name</b>	Joanne Kim
<b>Title</b>	developer
<b>Email Address</b>	Kimjoanne3@gmail.com
<b>Phone</b>	+1 (402) 953-6827
<b>Team</b>	Yes
	Ben Katt, Max Honaker
<b>Organizational Chart</b>	Ben Katt (owner)- 10 years real estate developing experience. Has 600+ rentals in the Omaha market, and has completed a TIF project with the city of Omaha, has multiple new construction and development projects currently in progress. Max Honaker (owner)- 6 years experience, runs Collective development (our in house management company) 400+ units. Real estate broker, has rehabbed hundreds of homes and apartments. All three are co-developers. Max and Ben are majority owners of Sams goat. Joanne is the primary developer for the site with direction from Max and Ben.
<b>Other Completed Projects and/or Accomplishments</b>	Dahlman Rows- 36 unit Row home new construction redevelopment project with TIF Coventry Rows- 180 row homes for sale in Gretna 7010 Hascall- 108 unit Hotel redevelopment project to apartments Gold Coast Apartments- Papillion Hotel conversion to apartments Developing a single family rental development in Papillion Own 100+ homes in North Omaha that have been updated and rented out We reinvest in Omaha, rehab homes/apartments to make better homes for our tenants. We have been doing this the last 10 years in Omaha. This proposal will help us clean up one of the roughest apartment complexes in Omaha, it will have a huge effect on the neighbors around it, along with helping North Star maintain a safe environment for the students that use their program.
<b>Proposal Title</b>	Polaris on Boyd & Sahler
<b>Total Budget (\$)</b>	\$7,797,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$2,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	4841 Boyd and 4842 Sahler have been some of the roughest apartments in Omaha for quite awhile, all you need to do is google the address and a number of horrific stories will be displayed. This apartment complex has been neglected for decades, passing from one out of state investor to another, over the course of many years. We purchased this property last year, and immediately hired full time armed security, since then we have gotten all of the gang members and drug dealers out of the property. Safety in the neighborhood has improved significantly and it is now safe enough to contemplate a rehabilitation project to provide 74 upgraded units to the area. The location has great access to jobs, and the interstate, and has a world class boys program (North Star) next door across



the street. With this grant our goal would be to turn all 74 units in 24 months.

**Timeline** We own the property and have partial construction financing lined up. We need to finalize plans, apply for TIF, and then sign with our contractor. We anticipate this being a 24 month project from start to finish.

**Percentage completed by July 2025** 100%

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

**Community Needs** Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

**Proposal Description and Needs Alignment** Currently under the name of Lindenwood Court apartments, these are two parcels adjacent to one another are being under-utilized in an area that the city has recently invested its time and money into. Surrounding areas include Fontenelle Park and Lagoon, North Star Foundation and Heartland Family Services. Our newly proposed project, Polaris on Boyd and Sahler, will create an additional 37 units to the already existing 37 making it a total of 74 newly renovated 1 and 2 bedroom apartments to provide a higher quality and standard of living while maintaining affordability. We plan on performing major rehab on all 74 units, working on the non operable building first on Boyd street, without having to displace the current tenants on the Sahler street side.

**Visioning Workshop Findings Alignment** From the Visioning Workshop Summary, our project would increase the inventory for housing, provide affordable/quality of life, and promote a sustainable community in North Omaha. With mixed income housing in mind, we want to attract the market so our immediate two apartment complex neighbors with parcels would also want to re-develop.

**Priorities Alignment** LB1024 priority is to serve the underserved and disinvested areas of Omaha. Our two parcels are located in the North Omaha Qualified Census Tract 58. The surrounding areas have already improved the immediate neighborhood of a nearby park with walking trails and picnic tables, after school programs for youth, and community outreach programs. These 3 areas are within walking distance. Providing new housing that is modern, up-to-date and affordably priced will attract the new generation and already existing working force singles and younger couples.

**Economic Impact** We anticipate creating 20 full time jobs during construction at market rate.

One - property manager

We anticipate an estimated 20 jobs during the construction time frame from 12 to 24 months.

Market rate

Will get bids from contractors in the area, competitively bid process.

<b>Community Benefit</b>	Newly remodeled units that are in a safe well maintained apartment complex. Not having drug dealers on the corner, fights in the back alley, will make the entire community safer. North Star has had to deal with drive-by shootings and their glass windows being destroyed from stray bullets, cleaning up this block will be felt by everyone around the site. Not being afraid of walking to an apartment at night is a drastic improvement in livability of the units themselves.
	Safe housing, brings more stability to families, close school programs and easy access to jobs, allows for better communities.
<b>Best Practices/Innovation</b>	Goal is to make a dangerous place safe and somewhere you are proud to live, typically the worst apartments are demolished, we want to save units and rehab them to keep costs low, so we can offer the highest value possible to tenants.
<b>Outcome Measurement</b>	Lower crime rates in the area is the biggest outcome we are aiming for.
	Crime statistics, zero shootings, Omaha Police department statistics.
	Yes- when you clean up the worst project on the block, more investment will follow, there are many homes/duplexes and apartments near by, all that will be more likely to reinvest in the area as it improves and safety increases.
<b>Partnerships</b>	Yes
	Spark , a partner by providing ongoing real estate and community development technical assistance with City of Omaha planning meetings. Omaha Metro , together working on moving the existing bus stop to the corner on 48th and Ames. The new shelter will provide an accessible area of the street.
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	4842 Sahler St Omaha NE 68104 4841 Boyd St Omaha NE 68104
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Estimations from previously done projects
<b>General Contractor</b>	No
<b>Request Rationale</b>	
<b>Grant Funds Usage</b>	

**Proposal Financial Sustainability**

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**Funding Sources**

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**Scalability**

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**Financial Commitment**

We are committed to investing our own cash in this deal as well. We are the backstop to make sure it has enough cash, with the grant we are able to fully transform the property. Without the grant, we will either do it at a lesser scale or demo the property and sell the land.

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**ARPA Compliance Acknowledgment**



**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads**

Additional Location Documents (see application for list)  
Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses

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# **THE NATIONAL DEVELOPMENT COUNCIL RENTAL HOUSING DEVELOPMENT FINANCE SPREAD SHEET**

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Version: February 2021

## **NOTE**

These spread sheets have been created by the National Development Council (NDC) and are designed to be used in conjunction with NDC's housing development finance training courses. The spread sheets are also helpful to individuals who are analyzing and structuring real world housing development projects. People who use the spread sheets in real life, however, are advised to use them with care. The spread sheets are analytical tools, and as such, they do not necessarily provide answers or solutions. In addition, the spread sheets cannot possibly include or address the myriad interpretations of tax credit eligible project costs and local regulations and financing programs. Therefore, it is the housing development practitioner's responsibility to interpret the information provided by the spread sheets and use the information to make the best possible decisions.

NDC does not warrant to any owner or developer how the Internal Revenue Service will interpret the IRS Code Section 42. Users should consult their own legal and tax advisors.

**Training Division:** 4101 Spring Grove Avenue, Suite A, Cincinnati, OH 45223 (513) 657-7870  
[www.ndconline.org](http://www.ndconline.org)

**INCOME PROPERTY DEVELOPMENT BUDGET**

white space indicates data entry

**PROJECT:** oyd/Sahler Redevelopme

**NUMBER OF UNITS:** 74

**TOTAL COST PER UNIT:** 105,365

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
<b>ACQUISITION</b>								
Build Acquisition	2,000,000	25.65%	2,000,000				2,000,000	
Land Acquisition	500,000	6.41%			500,000			
<b>SITE IMPROVEMENTS</b>								
Demolition	100,000	1.28%	100,000			100,000	100,000	100,000
On-Site Imp.	200,000	2.57%	200,000				200,000	200,000
Off-Site Imp.	100,000	1.28%			100,000			
<b>CONSTRUCTION</b>								
Rehabilitation	3,000,000	38.48%	3,000,000			3,000,000	3,000,000	3,000,000
New Construction	100,000	1.28%	100,000				100,000	100,000
General Requirements	25,000	0.32%	25,000			24,194	25,000	25,000
Contractor Overhead	150,000	1.92%	150,000			145,161	150,000	150,000
Contractor Profit	150,000	1.92%	150,000			145,161	150,000	150,000
P & P Bond or LOC	0	0.00%	0			0	0	0
Contingency	325,000	4.17%	325,000			314,516	325,000	325,000
Permits & Impact Fees	50,000	0.64%	50,000			48,387	50,000	50,000
Furnishings	0	0.00%	0				0	0
Relocation	0	0.00%	0				0	0
Other	0	0.00%	0			0	0	0
<b>PROFESSIONAL FEES</b>								
Architect & Engineer	95,000	1.22%	95,000			91,935	95,000	95,000
Real Estate Legal	15,000	0.19%	15,000			14,516	15,000	15,000
Consultants	25,000	0.32%	25,000			24,194	25,000	25,000
Developer Fee	200,000	2.57%	200,000			193,548	200,000	200,000
Environmental	0	0.00%	0			0	0	0
Cost Certification	0	0.00%	0			0	0	0
Accounting	5,000	0.06%	5,000			4,839	5,000	5,000
Survey	0	0.00%	0			0	0	0
Other	0	0.00%	0			0	0	0
<b>CONSTRUCTION FINANCE</b>								
Title and Recording	5,000	0.06%	5,000			4,839	5,000	5,000
Constr. Interest	500,000	6.41%	500,000			483,871	500,000	500,000
Constr. Loan Fees	50,000	0.64%	50,000			48,387	50,000	50,000
Appraisal	5,000	0.06%	5,000			4,839	5,000	5,000
Market Study	0	0.00%	0			0	0	0
Lender Legal	10,000	0.13%	10,000			9,677	10,000	10,000
Other	30,000	0.38%	30,000			29,032	30,000	30,000
<b>PERMANENT FINANCE</b>								
Perm. Loan Fees	0	0.00%		0				
Credit Enhancement	0	0.00%		0				
Title and Recording	0	0.00%		0				
Lender Legal	0	0.00%		0				
Other	0	0.00%		0				
<b>SOFT COSTS</b>								
Property Taxes	40,000	0.51%	40,000			38,710	40,000	40,000
Constr. Insurance	0	0.00%	0			0	0	0
Other Depreciable Soft	0	0.00%	0			0	0	0
Tax Credit Appl. Fee	0	0.00%		0				
Tax Credit Mon. Fee	0	0.00%		0				
Marketing Expense	0	0.00%		0				
Organizational Exp.	0	0.00%		0				
Other Amort. Soft	0	0.00%		0				
Syndication Expense	0	0.00%			0			
Tax Opinion	0	0.00%			0			
Leaseup Expense	0	0.00%			0			
<b>RESERVES</b>								
Rentup Reserve	117,000	1.50%			117,000			
Operating Reserve	0	0.00%			0			
Bond D/S Reserve	0	0.00%			0			
Working Capital	0	0.00%			0			
Other	0	0.00%			0			
<b>DEVELOPMENT COST</b>	<b>7,797,000</b>	<b>100.00%</b>	<b>7,080,000</b>	<b>0</b>	<b>717,000</b>	<b>4,725,806</b>	<b>7,080,000</b>	<b>5,080,000</b>

**PRO FORMA** (page 1 of 5)

**Boyd/Sahler Redevelopment**

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**RENT AND EXPENSE ASSUMPTIONS**

**RESIDENTIAL RENTS**

Unit Type	# Units	Max Rent	Utility Allow	Mo. Rent	Ann. Rent	SF	\$/SF
1Bedroom/ 1 bath	66	798		798.00	632,016	725	1.10
2Bebroom/1 bath	8	978		978.00	93,888	925	1.06
				0.00	0		0.00
				0.00	0		0.00
				0.00	0		0.00
				0.00	0		0.00
				0.00	0		0.00
<b>TOTAL</b>	<b>74</b>				<b>725,904</b>		

<b>RESIDENTIAL ASSUMPTIONS</b>		<b>Percent</b>
Rent Inc./Year		2.00%
Op Cost Inc./Year		3.00%
Reserves Inc./Year		3.00%
Vac. Year 1		7.00%
Vac. Year 2		7.00%
Vac. Year 3 & Future		3.00%

**COMMERCIAL RENTS**

Description	Leaseable SF	\$/SF/Year	Annual Rent
	0	0.00	0
	0	0.00	0
	0	0.00	0
<b>Total Commercial</b>	<b>0</b>		

	Leaseable SF	\$/SF/Year	Ten. Cont.
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
<b>TOTAL TENANT CONTRIBUTIONS</b>	<b>0</b>		<b>0</b>

<b>COMMERCIAL ASSUMPTIONS</b>		<b>Percent</b>
Rent Inc./Year		2.00%
Op. Cost Inc./Year		3.00%
Reserves Inc./Year		3.00%
Vac. Year 1		10.00%
Vac. Year 2		10.00%
Vac. Year 3 & Future		10.00%
Other Income Increase		0.00%
Weighted Op. Exp.		3%

<b>TOTAL INCOME</b>	
Residential Income	725,904
Commercial Income	0
Tenant Contributions	0
Other Income	0
<b>TOTAL INCOME</b>	<b>725,904</b>

<b>OPERATING EXPENSES</b>	<b>TOTAL</b>	<b>Per Unit</b>	
Management Fee	68,000	919	10.1% Percent of EGI
Advertise/Market	10,000	135	
Legal	5,000	68	
Administrative	5,000	68	
Utilities	24,000	324	
Trash	4,800	65	
Maintenance/Repairs	120,000	1,622	
Grounds	6,000	81	
Real Estate Property Tax	40,000	541	
Insurance	20,000	270	
Other	0	0	
<b>Total Operating Expenses</b>	<b>302,800</b>	<b>4,092</b>	<b>41.71% Percent of Revenue</b>
Replacement Reserves	37,500	507	
Other	0	0	
<b>Total Operating Exp. and Reserves</b>	<b>340,300</b>	<b>4,599</b>	<b>46.88% Percent of Revenue</b>

**SOURCES OF FUNDS**

Boyd/Sahler Redevelopment

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**PROJECT ASSUMPTIONS**

% Commercial	0.00%
Anticipated Year of Sale	15
Cap Rate at Sale	9.00%
Cost of Sale	0%
Tax Rate at Sale	21%

**HISTORIC REHAB. ASSUMPTIONS**

Historic Rehabilitation 1=yes, 0=no	0
Historic RTC Equity Rate	\$0.86

**NEBRASKA HISTORIC REHAB. ASSUMPTIONS**

State Historic Rehabilitation 1=yes, 0=no	0
State Historic RTC Equity Rate	\$0.73

**LIHTC ASSUMPTIONS**

Project Type (1=acq/rehab, 2=bond, 3=new constr.)	1
LIHTC Occupancy Percentage	40%
Bldg. Acquisition Eligible 1=yes, 0=no	1

LIHTC 4% Rate	4%
LIHTC 9% Rate	9%
LIHTC Bonus Area 1=yes, 0=no	0

**INVESTMENT ASSUMPTIONS**

Investor Tax Rate	21%
Investor Ownership	99.99%
Basis for Equity (1=Sale Rate, 2=IRR, 3=\$Amt.)	1
1. LIHTC Sale Rate	\$0.60
2. Expected Internal Rate of Return (IRR)	10.00%
3. Equity Investment Committed	\$0

**NEBRASKA AFFORDABLE HOUSING TAX CREDIT**

Nebraska AHTC 1=yes, 0=no	1
Nebrask AHTC Equity Rate (min \$0.60)	\$0.80

**EQUITY ATTRACTED**

Equity Attracted Based on Sale Rate	\$1,389,365
Equity Attracted Based on IRR	\$1,363,107
Equity Attracted Based on Dollar Amount	\$0

**DEBT ATTRACTION CALCULATION**

	Requirements	Loan Amt.
Debt Coverage Ratio	1.15	\$4,171,112
Loan to Value Ratio	80%	\$3,234,017
Capitalization Rate	9.00%	
Stabilized NOI	\$363,827	
Fair Market Value	\$4,042,521	
Loan Amount, 1=\$Amt., 2=DCR, 3=DCR and LVR	3	
Bank Loan Committed	\$0	
Loan Amount Based on DCR	\$4,171,112	
Loan Amount Based on DCR and LVR	\$3,234,017	

**PROPOSED PERMANENT FINANCING**

	Amount	Rate	Amortization	Maturity	Pymts. Begin	Refi Balloon?	Source
BANK	3,234,017	6.50%	30	15			Dundee Bank
Amortizing Loan							
Amortizing Loan							
Interest Only Loan							
Interest Only Loan							
Deferred Loan							
Deferred Loan							
Developer Loan							
Cash Flow Loan					40.00%	% of CF	
<b>TOTAL LOANS</b>	<b>3,234,017</b>						
Grant - Non Basis	454,006						
Grant - Other	2,000,000						ARPA
<b>TOTAL GRANTS</b>	<b>2,454,006</b>						
EQUITY	1,389,365						
<b>TOTAL SOURCES</b>	<b>7,077,388</b>						

TOTAL DEV. COST	7,797,000				
- TOTAL SOURCES	7,077,388				
GAP	719,612				
CASH FLOW	1	2	3	4	5
	89,496	92,789	126,255	130,076	133,865
ACTUAL IRR	8.86%				

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# TAX & APPRECIATION BENEFITS

oyd/Sahler Redevelopme

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LIHTC	Acquisition and Rehab.	Tax Exempt Bond	Rehab./New No Acq.	NE AHTC
Rehab./New Construction	5,080,000	5,080,000	5,080,000	5,080,000
- % Commercial	0	0	0	0
- RTC (Housing only)	0	0	0	0
- Grants	2,000,000	2,000,000	2,000,000	2,000,000
= Rehab/Const. Basis	3,080,000	3,080,000	3,080,000	3,080,000
x Credit Rate	9.00%	4.00%	9.00%	9.00%
x Bonus Area	100%	100%	100%	100%
= Annual Rehab/Const Credit	277,200	123,200	277,200	277,200
Acquisition	2,000,000	2,000,000		
x Credit Rate	4.00%	4.00%		
= Annual Acq. Credit	80,000	80,000		
Annual Credit	357,200	203,200	277,200	277,200
x % Low Income	40%	40%	40%	40%
Amount of Credit/Year	142,880	81,280	110,880	110,880

<https://revenue.nebraska.gov/businesses/nebraska-affordable-housing-tax-credit>

Annual LIHTC	142,880
10 Year LIH Tax Credit	1,428,800
Equity	857,280
x % Ownership	99.99%
Partnership Equity	857,194
TOTAL EQUITY LIHTC	857,194

Annual LIHTC	110,880
6 Year AH Tax Credit	665,280
Equity	532,224
x % Ownership	99.99%
Partnership Equity	532,171
TOTAL EQUITY AHTC	532,171

<https://revenue.nebraska.gov/incentives/historic-tax-credit/general-information>

**CALCULATION OF HISTORIC TAX CREDIT**

Eligible Costs	0
- Non RTC Basis Items	
Historic Basis	0
Historic Rate	20%
Historic Tax Credit	0
x % Ownership	99.99%
Historic RTC Equity Rate	\$0.86
Equity Raised by RTC	0

**Nebraska HTC** 1,000,000 max

0	Eligible Costs
	- Non RTC Basis Items
0	+ Eligible pre-Part 2 stabilization expenses
0	Historic Basis
20%	Historic Rate
0	Historic Tax Credit
99.99%	x % Ownership
\$0.73	Historic RTC Equity Rate
0	Equity Raised by RTC

If non-profit or otherwise tax-exempt, 100%  
If for-profit, 50% transferrable.

**DEPRECIABLE BASIS**

Depreciable Expenses	7,080,000
- Amount of Historic RTC	0
Adjusted Depreciable Basis	7,080,000
Years of Depreciation	27.5
Other Depreciable	0
Depreciation Per Year	257,455

Likely Residential property

Nebraska HTC: Improvement means a rehabilitation, preservation, or restoration project that contributes to the basis, functionality, or value of the property with a total cost meeting the minimum required levels of at least \$25,000 in all cities; or the greater of \$25,000 or 25% of the assessed value of the property if the project is in Lincoln or Omaha.

**NET SALE PROCEEDS**

Sale Price	4,603,846
- Cost of Sale	0
- Existing Debt	0
- Tax Due	140,420
Net Sale Proceeds	0

**Capital Gain**

Sale Price	4,603,846
- Cost of Sale	0
- Adjusted Bas	-3,935,182
Capital Gain	668,665

**Adjusted Basis**

Original Project Cost	7,797,000
- Sum Depreciation	3,861,818
- Sum Amortization	0
- RTC	0
Adjusted Basis	3,935,182

**Tax on Gain**

Capital Gain	668,665
x Tax Rate	21%
Tax	140,420



**RENTAL HOUSING DEVELOPMENT BUDGET**

PROJECT:	0
NUMBER OF UNITS:	74

ITEM	Permanent Uses	Construction Uses
<b>ACQUISITION</b>		
Build Acquisition	2,000,000	2,000,000
Land Acquisition	500,000	500,000
<b>Subtotal</b>	<b>2,500,000</b>	<b>2,500,000</b>
<b>SITE IMPROVEMENTS</b>		
Demolition	100,000	100,000
On-Site Imp.	200,000	200,000
Off-Site Imp.	100,000	100,000
<b>Subtotal</b>	<b>400,000</b>	<b>400,000</b>
<b>CONSTRUCTION</b>		
Rehabilitation	3,000,000	0
New Construction	100,000	100,000
General Requirements	25,000	25,000
Contractor Overhead	150,000	150,000
Contractor Profit	150,000	150,000
<b>Subtotal</b>	<b>3,425,000</b>	<b>425,000</b>
<b>OTHER CONSTR.</b>		
P & P Bond or LOC	0	0
Contingency	325,000	325,000
Permits & Impact Fees	50,000	50,000
Furnishings	0	0
Relocation	0	0
Other	0	0
<b>Subtotal</b>	<b>375,000</b>	<b>375,000</b>
<b>PROFESSIONAL FEES</b>		
Architect & Engineer	95,000	95,000
Real Estate Legal	15,000	15,000
Consultants	25,000	25,000
Developer Fee	200,000	0
Environmental	0	0
Cost Certification	0	0
Accounting	5,000	5,000
Survey	0	0
Other	0	0
<b>Subtotal</b>	<b>340,000</b>	<b>140,000</b>
<b>CONSTRUCTION FINANCE</b>		
Title and Recording	5,000	5,000
Constr. Interest	500,000	500,000
Constr. Loan Fees	50,000	50,000
Appraisal	5,000	5,000
Market Study	0	0
Lender Legal	10,000	10,000
Other	30,000	30,000
<b>Subtotal</b>	<b>600,000</b>	<b>600,000</b>
<b>PERMANENT FINANCE</b>		
Perm. Loan Fees	0	0
Credit Enhancement	0	0
Title and Recording	0	0
Lender Legal	0	0
Other	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>
<b>SOFT COSTS</b>		
Property Taxes	40,000	40,000
Constr. Insurance	0	0
Other Depreciable Soft	0	0
Tax Credit Appl. Fee	0	0
Tax Credit Mon. Fee	0	0
Marketing Expense	0	0
Organizational Exp.	0	0
Other Amort. Soft	0	0
Syndication Expense	0	0
Tax Opinion	0	0
Rentup Expense	0	0
<b>Subtotal</b>	<b>40,000</b>	<b>40,000</b>
<b>RESERVES</b>		
Rentup Reserve	117,000	0
Operating Reserve	0	0
Bond D/S Reserve	0	0
Working Capital	0	0
Other	0	0
<b>Subtotal</b>	<b>117,000</b>	<b>0</b>
<b>DEVELOPMENT COST</b>	<b>7,797,000</b>	<b>4,480,000</b>

ITEM	Permanent Sources	Construction Sources
BANK	3,234,017	0
Amortizing Loan	0	0
Amortizing Loan	0	0
Interest Only Loan	0	0
Interest Only Loan	0	0
Deferred Loan	0	0
Deferred Loan	0	0
Developer Loan	0	0
Cash Flow Loan	0	0
<b>TOTAL LOANS</b>	<b>3,234,017</b>	<b>0</b>
Grant - Non Basis	454,006	454,006
Grant - Other	2,000,000	2,000,000
<b>TOTAL GRANTS</b>	<b>2,454,006</b>	<b>2,454,006</b>
EQUITY	1,389,365	1,389,365
<b>TOTAL SOURCES</b>	<b>7,077,388</b>	<b>3,843,371</b>
<b>TOTAL DEV. COST</b>	<b>7,797,000</b>	<b>4,480,000</b>
<b>- TOTAL SOURCES</b>	<b>7,077,388</b>	<b>3,843,371</b>
<b>GAP</b>	<b>719,612</b>	<b>636,629</b>





## **Real Property Appraisal Report**

Apartments Property  
Lindenwood Apartments  
4841 Boyd Street and 4842 Sahler Street  
Omaha, Nebraska 68104  
Case Number: 00210401

### **Report Date**

April 20, 2021

### **Valuation Premises**

Market Value of the Fee Simple Estate As If Completed and Stabilized as of March 31,  
2021

### **Prepared For**

Ms. Kim Theophilus  
Dundee Bank

### **Prepared By**

Mitchell & Associates, Inc.  
David C. Wellsandt, MAI



## MITCHELL & ASSOCIATES, INC.

ROBERT F. MITCHELL, SR., 1893-1983

ROBERT F. MITCHELL, JR., SRPA 1927-2020

R. GREGG MITCHELL, SRA

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JAMES ANDERSEN

KEVIN P. HERMSEN, MAI

DAVID C. WELLSANDT, MAI

MELISSA L. RUTHERFORD

MARK SCHAECHER

ALEX FINKLE

April 20, 2021

Ms. Kim Theophilus  
Dundee Bank  
5015 Underwood Avenue  
Omaha, Nebraska 68132

Re: Real Property Appraisal Report  
Apartments Property  
Lindenwood Apartments  
4841 Boyd Street and 4842 Sahler Street  
Omaha, Nebraska 68104  
Case Number: 00210401

Dear Ms. Theophilus:

Based upon the agreement for services, I submit to you this appraisal report for the above-referenced property. My findings are submitted in the following report of 103 pages including the Addenda.

The subject property is an apartment property located at 4841 Boyd Street and 4842 Sahler Street in Omaha, Nebraska 68104. The property has 53,688 SF GBA, 47,036 SF GLA, 74 units, and was originally built in 1951. It is proposed for substantial renovation following the pending sale, including restoring one unit currently used for storage.

Your attention is also directed to the special consideration noted on page 30 regarding the COVID-19 outbreak.

*Apartments Property  
Lindenwood Apartments  
4841 Boyd Street and 4842 Sahler Street  
Omaha, Nebraska 68104  
Case Number: 00210401  
Page 3*

The analyses are based on the market data available to me. The opinions of value expressed in this report are based on estimates and forecasts that are prospective to the future and subject to considerable risk and uncertainty. Events may occur that cause the performance of the property to differ from my estimates. Additionally, my opinions and forecasts are based on data from sources believed reliable including interviews, third-party data sources, etc. This appraisal is subject to the Assumptions and Limiting Conditions noted on page 9, as well as any additional assumptions or conditions specific to this assignment that are interspersed through the report.

**As If Completed and Stabilized as of March 31, 2021**

I estimate the current market value of the property's fee simple estate as if completed and stabilized as of March 31, 2021, is:

**\$3,830,000**

**THREE MILLION EIGHT HUNDRED THIRTY THOUSAND DOLLARS**

Respectfully submitted,

Mitchell & Associates, Inc.

A handwritten signature in blue ink that reads "David C. Wellsandt". The signature is written in a cursive style with a long horizontal flourish at the end.

David C. Wellsandt, MAI  
NE-CG270121  
IA-CG03395

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## Summary of Salient Facts and Conclusions



***Appraised Property*** Lindenwood Apartments  
4841 Boyd Street and 4842 Sahler Street  
Omaha, Nebraska 68104

***Purposes of the Appraisal*** Estimate the Current Market Value of the Fee Simple Estate As If Completed and Stabilized as of March 31, 2021

Unless noted otherwise, the value estimates are for the real property only and do not include any personal property, business or going-concern value, or other interests.

***Property Use*** Apartments

***Site - As If Completed and Stabilized*** Gross Area: 70,167 SF or 1.61 Acres  
Usable Area: 70,167 SF or 1.61 Acres

***Improvements - As If Completed and Stabilized*** Gross Area: 53,688 SF  
Leasable Area: 47,036 SF

Units: 74

Construction: Average Quality, Class D

Year Built: 1951

Condition: Good



BR	Bath	Size (SF)	Count
1	1	610	50
1	1	673	16
2	1	721	8

**Highest and Best Use** As If Completed and Stabilized: Multi-family Residential

## Value Indications

### Fee Simple Estate As If Completed and Stabilized as of March 31, 2021

<i>Cost Approach</i>	N/A
<i>Sales Comparison Approach</i>	N/A
<i>Income Approach</i>	\$3,830,000
<i>Final Estimate of Value</i>	\$3,830,000

## Definitions<sup>1</sup>

### Market Value<sup>2</sup>

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and,
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

### Fee Simple Interest

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

### Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by the creation of a contractual landlord-tenant relationship (i.e., a lease).

### Leasehold Interest

The interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions.

---

<sup>1</sup> Unless noted otherwise, the source for the definitions is *The Dictionary of Real Estate Appraisal*, 4th ed., by Appraisal Institute (Chicago: Appraisal Institute, 2010).

<sup>2</sup> 12 CFR (Code of Federal Regulations) Part 34, Subpart C, Section 34.42

## **Extraordinary Assumption**

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

## **Hypothetical Condition**

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

## **Reconciliation**

1. The last phase of any valuation assignment in which two or more value indications derived from market data are resolved into a final value estimate, which may be either a final range of value or a single point estimate.
2. In the sales comparison approach, reconciliation may involve two levels of analysis: derivation of a value indication from the adjusted prices of two or more comparable sales expressed in the same unit of comparison and derivation of a value indication from the adjusted prices of two or more comparables expressed in different units of comparison.
3. The process of analyzing data and reaching a conclusion based on the quality and applicability of the data. (e.g. Analyzing the subject property's actual rents, comparable leases, and listings of space for rent in concluding an estimate of market rent.)<sup>1</sup>

## **Exposure Time**

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

---

<sup>1</sup> Definition developed by Mitchell & Associates, Inc.

## **Assumptions and Limiting Conditions**

This appraisal is based on the following assumptions and conditions except as otherwise noted in the report. The analyses found herein are subject to these and any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of assumptions and limiting conditions.

## **Terms of Engagement**

The appraisal report is prepared for the exclusive benefit of the client, its subsidiaries and/or affiliates, and other intended users stated in this report. The appraisal report is prepared only for the intended use(s) as stated in this report. The use of the appraisal report by anyone other than the intended user(s) or for a use other than the intended use(s) as noted in the report is prohibited. The appraisal report shall not be made available to the public or otherwise used to market the property or induce a third party to purchase or lease the property. I expressly reserve the unrestricted right to prohibit disclosure of the appraisal report or any part thereof to any third parties even if their eventual receipt or reliance upon the report could be foreseen. No third party may rely on the appraisal report even if their reliance was foreseeable without my written consent. Any parties who use or rely upon any information in the report without my written consent do so at their own risk. Exempt from this restriction is duplication for the client's internal use and/or transmission to those advising or assisting the client in the course of the intended use(s) of this appraisal.

The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

Disclosure of the contents of this appraisal report is governed by the Uniform Standards of Professional Appraisal Practice (USPAP), and the Bylaws and Regulations and Code of Professional Ethics of the Appraisal Institute, and state regulatory agencies.

Possession of part or all of this report, or copy of it, does not carry with it the right of publication. No part of this report shall be provided to other parties for the purpose of marketing or negotiating for a sale, lease, or other transaction involving the property. No part of this report, including any data or analysis for value, the identity of the appraiser(s), or any reference to the Appraisal Institute, shall be disseminated through advertising, media, public relations media, news media, or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the written consent of the persons signing the report.

Unless otherwise agreed to in writing, I am not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without previously arranging an agreement for additional compensation.

The appraisers reserve the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

It is expressly acknowledged that in any action which may be brought against Mitchell & Associates, Inc., or their respective officers, owners, managers, directors, agents, subcontractors, or employees, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports or any estimates or information contained therein, the Mitchell & Associates, Inc., parties shall not be responsible or liable for an incidental or consequential damages or losses unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of the Mitchell & Associates, Inc., parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

## **General Assumptions**

The dollar amount of any value opinion rendered in this report is based upon the purchasing power of the U.S. dollar existing on the effective date(s); we have assumed that no extreme fluctuations in economic cycles will occur. The conclusions stated in the appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.

The analyses and conclusions contained in the appraisal report necessarily incorporate numerous estimates and assumptions regarding the property's characteristics and performance, economic conditions, the absence of material changes in the competitive environment, and other matters. Some estimates or assumptions will likely not materialize, and unanticipated events and circumstances may occur. The conclusions of this report are estimates based on known current trends and reasonably anticipated future occurrences as of the effective date(s). These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Mitchell & Associates, Inc., and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While I am of the opinion that the findings are reasonable based on current market conditions, I do not represent that these estimates will actually be achieved as they are subject to considerable risk and uncertainty.

Any future projections or forecasts in this appraisal, including rent, expense, occupancy, tax, etc., contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results. This also includes the projections or forecasts relating to future releasing or sale (absorption or reversion) activities.

All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. Several events may occur that could substantially alter the outcome of my estimates such as, but not limited to, changes in the economy, interest rates, and capitalization rates; behaviors of consumers, investors, and lenders; fire and other physical destruction; changes in title or conveyances of easements and deed restrictions; etc. It is assumed that conditions reasonably foreseeable at the current time are consistent or similar with the future.

I assume competent and effective management and marketing for the duration of the projected holding period of this property. I assume that the property's management and owner will operate prudently and in the best interest for maximizing the subject property's value.

No opinion as to title is included in this appraisal. Data relating to ownership and legal description was obtained from resources considered reliable, particularly public records. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements, and restrictions. The property is presumed to have no recorded or unrecorded matters or exceptions to title. If no title policy was made available to me, I assume no responsibility for such items of record not disclosed by customary investigation.

The property visit may have consisted of a partial (i.e. less than 100% complete) observation of the property and the property's components. Areas not observed are presumed similar quality and condition as the areas observed. I assume that the existing improvements are structurally sound, seismically safe, and conform to laws, regulations, and codes. No changes in any federal, state, or local laws, regulations, or codes (including, without limitation, the Internal Revenue Code) are anticipated. I assume that all building systems such as the heating/cooling, electrical, elevators/escalators, plumbing, etc., are in good working order with no significant deferred maintenance or repairs required, and that the roof and exterior are in sufficient condition to protect the property from moisture, pests, etc. I assume that any construction, repairs, or alterations, existing or planned, are performed in a workmanlike manner commensurate with similar quality and craftsmanship as the market would expect. There are no hidden or undisclosed conditions of the land or of the improvements that could affect the property. The appraiser(s) assume no responsibility for hidden or non-apparent conditions of the property including soils, structures, materials, etc., that affect the property's value. No responsibility is assumed for engineering studies that would reveal significant non-apparent conditions.

No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property, or to any business or going concern value; only the real property has been considered.

No opinion is expressed as to the value of subsurface oil, gas, or mineral rights, if any, and we have assumed that the property is not subject to surface entry for exploration or removal of such materials, unless otherwise noted in the appraisal. No opinion is expressed for air or development rights that may be transferred.

I have made no survey of the property and assume no responsibility in connection with such matters. Any sketch, survey, plat, aerial imagery, or other exhibit of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct. It is assumed that the utilization of the land is within the boundaries or property lines of the property described and that there is no encroachment unless noted otherwise.

The title is marketable and free and clear of all liens, encumbrances, encroachments, easements, and deed or other restrictions. Existing mortgages, deferred taxes, delinquent taxes, outstanding special assessments, unpaid utility charges, payable association dues, or any other levies/liens on the subject property are not considered in the valuation process unless otherwise noted. Thus, the amount of any financial encumbrance is not deducted from estimates of market value.

All existing liens and encumbrances have been disregarded, and the property is appraised as though free and clear, under responsible ownership and competent management. The property is presumed to be free from any lawsuits, foreclosures, other legal entanglements. There are no existing judgments or pending or threatened litigation that could affect the property.

## **Data Sources**

Information contained in the report obtained from third-party sources including but not limited to buyers, sellers, landlords, tenants, brokers, lenders, attorneys or other advisors, public records, public or subscription data services, and news media, are assumed to be reliable and have not been independently verified. The information furnished by others, including public records, industry data services, brokers, property managers, property owners, etc., is believed to be reliable, but no warranty is given for its accuracy.

No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and my valuation is predicated upon the assumption that the subject property is free and clear of any environmental hazards including, without limitation, hazardous wastes, toxic substances, and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

I may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. I am not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are nonexistent or minimal.

I accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title; geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural, and other engineering and environmental matters. It is assumed that there are no adverse conditions that would be revealed if the property were analyzed by qualified experts in these fields.

No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise any of the conclusions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.

## **Compliance**

The person signing the report is not a building or environmental inspector. Mitchell & Associates, Inc., does not guarantee that the property is free of defects or environmental problems. Mold or other environmental contamination may be present in the subject property and a professional inspection is recommended.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific survey or analysis of this property to determine whether the physical aspects of the property meet the ADA accessibility guidelines. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with the Act. In as much as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, we cannot comment on compliance to ADA. Given that compliance can change with each owner's financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. A specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance. If so, this fact could have a significant effect upon the value of the property. Since there was no direct evidence relating to this issue, the appraiser(s) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

## **Specific Assumptions for This Assignment**

I assume the property and financial data provided for this assignment is accurate and complete.



## **Certification Statement**

On this April 20, 2021, I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I David Wellsandt have inspected the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.

As of the date of this report, I David Wellsandt have completed the continuing education program of the Appraisal Institute.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment. However, this appraisal is a revision of a report for the same engagement that included a value of the property as is.

A handwritten signature in blue ink that reads "David C. Wellsandt". The signature is written in a cursive style with a long horizontal stroke at the end.

David C. Wellsandt, MAI  
NE-CG270121  
IA-CG03395

## Valuation Methodology

An appraisal is an estimate, an opinion of value. The valuation process begins with identifying the appraisal problem. This includes identifying the client, intended users and uses of the appraisal, and the effective dates and conditions for the value estimates. Once these items have been determined, the appraiser determines an appropriate scope of work to guide the development and reporting of the appraisal.

The appraiser collects information about the subject property. This typically consists of inspecting the property, reviewing public records, blueprints, and financial statements where available. The appraiser collects data about the market area, as well as comparable data for development of the approaches to value.

The collected data provides a basis for the highest and best use analysis. The highest and best use analysis is a process of eliminating less than optimal uses of a property in order to find the use that yields the greatest present value. Uses are eliminated that are not physically possible, legally permissible, and financially feasible. Of the remaining uses, the highest and best use is that use which produces the highest net return (i.e. the highest present value.)

When improvements are present, the property can also be evaluated for the four basic courses of action regarding the improved property:

- Demolish the improvements and redevelop the site for its highest and best use,
- Cure items of deferred maintenance and continue the current use,
- Modify the improvements (e.g. renovate, modernize, or convert), or
- Maintain the improvements as is and continue the current use.

The highest and best use serves as the basis of comparison for each applicable approach to value. Three basic approaches may be used to arrive at an estimate of market value.

- Cost Approach
- Sales Comparison Approach
- Income Capitalization Approach

### Cost Approach

The Cost Approach is based on the principle that a prudent and rational person would not pay more for a property than the cost to construct a similar and competitive property that provides similar utility, assuming no undue delay in the process. The procedure for the Cost Approach is briefly described as follows.

## **Site Valuation**

Develop a value for the land value according to its highest and best use as if vacant. There are several methods for this analysis but it is most commonly provided by sales comparison based on sales of other competitive sites.

## **Cost New**

Develop the cost new for buildings and site improvements. This can be based on the replacement cost or reproduction cost. Costs are typically developed according to the Marshall Valuation Service (MVS), an industry standard handbook for costs.

## **Depreciation**

Analyze the physical depreciation, functional obsolescence, and external obsolescence accrued to the improvements. A common method for depreciation is the breakdown method where the property's various elements of depreciation are analyzed individually. The depreciation and functional obsolescence items are considered curable if the cost of repairs or modifications are less than the resulting value contribution.

### **Curable Physical Depreciation (Deferred Maintenance)**

Physical depreciation resulting from aging and use.

### **Incurable Physical Depreciation – Short-Lived Items**

Building components with an expected remaining economic life that is less than the remaining economic life of the entire structure.

### **Incurable Physical Depreciation – Long-Lived Items**

Building components with an expected remaining economic life that is the same as the remaining economic life of the entire structure.

### **Functional Obsolescence**

Functional obsolescence due to lack of utility, change in market preferences, or under-utilization of the site, or due to superadequacy (i.e. exceeding normal market standards).

### **External Obsolescence**

External obsolescence due to conditions outside the property such as demographic or market conditions, or proximity to nuisances.

## **Entrepreneurial Incentive**

Estimate the entrepreneurial incentive (profit) for the project.

## **Conclusion**

The final step is to sum the elements analyzed – land, cost new, depreciation, and entrepreneurial incentive. Also include any adjustments for unusual circumstances such as non-market rents, lease-up costs, etc.

## **Sales Comparison Approach**

The Sales Comparison Approach is based on the premise that a buyer would not pay more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is considered for differences compared to the subject property that affect value. The comparable sales may be evaluated qualitatively (i.e. rated as inferior, similar, or superior to the subject) or quantitatively (i.e. adjustments applied to each sale's price). The values indicated by the adjusted comparable sales form a range of value for the subject property. By process of reconciliation, a final indicated value is derived. The following steps describe the process of the Sales Comparison Approach.

1. Collect market data (e.g. comparable sales, pending sales, and listings) from the market.
2. Determine the most meaningful unit of comparison.
3. Analyze the market data using a quantitative or qualitative analysis.
4. The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value.

## **Tract Development Bulk Sale Analysis**

For appraisals of tract developments with multiple units (e.g. multiple lots, condominium units, etc.), it may be appropriate to develop a bulk sale analysis. The bulk sale analysis is intended to reflect the wholesale discount an investor would require to purchase multiple units to sell on a retail basis one-by-one to end users. The process begins with estimating the total combined retail value of the units. Then, bulk sales data is researched for other multi-unit tract developments. The bulk sales will provide a basis for estimating a discount factor from the total combined retail value for the entire tract.

## **Income Capitalization Approach**

The Income Capitalization Approach provides a value estimate based on the income the property may generate through renting of the property (e.g. apartment or office rent) or sales of units (e.g. condominium sales or single-family lots). The appraiser develops estimates of rent and other income, vacancy, operating expenses, and capitalization rates and/or discount rates based on comparisons in the market. The process can be applied to the estimate of the next year's operations or to irregular cash flows over a multi-period holding period. Multiple methods may be applied for a single appraisal which can then be reconciled to a single indication of value from the Income Capitalization Approach. The following steps describe the process of the Income Capitalization Approach.

1. Project income for the property. This may be
  1. Effective Gross Income – what the property is projected to collect
  2. Net Operating Income – what is left after deducting vacancy, collection losses, and operating expenses
  3. Net Cash Flow – what is left after also deducting capital expenses
2. Apply a multiplier, capitalization rate, or discount rate to convert the projected income to a current value.

The three main techniques are the income multiplier, direct capitalization, and yield capitalization (discounted cash flows) analyses. The income multiplier method applies a multiplier factor to the following year's projected income. Direct capitalization applies a capitalization factor to the following year's projected net operating income. Yield capitalization develops an estimate of market value by applying a yield or discount rate to the cash flows forecasted over a projection period. The cash flows may be generated through rental income, unit sales (e.g. vacant lots, condominiums, etc.), or some combination of rents and unit sales.

## **Final Reconciliation**

The value indication from each developed approach is considered in order to estimate a reconciled value. Each approach to value is considered for its applicability for the appraisal of the subject property, as well as the dependability of its indicated value. Finally, a value estimate is reported in the form of a single number, a range value, or a value in relation to some benchmark (i.e., more than or less than a given value).

## Scope of Work

The Uniform Standards of Professional Appraisal Practice (USPAP) require the appraiser to determine an appropriate scope of work based on the purpose of the assignment and intended users. The following scope of work guided me through this appraisal assignment.

## Property Identification

**Property Identification** The subject property was identified to me by its address, 4841 Boyd Street and 4842 Sahler Street, Omaha, Nebraska 68104.

## Assignment Factors

**Report Date** April 20, 2021

**Client** Dundee Bank

**Intended User** Dundee Bank

**Intended Use** Financing

**Purposes of the Appraisal** Estimate the Current Market Value of the Fee Simple Estate As If Completed and Stabilized as of March 31, 2021

The effective date is based on the date of observation for the subject property.

Fee simple is absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. Leased fee is the ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. Leased fee is a more restricted interest than fee simple absolute because tenant rights exist.

An appraisal of the fee simple interest for an income-producing property can have two meanings. First, the literal meaning is that it is vacant and ready for lease-up such as upon completion of the initial construction. The second meaning is to evaluate the property as if it were operating at market rent and stabilized occupancy. For clarification, the second meaning – of market rent and stabilized occupancy – is the basis of valuation in this appraisal. In conclusion, the purpose of this appraisal is to provide a supportable opinion of the market value of the fee simple interest in the subject property in its current condition as if completed and stabilized based on market rent and stabilized occupancy with an effective date of March 31, 2021. This appraisal will consider any existing leases and occupancy in place for the subject property only to the extent that they provide indications of market rent and stabilized occupancy for the property.

Unless noted otherwise, the value estimates are for the real property only and do not include any personal property, trade fixtures, inventory, business or going-concern value, or other interests.

## **Analysis Development**

***Inspection*** I observed the property's interior and exterior, including a representative sample of the interiors of units, on March 31, 2021.

***Resources*** The property observation and public records served as the basis for most of the property descriptions. Market data was gathered from various sources including public records, real estate brokers, property managers, investors, buyers and sellers, property data sources, market surveys and articles, and other sources considered reliable and knowledgeable. Additional information was garnered from past assignments and experiences.

***Market Area and Analysis of Market Conditions*** An analysis was developed for the market area and market conditions for this type of property.



- Highest and Best Use Analysis*** A highest and best use analysis was developed for the property both as if vacant and as is. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded. The highest and best use conclusions served as the basis for developing the valuation approaches.
- Cost Approach*** The Cost Approach is a built-up analysis of the site value and replacement cost. It is typically most applicable when only mild adjustments for depreciation are applicable. The age of the improvements would require large estimates for accrued depreciation, which would reduce the reliability of the Cost Approach to unacceptable levels. Therefore, the Cost Approach was not developed for this appraisal.
- Sales Comparison Approach*** The Sales Comparison Approach considers sales of comparable properties in the competing market. The Sales Comparison Approach had limited applicability to this appraisal so was not fully developed. However, some brief analysis was presented.
- Income Capitalization Approach*** The Income Capitalization Approach develops an estimate of value based on the cash flows the property is reasonably capable of producing. There were sufficient data supporting the use of the Income Capitalization Approach. Therefore, the Income Capitalization Approach was developed for this appraisal.
- Reconciliation*** After analysis of the available data, I considered the values in each approach for their reasonability and reliability. The quality and quantity of the data was also considered in reconciling to a final estimate of value.
- Extraordinary Assumptions*** There are no extraordinary assumptions for this appraisal.
- Hypothetical Conditions*** The analysis of the property as if completed and stabilized is based on the hypothetical condition that all proposed renovations are completed and that the property is operating under stabilized conditions as of the effective date. Use of the hypothetical condition might have affected results of this assignment.

## Reporting

*Report Type* Appraisal Report

## Market Area Analysis

Market areas influence the value of specific properties in many ways. The influences of market areas are better understood in light of their social, economic, governmental, and environmental characteristics. The information in this section is intended to provide general background information to understand the forces affecting the overall market in the surrounding area.

### Market Area Location and Boundaries

The first step is establishing a reasonable market area for analysis. A neighborhood is a group of complementary land uses. While the subject property may compete with properties outside the boundaries, the market area identifies the area that most directly influences the value of the subject property. Typical boundaries can be determined by physical features, political boundaries, traffic patterns, or other identifiable breakpoints. The market area is bounded by 60<sup>th</sup> Street on the west, Maple Street to the south, North Expressway on the east, and Sorensen Parkway on the north.

### Demographics

The market area has had much slower growth than the overall metropolitan area, as the area has been substantially developed for many years with limited space for new development.

Population					
	<u>2010</u>	<u>2020</u>	<u>2025</u>	<u>2010-2020</u>	<u>2020-2025</u>
Market Area	21,758	23,136	23,853	0.62%	0.61%
Omaha CBSA	865,350	967,474	1,017,042	1.12%	1.00%

Household					
	<u>2010</u>	<u>2020</u>	<u>2025</u>	<u>2010-2020</u>	<u>2020-2025</u>
Market Area	8,179	8,724	8,989	0.65%	0.60%
Omaha CBSA	334,379	374,366	393,690	1.14%	1.01%

Household Size					
	<u>2010</u>	<u>2020</u>	<u>2025</u>	<u>2010-2020</u>	<u>2020-2025</u>
Market Area	2.63	2.62	2.63	-0.04%	0.08%
Omaha CBSA	2.54	2.54	2.54	0.00%	0.00%

Median Age					
	<u>2010</u>	<u>2020</u>	<u>2025</u>	<u>2010-2020</u>	<u>2020-2025</u>
Market Area	32.0	33.7	34.5	0.52%	0.47%
Omaha CBSA	34.7	36.3	36.9	0.45%	0.33%

## Income

The market area has generally had much lower household incomes than most of the metropolitan area.

### *Income Summary*

<b>Median Income</b>			
	<u>2020</u>	<u>2025</u>	<u>2020-2025</u>
Market Area	\$37,020	\$40,296	1.71%
Omaha CBSA	\$66,428	\$72,598	1.79%

<b>Average Income</b>			
	<u>2020</u>	<u>2025</u>	<u>2020-2025</u>
Market Area	\$49,140	\$55,020	2.29%
Omaha CBSA	\$88,123	\$96,950	1.93%

<b>Per Capita Income</b>			
	<u>2020</u>	<u>2025</u>	<u>2020-2025</u>
Market Area	\$18,567	\$20,769	2.27%
Omaha CBSA	\$34,161	\$37,587	1.93%

## Education

The market area is in the Omaha Public Schools district. Residents have much lower educational attainment than the overall metropolitan area.

### *Education Summary*

<b>Education</b>		
	<u>Market Area</u>	<u>Omaha CBSA</u>
Less than 9th Grade	5.7%	3.3%
9th-12th Grade, No Diploma	8.9%	4.7%
High School Graduate	25.5%	19.8%
GED/Alternative Credential	6.3%	3.1%
Some College, No Degree	27.6%	21.9%
Associate's Degree	9.3%	9.5%
Bachelor's Degree	13.2%	24.4%
Graduate/Professional Degree	3.7%	13.2%
Less than High School Graduate	14.6%	8.0%
High-School to Some Post-Secondary Degree	59.4%	44.8%
	26.2%	47.1%

## Housing

The market area has a much lower home-ownership rate than the overall metropolitan area.

### *Housing Summary*

<b>Housing</b>			
	<u>2020</u>	<u>2025</u>	<u>2020-2025</u>
Market Area	10,004	10,294	0.57%
Owner-Occupied	43.7%	43.9%	
Renter-Occupied	43.5%	43.5%	
Vacant	12.8%	12.7%	
Omaha CBSA	402,287	422,759	1.00%
Owner-Occupied	59.4%	59.4%	
Renter-Occupied	33.7%	33.7%	
Vacant	6.9%	6.9%	

## Employment

The market area has a greater concentration of employees in services and transportation positions than the overall metropolitan area.

### *Employment Summary*

<b>Employment</b>		
	<u>Market Area</u>	<u>Omaha CBSA</u>
Management/Business/Financial	7.9%	16.6%
Professional	15.1%	24.2%
Sales	7.6%	9.7%
Administrative Support	18.8%	14.4%
Services	26.1%	15.2%
Farming/Forestry/Fishing	0.0%	0.6%
Construction	5.3%	5.1%
Installation/Maintenance	1.5%	3.3%
Production	6.4%	4.9%
Transportation	11.1%	6.0%
White Collar	23.0%	64.9%
Services	52.5%	15.2%
Blue Collar	24.3%	19.9%

## **Land Use**

Commercial properties are concentrated along primary roadways or near major intersections. The strongest commercial development is focused along 30<sup>th</sup> Street and Ames Avenue. Residential developments span between arterial streets.

## **Access to Services**

The market area has reasonable access to commercial sales and service centers. Sorensen Park Plaza, located west at 72<sup>nd</sup> Street and Sorensen Parkway, is a multi-tenant retail development anchored by Target with several junior anchors, pad sites, and a movie theater. Additional commercial centers are located along 72<sup>nd</sup> Street beginning near Ames Avenue and extending south through most of the metropolitan area.

## **Transportation**

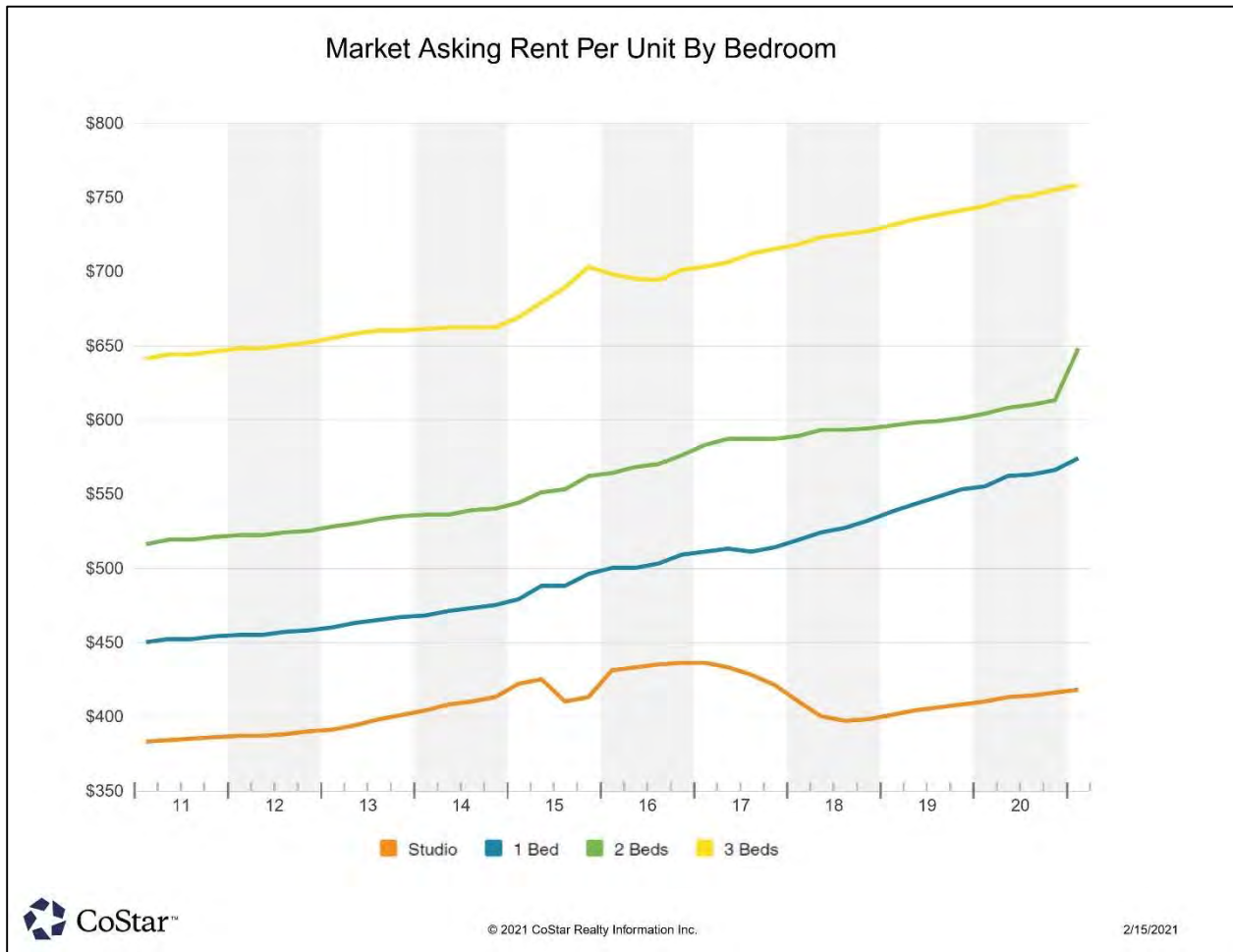
The primary east-west arterial roadways through the market area are Maple Street, Ames Avenue, and Sorensen Parkway, and north-south access is provided by 60<sup>th</sup> Street, 52<sup>nd</sup> Street, and the North Expressway.

## **Single-family Residential Market**

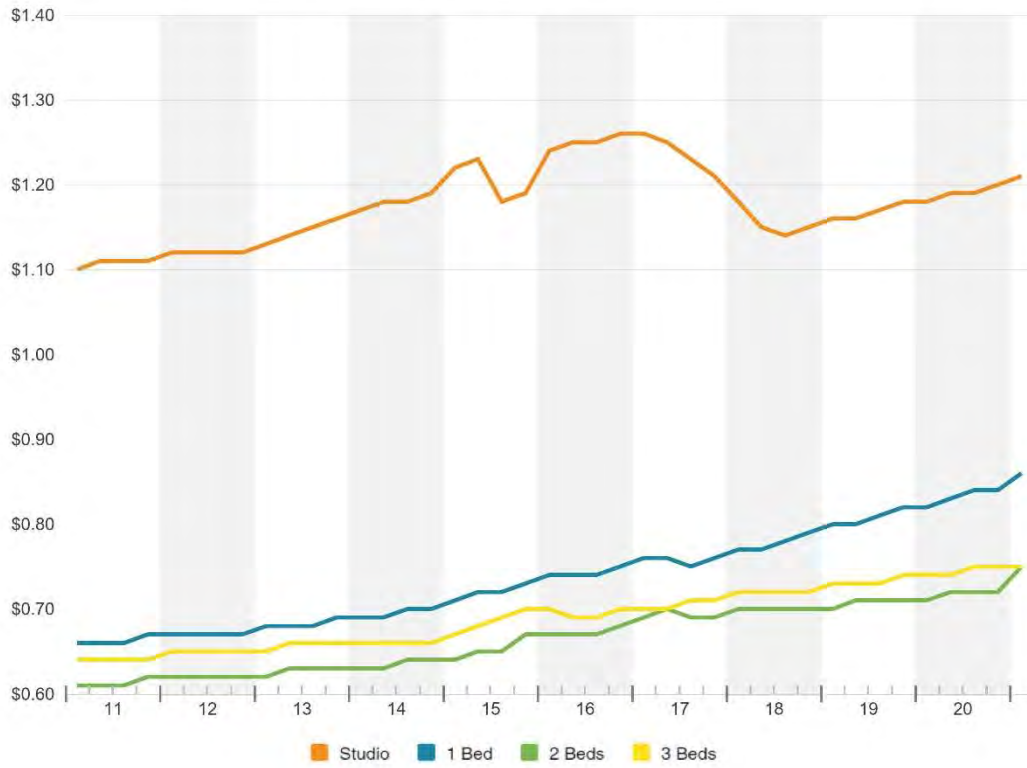
The market area has been a stable residential area. Home prices in the area over the year before the effective date range from about \$60,00 to \$200,00. Typical marketing time is about 1-3 months.

## Multi-family Residential Market

The Omaha apartment market is generally in strong condition with vacancy at 6.9% overall, and rents growing 1.7%. There have been several new projects concentrated in urban infill locations or suburban locations. The nearest new project to the subject was The Mill at 6152 Military, very near the popular Benson commercial district. The North Omaha submarket has vacancy averaging 7.9% based largely on steady demand and no new supply to the area.



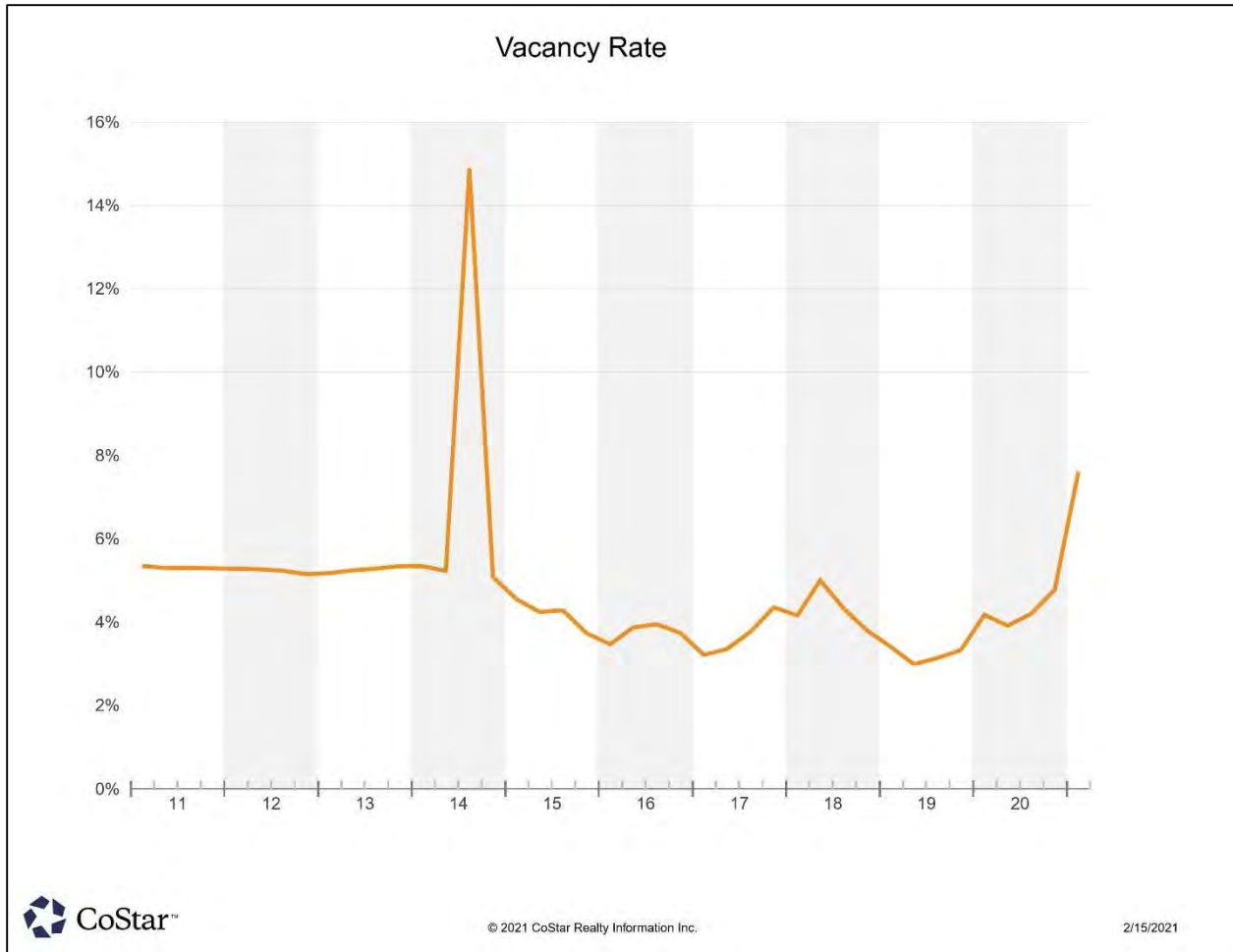
### Market Asking Rent Per SF By Bedroom



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2/15/2021





## Special Consideration – COVID-19

The COVID-19 pandemic is having significant impacts to how people live around the world starting March 2020. The local commercial market had an immediate effect with many pending deals falling through, and participants looking to buy or lease pulling out of the market. Initially, most market segments had similar declines in the number of buyers and sellers, so the net effect on pricing was nominal. As the spring progressed and continuing into summer, brokers report that much of the activity has resumed, but that it's not balanced among all market segments.

Brokers generally describe steady sale prices, particularly for owner-user type properties. Some tenants, particularly retail operators, have requested rent abatements or deferrals. Restaurants were one of the hardest-hit segments. As local restrictions eased in late June, some restaurants have returned, though many operate at much lower capacity or as carryout only. Others have announced permanent closures. In general, tenants currently negotiating leases have sought mild reductions.

Brokers project that the office market will be rather stable coming out of the coronavirus period. Some firms will reduce their footprints upon lease renewals, as employees have adapted to working remotely. Other firms that had open layouts may separate workers more for better isolation. Overall, brokers are not anticipating significant changes.

The industrial market may have some winners and losers. Logistics and safety companies are experiencing a boom, while businesses for the restaurant industry are having to find new market segments to replace the lost lines of business. The leasing market is slower with tenants favoring shorter renewals, and rents generally increasing the last five years; rents for 2020 Q2 fell nominally, but it's the first decline in 5 years.

The single-family market has much more activity so provides a more significant data set for evaluating market conditions. The Great Plains Regional MLS for the Omaha market reported the following profile through May 2020.

	New Construction	Existing
New Listings	+22.3%	-0.2%
Pending Sales	+19.6%	+6.2%
Closed Sales	-6.7%	-0.5%
Median Price	+4.5%	+4.7%
Average Price	+2.6%	+4.1%

The number of new listings for existing homes has slowed more than new construction, which may suggest that sellers are reluctant to have outsiders touring their home. In contrast, the number of pending sales is holding strong. The buyer demand is likely a result of historically low interest rates and the heavy competition for most sales last year; the average days on market for existing homes is 20, which is down from 23 the previous two years, and median home price for existing homes increased.

## Government

The market area is subject to the City of Omaha's laws, regulations, zoning and taxes. Most of the market area falls within boundaries of the Omaha Public School District. Police and fire protection is provided by the City of Omaha and the area appears to be adequately served by both services.

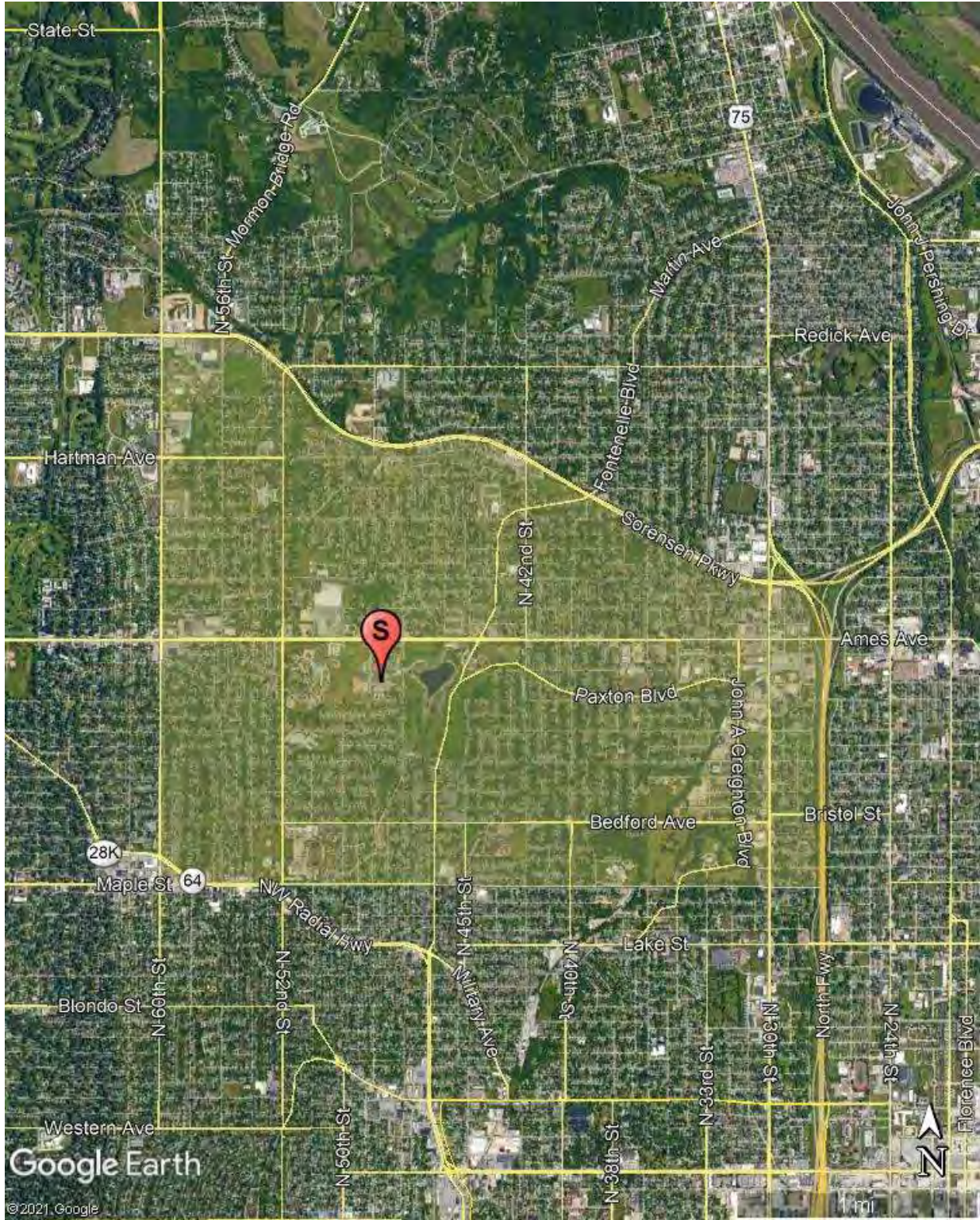
## Environment

Portions of the market area lie within the 100-year designated flood plain. No adverse environmental conditions are known for the area.

## Summary

The area is reasonably well-served for its current commercial, retail and office needs, and market trends should follow general metropolitan trends.

**Market Area Map**



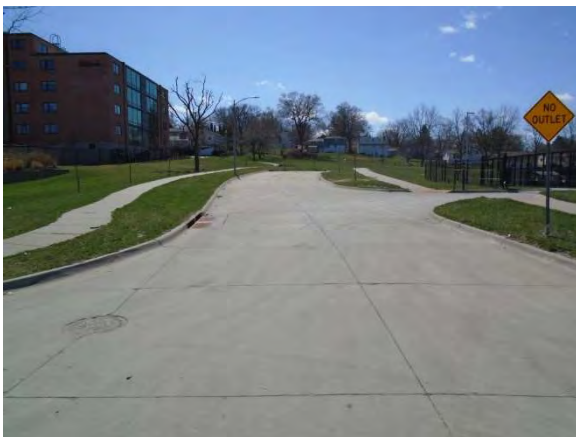
## Market Area Photographs



Looking north on 49<sup>th</sup> Street  
from Sahler Street



Looking east on Sahler Street  
from 49<sup>th</sup> Street



Looking south on 49<sup>th</sup> Street  
from Sahler Street



NorthStar Foundation facility  
west of the subject

## Property Description

**Property Name** Lindenwood Apartments

**Location** 4841 Boyd Street and 4842 Sahler Street  
Omaha, Nebraska 68104

**Legal Description** Lots 4-5, Block 4, Solomons Addition, Douglas County, Nebraska

**Owner** SSO Advisors, LLC, as Trustee of Sahler Street Properties, DST

**Property Use** Apartments

**Overview** The property has two rectangular 2-story apartment buildings with open central courtyards. The property is located southwest of 48<sup>th</sup> & Ames in the northeast part of the Omaha metropolitan area. The property is proposed for a substantial renovation.

## Site

**Site Size** Gross Area      70,167 SF or 1.61 Acres  
Usable Area      70,167 SF or 1.61 Acres

Source: Douglas County Assessor

**Shape** Rectangular

**Topography** Flat

**Access** The buildings have access from Boyd and Sahler Streets, that link with 48<sup>th</sup> Street to the east. Ames Avenue, just north, is accessible by either 48<sup>th</sup> Street, or the 49<sup>th</sup> Street abutting on the west.

**Visibility** Typical neighborhood visibility.

**Soil Conditions** The soil conditions are presumed stable and suitable for existing improvements.

**Utilities** All typical public utilities are available to the site. Service providers are as follows.

Water	City of Omaha
Sewer	City of Omaha
Natural Gas	Metropolitan Utilities District (MUD)
Electricity	Omaha Public Power District (OPPD)

**Flood Hazard** The Federal Emergency Management Agency (FEMA) manages the National Flood Insurance Program (NFIP), which allows property owners in participating communities to purchase flood insurance from the federal government.

Flood Zone	X
Flood Hazard	No
Map Number	31055C0236H
Map Date	May 3, 2010

**Environmental Issues** Environmental hazards may present health or safety issues and potential expenses for treatment/remediation.

The property was built prior to 1978, therefore lead-based paint may be present. Lead-based paint exposure can pose serious health hazards.

The property may contain asbestos materials. Asbestos fibers are a risk when released, become airborne, and are inhaled into the lungs.

I am not aware of any current hazard at the property but I am not a qualified expert on environmental contamination. Please reference the Assumptions and Limiting Conditions.

**Easements, Encroachments, or Restrictions** No adverse easements, encroachments, or restrictions were observed or reported.

**Neighboring Properties** There are several apartment properties nearby to the north, east, and south. The NorthStar Foundation center for Omaha Home for Boys is adjacent to the west.

## Improvements

### General Characteristics

**Design** Two rectangular buildings with open central courtyard. Units have exterior ground-level or balcony entrances.

**Construction** Average Quality, Class D

The renovations will provide some upgrades over the existing quality such as better floor and windows. However, much of the improvement will be to the property condition, and the general utility of the property will remain average quality.

**Year Built** 1951

**Condition** Good

There have been some updates such as a newer boiler. However, the property generally has many components showing considerable wear.

- Cracked pavement
- Worn finishes
- Dated finishes
- Hole in the kitchen floor of one apartment
- Peeling paint
- Broken windows
- Old air-handling system (except the boiler)

The property is proposed for a substantial renovation including restoring a unit that is currently used for storage. The elements are described throughout this section, and a listing of the planned renovations is presented in the Addenda.

**Building Sizes**

Gross Area	53,688 SF
Leasable Area	47,036 SF
Units	74

BR	Bath	Size (SF)	Count
1	1	610	50
1	1	673	16
2	1	721	8



Source: Gross Area by Douglas County Assessor; Leasable Area and Unit Sizes by field measurements, and Unit Count by Buyer's Pro-forma including a current storage room planned for renovation back to a 1-bedroom apartment.

### **Structural Characteristics**

**Foundation** Concrete

**Structure** Wood

**Exterior** Brick. The renovation plans include painting and repairs to the exterior.

**Roof** Hipped with composition shingles. The renovation plans include a roof replacement.

**Fenestration** Single-pane glass, wood windows – mix of double-hung and awning fixtures. The renovation plans would provide new windows, presumably upgraded double-pane vinyl fixtures.

### **Mechanical Characteristics**

**Heating & Cooling** Central boiler with an air-handling unit in each unit; tenants may provide window air-conditioners. The renovation plan calls for replacing the remaining old boiler. The buyer is trying to decide between installing PTAC units or mini-split systems in each unit in place of the window units. The buyer is also considering doing-away with the boilers and going with more of a package system for each unit. For this appraisal, I presume the property will be renovated to have a second new boiler and the units will have individual cooling by mini-split units.

**Plumbing** Typical; units have kitchen sinks and standard toilet, sink, and tub/shower combination in the bathrooms. The renovation plans include bathroom remodels to update the appearance.

**Electrical** Adequate

**Stairs/Elevators** Stairs for the balconies

**Fire Sprinklers** None

## Interior Characteristics

- Layout** Typical apartment layouts with living area, kitchen, bedrooms, and bathroom
- Flooring** Carpet, vinyl, or wood in the living areas; typically vinyl in kitchens and bathrooms. The renovation plans are to install premium vinyl plank through the units.
- Walls** Painted drywall. The renovation plans include kitchen cabinet replacements.
- Ceilings** Textured drywall
- Lighting** Typical

## Parking

- Parking** 79 (0 garage)
- Asphalt stalls along the street frontages, and angled parking between the two buildings. The renovation plans include repairs/replacements as needed.
- Parking Ratio** 1.47 spaces per 1,000 SF of GBA
- 1.68 spaces per 1,000 SF of GLA
- 1.07 spaces per Unit

## Site Improvements

- Landscaping** Turf grass and paved walkways in the central courtyards. The renovation will provide new walkways and improved landscaping.

## Other Property

- Tangible** Apartments have refrigerator and electric range/oven. There are washers/dryers in the common laundry room. The renovation plans indicate replacement of appliances.
- Intangible** None

## Economic Characteristics

**Title History** I am not aware of any title transfers of the subject property in the three years preceding the effective date of value. The property is currently under contract as follows:

Grantor	SSO Advisors, LLC, as Trustee of Sahler Street Properties, DST (named as Sahler Street Springing, LLC, in the purchase agreement)
Grantee	Gibraltar LLC
Date	February 15, 2021 (contract date)
Price	\$1,600,000 (\$21,622/unit)
Remarks	The property had been offered at auction with a reserve price of \$1,900,000 in April 2020, but failed to sell. In the summer, it was under contract for about \$2,100,000, but the financing fell through. It was listed again for \$1,750,000 for the current sale at \$1,600,000.

The buyer reported that there is a plan for \$200,000 credit back at closing for nothing specific, and commented that this was a fantastic deal (i.e. price below market value). The buyer is planning to spend about \$1.5 million to renovate all the units and then increase the rents.

**Leaseholds** The property is leased to several tenants with rents ranging about \$500 to \$650 for most of the units.

**Vacancy** There are 5 vacant units.

Aerial



# Flood Map



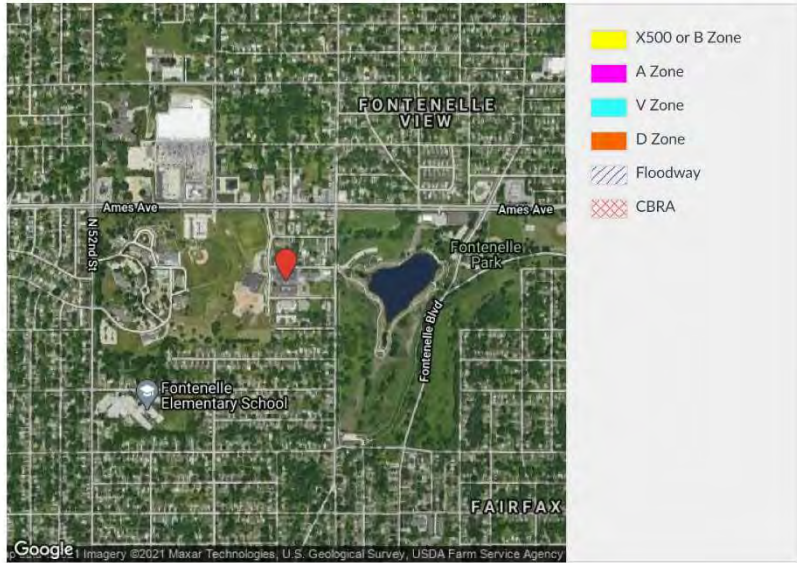
LATITUDE: 41.297320, LONGITUDE: -95.987400

LOCATION ACCURACY: *User-defined location*

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	315274	PANEL	0236H
PANEL DATE	May 03, 2010	MAP NUMBER	31055C0236H



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Report generated Apr 3, 2021 by commercial@mitchellassociates.com

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## Subject Property Photographs



South (front) side of the Sahler building



East side of the Sahler building



North side of the Sahler building



Courtyard for the Sahler building



Parking between the two buildings



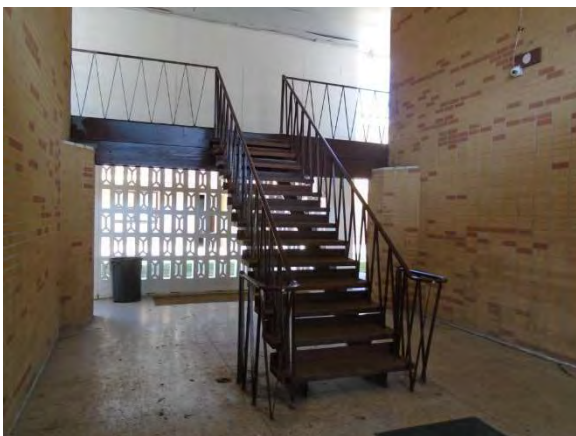
North (front) side of the Boyd building



South side of the Boyd building



Courtyard for Boyd building

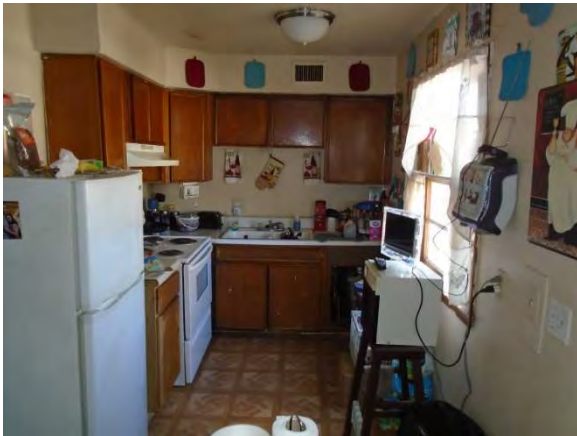


Central stairway to second level





Unit 101: Living Room



Unit 101: Kitchen



Unit 101: Bedroom



Unit 101: Bathroom



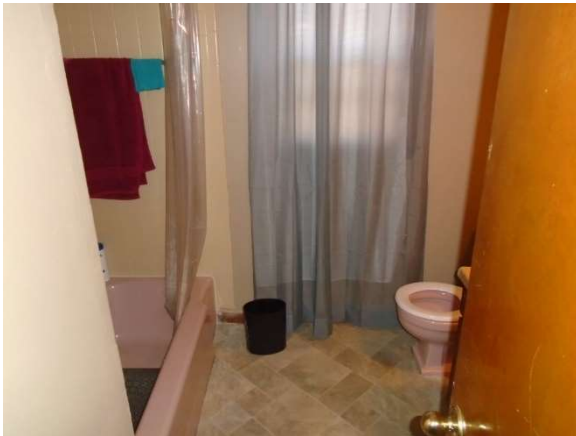
Unit 102: Living Room



Unit 102: Kitchen



Unit 102: Bedroom



Unit 102: Bathroom



Unit 216: Living Room



Unit 216: Kitchen



Unit 216: Bedroom



Unit 216: Bathroom



Unit 103: Living Room



Unit 103: Kitchen



Unit 103: Bedroom



Unit 103: Bathroom



Unit 103: Kitchen Floor Closeup



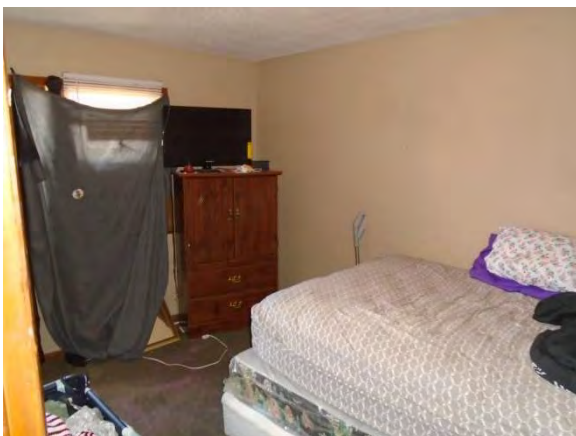
Unit 114: Living Room



Unit 114: Kitchen



Unit 114: Bedroom



Unit 114: Bedroom



Unit 114: Bathroom



Unit 213: Living Room



Unit 213: Kitchen





Unit 213: Bedroom



Unit 213: Bathroom



Unit 212: Living Room



Unit 212: Kitchen



Unit 212: Bedroom



Unit 212: Bathroom



Mechanical



Storage lockers (not being used)

## Assessment and Taxes

**Parcel IDs** 2232110000, 2232120000, Douglas County, Nebraska

**Outstanding Balances** To the best of my knowledge, there are no delinquent taxes.

### Assessed Valuations - 2020-2021

Year	Land	Improvements	Other	Total
2020	\$105,200	\$1,788,400	\$0	\$1,893,600
2021	\$105,200	\$1,788,400	\$0	\$1,893,600

### Taxes - 2020

Assessment	\$1,893,600
Rollback Factor	100%
Taxable Value	\$1,893,600
Levy Rate	0.022431
Gross Tax	\$42,475.92
Tax Credit Rate	0.0012264
Tax Credit	\$2,322.32
Net Tax	\$40,540.48
Effective Tax Rate	2.140921%

### Comments

The 2020 taxes were due December 31, 2020, but are typically paid by the delinquency dates of April 1, 2021, for first half and August 1, 2021, for the second half.

These taxes reflect a real property tax credit. As a result, the effective tax rates are less than the levy rates during these tax years.

The assessed value would reasonably increase based on the proposed renovations.

# Land Use Controls

## Zoning

### Zoning Map



**Current Use** Apartments

**Jurisdiction** the City of Omaha, Nebraska

**Zoning Code** R7 (Medium-density Multiple-family Residential)

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

**Permitted Use Summary** Civic, Single-family Residential, and Multi-family Residential

**Legal Use** Yes

**Conforming Use** No

**Potential for Change/  
Long-Range Plans** No substantial change in the zoning is anticipated.

**Remarks** The property has a total of 79 parking stalls. The City of Omaha zoning requires 1.5 stalls per 1-bedroom apartment and 2 stalls for larger units. Based on the subject's unit mix, it would require 115 parking stalls. The property was reportedly built well before implementation of the current zoning regulations so is presumably allowed to continue as a legal nonconforming property.

## **Highest and Best Use**

A highest and best use analysis was developed for the property both as if a vacant site and as improved utilizing inferred or trend methodology, appropriate in light of the property's size and complexity.

### **Highest and Best Use As If Vacant**

#### **Physically Possible**

The property has a gross site area of 70,167 SF or 1.61 acres, and usable site area of 70,167 SF or 1.61 acres. The size and shape are adequate to accommodate almost any use. Most modern agricultural uses would require a substantially larger tract of land, so they would not be possible. All other uses are considered possible for the site.

#### **Legally Permissible**

The subject property is zoned R7 within the jurisdiction of the City of Omaha, Nebraska. This zoning district allows civic, single-family residential, and multi-family residential uses. All other uses are eliminated.

#### **Financially Feasible**

Civic uses are typically not profit-driven developments, so such uses may not be feasible. The remaining uses are considered feasible.

#### **Maximally Productive**

Single-family and multi-family residential uses remain as potential uses of the site as if vacant. I have typically observed higher land values for multi-family sites. Therefore, the highest and best use of the site as if vacant is for multi-family residential use.

### **Highest and Best Use As If Completed and Stabilized**

#### **Demolition**

I considered the value of the site as if vacant in comparison to its value as improved. Sales of similar sites generally range up to about \$5.00/SF. Sites with the highest prices are typically in popular redevelopment districts. At these prices, the property's value as if vacant would be less than the estimate of the value as improved. As a result, demolition is not viable so is ruled-out from further consideration.

#### **Modification**

The property is competitive with other apartment properties in the market. It is legally permissible and physically possible to modify the property. There are no modifications that would increase the value of the property as improved by an amount greater than the cost of the modifications.

**Cure Deferred Maintenance**

I did not observe any significant deferred maintenance at the property that impairs its value by an amount that is greater than the cost to cure. Based on the planned renovations, there would presumably be no remaining deferred maintenance. Therefore, I have ruled out this option on the basis of financial feasibility.

**Conclusion**

Continuing the current use returns the highest value to the property. Therefore, the highest and best use of the property as if completed and stabilized is for multi-family residential use.

**Exposure Time**

Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal. The subject property would primarily appeal to investors. My search of the market for comparison sales provided limited marketing times for comparable properties, but most sales had marketing times of 3-24 months with the greatest concentration near 12 months. Therefore, the property's exposure time is estimated to have been 6 months, concluding on the effective date of value.



## Sales Comparison Approach

I researched and found sales of apartment properties. There are no sales of similar newly-renovated properties in similar locations for comparison. Therefore, I considered several sales for the sake of establishing general indications as support for the Income Approach.

ID	Address	Date	Price	Units	Price/Unit	Comments
1	7810 Blondo St	2/26/2020	\$1,600,000	35	\$ 45,714	Older apartments near 78th & Blondo. All 1-bedroom.
2	6615 N 64th Plz	4/16/2019	\$4,000,000	84	\$ 47,619	Older but some renovations in 2003. Near 64th & Sorensen. Mix of 1 and 2-bedroom.
3	1308 N 40th St	6/12/2020	\$1,125,000	23	\$ 48,913	Older, near 40th & Hamilton.
4	8240 Blondo St	8/26/2019	\$4,029,988	81	\$ 49,753	Older apartments at 82nd & Blondo. Mostly 1-bedroom.
5	3915 N 70th Cir	1/10/2019	\$1,550,000	30	\$ 51,667	Older apartments near 70th & Military. All 1-bedroom. Part of 1031 exchange. Cap rate was reported 7.6%.
6	7311 Parker, et al.	7/16/2019	\$2,070,000	36	\$ 57,500	6 apartment buildings and a duplex for \$2,270,000. Seller said the duplex was \$200,000, so adjusted figures here to reflect just the apartments.
7	7511 Cass St	8/13/2018	\$1,500,000	24	\$ 62,500	Older apartments at 78th & Cass. All 1-bedroom.
8	5820 Erskine St	11/3/2020	\$1,802,500	26	\$ 69,327	Older apartments, just north of Blondo. Mix of 1 and 2-bedroom.
9	706 N 50th St	6/8/2020	\$1,750,000	14	\$125,000	Renovated apartments in Dundee.
10	3611 Jackson St	3/20/2020	\$ 682,900	5	\$136,580	Renovated apartments. Very large 2-bedroom units.

Sales #9 and #10 are substantially superior so support a value below \$125,000/unit. The remaining sales have generally superior locations and several include 2-bedroom units, but are not renovated. Sales #1-#8 broadly support a range of \$45,714/unit to \$69,327/unit.

## Listings

As part of my analysis, I reviewed listings of competing properties in the market. The most comparable listings are shown in the following table.

ID	Property	Price	Price/Unit	Units	Built	Comments
1	3025 Meredith Ave	\$1,550,000	\$59,615	26	1960	Priced for 9.43% cap rate based on pro-forma. However, no expenses are shown for management or administration, and the price may negotiate down, so the cap rate isn't very reliable. There have been some updates since last sale.
2	2333 Benson Gardens	\$3,699,000	\$77,063	48	1971	16 1-bedroom units, 32 2-bedroom units. Marketing pro-forma shows cap rate 6.73%. However, no expenses are shown for management or administration, and the price may negotiate down, so the cap rate isn't very reliable. There have been some recent updates.
3	12011 Bel Dr	\$2,250,000	\$90,000	25	1962	
4	308 N 40th St	\$3,100,000	\$106,897	29	1950	Two properties together. Priced for 5.5% and 5.6% cap rates.
5	1012 S 24th St	\$3,570,540	\$111,579	32	1910	Former school. Large units. Just south of downtown. Priced for pro-forma cap rate 8.04%.

Listings #3-#5 are superior so support a value below \$90,000/unit. Listings #1 and #2 are more similar so suggest a value near \$59,615/unit to \$77,063/unit. However, these are asking prices so would reasonably have negotiations to lower sale prices.

### **Subject Property's History**

The property had been offered at auction with a reserve price of \$1,900,000 in April 2020, but failed to sell. In the summer, it was under contract for about \$2,100,000, but the financing fell through. It was listed again for \$1,750,000 for the current sale at \$1,600,000.

The buyer reported that there is a plan for \$200,000 credit back at closing, and commented that this was a fantastic deal (i.e. price below market value). The buyer is planning to spend about \$1.5 million to renovate all the units.

**Conclusion**

Overall, the sales best support a value from \$45,714/unit to \$69,327/unit. The listings support a value near or below the range from \$59,615/unit to \$77,063/unit. The subject's pending sale supports a value above \$27,767/unit based on the planned renovations. Overall, the best support is \$45,714/unit to \$69,327/unit.

## **Income Capitalization Approach**

In order to estimate the value by the Income Approach, I developed a direct capitalization that presumes the planned renovations are completed and that the property was operating at market rent and stabilized occupancy.

I researched comparable data for this analysis. All leases have been researched through various sources, exterior inspection, and verified by a party to the transaction where possible.

### **Potential Gross Income (PGI)**

#### **Market Rent**

In order to estimate market rent for this space, I have researched comparables for this analysis. These are documented on the following pages followed by a location map and analysis. All rents have been researched through various sources, inspected and verified by a party to the transaction where possible.

Comparable #1



LOCATION: 2902 N 24<sup>th</sup> St  
Omaha, Nebraska

SOURCE: MLS

SURVEY DATE: June 2019

VACANCY: N/A

RENT SUMMARY:

<u>Type</u>	<u>Size (SF)</u>	<u>Rent</u>	<u>Rent/SF</u>
1 BR/1 Ba	700	\$625	\$0.89

CONCESSIONS: None

UTILITIES: Tenant pays gas and electric

IMPROVEMENTS: Apartment built 1966.

Comparable #2



LOCATION: 6313 Taylor Cir  
Omaha, Nebraska

SOURCE: MLS

SURVEY DATE: August 2020

VACANCY: N/A

RENT SUMMARY:

<u>Type</u>	<u>Size (SF)</u>	<u>Rent</u>	<u>Rent/SF</u>
1 BR/1 Ba	N/A	\$585	N/A
2 BR/1 Ba	N/A	\$720	N/A

CONCESSIONS: None

UTILITIES: Tenant pays gas and electric. The 1-bedroom unit had \$41 for gas and water, and \$36 for electric. A 2-bedroom unit had \$48 for gas and water, and \$40 for electric.

IMPROVEMENTS: Apartment built 1962. Condition was fine but generally dated décor.

Comparable #3



LOCATION: 1104 N 40<sup>th</sup> St  
Omaha, Nebraska

SOURCE: MLS

SURVEY DATE: May 2019

VACANCY: N/A

RENT SUMMARY:

<u>Type</u>	<u>Size (SF)</u>	<u>Rent</u>	<u>Rent/SF</u>
1 BR/1 Ba	N/A	\$650	N/A
2 BR/1 Ba	N/A	\$800	N/A

CONCESSIONS: None

UTILITIES: Tenant pays gas and electric

IMPROVEMENTS: 6-plex apartment built 1955. 3 units have updated finishes.

Comparable #4



LOCATION: 801 N 48<sup>th</sup> St  
Omaha, Nebraska

SOURCE: MLS

SURVEY DATE: September 2019

VACANCY: N/A

RENT SUMMARY:

<u>Type</u>	<u>Size (SF)</u>	<u>Rent</u>	<u>Rent/SF</u>
1 BR/1 Ba	580	\$655	\$1.13

CONCESSIONS: None

UTILITIES: Tenant pays gas and electric

IMPROVEMENTS: Apartment built 1952.



Comparable #5



LOCATION: 2333 Benson Gardens Blvd  
Omaha, Nebraska

SOURCE: Marketing Brochure

SURVEY DATE: April 2021

VACANCY: N/A

RENT SUMMARY:

<u>Type</u>	<u>Size (SF)</u>	<u>Rent</u>	<u>Rent/SF</u>
1 BR/1 Ba	800	\$600	\$0.75
2 BR/1 Ba	950	\$750	\$0.79

CONCESSIONS: None

UTILITIES: Tenant pays all utilities

IMPROVEMENTS: Apartment building with 26 units built in 1971.

Comparable #6



Photo from CoStar

LOCATION: 6615 North 64<sup>th</sup> Plaza  
Omaha, Nebraska

SOURCE: Property Website

SURVEY DATE: April 2021

VACANCY: N/A

RENT SUMMARY:

<u>Type</u>	<u>Size (SF)</u>	<u>Rent</u>	<u>Rent/SF</u>
1 BR/1 Ba	575-600	\$625	\$1.04-\$1.09
1 BR/1 Ba Remodeled	600	\$725	\$1.21
2 BR/1 Ba	900	\$740	\$0.82
2 BR/1 Ba Remodeled	900	\$825	\$0.92
3 BR/1 Ba	1,200	\$925	\$0.77

CONCESSIONS: None

UTILITIES: Tenant pays electric; a gas surcharge is applied in extreme billing cycles.

IMPROVEMENTS: Laundry and garages available. The property was developed in 1972, with some updates in 2003.

Comparable #7



LOCATION: 4512 Bedford Avenue  
Omaha, Nebraska

SOURCE: CoStar

SURVEY DATE: April 2021

VACANCY: 12.2%

RENT SUMMARY:

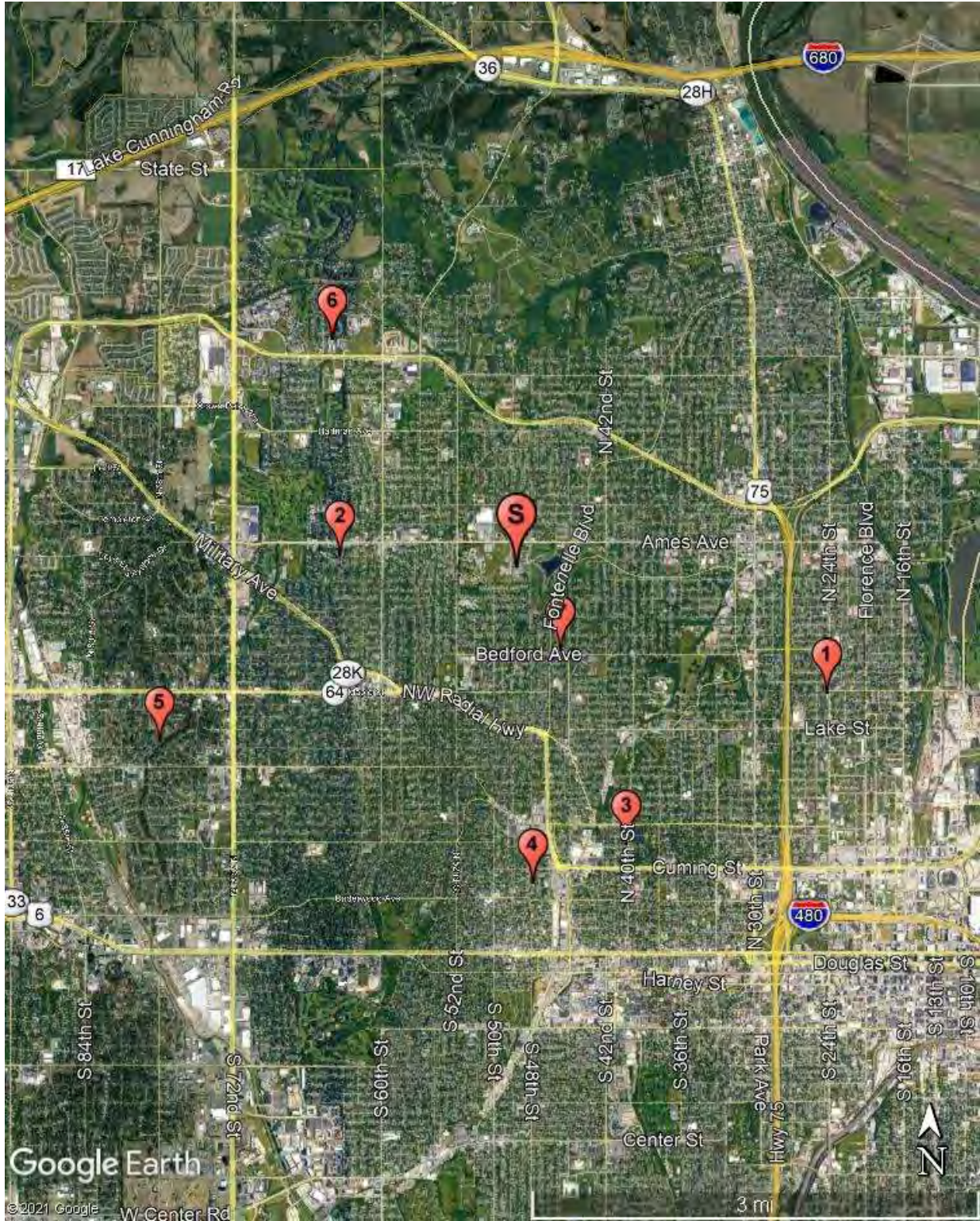
<u>Type</u>	<u>Size (SF)</u>	<u>Rent</u>	<u>Rent/SF</u>
1 BR/1 Ba	780	\$595	\$0.76
2 BR/1 Ba	860	\$695	\$0.81

CONCESSIONS: None

UTILITIES: Tenant pays all gas and electric

IMPROVEMENTS: Apartment property with 49 units built in 1959.

### Comparables Map



### Comparison Grid

Comp ID	<b>S</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Property	4842 Sahler & 4841 Boyd Omaha, NE	2902 N 24th St Omaha, NE	6313 Taylor Cir Omaha, NE	1104 N 40th St Omaha, NE	801 N 48th St Omaha, NE
<b>Rents</b>					
1 BR/1 Ba Rent	\$568	\$625	\$585	\$650	\$655
1 BR/1 Ba Size	610	700		600	580
1 BR/1 Ba Rent/SF	\$0.93	\$0.89		\$1.08	\$1.13
2 BR/1 Ba Rent	\$601		\$720	\$800	
2 BR/1 Ba Size	721				
2 BR/1 Ba Rent/SF	\$0.83				
<b>Market Characteristics</b>					
Market Conditions	Mar-21	Jun-19	Aug-20	Apr-21	Sep-19
<i>Comparison</i>		▲	▲		▲
Rental Basis	Market	Market	Market	Market	Market
<i>Comparison</i>					
<b>Physical Characteristics</b>					
Location	48th & Ames	24th & Locust	63rd & Ames	40th & Nicholas	48th & Cuming
<i>Comparison</i>		▼	▼	▼	▼
Quality	Average	Average	Average	Average	Average
<i>Comparison</i>					
Built / Condition	1957/Good	1966/Average	1962/Average	1955/Good	1952/Average
<i>Comparison</i>		▲	▲		▲
Features / Amenities	None	None	None	Laundry In Unit	None
<i>Comparison</i>				▼	
Tenant Utilities	Electric & RUBS	Gas & Electric	Gas & Electric	Gas & Electric	Gas & Electric
<i>Comparison</i>					
<b>Overall Comparison</b>					
				▼	

### Comparison Grid

Comp ID	<b>S</b>	<b>5</b>	<b>6</b>	<b>7</b>
Property	4842 Sahler & 4841 Boyd Omaha, NE	2333 Benson Gardens Blvd Omaha, NE	6615 N 64th Plz Omaha, NE	4512 Bedford Ave Omaha, NE
<b>Rents</b>				
1 BR/1 Ba Rent	\$568	\$600	\$725	\$595
1 BR/1 Ba Size	610	800	600	780
1 BR/1 Ba Rent/SF	\$0.93	\$0.75	\$1.21	\$0.76
2 BR/1 Ba Rent	\$601	\$750	\$825	\$695
2 BR/1 Ba Size	721	950	900	860
2 BR/1 Ba Rent/SF	\$0.83	\$0.79	\$0.92	\$0.81
<b>Market Characteristics</b>				
Market Conditions	Mar-21	Apr-21	Apr-21	Apr-21
<i>Comparison</i>				
Rental Basis	Market	Market	Market	Market
<i>Comparison</i>				
<b>Physical Characteristics</b>				
Location	48th & Ames	79th & Blondo	66th & Sorensen	45th, Maple-Ames
<i>Comparison</i>		▼	▼	
Quality	Average	Average	Average	Average
<i>Comparison</i>				
Built / Condition	1957/Good	1971/Average	1972/Average	1959/Average
<i>Comparison</i>		▲		▲
Features / Amenities	None	None	None	None
<i>Comparison</i>				
Tenant Utilities	Electric & RUBS	Gas & Electric	Electric & Excess	Gas & Electric
<i>Comparison</i>				
<b>Overall Comparison</b>				
Overall Comparison			▼	▲

The comparables' 1-bedroom units ranged \$585 to \$725, with most below \$655. Rental #7 is inferior but has very large units, so supports a rent near or above \$595. Rental #6 is superior and very similar sized units, so supports a rent below \$725. Rental #3 is superior so supports a rent below \$650, and also had very similar unit size. The remaining properties generally support about \$585-\$655.

The subject's rents average \$568 for standard 1-bedroom units, but most are about \$600 with a couple that were reported as \$625 and \$675. The subject units are rather small so would tend to have a lower rent. Conversely, the small size suggests a higher rent on a square-foot basis, which is suggested by the data.

The 2-bedroom comparable rents are about \$100-\$150 more than the 1-bedroom rents at the same property. The subject's average rents currently have a \$33 spread. Rental #6 is superior so supports rent below \$825. Rental #3 is also superior so supports rent below \$800. Rental #7 is inferior so supports rent above \$695. The remaining rents were \$720 and \$750.

The expense reimbursements (RUBS) for the subject units were factored as offsetting for the comparables paying utilities. The subject's market rents are projected as follows.

BR	Bath	Size (SF)	Market Rent	Market Rent/SF
1	1	610	\$640	\$1.05
1	1	673	\$670	\$1.00
2	1	721	\$735	\$1.02

## Other Income

The subject would likely receive additional miscellaneous income for items such as pet rent, application fees, forfeited deposits, etc. The financial statements indicated other income of \$55/unit to \$113/unit over the last three years with two years toward the lower end. The buyer plans to increase revenues from pet rent and also RUBS (utility reimbursements). The analysis of rent included consideration of RUBS expenses to tenants, primarily for gas service, possibly also for water and sewer. The 2020 income and expense statements indicated \$55,420 or \$759/unit/year for these expenses or \$63/unit/month. The developer projects RUBS income of \$60/unit/month, which generally matches the expense figure. Therefore, I project RUBS income of \$60/unit/month, and \$75/unit annually for miscellaneous incomes.

## Vacancy and Collection Loss

As shown in the market area section, apartment vacancy is generally low. CoStar reports average vacancy 6.9% in the market area, and has been about 5% or less for the last 5 years. CoStar projects increases in vacancy for 2021. The subject property currently has 7% vacancy. The proposed renovations will improve the property's standing in the market, which typically results in lower vacancy. Stabilized vacancy rate for the subject is 5%, which is applied in the pro forma.

## **Expenses**

I projected operating expenses for the 12-month period following the effective date as summarized below. Generally, costs on per-unit basis are higher for smaller properties such as the subject.

### ***Management***

I have observed management expenses for similar properties generally near 4.0% to 8.0% of gross income. The subject has averaged 6%. I estimate management fees of 6.0% of EGI.

### ***Administrative***

I have observed administrative expenses for similar properties generally between \$100/unit to \$300/unit for smaller complexes, but can be substantially higher for properties that require full-time staff such as the subject. The subject reported expenses of \$1,515/unit, \$1,679/unit, and \$1,329/unit over the last three years. A large part of this category is salaries including for maintenance activities, which should be reduced based on the renovation. Therefore, I estimate administrative expenses of \$1,000/unit, but will have compensating effects in other categories.

### ***Insurance***

I have observed insurance expenses for similar properties generally between \$300/unit to \$600/unit. The subject reported expenses of \$136/unit, \$209/unit, and \$179/unit over the last three years. Insurance expenses have been increasing considerably in the last few years. Based on the planned renovations, the insurance expense would likely increase. Therefore, I estimate insurance expenses of \$300/unit.

### ***Real Estate Taxes***

The subject property's current taxes for 2020, payable beginning in 2021, are \$40,540.48. The proposed renovations will likely be reviewed by the assessor and result in an increase of the assessed value. Other apartments around northeast Omaha have assessed values generally up to \$60,000/unit but most are about \$50,000/unit or less. Based on a potential assessed value about \$3,700,000 (\$50,000/unit) and tax rate of about 2.14%, the taxes are estimated at \$79,000.

### ***Utilities***

I have observed utilities expenses for similar properties generally between \$300/unit and \$1,200/unit, with most at least \$700/unit. The subject reported expenses of \$1,035/unit, \$1,261/unit, and \$1,432/unit over the last three years. The subject's utilities are higher than most properties for the owner paying the gas expense. With recent boiler replacement and the planned renovations to include boiler replacement, as well as general improvements that should improve the property's efficiency, a lower expense is reasonable. Therefore, I estimate the utilities expenses at \$900/unit in this analysis.



### **Maintenance and Repairs**

I have observed maintenance and repairs expenses for similar properties generally between \$400/unit and \$2,000/unit. The subject reported expenses of \$749/unit, \$991/unit, and \$823/unit over the last three years. Many similar properties have been reporting higher expenses (near the upper end of the comparable range noted here). However, much of the subject's expense is reflected in the Administrative category for payroll. Furthermore, many of the repairs and ongoing maintenance issues should be cured by the planned renovations. Therefore, I estimate maintenance and repairs expenses of \$600/unit.

### **Overall**

The overall expense ratio is projected as 53%, with expenses of \$4,362/unit. These figures are both inline with typical expense levels, especially for updated properties.

### **Capitalization Rate**

The capitalization rate is the factor that converts the stabilized net operating income (NOI) to a present value. It is the ratio of net income to value or sale price.

$$\text{NOI} \div \text{Sale Price} = \text{Capitalization Rate}$$

For example, if a property sells for \$500,000, and has a stabilized NOI of \$50,000, the indicated capitalization rate is 10%.

### **Market Extracted Rates**

A search of local sales indicated the following capitalization rates.

<b>Property</b>	<b>Date</b>	<b>Price</b>	<b>Cap Rate</b>
6006 Park Lane Drive	Dec 2020	\$1,230,000	10.18%
3025 Meredith Avenue	Apr 2020	\$1,150,000	8.57%
6006 Park Lane Drive	Nov 2019	\$950,000	9.81%
6506 Boyd Street	Mar 2019	\$1,000,000	7.94%
3104 State Street	Feb 2019	\$680,000	8.20%
3915 North 70 Circle	Jan 2019	\$1,550,000	7.90%
4619 North 56th Street	Oct 2018	\$815,000	9.00%
4512 Bedford Avenue	Aug 2018	\$1,600,000	8.00%
4750 Lafayette Avenue	Feb 2018	\$782,000	8.03%
3915 North 70th Circle	Jan 2019	\$1,550,000	7.60%

These sales have a wide range from 7.6% to 10.2%. The wider disparity is reasonable for the fact that the properties' financial reportings have varying levels of detail, methodologies, etc. Several properties were self-managed so did not reflect expenses for management; including such expenses would tend to have a downward effect on the implied capitalization rate. Other multi-family sales including some conversions and conventional apartments have tended between about 7% and 12% over the last few years. Current listings for sale reported asking capitalization rates of 5.5% to 8.04%. The lowest rates were for properties in superior locations. The subject property's location would support a higher rate, but its size (74 units) and that it is completely renovated would support a lower rate.

I am aware of two other properties currently pending sale that had capitalization rates based on the list prices of about 8.8% and 6.6%. These properties have smaller (unit count) and in fair condition, but have superior locations.

### **Survey Data**

The fourth quarter of 2020 RealtyRates.com Investor Survey reported average capitalization rates for apartments at 7.5%. This survey tends to include a broad range of properties but mostly larger and more conventional apartment designs.

### **Capitalization Rate Conclusion**

The local capitalization rate data support a rate between 7% and 12% with most support toward the lower end of the range. The subject's expense ratio is projected at 53%. This appraisal has no deduction for replacement reserves, so a slightly higher capitalization rate is warranted compared with if such deduction were applied. Therefore, I reconciled to an overall capitalization rate for the subject property of 7.5%.

### **Direct Capitalization**

The preceding analysis of income, vacancy, expenses, and capitalization rate provide the basis of the following tabulation of the subject's projected cash flows and value.

### *Direct Capitalization*

<b>Rental Income</b>	
1 BR,1 Ba	\$384,000
1 BR,1 Ba	\$128,640
2 BR,1 Ba	\$70,560
<b>Total Rental Income</b>	<b>\$583,200</b>
<b>Other Income</b>	
RUBS Income	\$53,280
Other Income	\$5,550
<b>Total Other Income</b>	<b>\$58,830</b>
<b>Potential Gross Income</b>	<b>\$642,030</b>
<b>Vacancy and Collection Loss</b>	
Vacancy and Collection Loss	\$32,102
<b>Effective Gross Income</b>	<b>\$609,929</b>
<b>Expenses</b>	
Management	\$36,596
Administrative	\$74,000
Insurance	\$22,200
Real Estate Taxes	\$79,000
Utilities	\$66,600
Maintenance	\$44,400
<b>Total Expenses</b>	<b>\$322,796</b>
<b>Net Cash Flows</b>	
<b>Net Operating Income</b>	<b>\$287,133</b>
<b>Capitalization</b>	
Net Operating Income	\$287,133
Capitalization Rate	7.50%
Indicated Value	\$3,828,437
Rounded Value	\$3,830,000

## Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

### Fee Simple Estate As If Completed and Stabilized as of March 31, 2021

<i>Cost Approach</i>	N/A
<i>Sales Comparison Approach</i>	N/A
<i>Income Approach</i>	\$3,830,000

#### Cost Approach

The Cost Approach is a built-up analysis of the site value and replacement cost. It is typically most applicable when only mild adjustments for depreciation are applicable. The age of the improvements would require large estimates for accrued depreciation, which would reduce the reliability of the Cost Approach to unacceptable levels. Therefore, the Cost Approach was not developed for this appraisal.

#### Sales Comparison Approach

The Sales Comparison Approach considers sales of comparable properties in the competing market. The Sales Comparison Approach had limited applicability to this appraisal so was not fully developed. However, some brief analysis was presented.

#### Income Capitalization Approach

The Income Capitalization Approach develops an estimate of value based on the cash flows the property is reasonably capable of producing. There were sufficient data supporting the use of the Income Capitalization Approach. Therefore, the Income Capitalization Approach was developed for this appraisal.

#### Reconciliation Conclusion

After analysis of the available data, I considered the values in each approach for their reasonability and reliability. The quality and quantity of the data was also considered in reconciling to a final estimate of value. The conclusions and analyses were reconciled into the final estimate of market value. The Sales Approach best supported a value between \$45,714/unit and \$69,327/unit. The Income Capitalization Approach is typically most applicable for investment properties so it received most weight. It indicated a value of \$52,432/unit, which is within the range indicated by the Sales Comparison Approach.

**Value Conclusion**

Based on the data and analyses developed in this appraisal, I reconciled to the following value conclusion(s), subject to the Assumptions and Limiting Conditions of this appraisal.

**Fee Simple Estate As If Completed and Stabilized as of March 31, 2021**

<i>Final Estimate of Value</i>	\$3,830,000
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## **Addenda**

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# Appraiser Qualifications: David Wellsandt, MAI

## Professional

Certified General Real Property Appraiser, Nebraska (2007-Pres)

# State of Nebraska Real Property Appraiser Board



Hereby certifies that: DAVID C WELLSANDT

MITCHELL COMMERCIAL VALUATION INC  
14611 W CENTER RD  
OMAHA, NE 68144-3219

Is credentialed in the State of Nebraska as a:

Certified General Real Property Appraiser

Holding credential number: CG270121

Issued on: Jan 01, 2021

Set to expire on: Dec 31, 2021

Nebraska Real Property Appraiser Board Director: \_\_\_\_\_

All address changes, business or residence, must be reported to the Real Property Appraiser Board immediately.

This Credentialing Card is proof that such person is credentialed under the Real Property Appraiser Act unless credential has been canceled, surrendered, suspended, or revoked.

Nebraska Real Property Appraiser Board  
301 Centennial Mall South, First Floor PO Box 94963  
Lincoln, Nebraska 68509-4963  
Phone: 402-471-9015 Fax: 402-471-9017 www.appraiser.ne.gov

Administrative Identification Number: 8713-2021	Registration Fee Paid: \$275.00
Random Fingerprint Audit Program Fee Paid: \$5.00	Federal Registry Fee Paid: \$40.00

Certified General Real Property Appraiser, Iowa (2015-Pres)



STATE OF IOWA  
IOWA DEPARTMENT OF COMMERCE  
PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification  
as: Certified General Appraiser.

Certification Number: CG03395 Expires: June 30, 2021

Status: Active

Mr. David Wellsandt  
Mitchell Commercial Valuation, Inc.  
14611 West Center Road  
Omaha, Nebraska 68144

Registered Real Property Appraiser, Nebraska (2000-2007)

## **Affiliations**

MAI Designated Member of the Appraisal Institute (2017)

Board Member and various offices of the Nebraska Chapter of the Appraisal Institute (2001-Pres)

## **Experience**

Appraisal experience includes commercial, industrial, office, multi-family residential, and special use properties.

## **Education**

Graduate of the University of Nebraska-Lincoln; Bachelor of Science Degree in Business Administration with emphasis in Finance (1998)

Numerous appraisal courses and seminars.

## **Awards, Publications, and Appearances**

2010 Swango Award, The Appraisal Journal, for article "Appraising Low-Income Housing Tax Credit Real Estate"

"Appraising Low-Income Housing Tax Credit Real Estate" by Kenneth N. Alford, MAI, and David C. Wellsandt, The Appraisal Journal (Fall 2010): 350-359.

Presenter, Commercial Real Estate Summit, 2015

Approved Instructor, Appraisal Institute

Adjunct Professor, University of Nebraska Omaha, RELU 4410 Basic Appraisal Procedures, Fall 2019



## Zoning Regulations Excerpt - R7 (Medium-density Multiple-family Residential)

### Sec. 55-241. R7 medium-density multiple-family residential district.

### Sec. 55-242. Purpose.

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

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

(Code 1980, § 55-242)

### Sec. 55-243. Permitted uses.

The following use types are permitted:

(a) *Residential uses.*

Single-family residential (detached)

Single-family residential (attached)

Duplex residential

Two-family residential

Townhouse residential

Multiple-family residential

Assisted living

Small group living (disabled)

Small group living (nondisabled)

(b) *Civic uses.*

College and university facilities

Community recreation

Day care (limited)

Day care (general)

Emergency residential care

Local utility services

Park and recreation services

Primary educational facilities  
Religious assembly  
Secondary educational facilities

(Code 1980, § 55-243; Ord. No. 34178, § 9, 5-6-97; Ord. No. 38198, § 13, 7-29-08)

#### **Sec. 55-244. Conditional uses.**

The following use types are allowed, subject to approval of a conditional use permit, as provided by section 55-883:

- (a) *Civic uses.*
  - Administrative services
  - Convalescent services
  - Cultural services
  - Safety services
  - Social clubs

(Code 1980, § 55-244; Ord. No. 38198, § 13, 7-29-08)

#### **Sec. 55-245. 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) *Residential uses.*
  - Large group living
- (b) *Civic uses.*
  - Recreational clubs
  - Transitional living
- (c) *Office uses.*
  - General offices
- (d) *Commercial uses.*
  - Bed and breakfast inns
  - Consumer convenience services
  - General retail sales
  - Personal services
  - Restaurant (limited)
- (e) *Miscellaneous uses.*
  - Broadcasting tower
  - Wind energy conservation system

(Code 1980, § 55-245; Ord. No. 37095, § 2, 7-26-05; Ord. No. 38198, § 13, 7-29-08)

**Sec. 55-246. Site development regulations.**

Each site in the R7 medium-density residential district shall be subject to the following site development regulations:

	Single-Family (Detached)	Single-Family (Attached)	Two-Family	Duplex	Townhomes	Multiple-Family and Large Group Living	Mixed Use Developments; Other Uses
Lot area (minimum)	4,000 sf.	3,000 sf.	7,000 sf.	5,000 sf.	1,500 sf.	5,000 sf.	5,000 sf.
Lot width (minimum)	40 ft.	30 ft.	50 ft.	50 ft.	20 ft.*	50 ft.	50 ft.
Site area/unit	4,000 sf.	3,000 sf.	3,500 sf.	2,500 sf.	2,000 sf.	1,000 sf.	
FAR (maximum)	—	—	—	—	—	1.0	1.0
Front yard (minimum)	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	35 ft.	35 ft.
Street side yard	For all uses, 15 ft.; 2 additional feet for each 10 feet or fraction thereof in height over 45 feet						25 ft.
Interior side yard	5 ft., 7 ft. if zero lot line is used on opposite yard	7 ft.; on yard opposite common wall	7 ft.	7 ft.	0 ft., 7 ft. on yard with detached wall	10 ft.; 2 additional feet for each 10 feet or fraction thereof over 45 feet in height	10 ft.; 2 additional feet for each 10 feet or fraction thereof over 45 feet in height
Rear yard	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
*See additional regulations, section 55-247(c)(2)							

All uses:

Height	75 feet maximum
Building coverage	60 percent maximum
Impervious coverage	70 percent maximum

(Code 1980, § 55-246; Ord. No. 38198, § 13, 7-29-08; Ord. No. 42341, § 5, 10-27-20)

**Sec. 55-247. Additional regulations.**

- (a) *Use of zero lot line in single-family detached dwelling.* Within a common development, one interior side yard may be equal to zero for single-family detached residential use, subject to the following additional regulations:

- (1) The side yard opposite to the zero yard must equal at least seven feet.
  - (2) The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development, or not otherwise designated for zero lot line use.
  - (3) An easement providing for the maintenance of the zero lot line facade shall be filed with the county register of deeds and the permits and inspections division of the planning department at the time of application for a building permit.
- (b) *Two-family residential uses.* Two-family residential use is allowed, subject to the following additional regulations:
- (1) The second dwelling unit shall be located to the rear of the site and shall be separated from the front dwelling unit by a minimum of 20 feet.
  - (2) The second dwelling unit shall be served by a paved driveway at least ten feet in width.
- (c) *Townhouse residential uses.* Townhouse residential is allowed, subject to the following additional regulations:
- (1) Building and impervious coverage percentages are computed for the site of the entire townhouse development.
  - (2) The minimum width of any townhouse lot sold individually shall be 20 feet, except as provided in an approved cluster subdivision.
- (d) *Lot clustering.* Certain site development regulations may be modified in accordance with section 53-11 of the city's subdivision regulations and section 55-784 of this chapter, providing for cluster subdivisions.
- (e) *Office and commercial uses.* Certain office and commercial uses are allowed as special permit uses within predominantly residential developments in the R7 district, subject to the following additional regulations. Additional conditions may be required as part of approval of a special use permit.
- (1) Office and commercial uses may be located within the same building as residential use or within separate buildings incorporated into a mixed use common development.
  - (2) Office and commercial uses combined shall not comprise more than 25 percent of the gross floor area within any single mixed use common development.
  - (3) Each 200 square feet of office or commercial use shall be counted as one dwelling unit for the purpose of computing permitted density on the site.
  - (4) Each development incorporating office or commercial uses shall provide a landscaped bufferyard of no less than 20 feet adjacent to any lot within a zoning district of lower intensity. Landscaping shall be subject to the provisions of sections 55-718 through 55-722 of this chapter.

FIGURE 55-247(e). OFFICE AND  
COMMERCIAL USES IN  
R7 DISTRICT

Example: A property owner owns a one-acre parcel and is interested in developing the land with a mixture of residential and office uses. The owner wants to compute the possible uses for the site.

Answer: In the R7 district, each site must provide a minimum of 1,000 square feet per housing unit. This means that the permitted residential density on the owner's site is 43.5 units.

Each 200 square feet of office or commercial space counts as one housing unit. The chart below describes the possible mixtures that the owner can place on the site:

Office or Commercial Area* (square feet)	Allowed Residential Units
--	---------------------------------

0	43.5
1,000	38.5
2,000	33.5
3,000	28.5
4,000	23.5
5,000	18.5
6,000	13.5

\*Area used for office or commercial purposes cannot exceed 25 percent of the total building area on the site.

(Code 1980, § 55-247; Ord. No. 38198, § 13, 7-29-08)

**Secs. 55-248—55-260. Reserved.**

# Purchase Agreement – Excerpt

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## PURCHASE AND SALE AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into as of the Effective Date by and between Gilbatrar LLC, or assigns (“Buyer”), and Sahler Street Springing LLC (hereinafter collectively and individually referred to as “Seller”).

### BACKGROUND

Seller is the Owner of the Property located at 4841 Boyd Street and 4842 Sahler Street, Omaha, Nebraska 68104, and more particularly described as follows:

Legal Description: SOLOMONS ADD LOT 5 BLOCK 4 N 1/2 LTS 4 & AND SOLOMONS ADD LOT 5 BLOCK 4 -EX S 17 FT- S 1/2 LOTS 4

B. Buyer desires to purchase the Property and Seller desires to sell the Property to Buyer on the terms and conditions set forth in this Agreement.

In consideration of the mutual promises set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

**Terms and Definitions.** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

**“Broker”** shall mean Jake Denker and Scott Koethe with Cushman & Wakefield /the Lund Company represents the Seller and Max Honaker with Collective Development represents the Buyer. Max Honaker, Broker is also a 50% owner of the purchasing LLC.

**“Purchase Price”** shall mean One Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000.00).

**“Closing”** shall mean the consummation of the transaction contemplated herein, which shall occur on the date that is within forty-five (45) business days of the Effective Date. The date of Closing is sometimes hereinafter referred to as the **“Closing Date.”** Neither party will need to be present at Closing, it being anticipated that the parties will deliver all Closing documents and deliverables in escrow to the Escrow Agent prior to the date of Closing.

**“Due Diligence Period”** shall mean the fourteen (14) day period beginning upon receipt by Buyer of the Due Diligence materials requested in Exhibit F. Seller shall deliver to Buyer all of the Due Diligence Materials within five (5) business days after the Effective Date.

**“Earnest Money”** shall mean Twenty Thousand and 00/100 Dollars (\$20,000.00). The Earnest Money shall be delivered to Escrow Agent on the Effective Date. The Earnest Money shall be deposited by Buyer in escrow with Escrow Agent, to be applied as part payment of the Purchase Price at the time the sale is closed, or disbursed as agreed upon in accordance with the terms of this Agreement. Seller and Buyer each shall pay one-half of all reasonable escrow fees charged by Escrow Agent.

**“Escrow Agreement”** The Parties agree that the Earnest Money shall be held by the Escrow Agent in accordance with the terms of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, upon notice of termination and written request by Buyer made prior to the expiration of the Due Diligence Period, and delivered to the Escrow Agent, the Escrow Agent shall forthwith release the Earnest Money from escrow and deliver the same to Buyer within 72 hours of written notice. If no Buyer Termination is received within the diligence period then after the diligence period has expired escrow agent shall turn over the earnest money to Seller. Said form of written notice shall include fax, email, or Federal Express delivery. By its signature below, Seller and Buyer consent to the release of the Earnest Money from escrow without further agreement or action upon timely notice and request made by Buyer or Seller.

**“Effective Date”** This Agreement shall be signed by both Seller and Buyer. The date that is one (1) business day after the date of execution and delivery of this Agreement by both Seller and Buyer shall be the “Effective Date” of this Agreement.

**“Escrow Agent”** shall mean Charter Title, whose address is \_\_1125 S 103rd St Suite 400, Omaha, NE 68124. The parties agree that the Escrow Agent shall be responsible for (a) organizing the issuance of the Commitment and Title Policy, (b) preparation of the closing statement, and (c) collections and disbursement of the funds.

**“Property”** shall collectively mean (i) those certain parcels of real property, all of which are listed on Exhibit A, together with all right, title and interest of the Seller, if any, in and to the land lying in the bed of any street or highway in front of or adjoining such real property, and all appurtenances and all the estate and rights of the Seller, if any, in and appurtenant to such parcels of real property, including, without limitation, all appurtenant easements, servitudes and rights-of-way, and Buildings (as hereinafter defined) and all other improvements thereon, and all air and subsurface rights appurtenant to such parcels of real property, as the case may be (such parcels of real property, together with all such rights and appurtenances, being collectively referred to herein as the “Land”); (ii) all of the buildings and improvements (each individually called a “Building” and collectively called the “Buildings”) situated on the Land; (iii) all right, title and interest of the Seller, if any, in and to the lighting, electrical, mechanical, plumbing and heating, ventilation and air conditioning systems used in connection with the Land and the Buildings, and all carpeting, draperies, appliances and other fixtures and equipment attached or appurtenant to the Land together with all personal property owned by the Seller and located on the Land or on and/or in the Buildings (collectively, the “Personal Property”); (iv) all right, title and interest of the Seller in and to all warranties and guaranties respecting the Buildings and Personal Property; (v) to the extent not otherwise described in subsection (i) above, all right, title and interest of the Seller in and to all leases respecting the Buildings and Personal Property, including, without limitation, all prepaid rent or security or other deposits thereunder and all rights to delinquent rents (collectively, the “Leases”); (vi) all right, title and interest of Seller in and to all licenses, permits, authorizations and approvals issued by any governmental agency or authority which pertain to the Land and the Buildings, to the extent they exist and are transferable and assignable; (vii) to the extent the same are assignable, all site plans, surveys, and plans which relate to the Land; (viii) to the extent the same is assignable, all rights to the name of the Property; (ix) all intellectual and electronic property of the Seller used in operation of the Property, including, but not limited to, logo’s, website hosting, email addresses, phone numbers, onsite and offsite data, software, and all passwords necessary to access any of the aforementioned property; and (x) all written service,

management and leasing contracts in effect at Closing in any way relating to the Land and Buildings, and all equipment leases and purchase orders, and all rights of Seller thereunder relating to equipment or property located upon the Property (all such contracts, equipment leases and purchase orders being sometimes collectively referred to herein as the "Contracts"). Buyer may, in its sole discretion, require that Seller terminate any or all such Contracts prior to Closing at no cost to Buyer, in which event Seller shall deliver termination statements terminating, as of the Closing, all such Contracts.

**Section 1: Seller and Buyer's Notice address**

**"Seller's Notice Address"** shall be as follows, except as same may be changed pursuant to the Notice section herein:

SELLER                    Sahler Street Spring LLC  
                                 3300 Bee Cave Road #650-123  
                                 Austin, Texas 78746  
                                 Attention: Rocco Sirizzotti  
                                 Email: Rocco@coffeehouseprop.com

With a copy to:         Stuart Borne  
                                 4100 E. Mississippi Avenue  
                                 Suite 420  
                                 Denver, Colorado 80246  
                                 Attention: Stuart Borne  
                                 Email: sborne@DLGlaw.net

**"Buyer's Notice Address"** shall be as follows, except as same may be changed pursuant to the Notice section herein:

BUYER                    Collective Development LLC  
                                 Attn:Max Honaker  
                                 1915 S 38<sup>th</sup> Ave  
                                 Omaha, NE 68105  
                                 Email: Mhonaker@collective-development.com

With a copy to:

**Section 2: Purchase and Sale of the Property**     Subject to the terms of this Agreement, Seller agrees to sell to Buyer the Property for the Purchase Price set forth above.

**Section 3: Purchase Price**     The Purchase Price to be paid by Buyer to Seller shall be paid by wire transfer of immediately available funds to Escrow Agent, at the time of Closing, or as otherwise agreed to between Buyer and Seller.

**Section 4: Proration of Expenses and Payment of Costs and Recording Fees.** All real estate taxes, personal property taxes and any other charges constituting a lien on the Property (collectively "Taxes and Assessments") due and payable on or before the Closing Date shall be



< Omitted Several Pages >

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

BUYER:

Gilbatrar, LLC

By: MM 2/14/21  
Name: Max Honaker  
Title: Member

Date: 2/14/21

SELLER:

SAHLER STREET SPRINGING LLC

By:   
Name: Rocco Sirizzotti  
Title: Managing Member

Date: February 15, 2021 | 3:37 PM PST

THE UNDERSIGNED HEREBY ACKNOWLEDGES AND AGREES TO BE BOUND BY THE TERMS OF THIS AGREEMENT RELATING TO ESCROW AGENT AND THE DEPOSIT.

ESCROW AGENT:

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## Operating Statements – Summaries

### Income and Expense Report

**Date Ending** December 31, 2018  
**Months** 12

**Source** Income & Expense Statement

	<b>\$ Total</b>	<b>\$/SF GBA</b>	<b>\$/SF GLA</b>	<b>\$/Unit</b>	<b>% EGI</b>
<b>Rent</b>	\$393,322	\$7.33	\$8.47	\$5,388	98.78%
<b>Other Income</b>	\$4,859	\$0.09	\$0.10	\$67	1.22%
<b>Gross Income</b>	\$398,181	\$7.42	\$8.58	\$5,455	100.00%
<b>Management</b>	\$23,867	\$0.44	\$0.51	\$327	5.99%
<b>Administrative</b>	\$110,563	\$2.06	\$2.38	\$1,515	27.77%
<b>Insurance</b>	\$9,947	\$0.19	\$0.21	\$136	2.50%
<b>Real Estate Taxes</b>	\$25,591	\$0.48	\$0.55	\$351	6.43%
<b>Utilities</b>	\$75,588	\$1.41	\$1.63	\$1,035	18.98%
<b>Maintenance</b>	\$54,708	\$1.02	\$1.18	\$749	13.74%
<b>Other Expenses</b>	\$0	\$0.00	\$0.00	\$0	0.00%
<b>Total Expenses</b>	\$300,264	\$5.59	\$6.47	\$4,113	75.41%
<b>Net Operating Income</b>	\$97,917	\$1.82	\$2.11	\$1,341	24.59%

*Administrative category includes Payroll, Professional Fees, and Advertising.*

*Maintenance category includes Trash, Security, Janitorial, Lawn, and Snow expenses.*

*Other Expenses category includes Franchise Fees, Royalty Fees, Credit Card, and Other expenses.*

## Income and Expense Report

**Date Ending** December 31, 2019

**Source** Income & Expense Statement

**Months** 12

	<b>\$ Total</b>	<b>\$/SF GBA</b>	<b>\$/SF GLA</b>	<b>\$/Unit</b>	<b>% EGI</b>
<b>Rent</b>	\$441,068	\$8.22	\$9.50	\$6,042	98.17%
<b>Other Income</b>	\$8,229	\$0.15	\$0.18	\$113	1.83%
<b>Gross Income</b>	\$449,297	\$8.37	\$9.68	\$6,155	100.00%
<b>Management</b>	\$26,961	\$0.50	\$0.58	\$369	6.00%
<b>Administrative</b>	\$122,563	\$2.28	\$2.64	\$1,679	27.28%
<b>Insurance</b>	\$15,233	\$0.28	\$0.33	\$209	3.39%
<b>Real Estate Taxes</b>	\$61,169	\$1.14	\$1.32	\$838	13.61%
<b>Utilities</b>	\$92,020	\$1.71	\$1.98	\$1,261	20.48%
<b>Maintenance</b>	\$72,346	\$1.35	\$1.56	\$991	16.10%
<b>Other Expenses</b>	\$0	\$0.00	\$0.00	\$0	0.00%
<b>Total Expenses</b>	\$390,292	\$7.27	\$8.41	\$5,346	86.87%
<b>Net Operating Income</b>	\$59,005	\$1.10	\$1.27	\$808	13.13%

*Administrative category includes Payroll, Professional Fees, and Advertising.*

*Maintenance category includes Trash, Security, Janitorial, Lawn, and Snow expenses.*

*Other Expenses category includes Franchise Fees, Royalty Fees, Credit Card, and Other expenses.*

## Income and Expense Report

**Date Ending** December 31, 2020  
**Months** 12

**Source** Income & Expense Statement

	<b>\$ Total</b>	<b>\$/SF GBA</b>	<b>\$/SF GLA</b>	<b>\$/Unit</b>	<b>% EGI</b>
<b>Rent</b>	\$442,747	\$8.25	\$9.54	\$6,065	99.11%
<b>Other Income</b>	\$3,980	\$0.07	\$0.09	\$55	0.89%
<b>Gross Income</b>	\$446,727	\$8.32	\$9.62	\$6,120	100.00%
<b>Management</b>	\$26,801	\$0.50	\$0.58	\$367	6.00%
<b>Administrative</b>	\$97,035	\$1.81	\$2.09	\$1,329	21.72%
<b>Insurance</b>	\$13,072	\$0.24	\$0.28	\$179	2.93%
<b>Real Estate Taxes</b>	\$37,264	\$0.69	\$0.80	\$510	8.34%
<b>Utilities</b>	\$104,525	\$1.95	\$2.25	\$1,432	23.40%
<b>Maintenance</b>	\$60,057	\$1.12	\$1.29	\$823	13.44%
<b>Other Expenses</b>	\$0	\$0.00	\$0.00	\$0	0.00%
<b>Total Expenses</b>	\$338,754	\$6.31	\$7.30	\$4,640	75.83%
<b>Net Operating Income</b>	\$107,973	\$2.01	\$2.33	\$1,479	24.17%

*Administrative category includes Payroll, Professional Fees, and Advertising.*

*Maintenance category includes Trash, Security, Janitorial, Lawn, and Snow expenses.*

*Other Expenses category includes Franchise Fees, Royalty Fees, Credit Card, and Other expenses.*

# Rent Roll

**Rent Roll**  
 Properties: Lindenwood LLC - 4842 Sahler St Omaha, NE 68104  
 Units: Active  
 As of: 04/06/2021  
 Include Non-Revenue Units: No

Unit	Tags	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
<b>Lindenwood LLC - 4842 Sahler St Omaha, NE 68104</b>															
212S		1/1.00		Vacant-Untented	552	575.00		0.00							
216B		1/1.00		Vacant-Untented	552	575.00		0.00							
103S		1/1.00		Vacant-Untented	552	575.00		0.00							
104S		1/1.00		Vacant-Untented	552	575.00		0.00							
113S		1/1.00		Vacant-Untented	552	575.00		0.00							
108B		1/1.00	Allen C. Johnson	Current	552	575.00	600.00	0.00	04/01/2021	03/31/2022	04/01/2021		500.00	0	0
205S		2/1.00	Anastatia Hurd	Current	720	625.00	600.00	195.00	07/16/2012	07/16/2012	07/16/2012		600.00	0	0
203B		1/1.00	Andre T. Whitlock	Current	552	575.00	600.00	0.00	03/02/2021	03/01/2022	03/02/2021		600.00	0	0
116B		1/1.00	ARLETTA MCBRIDE	Current	552	575.00	575.00	500.00	04/01/2021	03/31/2022	04/01/2021		575.00	0	0
109S		1/1.00	Bessie L. Johnson	Current	552	575.00	575.00	500.00	09/06/2017	09/05/2018	09/06/2017		575.00	0	0
212B		1/1.00	Blake Greene	Current	552	575.00	600.00	0.00	03/09/2009	03/09/2009	03/09/2009		905.00	0	0
201S		1/1.00	BRETT A. WHITAKER	Current	552	575.00	600.00	500.00	11/01/2019	10/31/2020	11/01/2019		720.00	0	0
105S		2/1.00	Carey Tyler	Current	720	625.00	625.00	500.00	03/01/2021	03/31/2022	03/01/2021		625.00	0	0
207S		1/1.00	Christopher W. Rea	Current	552	575.00	575.00	0.00	08/11/2020	08/10/2021	09/01/2020		625.00	0	0
109B		1/1.00	Cynthia Hearst	Current	552	575.00	600.00	400.00	12/11/2013	12/11/2013	12/11/2013		600.00	0	0
117B		1/1.00	DAWN D. DOTSON	Current	552	575.00	600.00	500.00	02/09/2019	02/08/2020	02/08/2019		600.00	0	0
215B		2/1.00	Denisha McBride	Current	720	625.00	625.00	0.00	04/01/2021	03/31/2022	04/01/2021		625.00	0	0
102B		1/1.00	Dewayne McDaniel	Current	552	575.00	500.00	400.00	08/01/2019	08/31/2020	11/01/2019		740.00	0	0
209B		1/1.00	Dewill L. Jones	Current	552	575.00	675.00	500.00	11/01/2019	10/31/2020	12/01/2019		2,650.00	0	0

**Rent Roll**

Unit	Tags	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move-In	Move-out	Past Due	NSF Count	Late Count
115B		1/1.00	Donald Sandford	Current	552	575.00	600.00	400.00	02/25/2015	02/24/2016	02/25/2015		600.00	0	0
107B		1/1.00	Dwight Clark	Current	552	575.00	500.00	375.00	12/01/2018	11/30/2019	12/01/2018		500.00	0	0
211S		1/1.00	DWIGHT P. FLETCHER	Current	552	575.00	575.00	500.00	01/23/2019	01/31/2020	01/23/2019		725.00	0	0
204B		1/1.00	Hiyata Swift	Current	552	575.00	600.00	200.00	09/01/2017	10/24/2014	10/24/2014		700.00	0	0
108B		1/1.00	IDA M. LEVERING	Current	552	575.00	600.00	500.00	10/01/2019	09/30/2020	10/01/2019		600.00	0	0
215S		2/1.00	IEASHIA D. BOYD	Current	720	625.00	650.00	500.00	10/02/2019	10/02/2020	10/03/2019		0.00	0	0
111B		1/1.00	INEZ E. SMITH	Current	552	575.00	600.00	500.00	01/01/2019	12/31/2019	01/01/2019		600.00	0	0
116S		1/1.00	Israel Mattox	Current	552	575.00	600.00	0.00	12/01/2020	11/30/2021	12/01/2020		600.00	0	0
112B		1/1.00	James Penny	Current	552	575.00	600.00	400.00	07/01/2014	06/30/2015	07/01/2014		600.00	0	0
113B		1/1.00	Jameshia Washington	Current	552	575.00	575.00	0.00	04/01/2020	03/31/2021	04/26/2020		287.50	0	0
211B		1/1.00	Jewel Cole	Current	552	575.00	600.00	500.00	12/01/2018	11/30/2019	12/01/2018		1,800.00	0	0
214B		1/1.00	Joseph Reynolds	Current	552	575.00	600.00	500.00	04/01/2020	03/31/2021	04/01/2020		600.00	0	0
101S		1/1.00	JUANYEH M. MOON	Current	552	575.00	575.00	500.00	11/01/2019	11/30/2020	10/02/2019		2,875.00	0	0
203S		1/1.00	Kaile Edwards	Current	552	575.00	600.00	400.00	12/23/2014	12/23/2014	12/23/2014		600.00	0	0
210S		1/1.00	KENNETH J. PENNY	Current	552	575.00	600.00	500.00	02/01/2020	01/31/2021	02/01/2020		600.00	0	0
202S		1/1.00	Kevin Johnson	Current	552	575.00	500.00	400.00	07/14/2017	06/30/2018	07/15/2016		500.00	0	0
208B		1/1.00	KRIS BRITO	Current	552	575.00	575.00	500.00	08/01/2019	07/31/2020	09/12/2019		525.00	3	0
202B		1/1.00	Larozion Reis	Current	552	575.00	600.00	0.00	01/01/2021	12/31/2021	01/01/2021		1,200.00	0	0
110S		1/1.00	LATONYA M. JONES	Current	552	575.00	575.00	500.00	10/01/2019	09/30/2020	10/01/2019		575.00	1	0
108S		1/1.00	Loretta Johnson	Current	552	575.00	500.00	400.00	04/01/2020	03/31/2021	04/01/2020		440.00	0	0

Rent Roll

Unit	Tags	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move-In	Move-out	Past Due	NSF Count	Late Count
101B		1/1.00	MARIA A. SWINEY	Current	552	575.00	550.00	500.00	11/01/2019	10/31/2020	11/01/2019		550.00	0	0
104B		1/1.00	Marilyn Valenzuela	Current	552	575.00	600.00	0.00	07/17/2020	07/16/2021	07/17/2020		400.00	0	0
102S		1/1.00	Marquita Russell	Current	552	575.00	600.00	0.00	07/17/2020	07/31/2021	07/17/2020		1,200.00	0	0
219B		1/1.00	MELODY A. BENSON	Current	552	575.00	600.00	500.00	06/01/2019	05/31/2020	06/01/2019		600.00	0	0
111S		1/1.00	MICAELA N. DAWSON	Current	552	575.00	600.00	500.00	02/14/2020	02/28/2021	02/14/2020		600.00	0	0
118B		1/1.00	Millie Fallisa	Current	552	575.00	575.00	500.00	03/01/2021	02/28/2022	04/01/2021		-5.00	0	0
114B		2/1.00	Narise Otis	Current	720	625.00	525.00	300.00	12/08/2005		12/08/2005		525.00	0	0
118S		1/1.00	Nit T. Wang	Current	552	575.00	575.00	500.00	04/01/2021	03/31/2022	04/01/2021		575.00	0	0
210B		1/1.00	Nyiesha E. Zach	Current	552	575.00	550.00	0.00	12/01/2020	11/19/2021	11/11/2020		550.00	0	0
219S		1/1.00	Paulina Sanchez	Current	552	575.00	575.00	0.00	03/05/2021	03/05/2022	04/01/2021		500.00	0	0
201B		1/1.00	Ralph Christensen	Current	552	575.00	600.00	0.00	04/23/2020	04/22/2021	04/23/2020		600.00	0	0
217S		1/1.00	REGINA A. PHILLIPS	Current	552	575.00	0.00	500.00	12/03/2019	12/02/2020	12/01/2019		-325.00	0	0
205B		2/1.00	RENAZYA A. TORRES	Current	720	625.00	625.00	400.00	12/01/2019	11/30/2020	12/01/2019		625.00	0	0
114S		2/1.00	RENEEQUETTA F. DRUMMOND	Current	720	625.00	650.00	500.00	02/10/2020	02/28/2021	02/10/2020		650.00	0	0
204S		1/1.00	Ricky G. Jackson	Current	552	575.00	600.00	500.00	12/31/2021	12/31/2021	02/01/2021		600.00	0	0
117S		1/1.00	ROMANDA D. BENNETT	Current	552	575.00	500.00	500.00	07/10/2018	07/09/2019	07/10/2018		595.00	0	0
207B		1/1.00	Roxanne Poole	Current	552	575.00	600.00	400.00	08/15/2013		08/15/2013		600.00	0	0
105B		2/1.00	Sampson Nene	Current	720	625.00	510.00	195.00	05/01/2019	05/31/2020	07/06/2019		510.00	0	0
217B		1/1.00	Shae Byrd	Current	552	575.00	575.00	0.00	04/01/2020	04/14/2020	04/01/2020		1,500.00	0	0
209S		1/1.00	Sharyce E. Smith	Current	552	575.00	575.00	500.00	05/01/2017	04/30/2018	04/20/2017		35.00	0	0



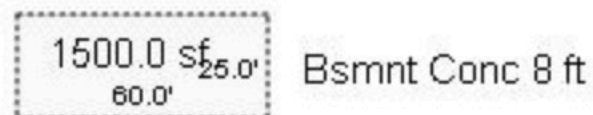
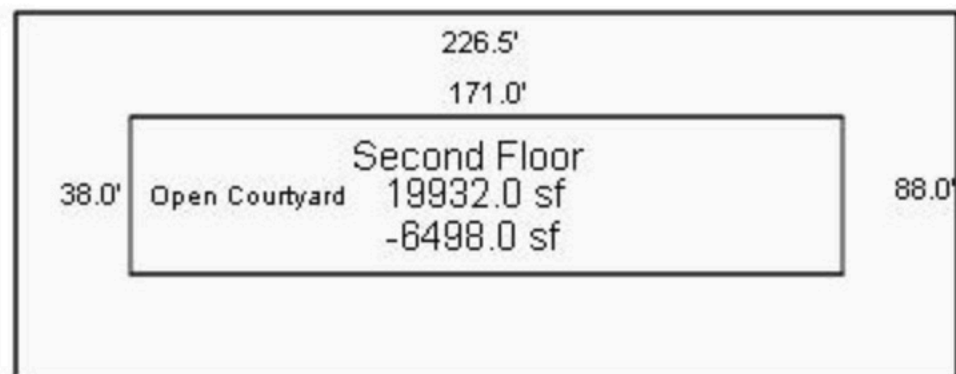
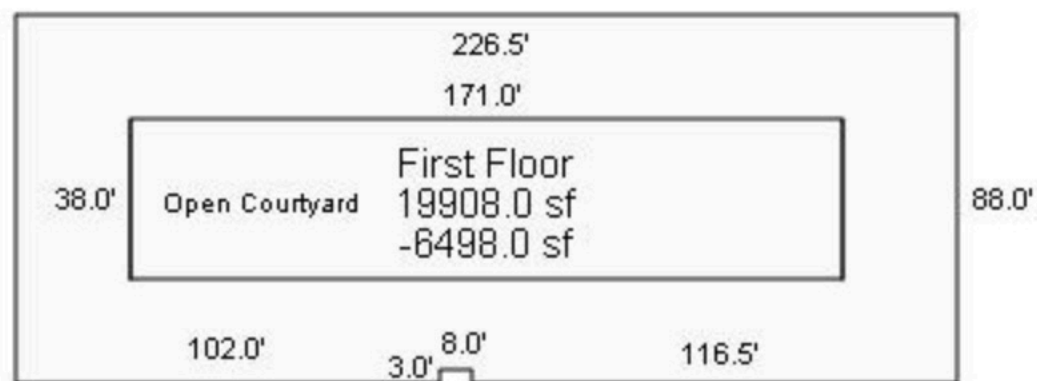
**Rent Roll**

Unit	Tags	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move-In	Move-out	Past Due	NSF Count	Late Count
112S		1/1/00	STEVEN A. SCHEER	Current	552	575.00	625.00	500.00	03/15/2019	03/10/2020	03/15/2019		625.00	0	0
107S		1/1/00	Susan Townsell	Current	552	575.00	575.00	500.00	01/01/2021	12/31/2021	01/01/2021		750.00	0	0
213B		1/1/00	Tamara Oates	Current	552	575.00	575.00	0.00	04/24/2020	04/23/2021	04/24/2020		2,300.00	0	0
115S		1/1/00	Tavares Johnson	Current	552	575.00	500.00	500.00	10/24/2016	10/23/2017	10/24/2016		3,000.00	0	0
208S		1/1/00	Teresa Johnson	Current	552	575.00	600.00	0.00	04/01/2020	03/31/2021	04/20/2020		600.00	0	0
206S		1/1/00	TERRI NUNEZ	Current	552	575.00	650.00	500.00	04/01/2019	03/31/2020	03/01/2019		1,300.00	0	0
103B		1/1/00	Thena James	Current	552	575.00	600.00	500.00	03/01/2019	02/29/2020	03/01/2019		600.00	0	0
218B		1/1/00	TIERA L. ROBINSON	Evict	552	575.00	575.00	625.00	04/09/2019	04/08/2020	04/09/2019		0.00	0	0
213S		1/1/00	Tina Martorelli	Current	552	575.00	575.00	500.00	11/01/2020	10/31/2021	11/01/2020		575.00	0	0
206B		1/1/00	Tonette Richards	Current	552	575.00	600.00	500.00	04/01/2020	03/31/2021	04/01/2020		2,400.00	0	0
106S		1/1/00	Tony Robinson	Current	552	575.00	600.00	500.00	07/31/2020	07/30/2021	07/31/2020		0.00	0	0
218S		1/1/00	TORAZE T. DAVIS	Current	552	575.00	600.00	500.00	02/01/2020	01/31/2021	02/01/2020		600.00	0	0
214S		1/1/00	TyNisha R. Bennett	Current	552	575.00	600.00	500.00	05/16/2017	04/30/2018	05/16/2017		1,800.00	0	0
216S		1/1/00	VICKI L. FENDERSON	Current	552	575.00	700.00	500.00	06/01/2019	05/31/2020	06/01/2019		0.00	0	0
<b>73 Units</b>				<b>93.2% Occupied</b>	<b>41,640</b>	<b>42,375.00</b>	<b>39,335.00</b>	<b>23,990.00</b>					<b>51,302.50</b>	<b>4</b>	<b>0</b>
<b>Total 73 Units</b>				<b>93.2% Occupied</b>	<b>41,640</b>	<b>42,375.00</b>	<b>39,335.00</b>	<b>23,990.00</b>					<b>51,302.50</b>	<b>4</b>	<b>0</b>

## Buyer's Planned Renovations

<b>Proposed Improvements (Per Unit)</b>	
AC solution, Ptec unit	1500
New Floors (Premium Vinly Planks)	1250
Paint	1500
Appliances	1500
Lighting	500
Kitchen (Cabinets/tile)	3000
Misc Repairs	1000
Bathroom Remodel	2000
Windows	1800
<b>Total</b>	<b>14050</b>
74 unit turns per (broken out above)	1039700
Security and Exterior Lights	25000
Exterior Repairs/Paint	50000
Parking lot repairs and stripping	25000
New roofs and gutters	80000
Boiler replacement	40000
New walkways and metal stairs	50000
Misc: landscaping, etc	40000
PM Fees	202455
<b>Proposed Improvements</b>	<b>1552155</b>

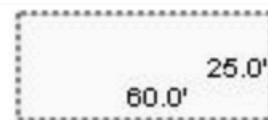
APARTMENTS  
4841 BOYD ST  
37 UNITS



# Apartments

4842 SAHLER ST

37 UNITS



Bsmnt Conc 8 ft  
1500.0 sf

**SOURCES OF FUNDS**

Boyd/Sahler Redevelopment

white space indicates data entry

**PROJECT ASSUMPTIONS**

% Commercial	0.00%
Anticipated Year of Sale	15
Cap Rate at Sale	9.00%
Cost of Sale	0%
Tax Rate at Sale	21%

**LIHTC ASSUMPTIONS**

Project Type (1=acq/rehab, 2=bond, 3=new constr.)	1
LIHTC Occupancy Percentage	40%
Bldg. Acquisition Eligible 1=yes, 0=no	1

**INVESTMENT ASSUMPTIONS**

Investor Tax Rate	21%
Investor Ownership	99.99%
Basis for Equity (1=Sale Rate, 2=IRR, 3=\$Amt.)	1
1. LIHTC Sale Rate	\$0.60
2. Expected Internal Rate of Return (IRR)	10.00%
3. Equity Investment Committed	\$0

**HISTORIC REHAB. ASSUMPTIONS**

Historic Rehabilitation 1=yes, 0=no	0
Historic RTC Equity Rate	\$0.86

**NEBRASKA HISTORIC REHAB. ASSUMPTIONS**

State Historic Rehabilitation 1=yes, 0=no	0
State Historic RTC Equity Rate	\$0.73

LIHTC 4% Rate	4%
LIHTC 9% Rate	9%
LIHTC Bonus Area 1=yes, 0=no	0

**NEBRASKA AFFORDABLE HOUSING TAX CREDIT**

Nebraska AHTC 1=yes, 0=no	1
Nebrask AHTC Equity Rate (min \$0.60)	\$0.80

**EQUITY ATTRACTED**

Equity Attracted Based on Sale Rate	\$1,389,365
Equity Attracted Based on IRR	\$1,363,107
Equity Attracted Based on Dollar Amount	\$0

**DEBT ATTRACTION CALCULATION**

	Requirements	Loan Amt.
Debt Coverage Ratio	1.15	\$4,171,112
Loan to Value Ratio	80%	\$3,234,017
Capitalization Rate	9.00%	
Stabilized NOI	\$363,827	
Fair Market Value	\$4,042,521	
Loan Amount, 1=\$Amt., 2=DCR, 3=DCR and LVR	3	
Bank Loan Committed	\$0	
Loan Amount Based on DCR	\$4,171,112	
Loan Amount Based on DCR and LVR	\$3,234,017	

**PROPOSED PERMANENT FINANCING**

	Amount	Rate	Amortization	Maturity	Pymts. Begin	Refi Balloon?	Source
BANK	3,234,017	6.50%	30	15			Dundee Bank
Amortizing Loan							
Amortizing Loan							
Interest Only Loan							
Interest Only Loan							

Deferred Loan							
Deferred Loan							
Developer Loan							
Cash Flow Loan					40.00%	% of CF	
TOTAL LOANS	3,234,017						
Grant - Non Basis	454,006						
Grant - Other	2,000,000						ARPA
TOTAL GRANTS	2,454,006						
EQUITY	1,389,365						
TOTAL SOURCES	7,077,388						

TOTAL DEV. COST	7,797,000				
- TOTAL SOURCES	7,077,388				
GAP	719,612				
CASH FLOW	1	2	3	4	5
	89,496	92,789	126,255	130,076	133,865
ACTUAL IRR	8.86%				

DO NOT PRINT BELOW THIS LINE

Drop Down Box Input

Historic Rehabilitation	
yes	1
no	0

LIHTC ASSUMPTIONS	
Project Type (1=acq/rehab, 2=bond, 3=new constr.)	
acq/rehab	1
bond	2
new constr.	3

Bldg. Acquisition Eligible 1=yes, 0=no	
yes	1
no	0

LIHTC Bonus Area	1=yes, 0=no
yes	1
no	0

Basis for Equity (1=Sale Rate, 2=IRR, 3=\$Amt.)	
1. LIHTC Sale Rate	1
2. Expected Internal Rate of Return (IRR)	2
3. Equity Investment Committed	3

#### Debt Attraction

Loan Amount, 1=\$Amt., 2=DCR, 3=DCR and LVR	
Bank Loan Committed	1
Loan Amount Based on DCR	2
Loan Amount Based on DCR and LVR	3



**ARTICLES OF ORGANIZATION  
OF  
SAMS GOAT, LLC**

The undersigned, desiring to form a limited liability company (the "Company") for the purposes hereinafter set forth, under and in conformity with the laws of the State of Nebraska, do hereby make this written certificate in duplicate and hereby verify:

1. **Name.** The name of the Company shall be Sams Goat, LLC.
2. **Duration.** The period of duration of the Company shall be perpetual, unless dissolved earlier pursuant to Section 8 hereof.
3. **Purpose.** The Company is organized to engage in the business of real estate development and its related disciplines, as well as to do any and all actions and things convenient, expedient, ancillary or otherwise necessary to accomplish the foregoing; and to engage in any and all lawful business, other than banking or insurance, for which a limited liability company may be organized under the laws of Nebraska.
4. **Principal Place of Business - Registered Agent.** The address of the principal place of business of the Company in Nebraska shall be 1915 S 38<sup>th</sup> Ave. The name and address of the Company's registered agent in Nebraska shall be Max Honaker at 1915 S 38<sup>th</sup> Ave. The Company may change its principal place of business, registered address and registered agent at any time and from time to time in accordance with the terms of the Act.
5. **Stated Capital.** The total amount of cash and property other than cash contributed by the organizational member as capital is described on Exhibit "A" hereto. The agreed value of the property, other than cash, contributed to the Company is also set forth on Exhibit "A".
6. **Additional Capital Contributions.** If the members holding the majority of interest of the capital in the Company in the future determine that, in the best interest of the Company, members should make an additional capital contribution, then written notice shall be given to all members of the total additional capital contribution to be made and each member's share of such capital contribution based upon each member's then-present share of the capital of the Company. Members shall contribute their share of the additional capital contribution, in cash or cash equivalent, within thirty (30) days of such notice. If any member fails to make the additional contribution to capital within such thirty (30) day period, then, without limiting any other remedies which the remaining members may have, any remaining members of the Company who desire to do so may make the defaulting member's additional capital contribution, on a *pro rata* basis, based upon their relative interests in the capital of the Company, and have their respective interests in the capital of the Company adjusted upward accordingly.

7. **Additional Members.** The members of the Company shall have the right to admit additional members from time to time, upon the approval of the minimum percentage of interest of the members required by Nebraska law, and upon additional terms and conditions of admission as may be determined by the members at the time of admission. Except as provided in the Operating Agreement, the interests of the members in the Company may not be transferred or assigned.

8. **Right to Continue Business.** The Company shall dissolve in the event of a death, resignation, expulsion, or bankruptcy of a member or the occurrence of any other event which terminates the continued membership in the Company, unless the business is continued upon the consent of a majority of the remaining members, at their election and option. Members will vote in accordance with their percentage interest that they have in the limited liability company at the time of the occurrence.

9. **Initial Members and Management.** Management of the Company shall be vested in its members in proportion to their percentage interest in the Company, as adjusted from time to time, to reflect additional contributions or withdrawals by the Members. The Members of the Company may appoint a Manager or Managers to carry out the direct operations of the Company in conformity with the terms of the Operating Agreement.

<u>Member's Name</u>	<u>Addresses</u>	<u>% Ownership</u>
Max Honaker	311 N 38 <sup>th</sup> Ave Omaha NE 68131	45%
Ben Katt	3607 Jackson St Omaha, NE 68105	45%
Sam Mapes	3924 N 95 <sup>th</sup> St Omaha, NE 68134	5%
Nic Martin	1915 S 38 <sup>th</sup> Ave Omaha, NE 68105	5%

10. **Return of Capital.** No member has a right to demand the return of his capital at any time if doing so would violate any provision of any loan, lease, or other obligation of the Company.

11. **Internal Affairs.** The regulation of the internal affairs of the Company are set forth in its Operating Agreement and shall govern the operation of the business and the members accordingly.

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12. **Amendments.** These Articles of Organization shall be amended as required by Nebraska law. In all other circumstances, these articles may be amended only upon the affirmative vote of at least a majority in interest of the members of the Company.

EXECUTED in duplicate original counterparts by the undersigned members on the 8th day of April, 2021.

  
\_\_\_\_\_  
Max Honaker

  
\_\_\_\_\_  
Ben Katt

  
\_\_\_\_\_  
Sam Mapes

  
\_\_\_\_\_  
Nic Martin

**EXHIBIT "A"**

I. Cash contributed by the organizational members as capital:

Max Honaker	\$45
Ben Katt	\$45
Sam Mapes	\$5
Nic Martin	\$5

**OPERATING AGREEMENT  
OF  
Sams Goat, LLC**

The undersigned individual, as the initial member, shall conduct a limited liability company (the "Company") at its principal office in Omaha, Nebraska, pursuant to the provisions hereof and according to the Company's Articles of Organization and the laws of the State of Nebraska. Additional individuals may become members at a later date in accordance with the terms of the Company's Articles of Organization and this Operating Agreement. Members shall be referred to individually as a "Member" and collectively as "Members", as the context may so dictate.

1. **Name.** The name of the Company shall be Sams Goat, LLC.

2. **Registered Agent.** The name and address of the Company's registered agent in Nebraska is:

Max Honaker  
1915 S 38<sup>th</sup> Ave  
Omaha NE 68105

3. **Principal Place of Business.** The address of the principal place of business of the Company is:

1915 S 38<sup>th</sup> Ave  
Omaha NE 68105

4. **Purpose.** The Company is organized to engage in the business of real estate development and its related disciplines, as well as to do any and all actions and things convenient, expedient, ancillary or otherwise necessary to accomplish the foregoing; and to engage in any and all lawful business, other than banking or insurance, for which a limited liability company may be organized under the laws of Nebraska.

5. **Powers.** The Company shall have all powers as set forth in the Articles of Organization and any and all powers enumerated in the Nebraska Limited Liability Company Act (the "Act") as the same has been enacted and as amended from time to time.

6. **Duration.** The period of duration of the Company shall be perpetual, unless dissolved earlier pursuant to Section 17 hereof.

7. **Management of Company.** Management of the Company shall be vested in its Members in proportion to their percentage interest in the Company, as adjusted from time to time to properly reflect any additional contributions or withdrawals by its Members. The Members shall run the Company on a daily basis, make business decisions, and formulate future policies of the

Company; provided, however, that the Members may appoint a Manager or Managers as set out in Section 10 below.

8. **Meetings of the Members.** Meetings of Members of the Company may be called by any Manager or Member and shall be held at the principal place of business of the Company, or elsewhere as the notice of such meeting shall direct. A majority in interest of the Members shall constitute a quorum for purposes of transacting business. Members may attend any such meeting in person, by proxy, or by telephonic or video conference call. Except as otherwise provided in this Operating Agreement, the Articles, or the Act, the vote of a majority in interest of the Members present at a duly convened meeting of the Members at which a quorum is present shall constitute the acts of the Members. Each Member shall be entitled to vote in accordance with each Member's ownership percentage as set forth on the books of the Company. Members may also conduct business by unanimous written consent of all of the Members.

9. **Company Holdings.** Subject to the restrictions imposed by the Company's Articles of Organization, an interest in the Company may be held individually, corporately or in joint tenancy with another person.

10. **Management of the Company.** The Members of the Company may appoint Manager(s) to carry out the direct operations of the Company. Except for circumstances in which the approval of the Members is expressly required by this Operating Agreement, or by nonwaivable provisions of applicable law, the Manager in every respect and to any extent shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, and to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business or as otherwise deemed appropriate by the Manager. At any time when there is more than one Manager, a majority of the Managers may take any action permitted to be taken by the Managers, unless the approval of a greater number of Managers is expressly required pursuant to this Operating Agreement or by nonwaivable provisions of applicable law.

Without limiting the generality of the foregoing, the Manager is hereby authorized and empowered in the name and on behalf of the Company to:

- (a) Acquire, manage, develop, hold, lease, improve, control, operate, and sell, transfer or otherwise dispose of property (including, without limitation, land, other real property and securities or any interest therein) on behalf of the Company;
- (b) Borrow money on behalf of the Company, encumber all or part of the Company property for the purpose of obtaining financing or refinancing for the Company business of all or substantially all of the assets of the Company, and extend, modify or renegotiate any obligations of the Company;

- (c) Loan funds of the Company to any person or entity, including a Member, provided that the Company shall receive reasonable interest and security for such loan;
- (d) Employ or retain any qualified person or entity to perform services on behalf of the Company or pay such person or entity reasonable compensation for performing such services;
- (e) Compromise, arbitrate or otherwise adjust claims in favor of or against the Company, and commence or defend litigation with respect to the Company or any assets of the Company, at the Company's expense;
- (f) Cause the Company to maintain, at the Company's expense, insurance coverage reasonably satisfactory to the Members with regard to property damage or casualty and with regard to any hazardous circumstance or condition which may affect the Company or the liability of the Members;
- (g) Assume and exercise all powers and responsibilities granted to a manager of a limited liability company by the laws of the State of Nebraska;
- (h) Make all elections under the tax laws as to the treatment of items of Company income, gain, loss, deductions and credits, and all other relevant items;
- (i) Cause the Company to enter into, make and perform such contracts, agreements and other undertakings, and to do such other acts, as it may deem necessary or advisable for, or as may be incidental to, the conduct of the business of the Company, including, without limitation, contracts, agreements, undertakings, borrowing of funds and transactions with any Member or with any other person or entity related to any Member, *provided, however*, that transactions with such persons and entities for the account of the Company shall be on terms no less favorable to the Company than are generally afforded to unrelated third parties in comparable transactions;
- (j) Make, execute, sign, acknowledge and file, on behalf of the Company, any and all documents or instruments of any kind which they may deem appropriate in carrying out the purposes and business of the Company, including, without limitation, powers of attorney, sales contracts, evidences of indebtedness, leases, documents, or instruments of any kind or character, or amendments thereto. Any person or entity dealing with a Manager shall not be required to determine or inquire into the authority or power of such Managers to execute, acknowledge or deliver any and all documents on behalf of the Company or otherwise bind the Company;
- (k) Deposit all funds of the Company in such account or accounts and such banks or other financial institutions as they may from time to time designate, with the



funds therein to be disbursed solely for the business of the Company; provided, however, that they may not commingle, or cause or knowingly permit the commingling of the Company with funds of any other person or entity. Withdrawals from any such account or accounts shall be made upon such signature or signatures as they may designate;

- (l) Temporarily invest the excess funds of the Company in such investments or securities deemed prudent for investment of funds by fiduciaries in Nebraska to the extent that funds of the Company are, in their judgment, not immediately required for the conduct of the Company's business;
- (m) Authorize or revoke the authorization of individuals with authority to sign checks or otherwise withdraw funds from bank accounts of the Company;
- (n) Do all other things necessary and convenient to accomplish the business of the Company; and by way of extension of the foregoing enumerated powers, except as otherwise provided to the contrary in this Agreement, have and exercise all the rights and powers granted to members under the Act.

In the case of multiple Managers, meetings may be called by any Manager and shall be held at the principal place of business of the Company, or elsewhere as the notice of such meeting shall direct. Attendance by a majority of the Managers shall constitute a quorum for purposes of transacting business. Managers may attend any such meeting in person or by telephonic or video conference call. Managers may also conduct business by unanimous written consent.

**11. Limited Liability of Members; Liability of Members to Company.**

- A. The Members of the Company are not liable under judgment, decree or order of a court, or in any other manner for a debt, obligation or liability of the Company.
- B. Notwithstanding the terms of subpart A above, a Member shall be liable to the Company for:
  - (1) The difference between the contributions to capital of the Member as actually made and stated in the Articles of Organization as having been made; and
  - (2) Any unpaid contribution to capital which a Member agreed in the Articles of Organization to make in the future at the time and on the conditions stated in the Articles of Organization.
- C. A Member holds as trustee for the Company:

- (1) Specific property stated in the Articles of Organization as contributed by such Member, but which was not contributed or which has been wrongfully or erroneously returned; and
  - (2) Money or other property wrongfully paid or conveyed to such member on account of the contribution of the Member.
- D. The liabilities of the Member set out in subpart B above can be waived or compromised only by the consent of all Members; but such waiver or compromise shall not affect the right of a creditor of the Company who extended credit or whose claim arose after the filing and before a cancellation or amendment of the Articles of Organization to enforce the liabilities of such Member to the Company.
- E. When a Member has rightfully received the return in whole or in part of a capital contribution, the Member is nevertheless liable to the Company for any sum, not in excess of the returned capital with interest, necessary to discharge its liability to all creditors of the Company who extended credit or whose claims arose before such return of capital.
12. **Contracting Debts.** No debt shall be contracted or liability incurred by or on behalf of the Company except as set forth in Section 10.

13. **Contributions to Capital.**

- A. The contributions to capital of a Member to the Company, either initially or thereafter, may consist of cash, other property, or services. The total amount of capital contributed by each of the Members as initial capital is set forth on Exhibit "A" to the Articles of Organization.

Each Member's respective capital account shall be appropriately credited on the Company books of account to reflect such capital contributions as Members. No additional contributions have been agreed to be made by any Members in the future at any time or on any conditions except as set forth on Exhibit "A" to the Articles of Organization.

- B. An individual capital account shall be maintained for each Member. The capital interest of each Member shall consist of the Member's original net contribution increased by (a) the Member's additional contributions to capital, if any, and (b) the Member's share of Company profits transferred to capital, if any, and decreased by (c) distribution to the Member or reduction or withdrawal of capital, if any.
- C. An individual profit account shall be maintained for each Member. All profits of the Company shall be accumulated in the accounts and allocated to the Members

as hereinafter provided. It shall be increased by the Member's share of current profits, if any, and it shall be decreased by the Member's share of current losses and by transfers to capital or from the Member's drawing account. A credit balance in this account may be retained as an additional part of the Company's equity, and be available for later distribution. If, after the net profit or the net loss of the Company for the fiscal year has been determined, a Member's profit account shows a deficit (i.e., a debit balance), whether occasioned by drawings in excess of the Member's share of Company profits or for any other reason, the deficit shall constitute an obligation of that Member to the Company, but only to the limit of the Member's capital account and shall not reduce the Member's capital account or interest in the capital of the Company. In the sole discretion of the Manager(s), and subject to the terms of distribution specified in Section 14 of this Agreement, the Company may from time to time declare and distribute, not less than quarterly, an amount representing distributable cash flow (as hereinafter defined) to the Members, except that net distributable income may be retained by the Company and transferred to individual profit accounts if required by the Company for the reasonable needs of the business.

For purpose of this subparagraph, the term "distributable cash flow" shall mean the sum of the net earnings plus non-cash amortization and depreciation (as reflected on the ledger of the Company), less debt service, fixed asset additions, and adequate retention of operating capital. Payment of any amount owing to the Company by such Member shall be made in a manner and time as determined by the Members; provided that such drawing account shall not operate in contravention of the withdrawal or reduction of a Member's contribution provisions contained in the Act, as amended.

- D. An individual drawing account shall be maintained for each Member. All withdrawals made by a Member shall be charged to the Member's drawing account. Each year an amount sufficient to reduce the drawing account to zero will be transferred from the Member's profit account.
- E. A Member shall not receive out of Company property any part of the Member's contribution to capital until:
  - (1) All liabilities of the Company, except liabilities to Members on account of their contributions to capital, have been paid or there remains property in the Company sufficient to pay them; and
  - (2) The consent of all the Members is had, unless the return of the contribution to capital may be rightfully demanded under the Nebraska Limited Liability Company Act; and
  - (3) The Articles of Organization are canceled or so amended as to set out the withdrawal or reduction.

- F. Without the prior written consent of all Members of the Company, a Member, irrespective of the nature of the Member's contribution, has only the right to demand and receive cash in return for the Member's contribution to capital.
- G. Subject to the limitations set forth in subpart E above and paragraph 10 of the Articles of Organization, a Member of the Company may have the Company dissolved and its affairs satisfied when: (i) the Member has rightfully, but unsuccessfully, demanded the return of the Member's contribution; or (ii) the liabilities of the Company have not been paid, or the Company property is insufficient for payment and the Member would otherwise be entitled to the return of the Member's contribution.

**14. Profits and Distribution.**

- A. Members shall not receive salaries or compensation from the Company in their capacities as Members. Managers may receive salaries as compensation for time expended, and will be entitled to reimbursement for out-of-pocket expenses.
- B. The Company's net profits and losses, established through the use of generally accepted accounting principles, shall be allocated to the Members in proportion to the percentage interest in their respective capital accounts (before taking into account the amount to be allocated for the current period) at the end of each fiscal year, and the aggregate share of the income, deductions, and credits of the Company allocable in a particular fiscal year to the Members shall be so allocated among them.
- C. The Company shall make mandatory distributions to Members from their respective capital accounts sufficient to pay estimated or actual tax liabilities arising from and imposed on Members as a result of the performance and revenues of the Company. Such mandatory distributions shall be computed by the Manager(s) with the input of each Member and the assistance of the Company's designated independent accountant and may be paid on a quarterly, annual or other periodic basis.
- D. Upon agreement of the Members, the Company may make discretionary, non-liquidating distributions from earnings to each Member from such Member's capital account in proportion to the percentage interest owned by each Member in the Company.
- E. All other provisions notwithstanding, distribution of the Company's profits may be made only if assets of the Company shall be in excess of all liabilities of the Company, except liabilities to Members on account of their contributions.

15. **Addition of New Members.** Members of the Company shall admit new Members as provided in the Articles of Organization.

Upon the admission of a new Member, as hereinabove provided, the Member's capital account as a Member shall be considered the Member's capital contribution as a Member, and appropriate entries made to reflect such transfer on the Company books of account. The share of Company profits and losses of such new Member shall be defined in an amendment to this Agreement.

16. **Transferability of Interests.** In the absence of a written Buy-Sell Agreement or other document signed by all Members, any Member desiring to transfer, assign, pledge or in any other manner whatsoever alienate all or part of the Member's interest, shall communicate such intention in writing to all other Members stating in detail the name of the person to whom the transfer is proposed, the purchase price proposed for the transfer, the terms of payment and shall attach to that notice the written offer of the prospective purchaser to buy the interest. Within thirty (30) days after the date of such notice, the Company may purchase, at its option, all or any part of such Member's interest at the same terms that were proposed to and accepted by the third party; and if the Company elects not to purchase all of such interest, then the other Members at that time may purchase, at their option, all or any part of such interest within sixty (60) days of such notice. If more than one Member shall desire to acquire the interest to be sold and no agreement is reached regarding the portion of the interest to be acquired by each, each Member shall acquire an interest in proportion to his or her respective participation in the capital of the Company as it bears to each other. The purchase by any Member(s) shall be on the same terms that were proposed to and accepted by the third party, except the purchase price shall be payable over a two (2) year term, as follows:

- (1) One-third (1/3) shall be paid thirty (30) days after notice of acceptance of the purchase is given by such Member(s);
- (2) One-third (1/3) shall be paid twelve (12) months thereafter; and
- (3) One-third (1/3) shall be paid twenty-four (24) months after the first one-third (1/3) payment has been made.

If, after the lapse of sixty (60) days from the date of the notice, none of the other Members have communicated their desire to acquire any of the interest proposed to be transferred, then the selling Member may consummate the proposed transfer of interest. If such sale is not consummated within ninety (90) days after lapse of Member's option to purchase, no such sale shall be permitted without again offering the interest to the Company in the foregoing manner. The transferee does not become a Member of the Company unless admitted by the other Members in accordance with the provisions of the Articles of Organization.

The costs of filing an amendment to the Articles of Organization, if required by law and all other expenses incident to the admission of the transferee to the Company as a Member, shall be charged to and paid by such transferee.

**17. Dissolution.**

A. Subject to the provisions of this Agreement and the Articles of Organization, this Company shall be dissolved upon the occurrence of any of the following events:

- (1) By the unanimous written agreement of all of the Members; or
- (2) Upon the death, resignation, expulsion, or bankruptcy of a Member or occurrence of any other event which terminates the continued membership of a Member in the Company, unless the business of the Company is continued by written consent of at least a majority in interest of the remaining Members.

As soon as possible following the occurrence of any of the events as provided in subparagraphs (1) or (2) hereinabove, pursuant to which the Company will not be continued, the Company shall execute duplicate originals of a statement of intent to dissolve in such form as shall be prescribed by the Secretary of State for the State of Nebraska and the same shall be delivered to that office.

B. Upon the dissolution or termination of the Company, a financial statement shall be prepared by the Company's accountants, which statement shall set forth the Company's assets and liabilities, and a copy of such statement shall be furnished to each of the Members within a reasonable time thereafter. Assets shall be liquidated by the Members acting as liquidating trustee(s) as necessary to make payments to creditors. Otherwise, distribution may be made to the Members in kind at fair market values in satisfaction of the interests of such Members. If a Member has died or becomes bankrupt, then the remaining Members shall act as liquidating trustees, and if there is no remaining Member, then the liquidating trustee shall be such person as the persons then holding a majority in capital interest of the Company shall designate. The liquidating trustee shall apply all Company assets and proceeds therefrom in accordance with the provisions of the Act, as amended.

The Members or liquidating trustee shall have the power and authority to make, execute, acknowledge and file all documents required to effectuate the dissolution and termination of the Company; and each of the Members hereby irrevocably constitutes and appoints the liquidating trustee as true and lawful attorney of the Member in such respect.

C. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefore and all of the remaining property and assets have been distributed to the Members, Articles of Dissolution shall be executed in duplicate, verified by the person signing the statement, and delivered

to the Secretary of the State for the State of Nebraska, or as otherwise required by law.

18. **Distribution of Assets Upon Dissolution.** In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- A. Those to creditors in the order of priority as provided by law, except those to Members of the Company on account of their contributions;
- B. Those to Members of the Company in respect of their share of the profits and other compensation by way of income on their contributions;
- C. Those to Members of the Company in respect of their contributions to capital; and
- D. The remaining assets shall be distributed to each Member based on the Member's percentage interest in the Company.

Members shall share in the Company assets in respect to their claims for capital and in respect to their claims for profits or for compensation by way of income on their contributions, in proportion to the respective amounts of the claims.

19. **Fiscal Year.** The fiscal year of the Company shall be from January 1 to December 31.

20. **Accounting.** The Company shall at all times during the term of its existence maintain full and accurate books of accounting maintained in accordance with generally acceptable accounting principles, in which shall be entered all the transactions of the Company. This duty may be delegated to a manager or third party. The books of account shall be kept at the principal office of the Company, and shall be open to reasonable inspection and examination by the Members and their duly authorized representatives during normal business hours. The Company shall deliver to each Member within sixty (60) days after the expiration of each Company fiscal year a statement of receipts and expenses as prepared by the Company's accountants, together with a statement reflecting the net profits or losses of the Company for such fiscal year for federal income tax purposes and each Member's allocated share of such profits.

21. **Restrictions on Power of Members.** The Members may not, without the written consent of all the Members, do any act in contravention of this Agreement or which would make it impossible to carry on the ordinary business of the Company.

22. **Indemnity.** The Company, according to provisions of law or the provisions hereof, shall obtain insurance to pay on behalf of or shall indemnify every Member, and officer and the heirs, executors, administrators, successors or assigns of such persons for all expenses actually and reasonably incurred or liability incurred by such persons in connection with the defense of any claim, suit or proceeding, civil or criminal, in which such persons may be made a party by reason of being or having been a Member, management board Member, or officer of the Company, except in

relation to matters as to which such persons shall be finally adjudged in such claim, action, suit or proceeding to be liable for fraud, dishonesty or acts in bad faith. In the event of a settlement before or after action or suit, such payment or indemnification shall be provided only in connection with such matters covered by the settlement as to which the Company is advised by counsel that the persons to be indemnified were not guilty of such fraud, dishonesty or acts in bad faith. The foregoing right of payment for indemnification shall not exclude other rights to which the persons may be entitled.

23. **Identification Requirement.** The Company shall always use its full name to identify itself on all correspondence, stationery, checks, invoices and any and all documents and papers executed by the Company.

24. **Successors.** This Agreement and all of the terms and provisions thereof shall be binding upon the Members and new Members who subsequently execute the same, and their respective legal representatives, heirs, successors and assigns.

25. **Notices.** All notices or other communications under this agreement shall be in writing and shall be considered properly given if mailed by registered or certified United States mail, postage prepaid, addressed in care of the respective Members at their last-known address. Notice of change of address shall be given to the Company by registered or certified United States mail, after the date of receipt of which notice, the change of address shall be effective. When notice is required to be given to a Member of the Company, a waiver in writing signed by the person or persons to which the notice is to be given, whether before or after the time stated in it, is equivalent to the giving of notice.

26. **Applicable Law.** This Agreement and the rights of the Members thereunder shall be construed and interpreted under the laws of the State of Nebraska.

27. **Validity.** In the event that any provision of this Agreement is held invalid by a court of competent jurisdiction, such holding shall not affect in any manner the validity of the other provisions.

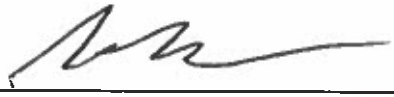
28. **Amendments.** Except as to those matters requiring unanimous consent of Members, upon the approval of those Members then holding a majority in interest of the Members of the Company, amendments to this Agreement may be adopted, and each Member shall promptly execute such amendments or other documents as the Company deems appropriate to reflect such amendments under the laws of the State of Nebraska.

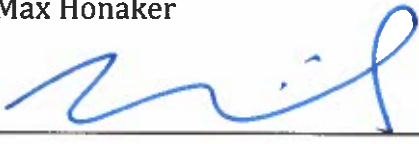
29. **Waiver of Partition and Acceptance of Prior Acts.** Each of the Members of the Company irrevocably waives any right to maintain any action for partition with respect to the property of the Company. Each person becoming a Member, by becoming a Member, ratifies all actions duly taken by the Company, pursuant to the terms of this Operating Agreement, prior to the date such person becomes a Member.



30. **Contracts and Competition with Related Parties.** Nothing in this Operating Agreement or in law shall prevent or be construed to prevent any of the Members, or any person related to any Member, from dealing with the Company as to any matter whatever, provided the terms of such dealing are fair and reasonable to the Company as determined by a majority in interest of the other Members.

IN WITNESS WHEREOF, this Operating Agreement is executed effective the 8th day of April, 2021.

  
\_\_\_\_\_  
Max Honaker

  
\_\_\_\_\_  
Ben Katt

  
\_\_\_\_\_  
Sam Mapes

  
\_\_\_\_\_  
Nic Martin

Date of this notice: 04-08-2021

Employer Identification Number:  
86-3140766

Form: SS-4

Number of this notice: CP 575 B

SAMS GOAT LLC  
BENJAMIN KATT MBR  
1915 S 38TH AVE  
OMAHA, NE 68105

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-3140766. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is SAMS. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records.

CP 575 B (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 B

9999999999

Your Telephone Number ( ) -  
\_\_\_\_\_

Best Time to Call  
\_\_\_\_\_

DATE OF THIS NOTICE: 04-08-2021  
EMPLOYER IDENTIFICATION NUMBER: 86-3140766  
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023  
|||

SAMS GOAT LLC  
BENJAMIN KATT MBR  
1915 S 38TH AVE  
OMAHA, NE 68105

**CERTIFICATE OF ORGANIZATION  
LIMITED LIABILITY COMPANY**

Nebraska Secretary of State  
Room 1301 State Capital  
P.O. Box 94608  
Lincoln, NE 68509

Pursuant to Section 21-117 of the Nebraska Uniform Limited Liability Company Act, as amended, the undersigned person delivers this certificate of organization for filing by the Secretary of State:

1. The name of the limited liability company is:

**Sams Goat LLC**

2. The street and mailing addresses of the initial designated office:

1915 S 38<sup>th</sup> Ave  
Omaha, NE 68105


3. The name and street and mailing addresses and post office box number, if any, of the initial registered agent for service of process:

**Name:** Max Honaker  
**Address:** 1915 S 38<sup>th</sup> Ave  
Omaha, NE 68105

4. If the company is organized to render a professional service, the professional services its members, managers, professional employees and agents are licensed or otherwise legally authorized to render in Nebraska: Not applicable.

5. Effective date of this filing if not the date of filing is: Not applicable.

Benjamin A. Katt, Organizer

By:   
Printed Name: Benjamin Katt

Date: 4/8/21

# Grant Application

Row 174

<b>Organization Name (if applicable)</b>	Clarity
<b>Physical Address</b>	1901 Howard Street, Suite 300, Omaha, NE 68102
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.claritydevco.com/">http://www.claritydevco.com/</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Neeraj Agarwal
<b>Title</b>	Principal
<b>Email Address</b>	nagarwal@claritydevco.com
<b>Phone</b>	+1 (402) 981-3735
<b>Team</b>	No
<b>Organizational Chart</b>	Please refer to the uploaded organizational chart.
<b>Other Completed Projects and/or Accomplishments</b>	<p>The principals of Clarity have developed and have in progress approximately \$500 million of commercial, residential, and mixed-use real estate projects, including new construction and historic renovations with a primary focus on utilizing tax credits to develop affordable housing. They bring depth and experience from inception to completion and stabilization of the project. Clarity has wide-ranging experience with Low Income Housing Tax Credits (LIHTC), Tax Increment Financing (TIF), Historic Tax Credits (HTC) and New Market Tax Credits (NMTC). The principals of Clarity have completed multiple 4% LIHTC projects and are consequently well versed in the 4% LIHTC and tax-exempt bond financing application and approval processes. New construction affordable housing/Low Income Housing Tax Credit (LIHTC) projects include Blair High Residences aka Aspen Grove (192 units), Sorensen Apartments aka Prairie Springs (120 units), Hillside Rows (32 units) and 30 Metropolitan Place (112 units). All of these projects have been successfully completed and are at or above 93%+ occupancy as of today. New construction market rate projects include Blackstone Corner, Blackstone Depot, and Blackstone Station and Union. Historic projects include the Colonial Apartments, which contributed to the tremendous revitalization of the Blackstone District, and Drummond &amp; Firestone, which is part of the increasing activity on Omaha's historic Automobile Row in Midtown Omaha.</p>
<b>Proposal Title</b>	18howard aka Bauhaus
<b>Total Budget (\$)</b>	\$36,011,835.00
<b>LB1024 Grant Funding Request (\$)</b>	\$6,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	<p><b>LOCATION</b> This transformative mixed-use project will be located on two contiguous parcels located at 1819 Howard Street and 1810 St. Mary's Avenue, Omaha, NE 68102 that is notably a mere block away from City Hall and the District Courthouse. <b>TIMELINE</b> The project will start construction by July 2023 and will be completed by March 2025. <b>OVERVIEW</b> 18Howard ("project" or "Project") will serve as the first and largest scale 100% affordable housing new construction project in the Downtown Omaha area. The project will consist of a 5-story structure that will consist of 120 units on floors 2-5 and over 14,000 square feet of commercial space. The commercial</p>

space will consist of two primary uses: (a) a grocery store/min-market that will be approximately 6,000 square feet and (b) three restaurants that will focus on healthy eating options. NOTE: As one of the few minority developers in the state, Neeraj Agarwal is focused on ensuring that (1) at least 10% of the subcontractors for the project are either (a) minority or women-owned businesses and (2) most, if not all, of the commercial tenants are minority or women-owned businesses. The project is a result of Clarity's continued dedication to building high quality affordable housing in Omaha combined with its goal of developing such affordable housing in Omaha's urban core. For too long, affordable housing in Omaha has been essentially limited predominantly to North Omaha. While there is, of course, a need for affordable housing in this area, there has always been a strong need for more affordable housing in Midtown and Downtown Omaha that has grown substantially in the last ten years given that most developers have focused exclusively on producing more market rate apartments in these areas and this has resulted in the vast majority of individuals between 18-40 years old who work in Downtown and Midtown being unable to afford the increasingly high rent of market rate apartments. 18Howard will be an answer to this problem and will serve as the first of multiple affordable housing projects Clarity is planning to develop in Midtown and Downtown Omaha as part of its larger effort to address the strong demand for affordable housing in Omaha's urban core.

<b>Timeline</b>	<p><b>TIMELINE</b> The project will start construction by July 2023 and will be completed by March 2025. <b>MILESTONES REMAINING</b>  <b>MILESTONES:</b> To date, the project has achieved all major milestone required to proceed with commencing construction with the following limited exceptions: (1) <b>BUILDING PERMIT:</b> obtaining a final building permit (anticipated January-February 2023) (2) <b>FINANCIAL CLOSING:</b> targeting to financially close the project in the summer of 2023 upon receipt of the OERA financing and an allocation of LIHTCs from the Nebraska Investment Financing Authority (NIFA). <b>MILESTONES TO DATE:</b> The project is ready to proceed within construction in the next nine (9) month primarily because the project has achieved numerous milestones to date. <b>DESIGN:</b> the project has completed final all construction documents. BVH is the project architect, TD2 is the civil engineer and ETI is the mechanical/electrical/plumbing (MEP) engineer. <b>CONSTRUCTION BUDGET:</b> the project has finalized the construction budget. Lueder will be the general contractor for the project. <b>ZONING/ENTITLEMENTS:</b> the project has received all necessary zoning and entitlement approvals. <b>TAX INCREMENT FINANCING (TIF):</b> the project has received all necessary TIF approvals. <b>PROPERTY ASSESSED CLEAN ENERGY (PACE):</b> the project has received all necessary PACE approvals.</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)</p>
<b>Community Needs</b>	<p>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.)</p>
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	<p>The proposed project, 18howard, will specifically address the identified community needs below: <b>SUSTAINABLE COMMUNITY</b> 18howard will address this specific community need as it will result in the creation of 120 newly constructed, high-quality affordable housing units. There is an undeniable need for more affordable housing in Omaha. This has been increasingly more necessary in recent years due to the seemingly ceaseless production of market rate housing that, along with recent inflation, is elevating rents to the point that one-bedroom units are frequently on average over \$1,000/month in various parts of Omaha. 18howard will help</p>

address this need for affordable housing through the addition of 120 affordable/LIHTC units that will range from studios to one and two-bedroom units in the heart of Downtown Omaha with rents starting at approximately \$600/month for a studio. While the project site is not technically located in a qualified census tract (QCT), it is notably immediately adjacent to census tract 19.00, which is a QCT and is surrounded by QCTs. One major objective of the 18howard project is to combat the stigma often associated with affordable housing in two specific manners: (1) by elevating the aesthetic and quality of affordable housing apartments to a higher level such that they are aesthetically and qualitatively indistinguishable from market rate apartments and (2) by ensuring that projects like 18howard are as safe and secure as possible by incorporating numerous security features such as secured entry, security cameras and daily and nightly security patrols into the project. OTHER INFRASTRUCTURE 18howard will address this specific community need as it will result in the (1) creation of outdoor communal spaces/pocket parks and (2) addition of numerous businesses in the central business district in downtown. Relative to (1), 18howard will result in the creation of outdoor seating areas/pocket parks that will be an amenity for residents of the affordable housing units in 18howard as well as residents of other nearby apartment projects. Relative to (2), 18howard will result in the creation of grocery store/mini-market and multiple restaurants focused on healthy eating options. These commercial uses will fill in gaps for a grocery store and healthy-focused restaurants in the central business district in downtown Omaha.

**Visioning Workshop Findings Alignment** 18howard aligns with the findings in the Visioning Workshop Summary in the following ways: INUSFFICIENT INFRASTRUCTURE + DEVELOPMENT THAT FITS WITHIN THE CULTURAL CONTEXT: Through the creation of 120 affordable housing units, 18howard addresses the finding that there is a need for newer and more affordable housing. ACCESS AND TOOLS TO LEVERAGE COMMUNITY RESOURCES: 18howard addresses this finding is it is exemplary of the tremendous positive impact leveraging community resources can have relative to directly addressing and helping address the substantial issues like the lack of high quality and safe affordable housing in the Omaha MSA. Specifically, 18howard leverages numerous community resources such as (1) Tax Increment Financing (TIF) (2) Property Assessed Clean Energy (PACE) and (3) Low Income House Tax Credits (LIHTCs).

**Priorities Alignment** The proposal aligns with LB1024's strategic priorities because the project's creation of 120 high quality and newly constructed affordable housing units immediately adjacent to a Qualified Census Tract will result in a fundamental change to a critical area of Downtown Omaha that will ultimately improve the lives of area residents.

**Economic Impact** There will be approximately twenty-two (22) temporary construction jobs created as a result of 18howard. The wages for these jobs are anticipated to range between \$50,000-\$70,000. There will be approximately eight (8) permanent jobs created as a result of 18howard and specifically the commercial portion of the project on the first floor. The wages for these jobs are anticipated to range between \$40,000-\$60,000.

There will be approximately eight (8) permanent jobs created as a result of 18howard and specifically the commercial portion of the project on the first floor.

There will be approximately twenty-two (22) temporary construction jobs created as a result of 18howard

The wages for the permanent and temporary jobs are anticipated to range between \$40,000-\$70,000.

18howard will result in immediate and ongoing opportunity to contractors in QCTs given its focus on ensuring that at least 10% of the subcontractors on the project are minority and women-owned businesses that are located in QCTs in the Omaha MSA. 18howard will result in immediate and ongoing opportunity to businesses in QCTs given its focus on ensuring that majority of, if not all, of the commercial tenants on the first floor are minority and women-owned businesses that are located in QCTs in the Omaha MSA.

**Community Benefit** The project will benefit the community in two specific manners:

(1) HIGH QUALITY AFFORDABLE HOUSING: The project will improve the local neighborhood by transforming two surface parking lots into a 5-story building that will primarily consist of 120 desperately needed, high-quality affordable housing units with rents ranging from \$595 for studios to \$795 for 1-bedroom units and \$1,100 for 2-bedroom units. The project will be unique because of the intentional. The project is unique because the developer, Neeraj Agarwal, has made a commitment to utilizing higher-end materials on both the exterior and interior of the building that are often found in luxury market rate projects in the Blackstone District and throughout Downtown Omaha. This commitment is part of greater effort to counteract the stigma often associated with affordable housing projects looking cheap or as if they were constructed from lower quality materials (e.g. primarily vinyl siding). Due to this voluntary election to utilize higher quality materials, the project construction cost is substantial (i.e. in excess of \$180 per square foot) and in line with what a market rate project would cost to develop on a per square foot basis. (2) COMMERCIAL BUSINESSES: The project will also improve the local neighborhood and increase livability in the community because it will result in the addition of key services to the area, specifically, (a) a grocery store/mini-market, which is desperately needed in the Downtown area and (b) 3-4 restaurants that will focus on eclectic array of food such as African cuisine, which are currently lacking in the Downtown/Midtown area.

The project will contribute to community sustainability through the addition of (1) newly constructed, high quality affordable housing and (2) multiple commercial businesses that provide key services, such as a grocery store and restaurants. The addition of desperately needed affordable housing to the Downtown area is key because it allows lower-to-moderate income individuals who work in this area and adjacent areas the opportunity and ability to reside nearby where they work. Currently, this is not feasible given the seemingly constant production of luxury market rate apartments with high rents and the lack of newly constructed and high-quality affordable housing in the area. The addition of a grocery store and multiple restaurants focused on African and other cuisines that are underrepresented in the Omaha MSA will improve the quality of live for area residents and workers as these commercial tenants will help provide affordable and nutritious food options.

**Best Practices/Innovation** The project will demonstrate innovation primarily through (1) the use of higher-end exterior and interior materials for the development of affordable housing that are often only used in luxury market rate projects and (2) the utilization of projecting covered balconies that will provide a unique aesthetic to the exterior façade.

**Outcome Measurement** The project will result in the creation of a number of permanent and temporary high-wage job opportunities.

This can be measured by the relevant City and County agencies obtaining data regarding the number of and wages associated with the permanent and temporary jobs the project will create through their respective subagencies and departments.

Yes. The project will serve as catalyst for more development in the Downtown/South Omaha area because the successful completion of this \$35MM+ building, which includes numerous key commercial services (e.g. grocery store and restaurants), will provide real estate developers that have held off on developing property to the south of the project site due to the lack of any activity a compelling reason to finally develop newly constructed projects in the area.

**Partnerships** Yes

The following is a list of current and prospective partnerships and how these partners have or will participate: 1. TRUE PURPOSE: True Purpose is a current partner that is a 501(c)(3) founded and led by an African-American couple, Tashiara and Tyrece Wilson. True Purpose will be supportive service partner that will help provide supportive services relating to employment and life skills and will also coordinate with other supportive service partners that focus on education, health and wellness. 2. AIM INSTITUTE: AIM Institute is a prospective partner that will serve as technology partner that will provide onsite and offsite technology related classes on subjects such as coding. 3. MODUS: Modus is a current partner and is a high-



end coworking space that is located immediately across the street from the project site 1901 Howard Street. Modus will offer discounted coworking memberships to tenants at the project so that tenants have convenient, affordable and fully-equipped coworking space they can utilize in this new hybrid world when they want to change things up from working at home or need professional meeting space for meetings, workshops, etc.

	True Purpose
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	1819 Howard Street and 1810 St. Mary's Avenue, Omaha, NE 68102.
<b>Qualified Census Tract</b>	Adjacent to one or more QCTs
<b>Additional Location Documents</b>	Please note that we have uploaded documentation in response to the above first three bullet points. With respect to the fourth bullet point relating to "environmental assessment of subject site", please note that the project site is not a brownfield site and does not have any environment issues associated with it given the two parcels comprising the project site are surface parking lots.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	No
	No
<b>Design, Estimating, and Bidding</b>	Yes
	Yes
<b>General Contractor</b>	Yes
	Yes
<b>Request Rationale</b>	The rationale for the dollar amount requested is that the amount requested the gap financing required for the project to be financially feasible. Specifically, there is a substantial gap in the project primarily for the following reasons: (1) 4% LIHTC PROJECTS REQUIRE GAP FINANCING: 4% LIHTC projects like 18howard always requiring gap financing of some kind. This is because the 4% LIHTC is a relative shallow subsidy compared to its 9% LIHTC counterpart and this results in a need for gap financing to make a 4% LIHTC project financially feasible. This is particularly so when (a) high interest rates result in lower loan proceeds and (b) inflation results in higher construction costs. (2) HIGHER INTEREST RATES RESULTING IN LOWER LOAN PROCEEDS: interest rates having increased substantially over the last 18 months, which has resulted in the project losing over \$1MM in loan proceeds. (3) INFLATION RESULTING IN HIGHER MATERIAL AND LABOR COSTS: inflation resulted in increased material and labor costs which has increased construction costs by millions of dollars.
<b>Grant Funds Usage</b>	Grant funds will specifically be utilized as gap financing mechanism needed to actually construct the proposed affordable housing project.
<b>Proposal Financial Sustainability</b>	Yes

The project function normally after the initial investment, specifically: (1) Construction: the grant funds will be utilized to

partially fund the construction of the project. (2) Construction completion and path to economic stabilization: After the project is constructed, the 3rd party property manager, Seldin, will coordinate with the the developer to lease up the residential apartments. Similarly, Seldin's affiliate OMNE, and other local commercial brokers will work to lease the commercial portions of the project. After the residential apartments and commercial portions are fully leased up such that project is able to pay its permanent loan monthly debt service at a debt service coverage ratio (DSCR) of 1.15 and above for 3 consecutive months, the project will have satisfied the economic stabilization requirements set forth by the LIHTC investor and permanent lender. (3) After satisfying the economic stabilization requirements, developer and the property manager will coordinate weekly to ensure the project is remains financially successfully and specifically remains above 90% occupancy at all times and is able to service permanent debt without any issues.

**Funding Sources** LIHTC: applying for an allocation in December 2022 and anticipate an award by February 2023. PNC Bank is anticipated to be the LIHTC investor. TIF/PACE: have obtained all necessary approvals. Permanent/Construction loans: have financial commitment from a national private lender, Redstone. Developer and owner financing: have financial commitments from the developer and ownership.

LIHTC: applying for an allocation in December 2022 and anticipate an award by February 2023. PNC Bank is anticipated to be the LIHTC investor and has provided a financial commitment. . TIF/PACE: have obtained all necessary approvals and a financial commitment from Pace Loan Group. Permanent/Construction loans: The project has received a financial commitment from a national private lender, Redstone. Developer and owner financing: The project has received financial commitments from the developer and ownership.

Yes, the requested gap financing funds.

**Scalability** While the project can be replicated and arguably be developed on a large scale, it cannot be completed in smaller components primarily because the project consists of one 5-story building.

N/A

**Financial Commitment** The organization will be invested approximately \$2,500,000.00 via its developer and owner affiliates through a combination of (1) \$1,000,000 of owner contributions and (2) \$1,500,000 long term investment of development fees.

**ARPA Compliance Acknowledgment**

**ARPA Reporting and Monitoring Process Acknowledgme**

**LB1024 Funding Sources Acknowledgment**

**Public Information**

**File Uploads** Additional Location Documents (see application for list)  
Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)  
Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area  
Pro Forma Proposal Budget/Sources and Uses

## **Cover Page**

**Request:** Plans and detailed descriptions, including pictures and a map of the site location/surrounding area

1. Project summary with exterior elevations
2. Map with nearby services noted
3. Pictures of current two parcels that are parking lots where project will be constructed
4. Final architectural plans

## Exhibit 1: Project Summary

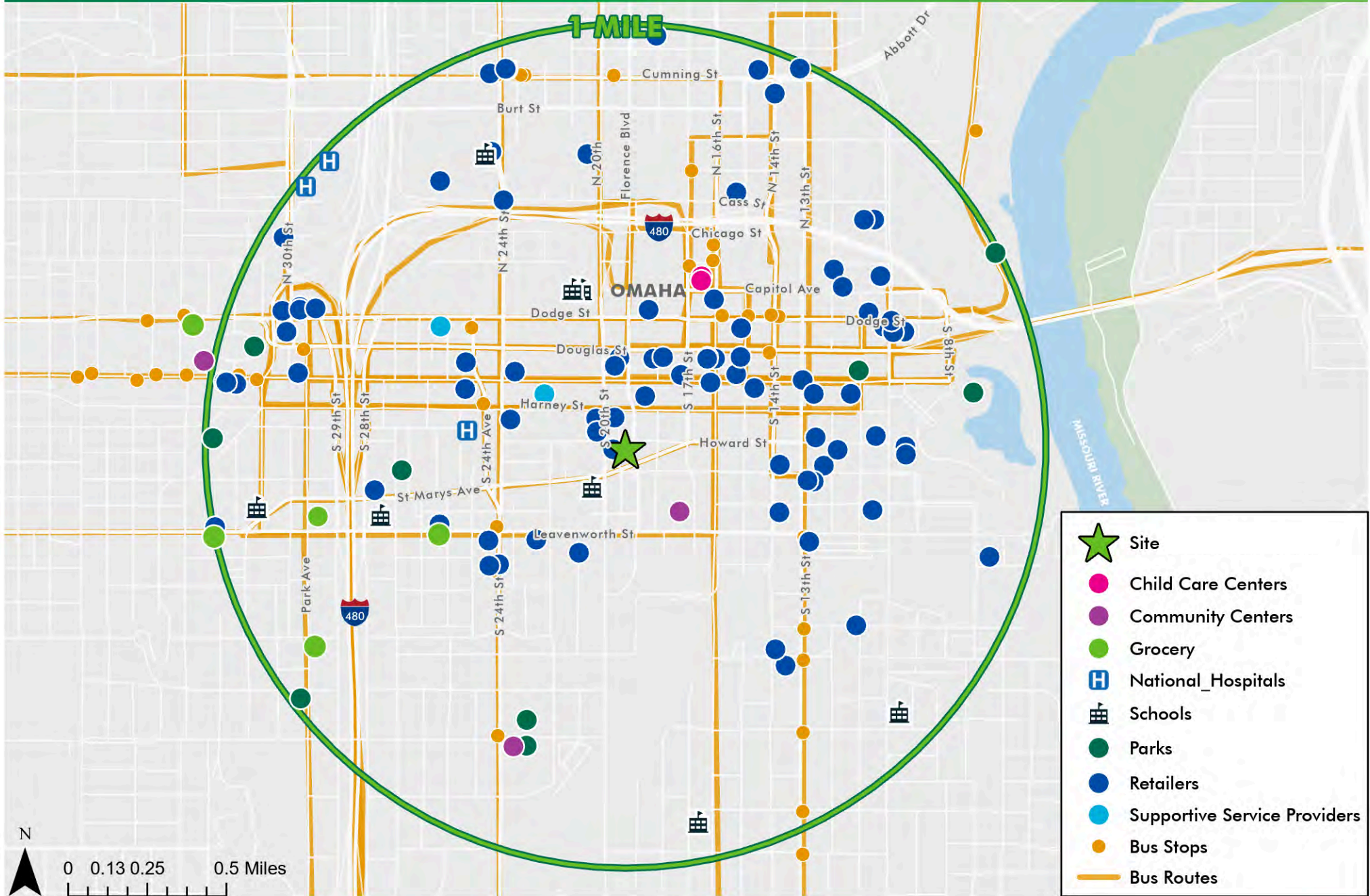
18Howard (“project” or “Project”) will serve as the first and largest scale 100% mixed-income new construction project in the Downtown Omaha area.

The project will consist of a 5-story structure that will consist of 120 units on floors 2-5 and over 10,000+ square feet of commercial space. The commercial space will consist of a specialty fitness facility that will be open to the public (e.g. yoga/pilates/barre/spin) and three restaurants (e.g. breakfast/brunch, sandwich/salad, smoothie/juice shop). None of the commercial space will be a community service facility.

There will be a total of one hundred twenty (120) apartments consisting of a mix of studios, one-bedroom and two-bedroom units. There will 56 studios, 52 one-bedrooms and 12 two-bedrooms.

The project is a result of Clarity’s continued dedication to building high quality affordable housing in Omaha combined with its goal of developing such affordable housing in core urban areas of Omaha. For too long, affordable housing in Omaha has been essentially limited to North and South Omaha. 18Howard will be an answer to this problem and will serve as the first of multiple affordable housing projects Clarity is planning to develop in Midtown and Downtown Omaha as part of its larger effort to address the strong demand for affordable housing beyond the North and South Omaha areas.





**NORTH**



**SOUTH**



WEST





EAST



**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING A**

**PROJECT CODE:**  
**DATE:**

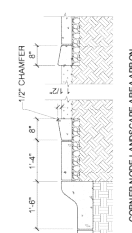
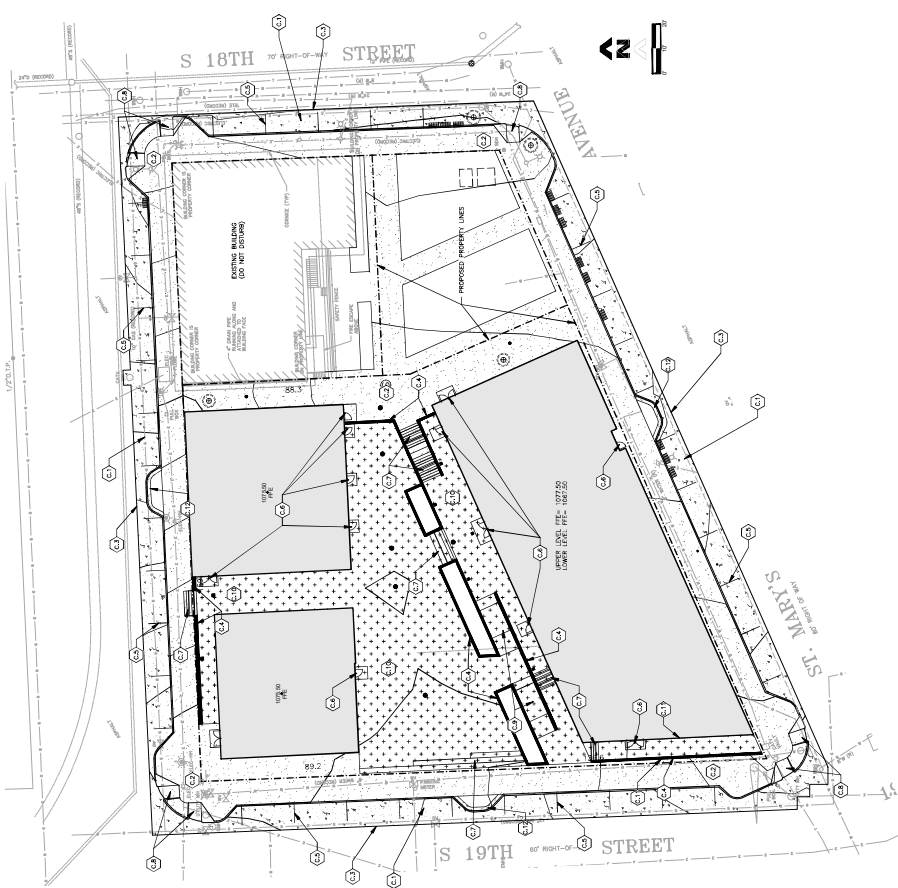
**SITE PLAN - BUILDING A**

**C4.0**

**TD2**  
 thompson, dressen & dornier, inc.  
 10836 Old Mill Rd Omaha, NE 68154  
 402.330.8860 www.td2co.com

**TD2**

CONTRACT NO. 2017-0000000000000000

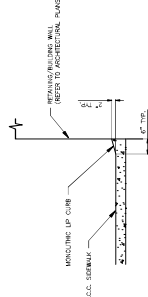


**LEGEND**

	9' F.A.C. PAVEMENT
	6' F.A.C. SIDEWALK
	5' F.A.C. SIDEWALK

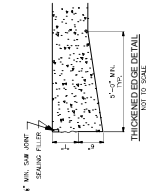
- SITE NOTES**
- THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION THROUGHOUT THE CONSTRUCTION PERIOD.
  - THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
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REFER TO SHEET C4.1 FOR ALL SITE PLAN DIMENSIONS.



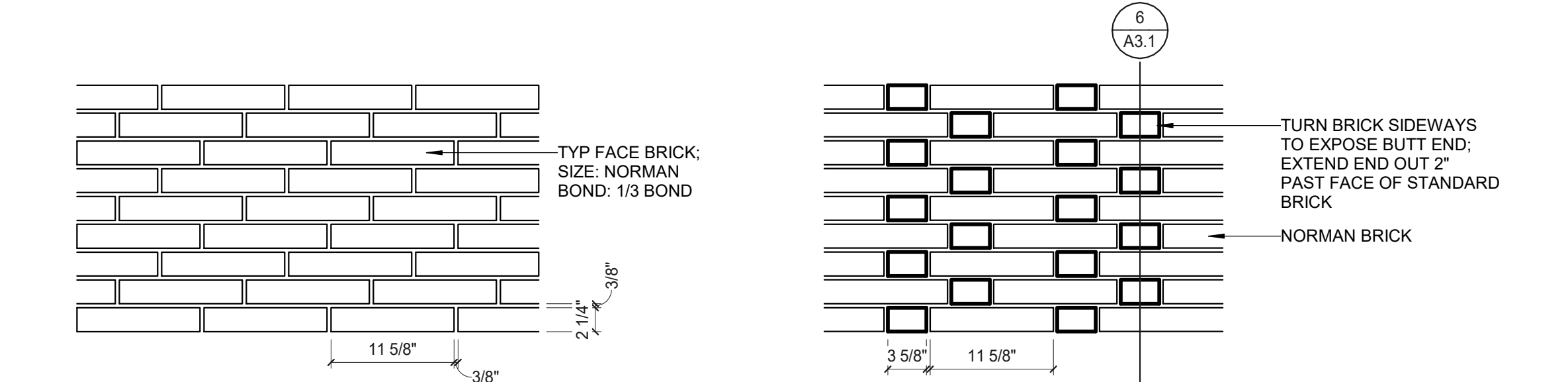
- SITE PLAN KEY NOTES**
- CONTRACTOR TO F.A.C. PAVEMENT WITH INTERLOCKING CURB.
  - CONTRACTOR TO F.A.C. PAVEMENT WITH INTERLOCKING CURB.
  - CONTRACTOR TO F.A.C. PAVEMENT WITH INTERLOCKING CURB.
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  - CONTRACTOR TO F.A.C. PAVEMENT WITH INTERLOCKING CURB.
  - CONTRACTOR TO F.A.C. PAVEMENT WITH INTERLOCKING CURB.
  - CONTRACTOR TO F.A.C. PAVEMENT WITH INTERLOCKING CURB.
  - CONTRACTOR TO F.A.C. PAVEMENT WITH INTERLOCKING CURB.

ALL WORK (EXCEPT PRIVATE SERVICE LINES) SHOWN IN THE R.O.W. IS FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO OPW PLANS FOR WORK IN PUBLIC R.O.W.



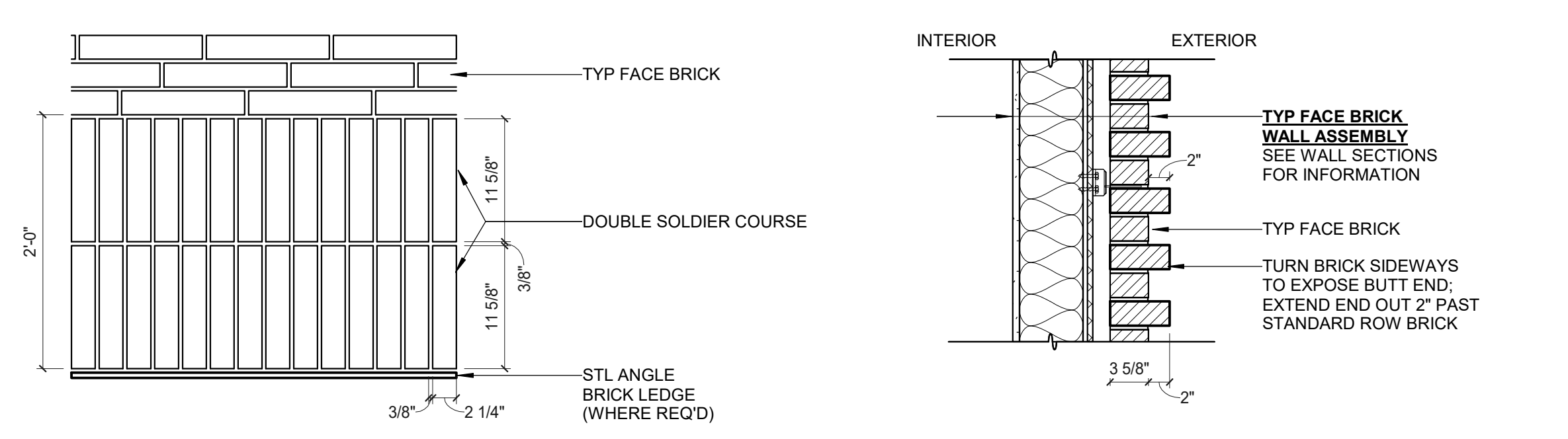
# EXTERIOR MATERIALS LIST

- 1 042000 FACE BRICK  
MFR: ENDICOTT  
SIZE: NORMAN (1 1/3 BOND)  
COLOR: MANGANESE IRONSPOT  
FINISH: VELOUR
- 2 074646 FIBER CEMENT PANEL SIDING  
MFR: JAMES HARDIE 'ASPYRE'  
COLOR: ARCTIC WHITE  
REVEAL: SURROUND TRIM  
PATTERN: SEE ELEVATIONS
- 3 074213.13 METAL WALL PANEL (MWP-1)  
MFR: MORIN  
COLOR: AS SELECTED  
PATTERN: MATRIX SERIES 3.0
- 4 074213.13 METAL WALL PANEL (MWP-2)  
MFR: MORIN  
COLOR: AS SELECTED  
PATTERN: MATRIX SERIES 10.0
- 5 074213.13 METAL WALL PANEL (MWP-3)  
MFR: MORIN  
COLOR: AS SELECTED  
PATTERN: MATRIX SERIES 6.0
- 6 033000 CAST-IN-PLACE CONCRETE  
FINISH: RUBBED
- 7 074243 COMPOSITE WALL PANELS  
MFR: NICHHA VINTAGEWOOD  
COLOR: SPRUCE  
PATTERN: VERTICAL
- 8 084413 GLAZED ALUM. CURTAIN WALL  
MFR: KAWNEER 1600 WALL SYSTEM 1  
FRAME: 2 1/2" x 1 1/2"  
COLOR: BLACK ANODIZED
- 9 084313 GLAZED ALUM STOREFRONT  
MFR: KAWNEER 451T  
FRAME: 2" x 4-1/2"  
COLOR: BLACK ANODIZED
- 10 085413 FIBERGLASS FRAME WINDOW  
MFR: PELLA IMPERVIA  
COLOR: BLACK
- 11 081423 FIBERGLASS INSWING DOOR  
MFR: THERMA-TRU  
COLOR: BLACK  
SWING: INSWING
- 12 057300 ALUMINUM GUARDRAIL  
MFR: SUPERIOR ALUMINUM PRODUCTS  
COLOR: BLACK
- 13 STEEL CANOPY  
MFR: TBD  
COLOR: BLACK
- 14 230000 EXHAUST VENT COVER  
MFR: SEHO SFB-P  
COLOR: MATCH ADJACENT SURFACE
- 15 076200 PARAPET CAP FLASHING  
MFR: TBD  
COLOR: AS SELECTED
- 16 265600 LINEAR LIGHT FIXTURE  
MFR: SEE ELECTRICAL  
COLOR: WHITE
- 17 083323 OVERHEAD COILING DOOR  
MFR: TBD  
COLOR: PRIMED FOR FIELD PAINT
- 18 083613 OVERHEAD SECTIONAL DOOR  
MFR: OVERHEAD DOOR CORPORATION  
COLOR: BLACK ANODIZED
- 19 055000 FORMED WINDOW SURROUND  
MFR: TBD  
COLOR: AS SELECTED



3 NORMAN BOND PATTERN  
1" = 1'-0"

4 NORMAN BRICK RELIEF PATTERN  
1" = 1'-0"

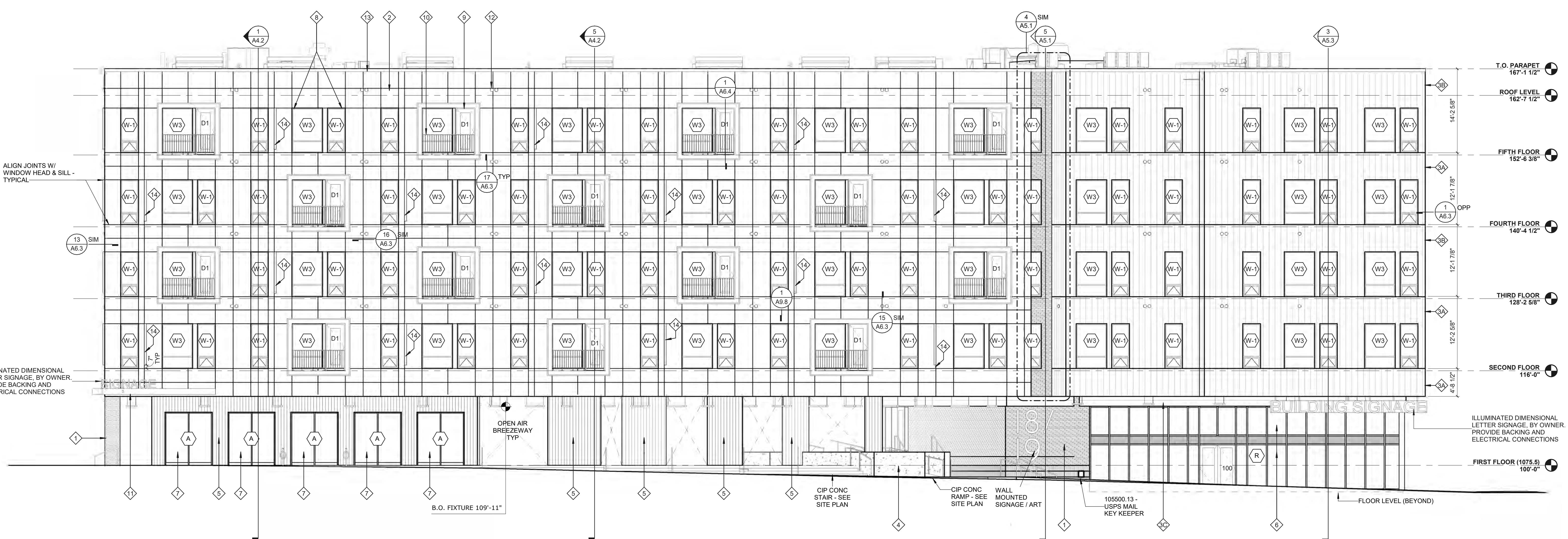


5 NORMAN SOLDIER COURSE  
1" = 1'-0"

6 SECTION @ MODULAR BRICK RELIEF PATTERN  
1" = 1'-0"



1 BLDG A - NORTH ELEV  
1/8" = 1'-0"



2 BLDG A - WEST ELEV  
1/8" = 1'-0"

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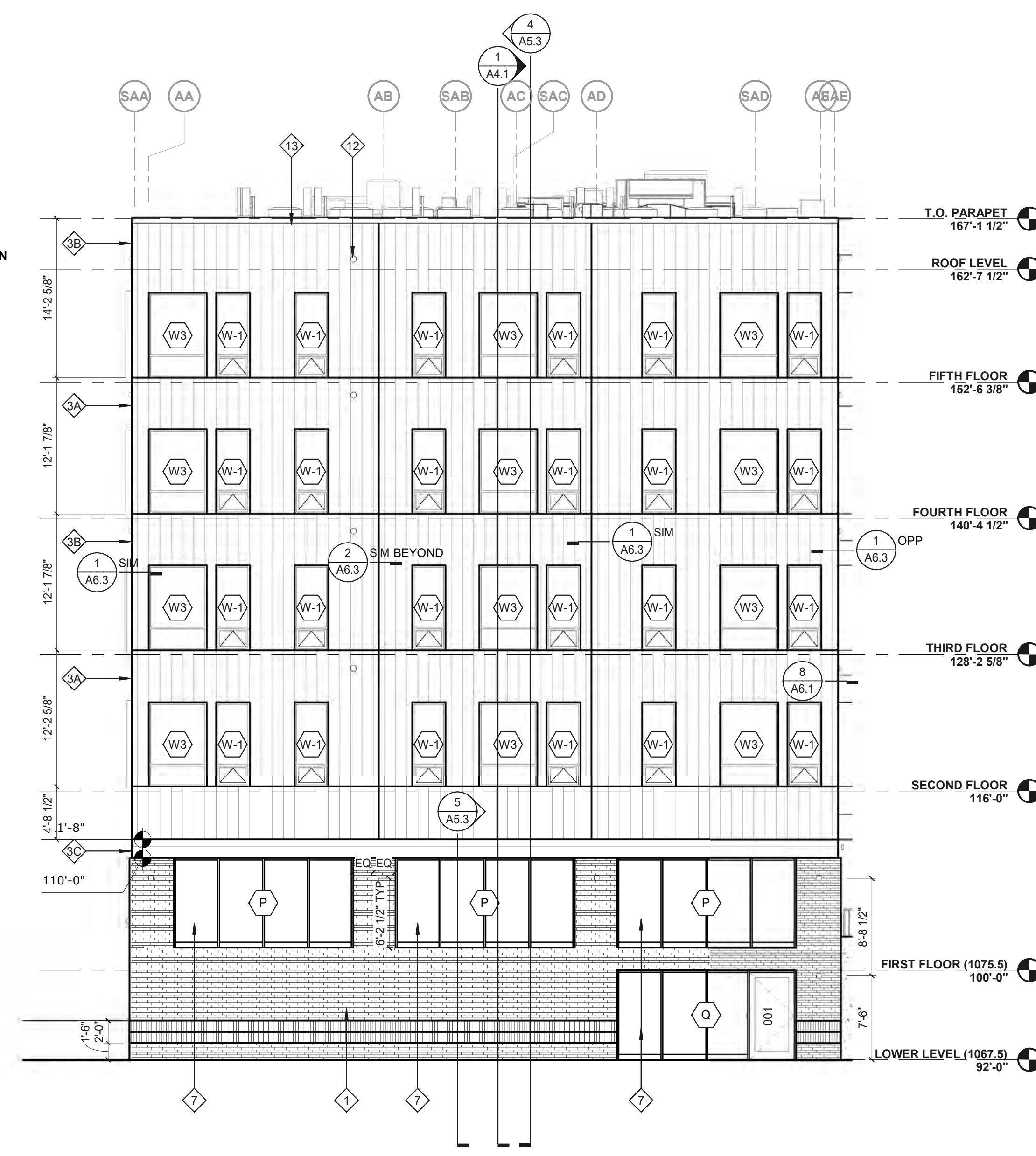
FLATIRON PROJECT - BUILDING 'A'

PROJECT: 20025 DATE: 04/15/2021

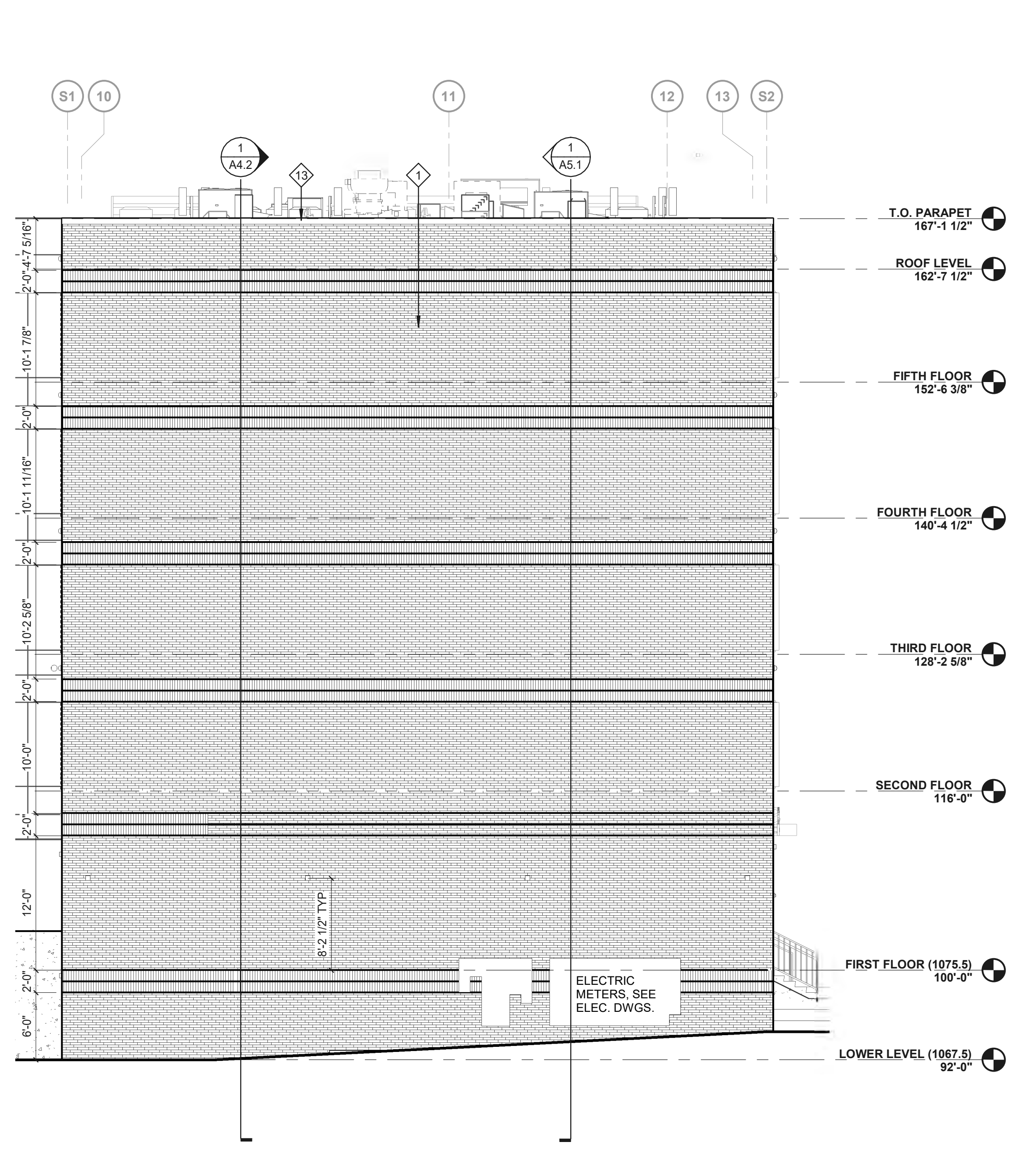
BUILDING ELEVATIONS

# EXTERIOR MATERIALS LIST

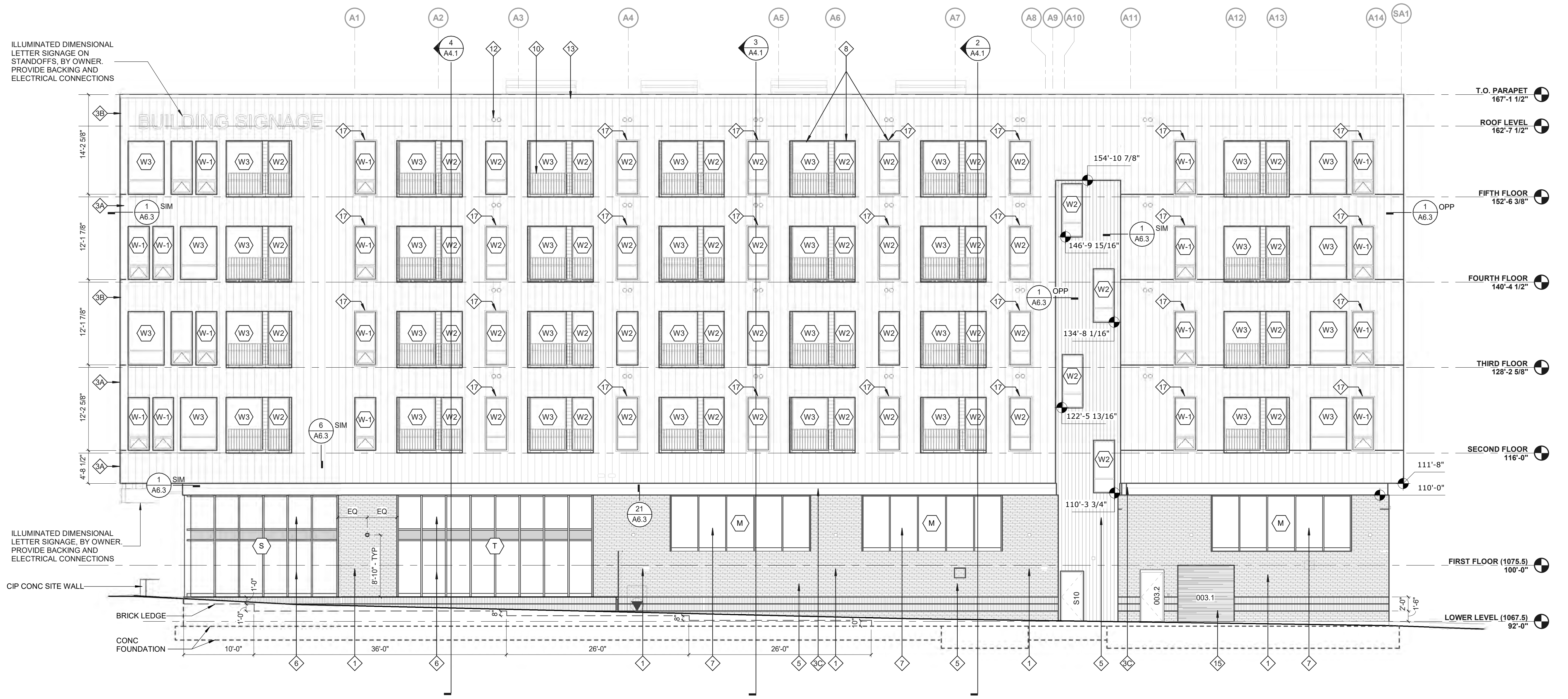
- 1 042000 FACE BRICK  
MFR: ENDICOTT  
SIZE: NORMAN (1/3 BOND)  
COLOR: MANGANESE IRONSPOT  
FINISH: VELOUR
- 2 074646 FIBER CEMENT PANEL SIDING  
MFR: JAMES HARDIE 'ASPYRE'  
COLOR: ARCTIC WHITE  
REVEAL: SURROUND TRIM  
PATTERN: SEE ELEVATIONS
- 3A 074213.13 METAL WALL PANEL (MWP-1)  
MFR: MORIN  
COLOR: AS SELECTED  
PATTERN: MATRIX SERIES 3.0
- 3B 074213.13 METAL WALL PANEL (MWP-2)  
MFR: MORIN  
COLOR: AS SELECTED  
PATTERN: MATRIX SERIES 10.0
- 3C 074213.13 METAL WALL PANEL (MWP-3)  
MFR: MORIN  
COLOR: AS SELECTED  
PATTERN: MATRIX SERIES 6.0
- 4 033000 CAST-IN-PLACE CONCRETE  
FINISH: RUBBED
- 5 074243 COMPOSITE WALL PANELS  
MFR: NICHHA VINTAGEWOOD  
COLOR: SPRUCE  
PATTERN: VERTICAL
- 6 084413 GLAZED ALUM. CURTAIN WALL  
MFR: KAWNEER 1600 WALL SYSTEM 1  
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- 7 084313 GLAZED ALUM STOREFRONT  
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- 8 085413 FIBERGLASS FRAME WINDOW  
MFR: PELLA IMPERVIA  
COLOR: BLACK
- 9 081423 FIBERGLASS INSWING DOOR  
MFR: THERMA-TRU  
COLOR: BLACK  
SWING: INSWING
- 10 057300 ALUMINUM GUARDRAIL  
MFR: SUPERIOR ALUMINUM PRODUCTS  
COLOR: BLACK
- 11 STEEL CANOPY  
MFR: TBD  
COLOR: BLACK
- 12 230000 EXHAUST VENT COVER  
MFR: SEHO SFB-P  
COLOR: MATCH ADJACENT SURFACE
- 13 076200 PARAPET CAP FLASHING  
MFR: TBD  
COLOR: AS SELECTED
- 14 265600 LINEAR LIGHT FIXTURE  
MFR: SEE ELECTRICAL  
COLOR: WHITE
- 15 083323 OVERHEAD COILING DOOR  
MFR: TBD  
COLOR: PRIMED FOR FIELD PAINT
- 16 083613 OVERHEAD SECTIONAL DOOR  
MFR: OVERHEAD DOOR CORPORATION  
COLOR: BLACK ANODIZED
- 17 055000 FORMED WINDOW SURROUND  
MFR: TBD  
COLOR: AS SELECTED



2 BLDG A - EAST 1  
1/8" = 1'-0"



3 BLDG A - EAST 2  
1/8" = 1'-0"



1 BLDG A - SOUTH ELEV  
1/8" = 1'-0"

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REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

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FLATIRON PROJECT - BUILDING 'A'

PROJECT: 20025 DATE: 04/15/2021

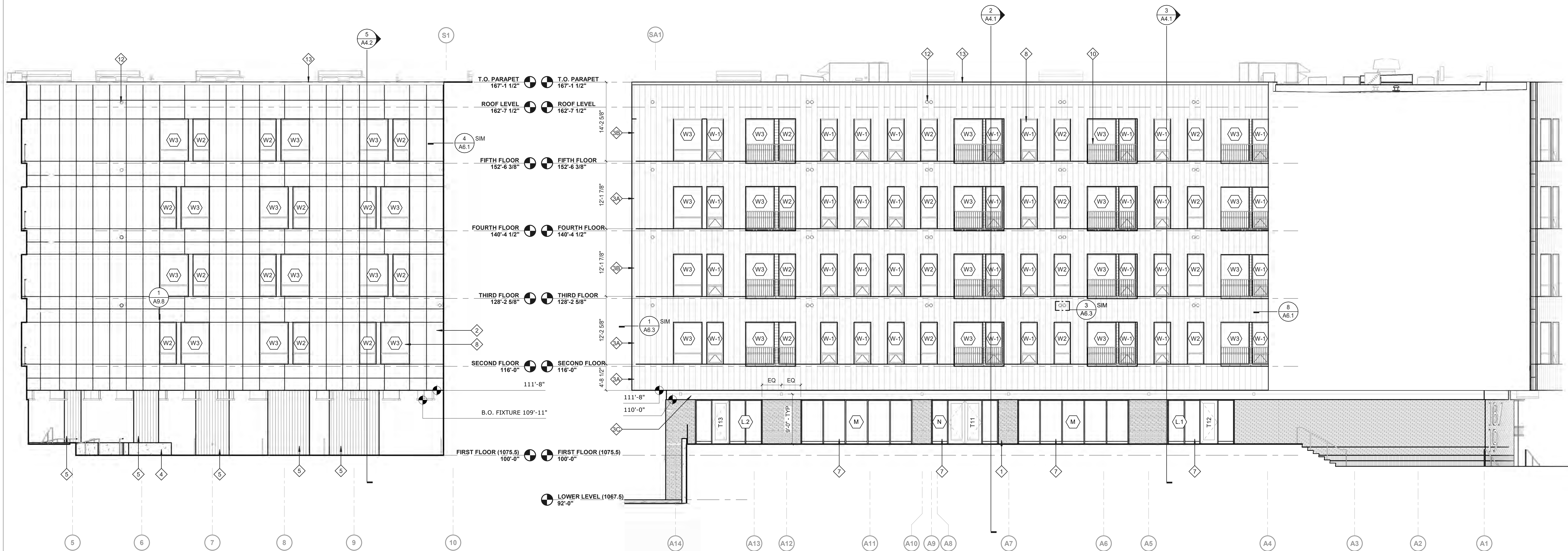
BUILDING ELEVATIONS

## EXTERIOR MATERIALS LIST

- |  |  |   |  |
|--|--|---|--|
| <p>042000 FACE BRICK<br/>MFR: ENDICOTT<br/>SIZE: NORMAN (1/3 BOND)<br/>COLOR: MANGANESE IRONSPOT<br/>FINISH: VELOUR</p>                              | <p>033000 CAST-IN-PLACE CONCRETE<br/>FINISH: RUBBED</p>  | <p>081423 FIBERGLASS INSWING DOOR<br/>MFR: THERMA-TRU<br/>COLOR: BLACK<br/>SWING: INSWING</p> | <p>255600 LINEAR LIGHT FIXTURE<br/>MFR: SEE ELECTRICAL<br/>COLOR: WHITE</p>                        |
| <p>074646 FIBER CEMENT PANEL SIDING<br/>MFR: JAMES HARDIE 'ASPYRE'<br/>COLOR: ARCTIC WHITE<br/>REVEAL: SURROUND TRIM<br/>PATTERN: SEE ELEVATIONS</p> | <p>074243 COMPOSITE WALL PANELS<br/>MFR: NICHHA VINTAGEWOOD<br/>COLOR: SPRUCE<br/>PATTERN: VERTICAL</p>                          | <p>057300 ALUMINUM GUARDRAIL<br/>MFR: SUPERIOR ALUMINUM PRODUCTS<br/>COLOR: BLACK</p>         | <p>083323 OVERHEAD COILING DOOR<br/>MFR: TBD<br/>COLOR: PRIMED FOR FIELD PAINT</p>                 |
| <p>074213.13 METAL WALL PANEL (MWP-1)<br/>MFR: MORIN<br/>COLOR: AS SELECTED<br/>PATTERN: MATRIX SERIES 3.0</p>                                       | <p>084413 GLAZED ALUM. CURTAIN WALL<br/>MFR: KAWNEER 1600 WALL SYSTEM 1<br/>FRAME: 2-1/2" x 7-1/2"<br/>COLOR: BLACK ANODIZED</p> | <p>11 STEEL CANOPY<br/>MFR: TBD<br/>COLOR: BLACK</p>  | <p>083613 OVERHEAD SECTIONAL DOOR<br/>MFR: OVERHEAD DOOR CORPORATION<br/>COLOR: BLACK ANODIZED</p> |
| <p>074213.13 METAL WALL PANEL (MWP-2)<br/>MFR: MORIN<br/>COLOR: AS SELECTED<br/>PATTERN: MATRIX SERIES 10.0</p>                                      | <p>084313 GLAZED ALUM STOREFRONT<br/>MFR: KAWNEER 451T<br/>FRAME: 2" x 4-1/2"<br/>COLOR: BLACK ANODIZED</p>                      | <p>12 230000 EXHAUST VENT COVER<br/>MFR: SEIHO SFB-P<br/>COLOR: MATCH ADJACENT SURFACE</p>    | <p>17 055000 FORMED WINDOW SURROUND<br/>MFR: TBD<br/>COLOR: AS SELECTED</p>                        |
| <p>074213.13 METAL WALL PANEL (MWP-3)<br/>MFR: MORIN<br/>COLOR: AS SELECTED<br/>PATTERN: MATRIX SERIES 6.0</p>                                       | <p>085413 FIBERGLASS FRAME WINDOW<br/>MFR: PELLA IMPERVA<br/>COLOR: BLACK</p>  | <p>13 076200 PARAPET CAP FLASHING<br/>MFR: TBD<br/>COLOR: AS SELECTED</p>                     |  |



2 BLDG A - COURTYARD SOUTH ELEV  
1/8" = 1'-0"



3 BLDG A - COURTYARD EAST ELEV  
1/8" = 1'-0"

1 BLDG A - COURTYARD NORTH ELEV 1  
1/8" = 1'-0"

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FLATIRON PROJECT - BUILDING 'A'

PROJECT: 20025 DATE: 04/15/2021

BUILDING ELEVATIONS

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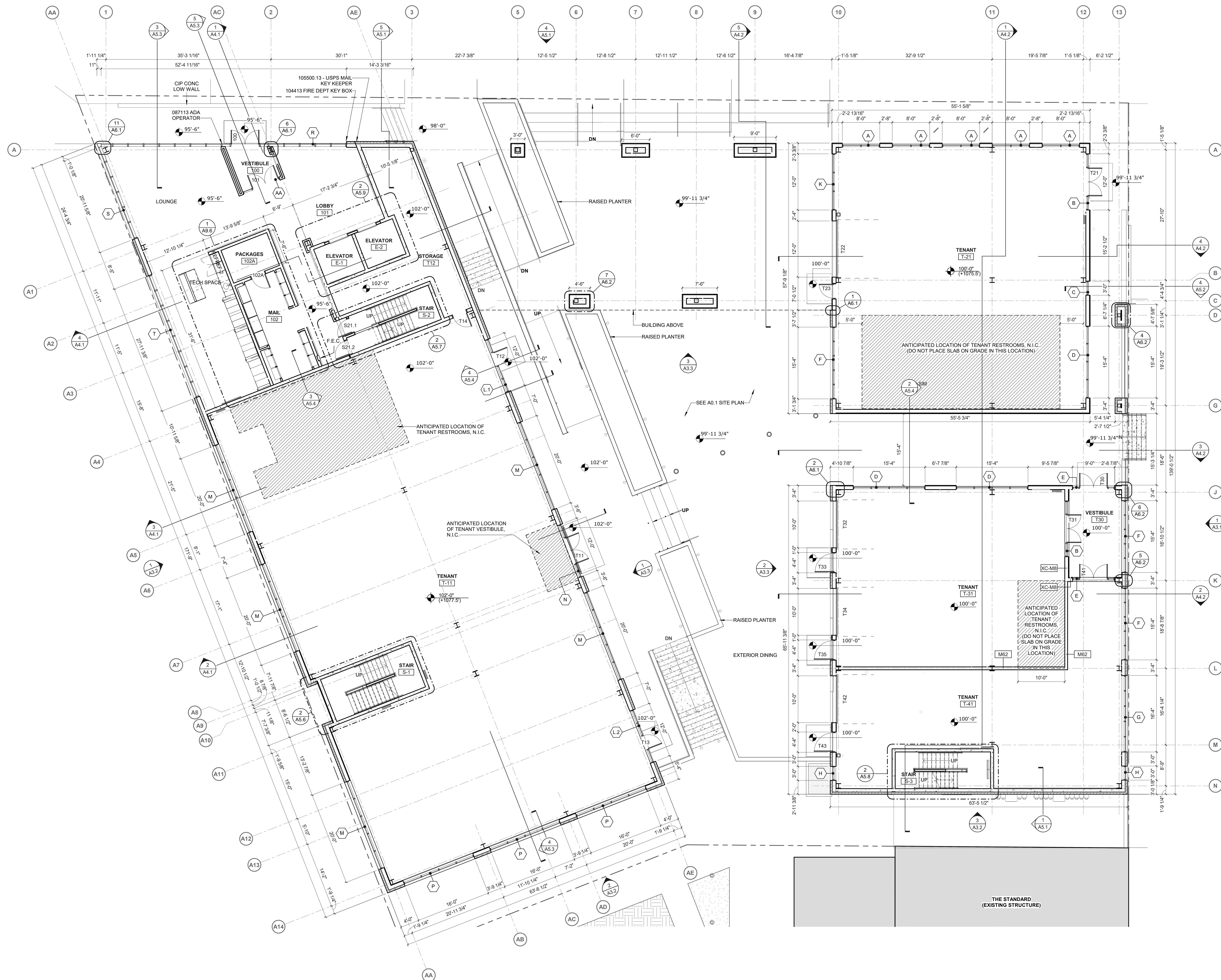
**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021  
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**LOWER LEVEL PLAN**

**1 LOWER LEVEL PLAN**  
 1/8" = 1'-0"

04/20/21 10:00:27 AM



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**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

**1 FIRST FLOOR PLAN**  
 1/8" = 1'-0"

**FIRST FLOOR PLAN**

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

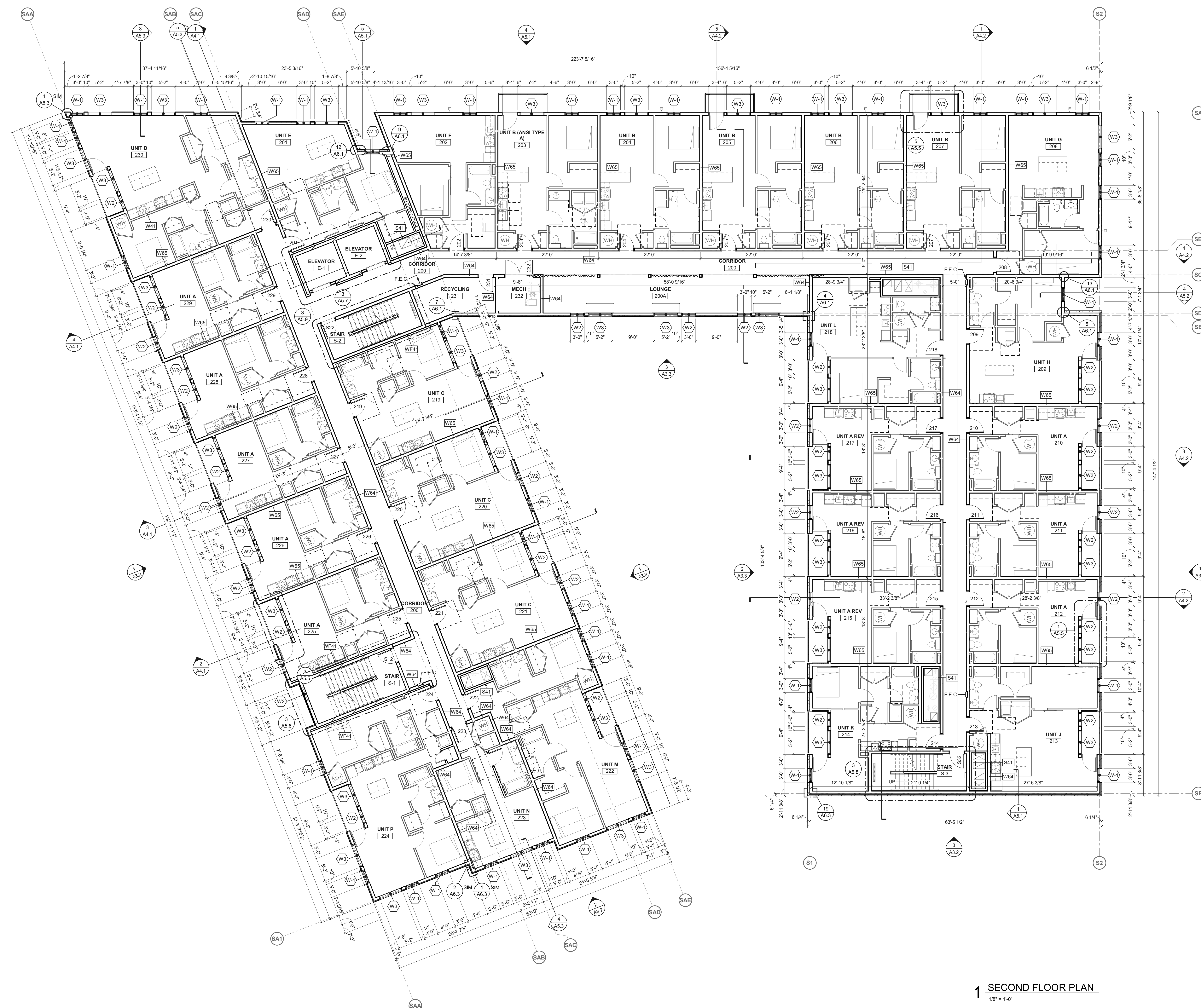
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**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

**SECOND FLOOR PLAN**

**A1.2**



**1 SECOND FLOOR PLAN**  
 1/8" = 1'-0"



REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION
1	A3.1	
2	A4.2	

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

**THIRD FLOOR PLAN**

NORTH



**A1.3**



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**FOURTH FLOOR PLAN**

**A1.4**



**1 FOURTH FLOOR PLAN**  
 1/8" = 1'-0"

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION
1	A3.1	
2	A4.2	

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021  
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**FIFTH FLOOR PLAN**



**1 FIFTH FLOOR PLAN**  
 1/8" = 1'-0"

04/22/2021 10:40:24 AM

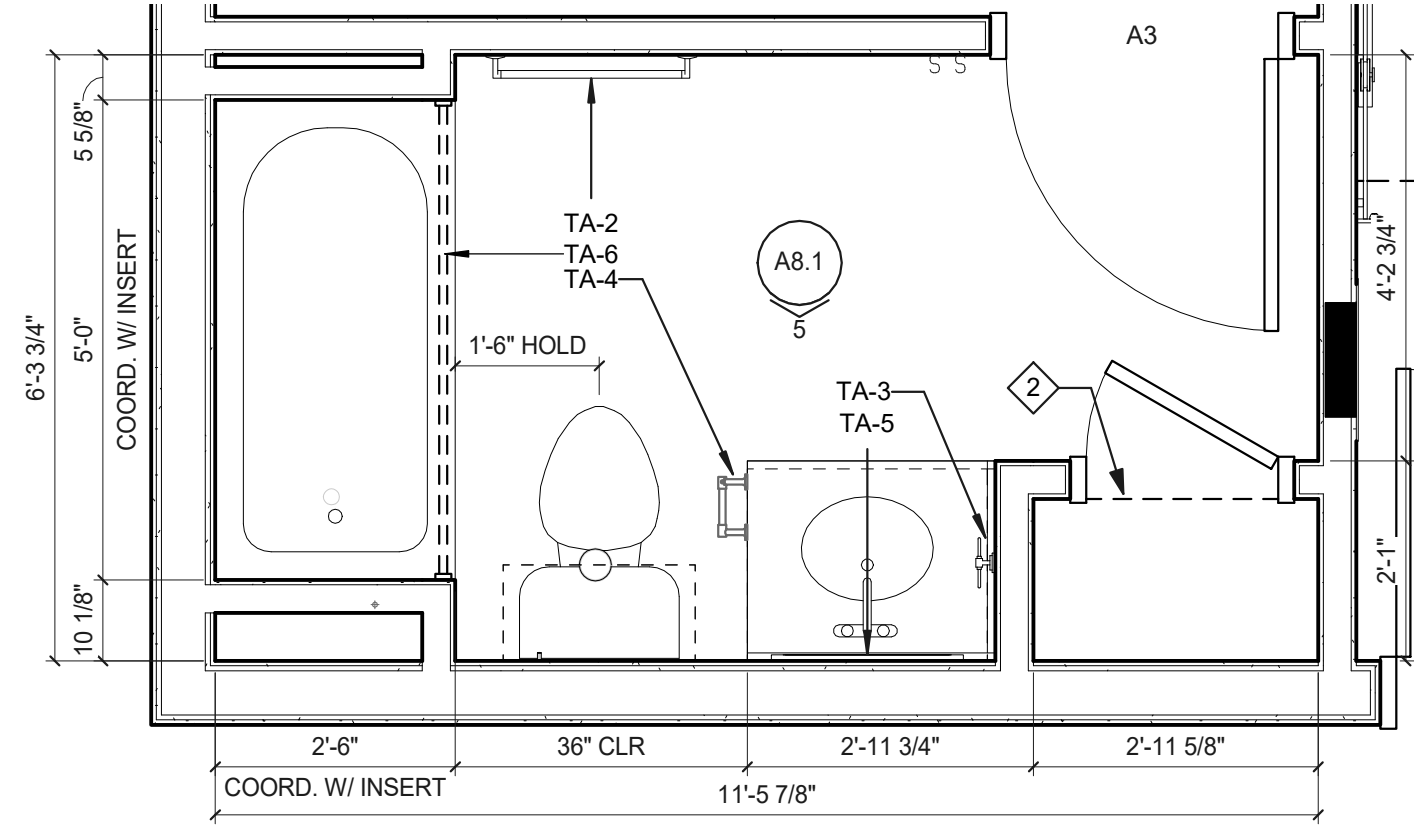
# GENERAL NOTES - UNITS

**GENERAL NOTES**  
 UNIT PLAN DIMENSIONS ARE FROM FACE OF FINISH, U.N.O.  
 UNIT GENERAL NOTES APPLY TO ALL SUBSEQUENT UNIT SHEETS.  
 REFER TO OVERALL FINISH PLANS FOR FINISH OPTION LOCATIONS.

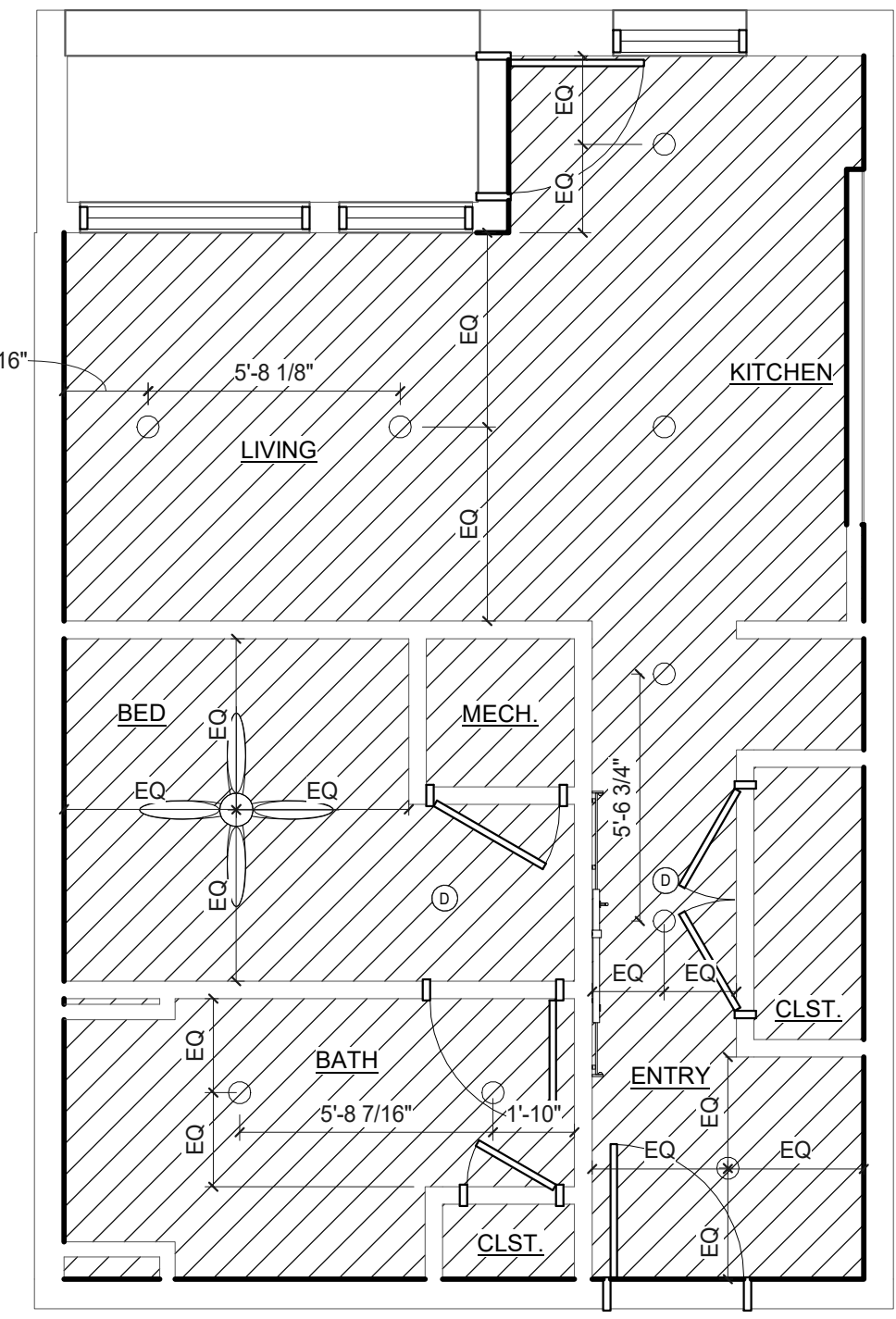
**UNIT ENLARGED FLOOR PLAN:**  
 1. SEE G SHEET SERIES FOR GENERAL BUILDING NOTES. SEE OVERALL FLOOR PLANS FOR ALL OTHER APPLICABLE NOTES.  
 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W-1, U.N.O.  
 5. REFER TO OVERALL FLOOR PLANS FOR DEMISING AND CORRIDOR WALL TYPES.  
 6. PROVIDE ROLLER SHADES, AS SPECIFIED, AT ALL EXTERIOR WINDOWS.  
 7. REFERENCE OVERALL FLOOR PLANS FOR BALCONY LOCATIONS. REFERENCE SPECIFIC DOOR, WINDOW, AND DIMENSIONS ON OVERALL PLANS.

**UNIT ENLARGED REFLECTED CEILING PLAN:**  
 1. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND LOCATIONS.  
 2. WHEREVER POSSIBLE, ALIGN EXPOSED DUCT DIFFUSERS WITH OR CENTERED BETWEEN LIGHT FIXTURES.  
 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILING.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL.  
 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
 6. REFER TO INTERIOR FINISH SCHEDULE, A11.0, FOR MORE INFORMATION ON CEILING TYPES.

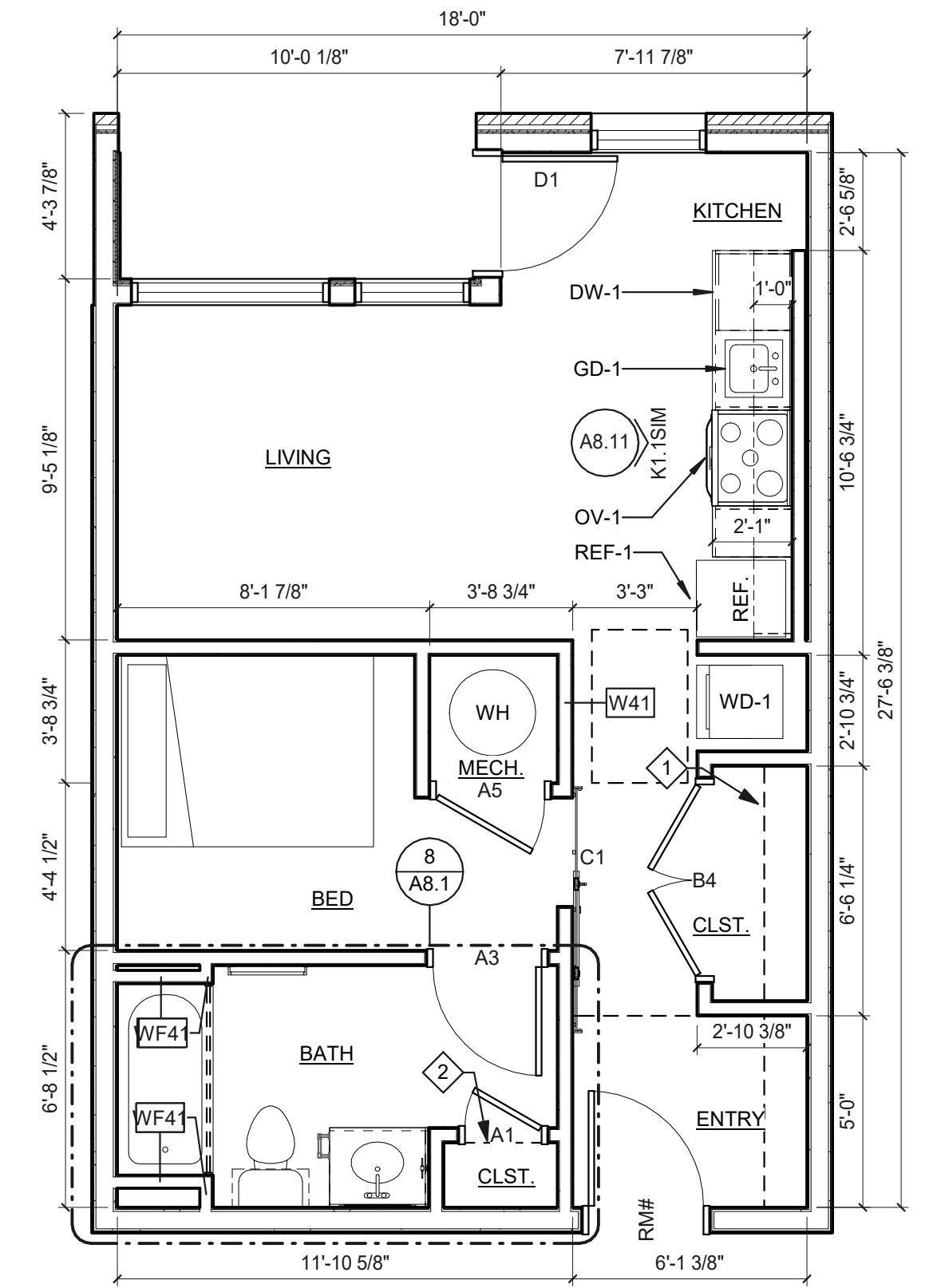
**UNIT ENLARGED BATHROOM PLAN:**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL.  
 4. PROVIDE BLOCKING FOR ANSI COMPLIANT GRAB BARS AT ALL SHOWER AND TOILET LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF. UNDERCOUNTER, TYP.  
 6. WHERE REMOVABLE BASE SINK CABINET OCCURS, EXTEND FLOORING UNDERNEATH, TYP.  
 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.



**8 ENLARGED BATH PLAN UNIT A REV**  
 1/2" = 1'-0"



**7 UNIT A REV - STUDIO - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



**6 UNIT A REV - STUDIO**  
 1/4" = 1'-0"

## RCP FINISHES LEGEND

GWB-2 - ON RESILIENT CHANNELS

## KEYED NOTES - ENLARGED UNIT PLANS

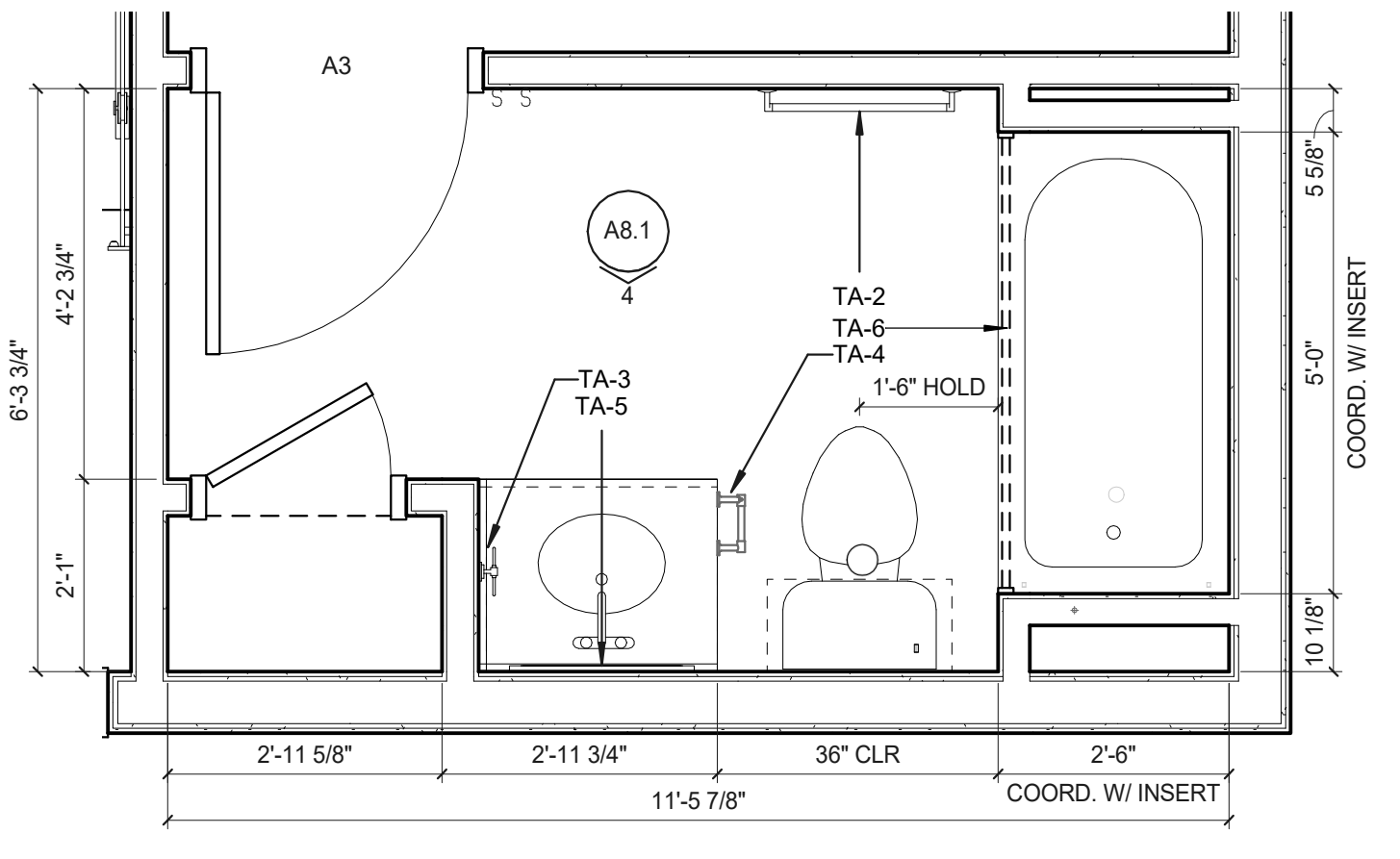
- 1 CLOSET ROD AND SHELF, SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING, SEE 2/A8.10 & 4/A8.10
- 3 BUILT-IN OPEN SHELVING, SEE 2/A8.10 & 4/A8.10
- 4 ANSI UNIT CLOSET ROD AND SHELF, SEE 2/A8.10 & 4/A8.10

102800 TOILET, BATH, AND LAUNDRY ACCESSORIES				
MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-1	102800.A12	GATCO	TOWELROBE HOOK	1295
TA-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-3	102800.A14	GATCO	TOWEL RING	4292
TA-4	102800.A1	GATCO	TOILET PAPER HOLDER	4293B
TA-5	102800.A16	LAMPS PLUS	24"X36" VANITY MIRROR	68V72
TA-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	829SN
TA-8	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 42"	B-5806 X 42
TA-9	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 36"	B-5806 X 36
TA-10	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 18"	B-5806 X 18
TA-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-14	102800.A16	BRADLEY CORP.	24"X36" MIRROR	780
TA-15	102800.A7	BRADLEY CORP.	SANITARY NAPKIN DISPOSAL	4A10

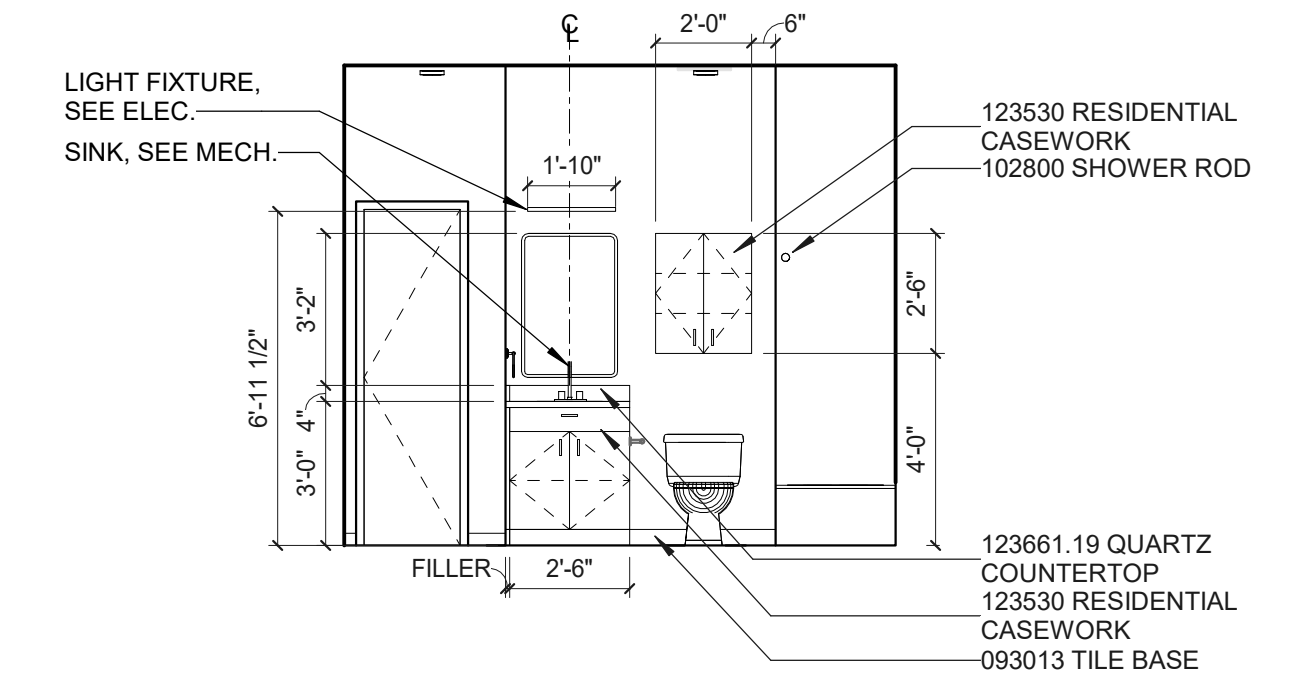
EQUIPMENT SCHEDULE				
MARK	KEYNOTE	DESCRIPTION	MANUF.	
D-1	113013	DRYER	GE	
DW-1	113013	DISHWASHER	GE	
DW-2	113013	ADA DISHWASHER	GE	
GD-1	113013	GARBAGE DISPOSAL	GE	
MW-1	113013	MICROWAVE	GE	
MW-2	113013	MICROWAVE	GE	
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE	
OV-2	113013	ELECTRIC RANGE - DROP IN	GE	
REF-1	113013	REFRIGERATOR	GE	
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT	
RH-1	113013	RANGE HOOD	GE	
W-1	113013	WASHER	GE	
WD-1	113013	COMBINATION WASHER/DRYER	GE	

SCHEDULE - UNIT FINISHES - OPTION 1				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	TB-1	T-1	P-3	P-1
MECH.	WB-1	LVT-1	P-3	P-1

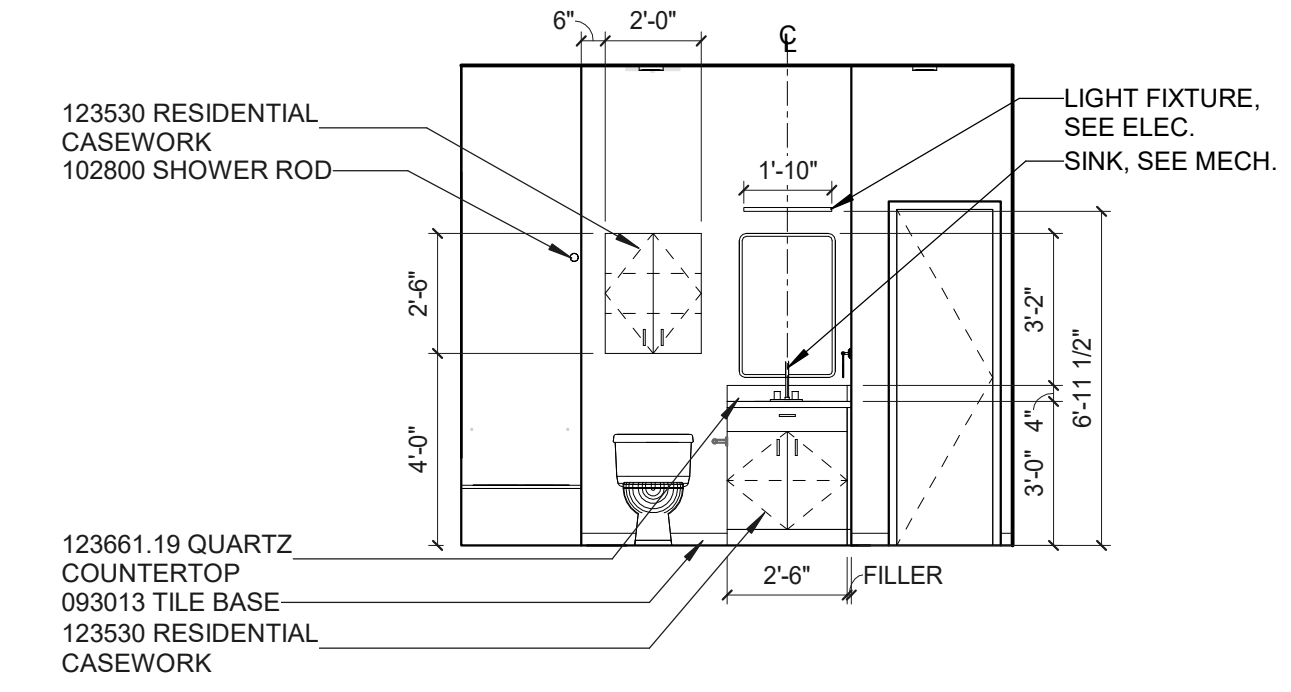
SCHEDULE - UNIT FINISHES - OPTION 2				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	T-2	P-3	P-1
MECH.	WB-1	LVT-2	P-3	P-1



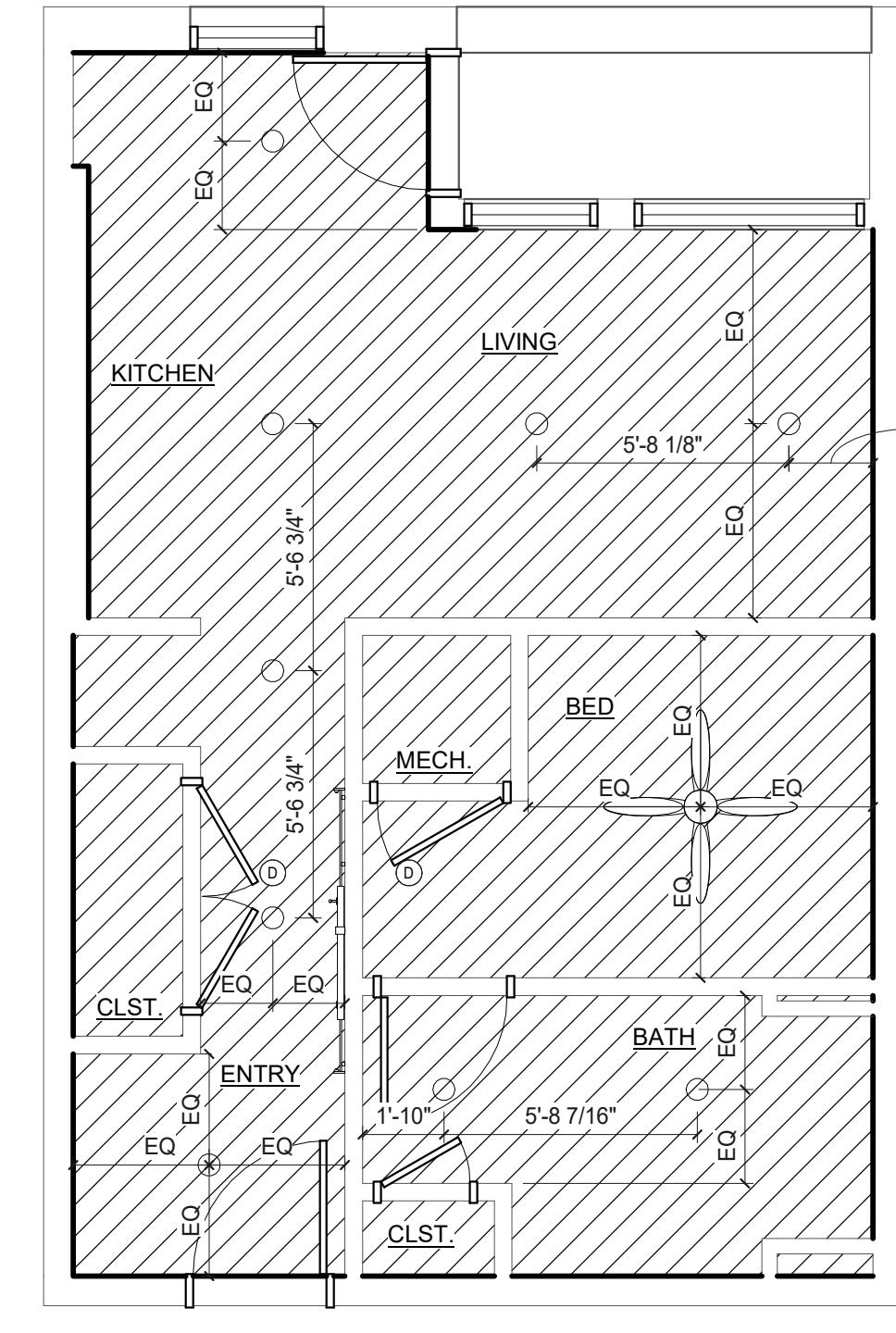
**3 ENLARGED BATH PLAN UNIT A**  
 1/2" = 1'-0"



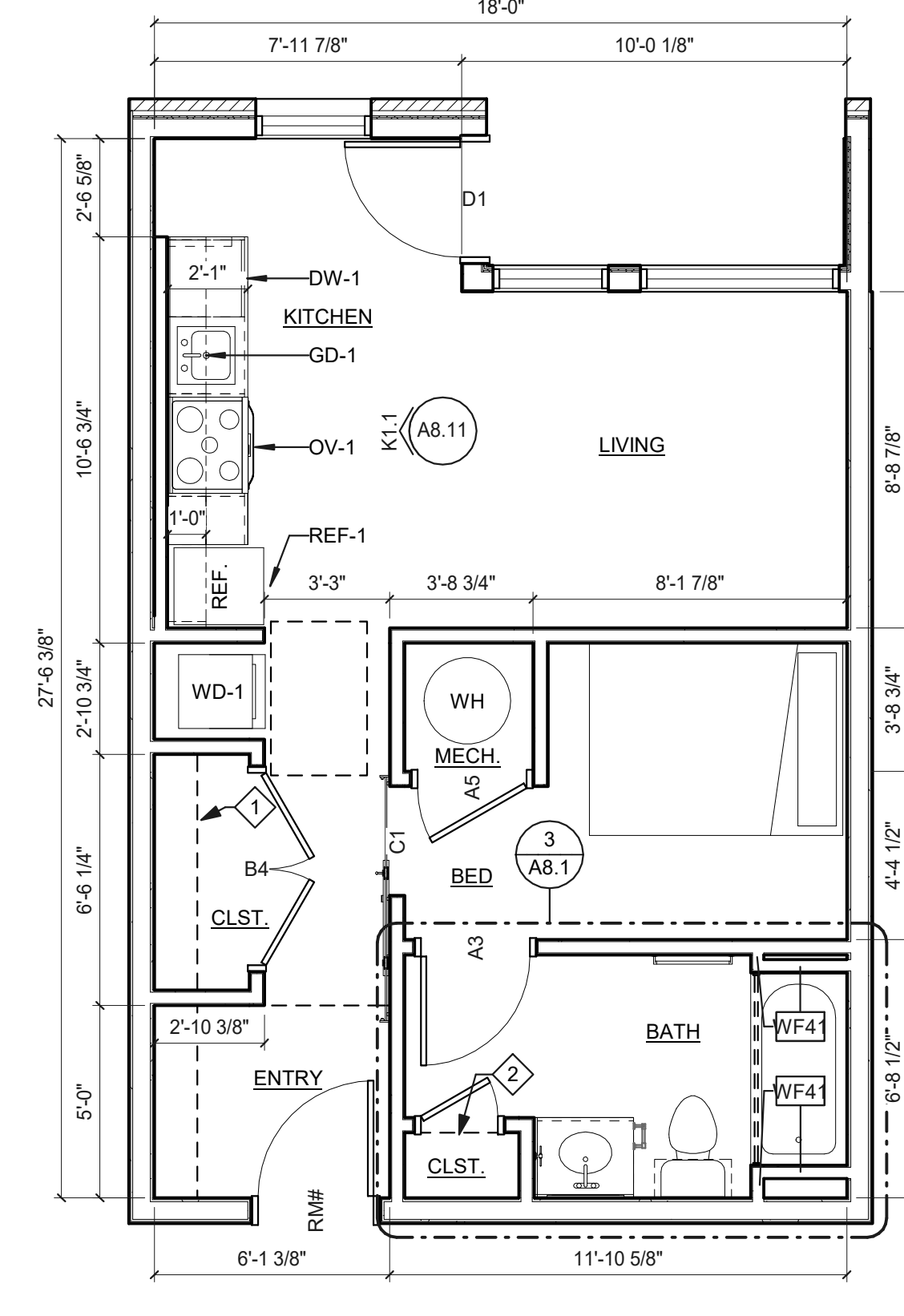
**5 BATH ELEV. UNIT A REV**  
 1/4" = 1'-0"



**4 BATH ELEV. UNIT A**  
 1/4" = 1'-0"



**2 UNIT A - STUDIO - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



**1 ENLARGED PLAN - UNIT A - STUDIO**  
 1/4" = 1'-0"



**ARCHITECT**  
 BVH ARCHITECTURE  
 901 JONES STREET  
 OMAHA, NE 68102  
 V 402 345 3060  
 F 402 345 7871  
 bvh.com

**CIVIL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 GARY NORTON  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 ts2coo.com

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 et-engineers.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

UNIT A & A REV PLANS

**A8.1**

# GENERAL NOTES - UNITS

**GENERAL NOTES**  
 UNIT PLAN DIMENSIONS ARE FROM FACE OF FINISH, U.N.O.  
 UNIT GENERAL NOTES APPLY TO ALL SUBSEQUENT UNIT SHEETS.  
 REFER TO OVERALL FINISH PLANS FOR FINISH OPTION LOCATIONS.

**UNIT ENLARGED FLOOR PLAN:**  
 1. SEE G SHEET SERIES FOR GENERAL BUILDING NOTES. SEE OVERALL FLOOR PLANS FOR ALL OTHER APPLICABLE NOTES.  
 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W-1, U.N.O.  
 5. REFER TO OVERALL FLOOR PLANS FOR DEMISING AND CORRIDOR WALL TYPES.  
 6. PROVIDE ROLLER SHADES, AS SPECIFIED, AT ALL EXTERIOR WINDOWS.  
 7. REFERENCE OVERALL FLOOR PLANS FOR BALCONY LOCATIONS. REFERENCE SPECIFIC DOOR, WINDOW, AND DIMENSIONS ON OVERALL PLANS.

**UNIT ENLARGED REFLECTED CEILING PLAN:**  
 1. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND LOCATIONS.  
 2. WHEREVER POSSIBLE, ALIGN EXPOSED DUCT DIFFUSERS WITH OR CENTERED BETWEEN LIGHT FIXTURES.  
 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILINGS.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL.  
 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
 6. REFER TO INTERIOR FINISH SCHEDULE, A11.0, FOR MORE INFORMATION ON CEILING TYPES.

**UNIT ENLARGED BATHROOM PLAN:**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL.  
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 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF.  
 6. WHERE REMOVABLE BASE SINK CABINET OCCURS, EXTEND FLOORING UNDERNEATH, TYP.  
 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.

# GENERAL NOTES - ANSI UNITS

1. ALL SHOWERS IN ANSI UNITS TO BE ADA COMPLIANT TRANSFER TYPE SHOWER INSERT - (PER ANSI A117.1 1003.1.1.4 & 608) PROVIDE ADDITIONAL BLOCKING AND REINFORCEMENT FOR THE ADDITION OF GRAB BARS.  
 2. BASE CABINETS IN ANSI RESIDENTIAL KITCHENS TO BE DEMOUNTABLE:  
 A. CABINET CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.  
 B. THE FLOOR FINISH EXTENDS UNDER THE CABINETS.  
 C. THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

# RCP FINISHES LEGEND

GWB-2 - ON RESILIENT CHANNELS

# KEYED NOTES - ENLARGED UNIT PLANS

- 1 CLOSET ROD AND SHELF, SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING, SEE 2/A8.10 & 4/A8.10
- 3 BUILT-IN OPEN SHELVING, SEE 2/A8.10 & 4/A8.10
- 4 ANSI UNIT CLOSET ROD AND SHELF, SEE 2/A8.10 & 4/A8.10

# 102800 TOILET, BATH, AND LAUNDRY ACCESSORIES

MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-1	102800.A12	GATCO	TOWELROBE HOOK	1295
TA-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-3	102800.A14	GATCO	TOWEL RING	4292
TA-4	102800.A1	GATCO	TOILET PAPER HOLDER	4293B
TA-5	102800.A16	LAMPS PLUS	24"X36" VANITY MIRROR	68172
TA-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	8295N
TA-8	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 42"	B-5806 X 42
TA-9	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 36"	B-5806 X 36
TA-10	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 18"	B-5806 X 18
TA-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-14	102800.A16	BRADLEY CORP.	24"X36" MIRROR	780
TA-15	102800.A7	BRADLEY CORP.	SANITARY NAPKIN DISPOSAL	4A10

# EQUIPMENT SCHEDULE

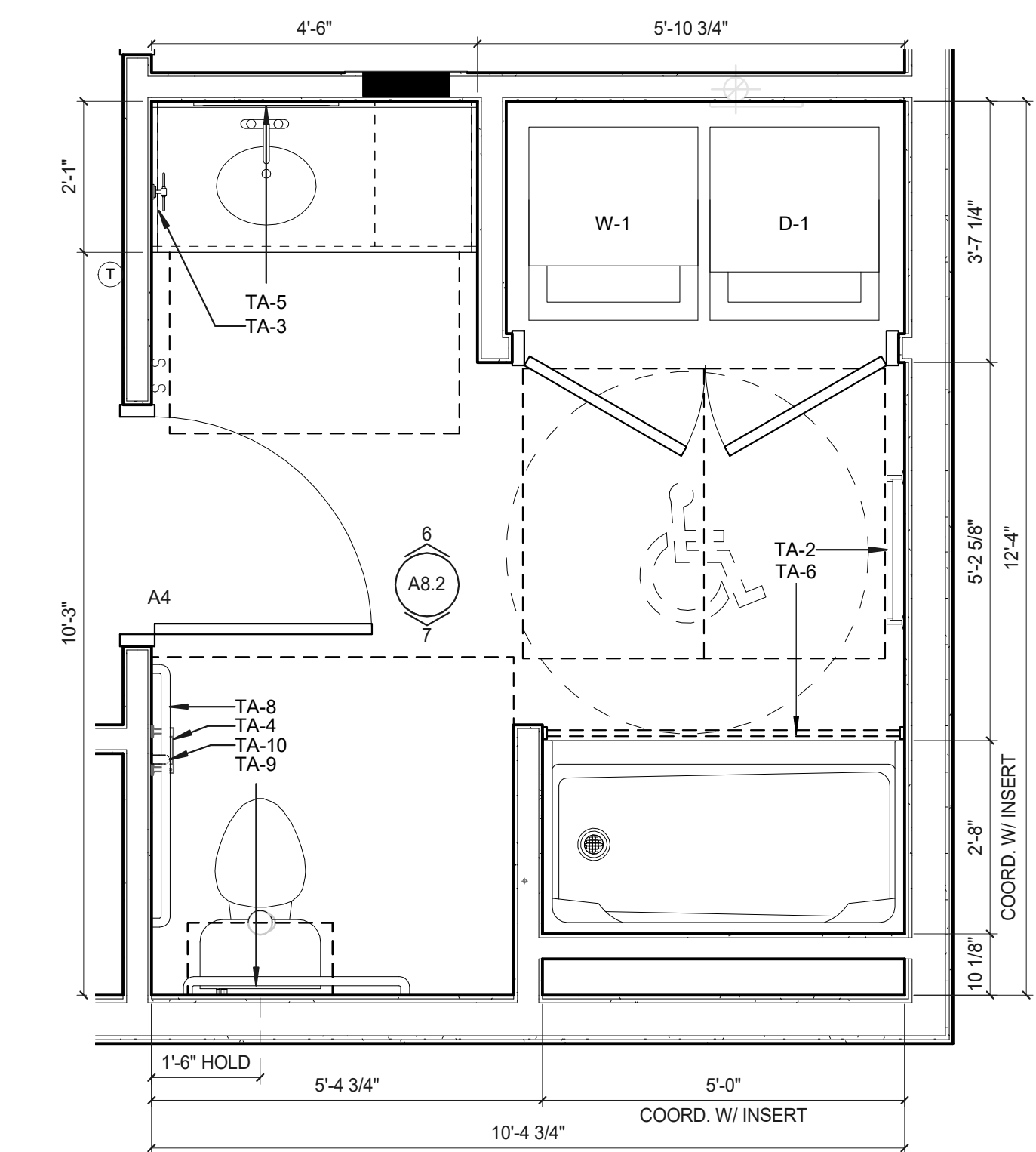
MARK	KEYNOTE	DESCRIPTION	MANUF.
D-1	113013	DRYER	GE
DW-1	113013	DISHWASHER	GE
DW-2	113013	ADA DISHWASHER	GE
GD-1	113013	GARBAGE DISPOSAL	GE
MW-1	113013	MICROWAVE	GE
MW-2	113013	MICROWAVE	GE
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE
OV-2	113013	ELECTRIC RANGE - DROP IN	GE
REF-1	113013	REFRIGERATOR	GE
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT
RH-1	113013	RANGE HOOD	GE
W-1	113013	WASHER	GE
WD-1	113013	COMBINATION WASHER/DRYER	GE

# SCHEDULE - UNIT FINISHES - OPTION 1

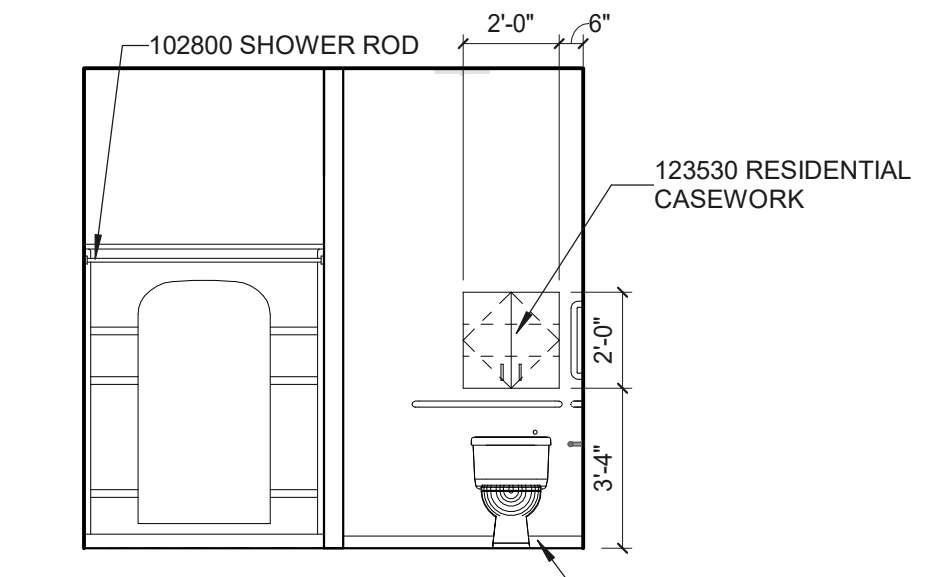
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	TB-1	T-1	P-3	P-1
MECH.	WB-1	LVT-1	P-3	P-1

# SCHEDULE - UNIT FINISHES - OPTION 2

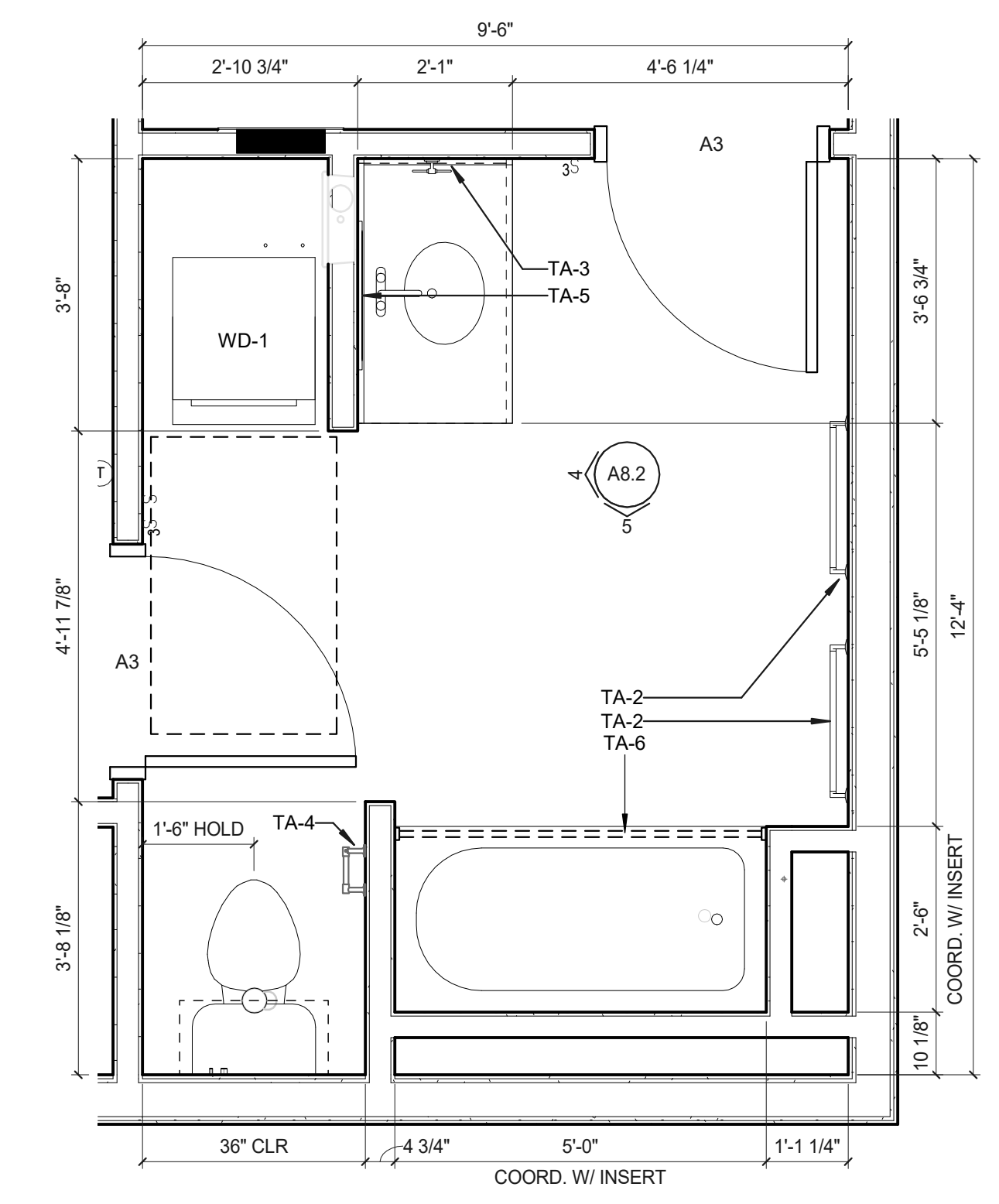
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	T-2	P-3	P-1
MECH.	WB-1	LVT-2	P-3	P-1



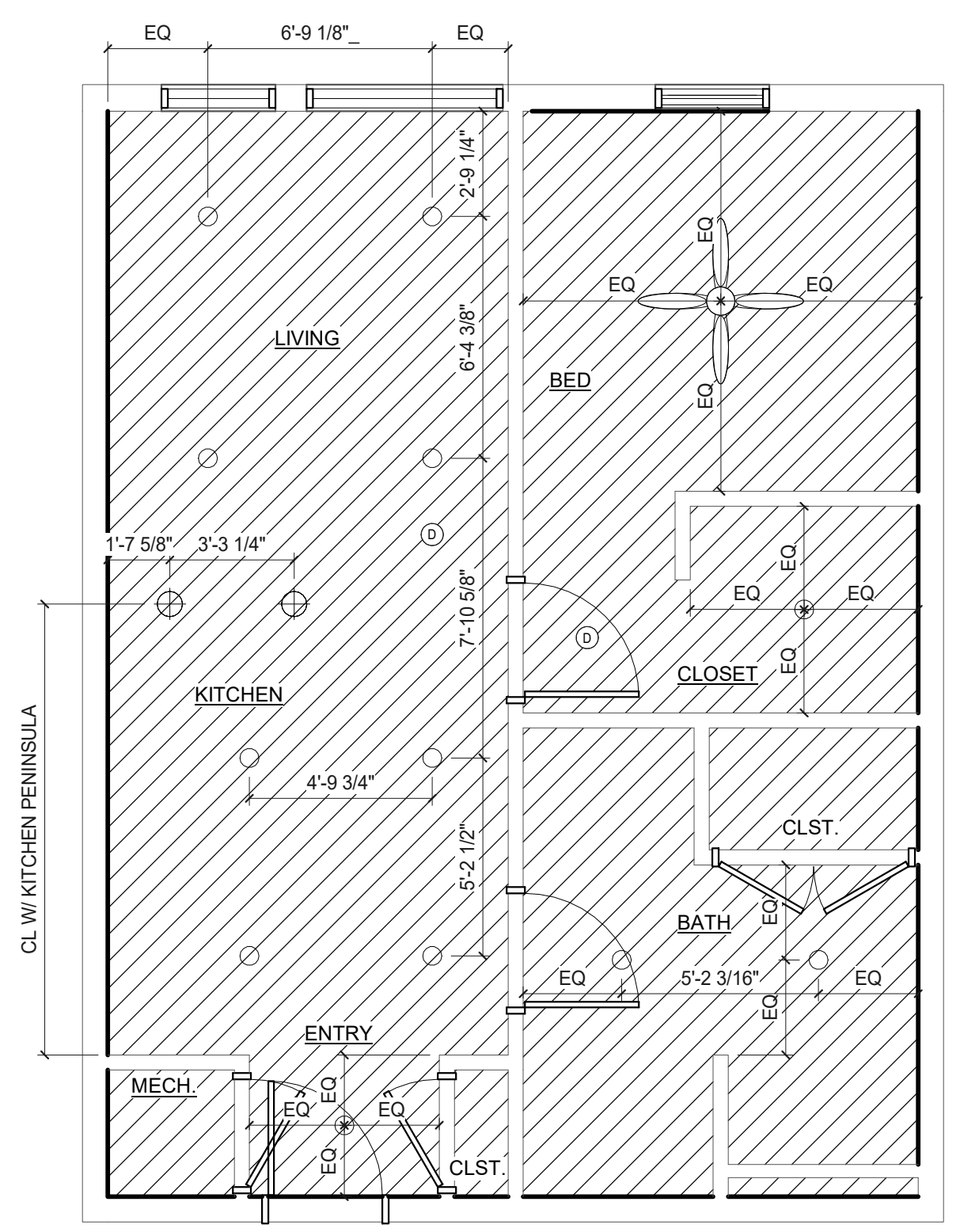
10 ENLARGED BATH PLAN UNIT B (ANSI)  
 1/2" = 1'-0" ANSI A117.1 TYPE A COMPLIANT



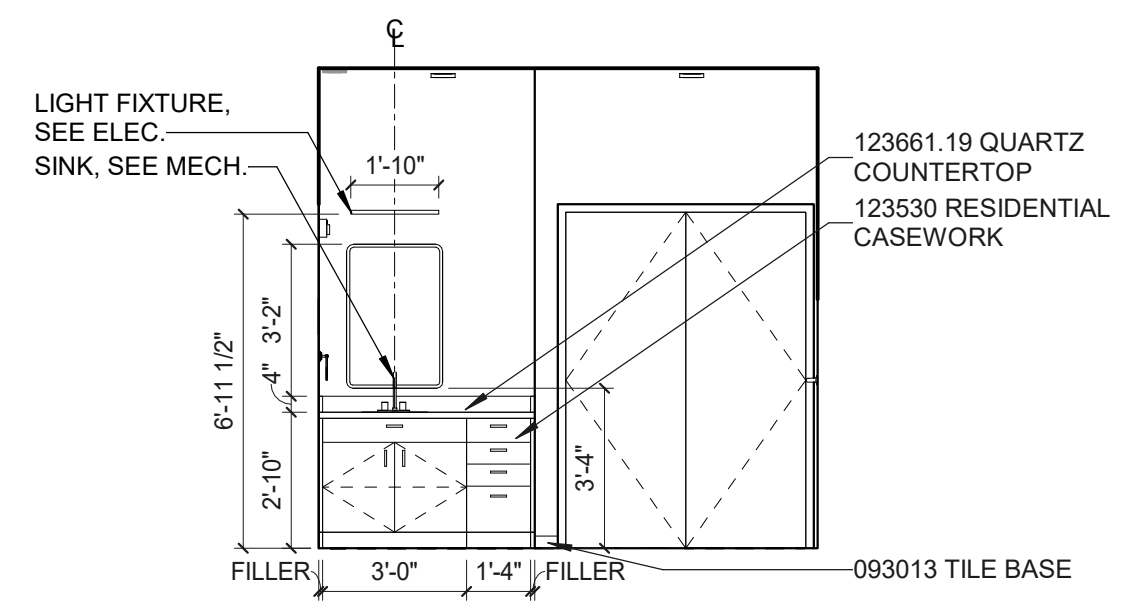
7 BATH ELEV. UNIT B (ANSI)  
 1/4" = 1'-0" ANSI A117.1 TYPE A COMPLIANT



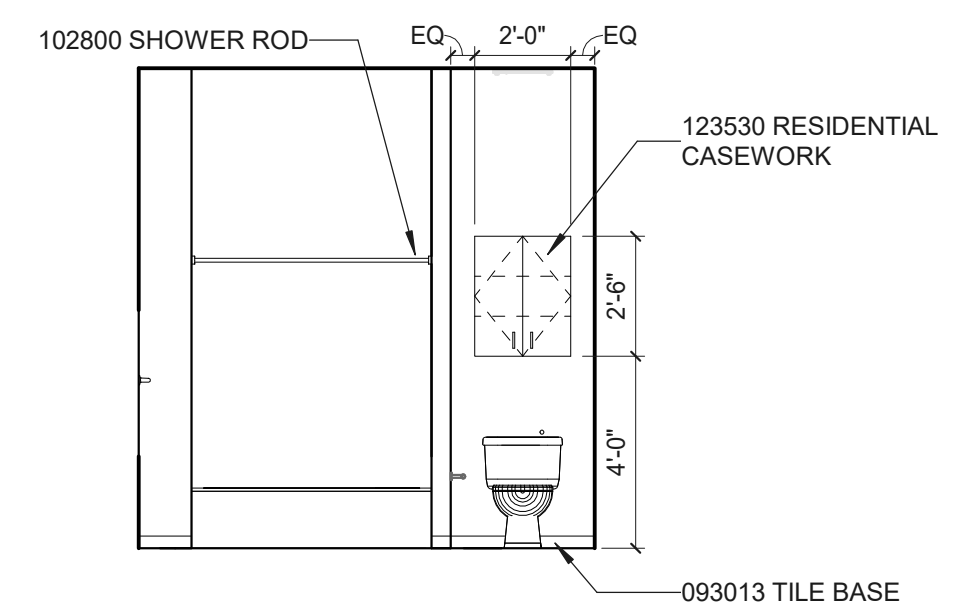
3 ENLARGED BATH PLAN UNIT B  
 1/2" = 1'-0"



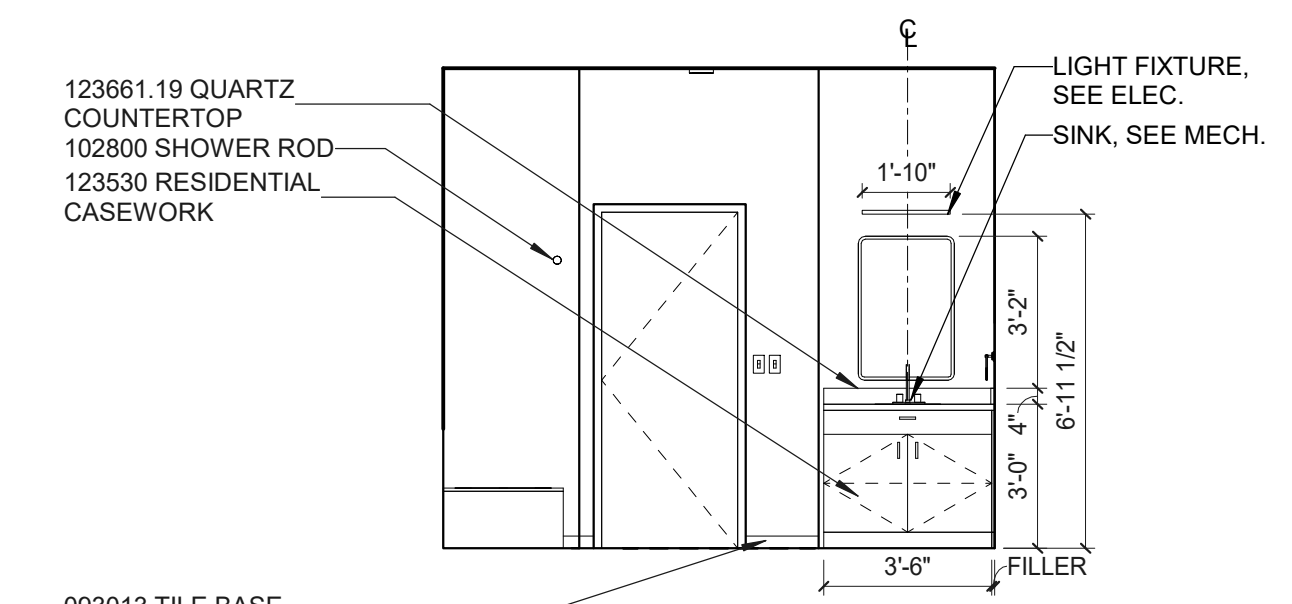
9 UNIT B (ANSI) - 1 BED - REFLECTED CEILING PLAN  
 1/4" = 1'-0"



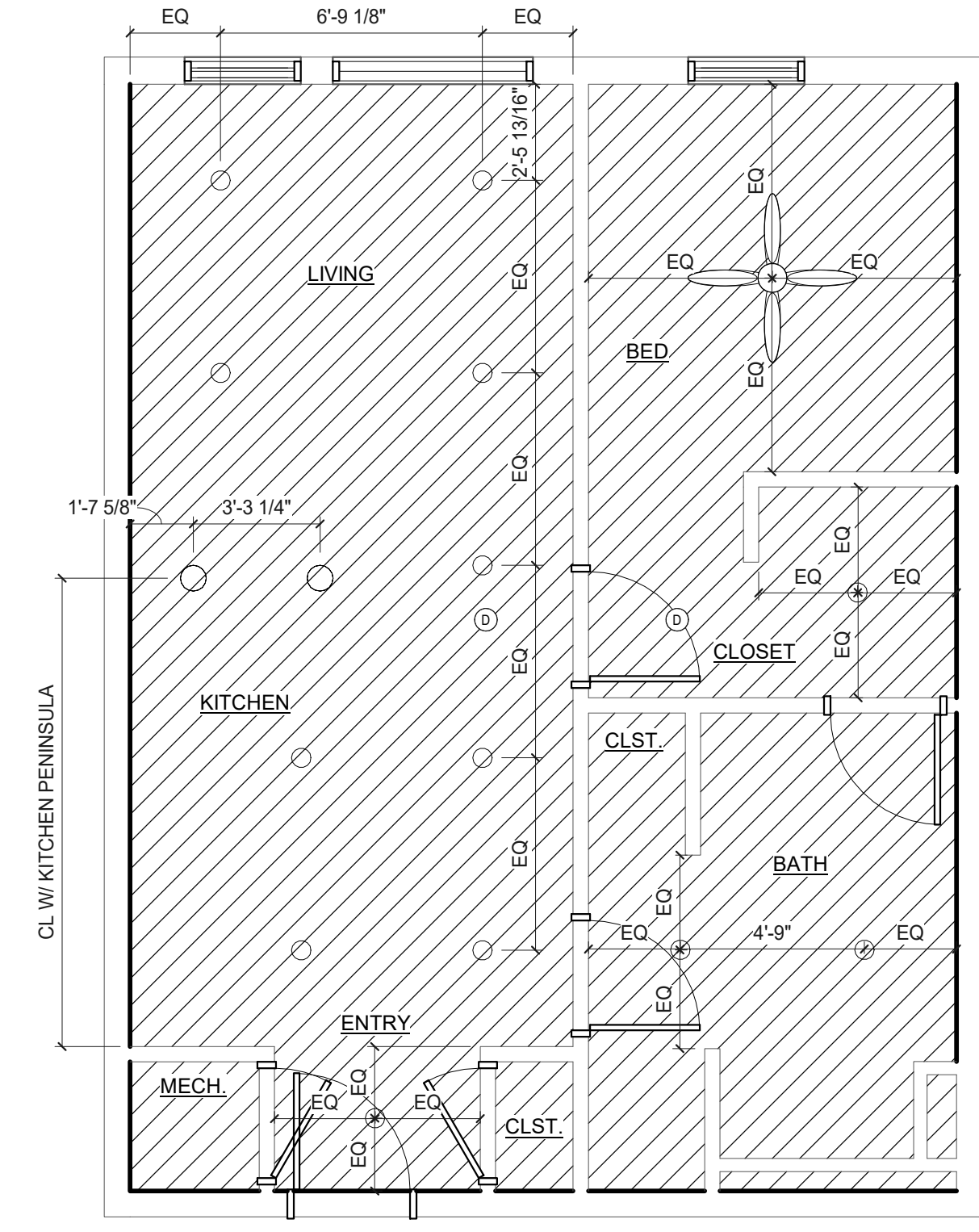
6 BATH ELEV. 2 UNIT B (ANSI)  
 1/4" = 1'-0" ANSI A117.1 TYPE A COMPLIANT



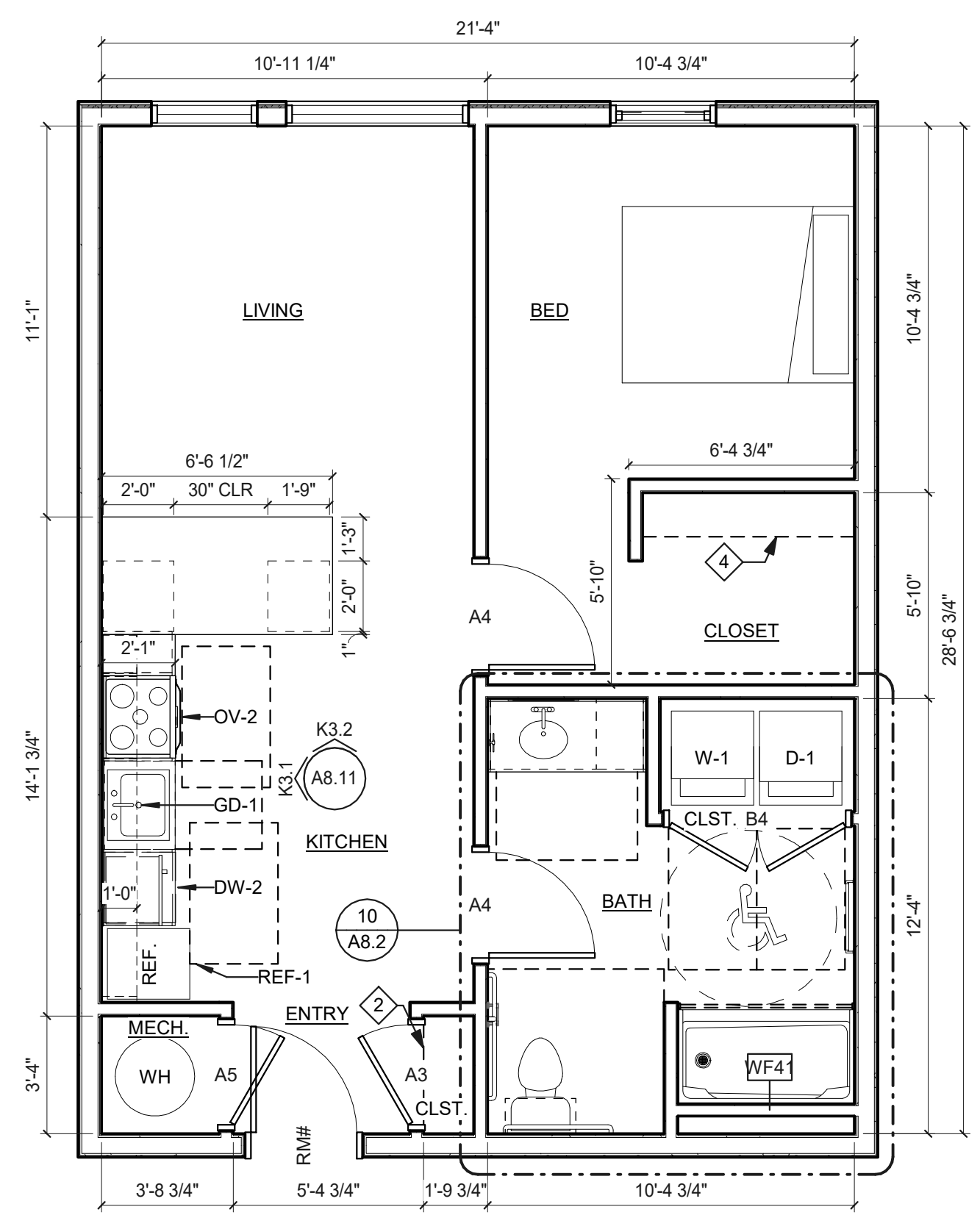
5 BATH ELEV. 2 UNIT B  
 1/4" = 1'-0"



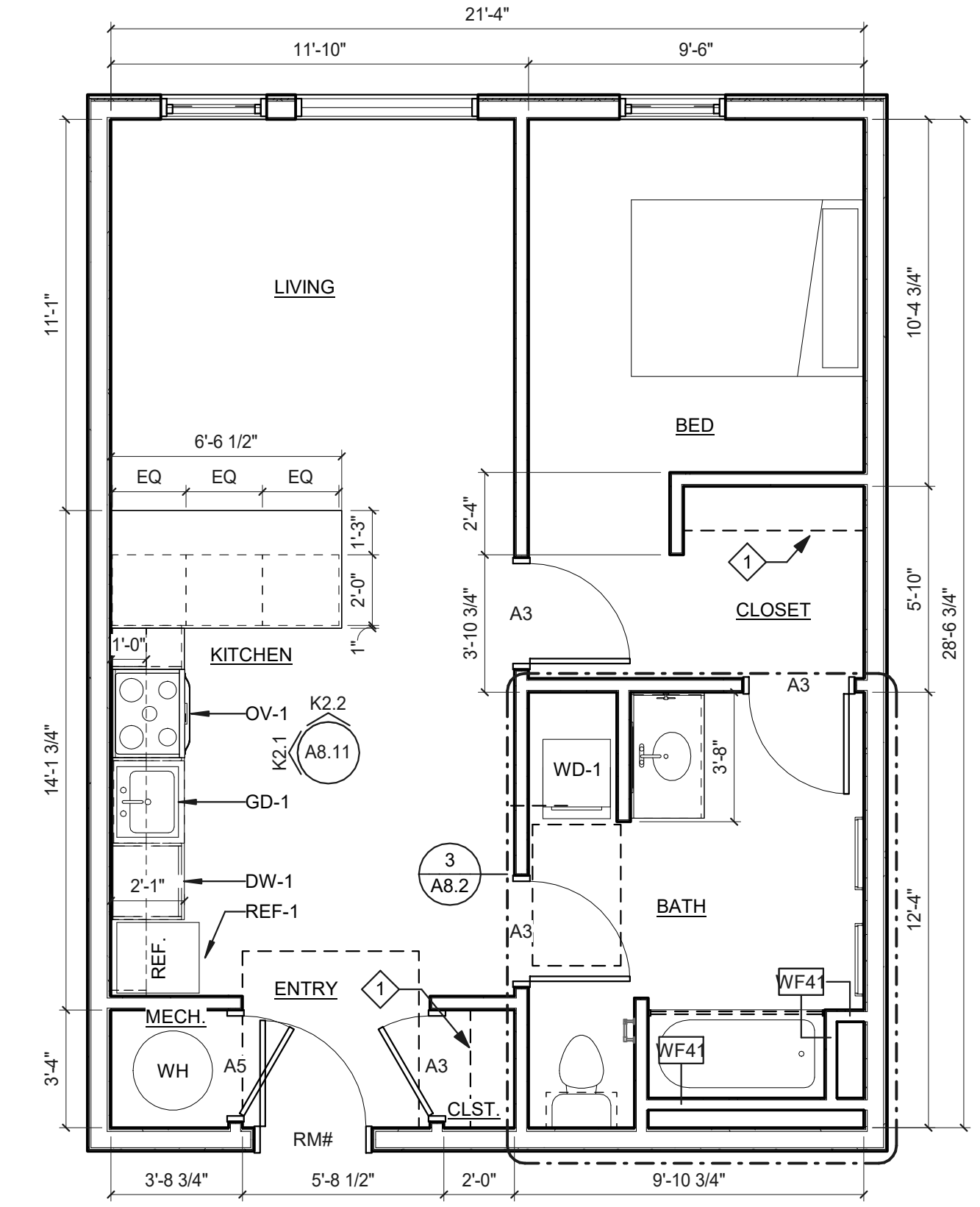
4 BATH ELEV. UNIT B  
 1/4" = 1'-0"



2 UNIT B - 1 BED - REFLECTED CEILING PLAN  
 1/4" = 1'-0"



8 UNIT B ANSI - 1 BED  
 1/4" = 1'-0" ANSI A117.1 TYPE A COMPLIANT



1 UNIT B - 1 BED  
 1/4" = 1'-0"



**ARCHITECT**  
 BVH ARCHITECTURE  
 901 JONES STREET  
 OMAHA, NE 68102  
 F 402 345 3060  
 F 402 345 7871  
 bvh.com

**CIVIL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 GARY NORTON  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 tsdco.com

**STRUCTURAL ENGINEERING**  
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**MECHANICAL ENGINEERING**  
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 V 402 330 2772  
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**ELECTRICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 SHANE HOSS  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

**UNIT B & B ANSI PLANS**

**A8.2**



Return To:  
DRI Title & Escrow  
13057 West Center Rd, Suite 1  
Omaha, NE 68144-3723

1636504

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT**

WEST 1810, LLC, a Nebraska limited liability company and KEYFM LIBRARY, L.L.C., a Nebraska limited liability company

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

18HowardOwner, LLC, a Nebraska limited liability company

herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska, more particularly described as follows;

Parcel 1: Lots 7 & 8, Block 2, E. Kountze Reserve, an addition to the City of Omaha, Douglas County, Nebraska.

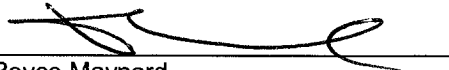
Parcel 2: That part of Lot 9, Block 2, E. Kountze Reserve, an addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot 9; thence North 88.92 feet, more or less, to the South line of Howard Street; thence East along the South line of Howard Street, 159 feet; thence South 88.94 feet, more or less, to the South line of Lot 9; thence West 159 feet to the place of beginning.

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, if any; and free from 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 15th day of February, 2021.

WEST 1810, LLC, a Nebraska limited liability company

BY:   
Royce Maynard  
Manager


KEYFM LIBRARY, L.L.C., a Nebraska limited liability company

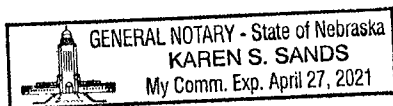
BY:   
Royce Maynard  
Manager

STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 15th day of February, 2021, by Royce Maynard as Manager of WEST 1810, LLC, a Nebraska limited liability company, on behalf of the company and by Royce Maynard as Manager of KEYFM Library, LLC, a Nebraska limited liability company, on behalf of the company.

  
Notary Public



# GENERAL NOTES - UNITS

- GENERAL NOTES**  
 UNIT PLAN DIMENSIONS ARE FROM FACE OF FINISH, U.N.O.  
 UNIT GENERAL NOTES APPLY TO ALL SUBSEQUENT UNIT SHEETS.  
 REFER TO OVERALL FINISH PLANS FOR FINISH OPTION LOCATIONS.
- UNIT ENLARGED FLOOR PLAN:**  
 1. SEE G SHEET SERIES FOR GENERAL BUILDING NOTES. SEE OVERALL FLOOR PLANS FOR ALL OTHER APPLICABLE NOTES.  
 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W-1, U.N.O.  
 5. REFER TO OVERALL FLOOR PLANS FOR DEMISING AND CORRIDOR WALL TYPES.  
 6. PROVIDE ROLLER SHADES, AS SPECIFIED, AT ALL EXTERIOR WINDOWS.  
 7. REFERENCE OVERALL FLOOR PLANS FOR BALCONY LOCATIONS. REFERENCE SPECIFIC DOOR, WINDOW, AND DIMENSIONS ON OVERALL PLANS.
- UNIT ENLARGED REFLECTED CEILING PLAN:**  
 1. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND LOCATIONS.  
 2. WHEREVER POSSIBLE, ALIGN EXPOSED DUCT DIFFUSERS WITH OR CENTERED BETWEEN LIGHT FIXTURES.  
 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILINGS.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL. 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
 6. REFER TO INTERIOR FINISH SCHEDULE, A11.0, FOR MORE INFORMATION ON CEILING TYPES.
- UNIT ENLARGED BATHROOM PLAN:**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL.  
 4. PROVIDE BLOCKING FOR ANSI COMPLIANT GRAB BARS AT ALL SHOWER AND TOILET LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF.  
 6. WHERE REMOVABLE BASE SINK CABINET OCCURS, EXTEND FLOORING UNDERNEATH, TYP.  
 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.

# RCP FINISHES LEGEND

GWB-2 - ON RESILIENT CHANNELS

# KEYED NOTES - ENLARGED UNIT PLANS

- 1 CLOSET ROD AND SHELF, SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING, SEE 2/A8.10 & 4/A8.10
- 3 BUILT-IN OPEN SHELVING, SEE 2/A8.10 & 4/A8.10
- 4 ANSI UNIT CLOSET ROD AND SHELF, SEE 2/A8.10 & 4/A8.10

# 102800 TOILET, BATH, AND LAUNDRY ACCESSORIES

MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-1	102800.A12	GATCO	TOWEL/ROBE HOOK	1295
TA-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-3	102800.A14	GATCO	TOWEL RING	4292
TA-4	102800.A1	GATCO	TOILET PAPER HOLDER	4295B
TA-5	102800.A16	LAMPS PLUS	24"x36" VANITY MIRROR	68V72
TA-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	829SN
TA-8	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 42"	B-5806 X 42
TA-9	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 36"	B-5806 X 36
TA-10	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 18"	B-5806 X 18
TA-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-14	102800.A16	BRADLEY CORP.	24"x36" MIRROR	780
TA-15	102800.A7	BRADLEY CORP.	SANITARY NAPKIN DISPOSAL	4A10

# EQUIPMENT SCHEDULE

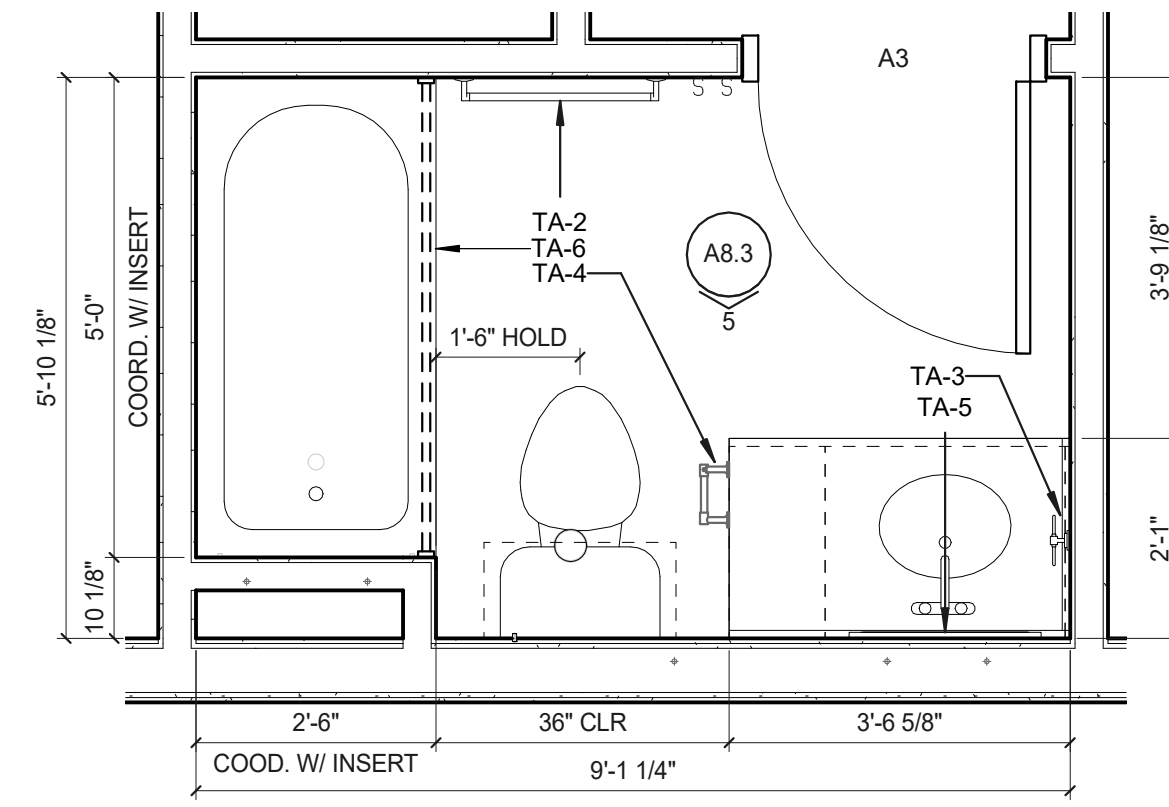
MARK	KEYNOTE	DESCRIPTION	MANUF.
D-1	113013	DRYER	GE
DW-1	113013	DISHWASHER	GE
GD-1	113013	GARBAGE DISPOSAL	GE
MW-1	113013	MICROWAVE	GE
MW-2	113013	MICROWAVE	GE
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE
OV-2	113013	ELECTRIC RANGE - DROP IN	GE
REF-1	113013	REFRIGERATOR	GE
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT
RH-1	113013	RANGE HOOD	GE
W-1	113013	WASHER	GE
WD-1	113013	COMBINATION WASHER/DRYER	GE

# SCHEDULE - UNIT FINISHES - OPTION 1

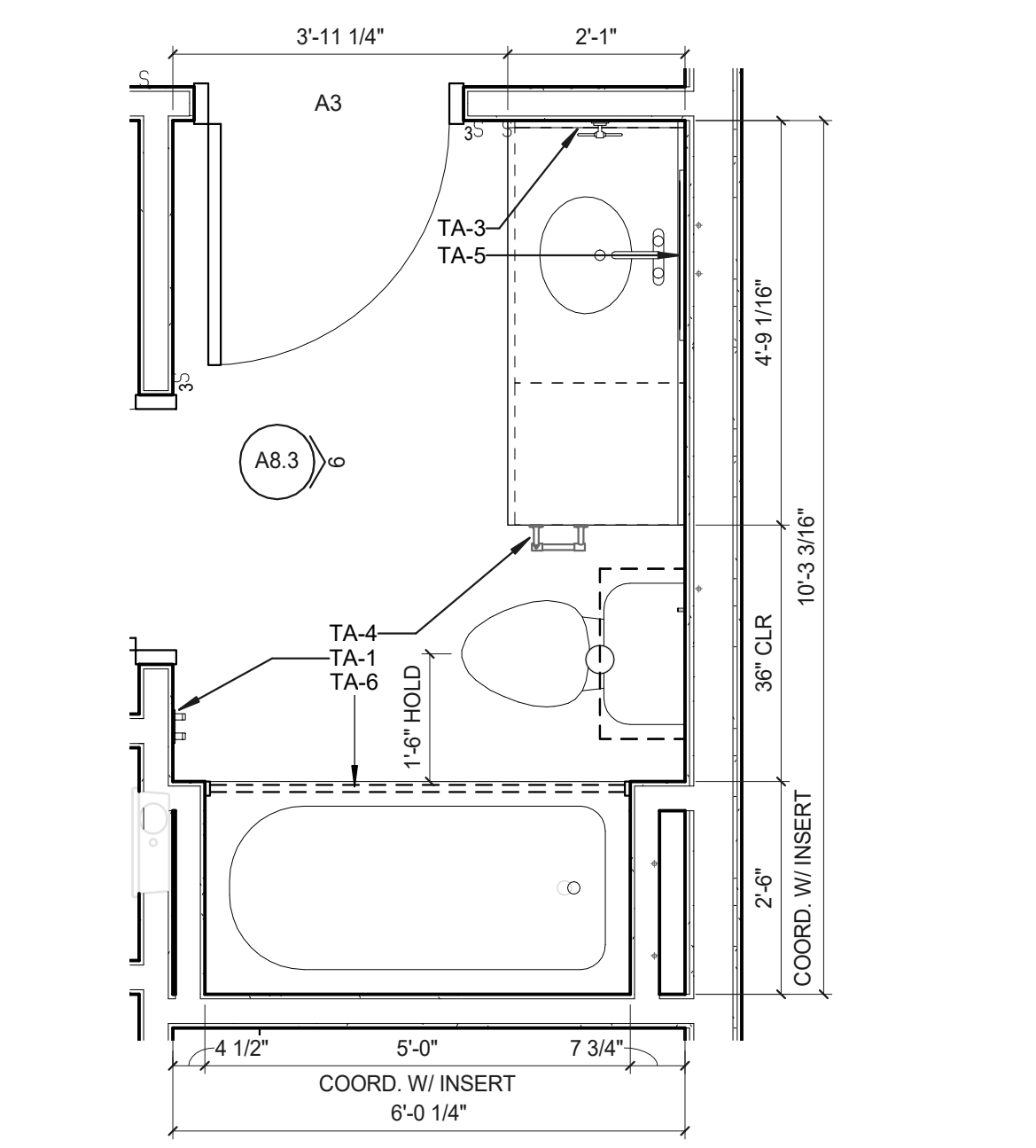
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	T-1	P-3	P-1	P-1
MECH.	WB-1	LVT-1	P-3	P-1

# SCHEDULE - UNIT FINISHES - OPTION 2

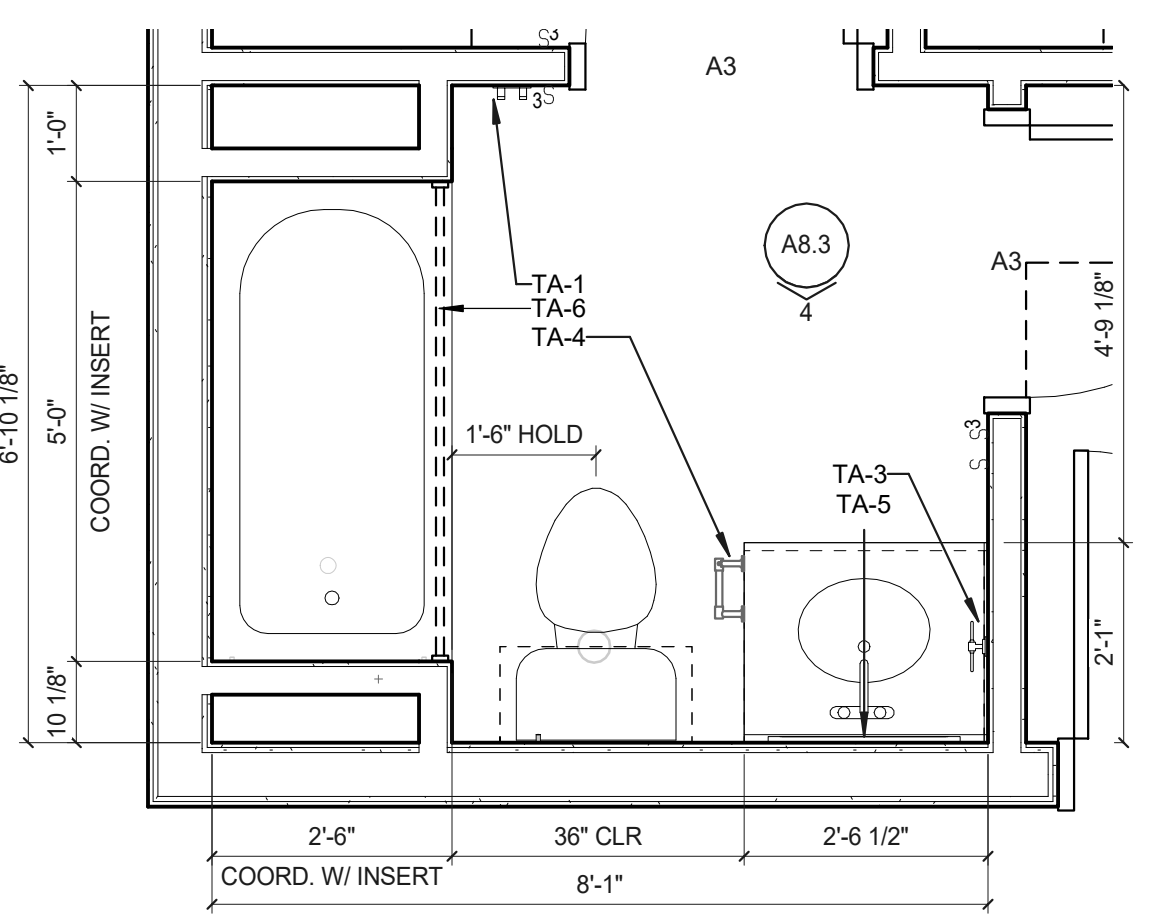
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	P-3	P-1	P-1
MECH.	WB-1	LVT-2	P-3	P-1



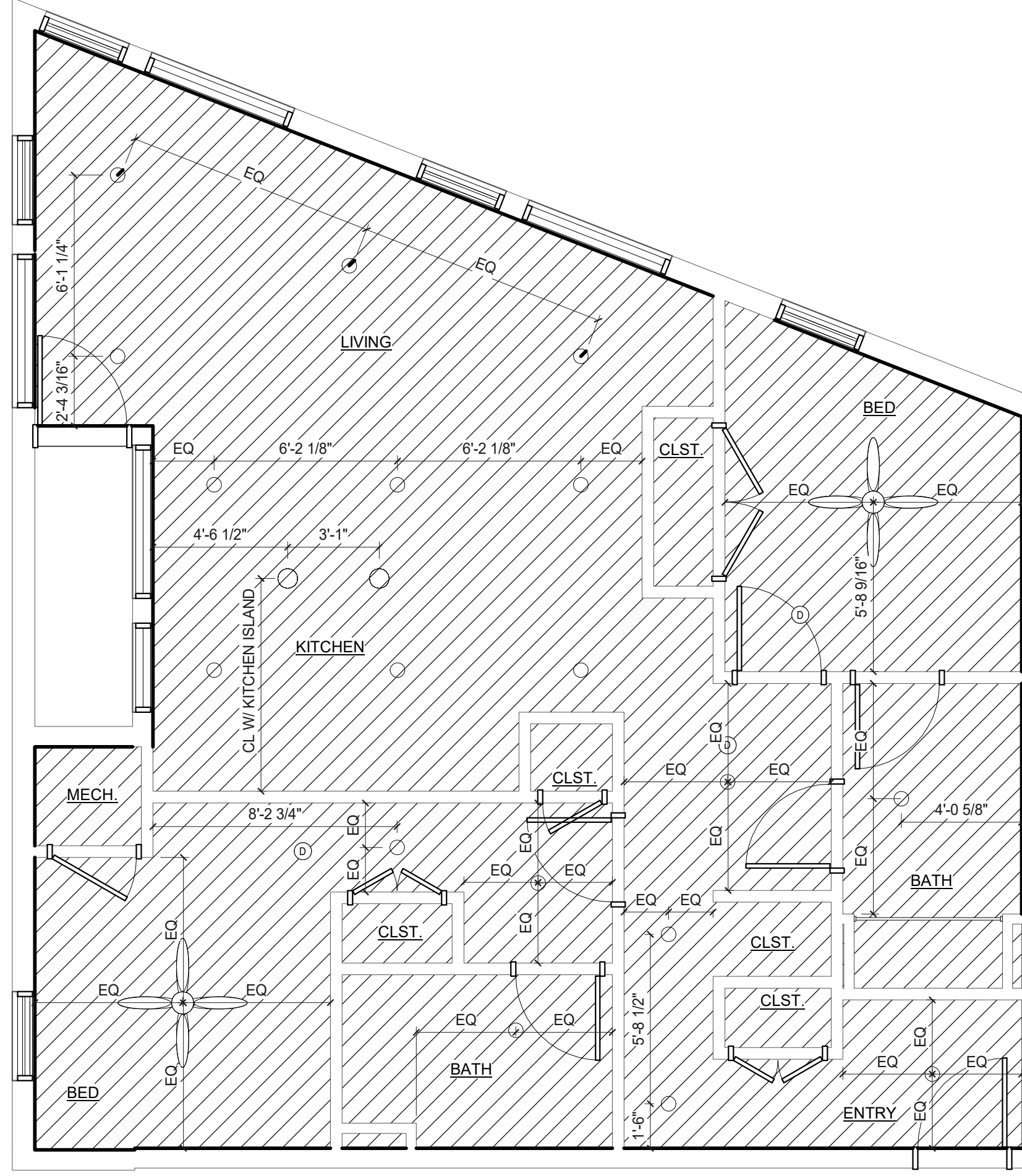
10 ENLARGED BATH PLAN UNIT D  
1/2" = 1'-0"



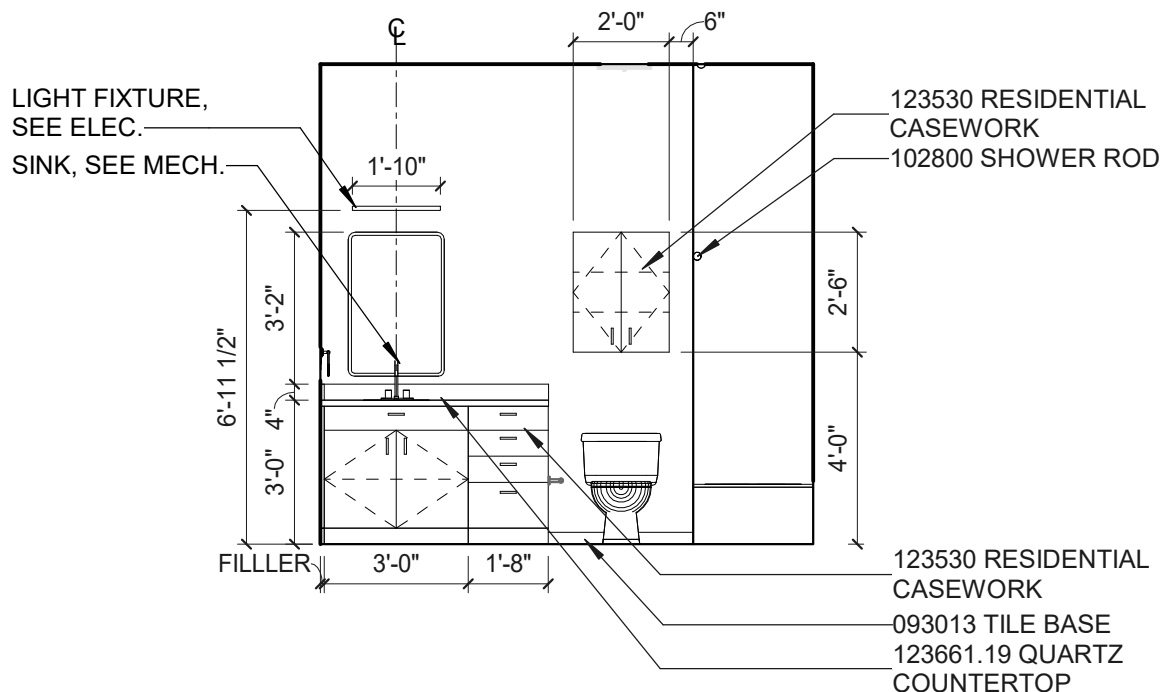
9 ENLARGED BATH PLAN 2 UNIT D  
1/2" = 1'-0"



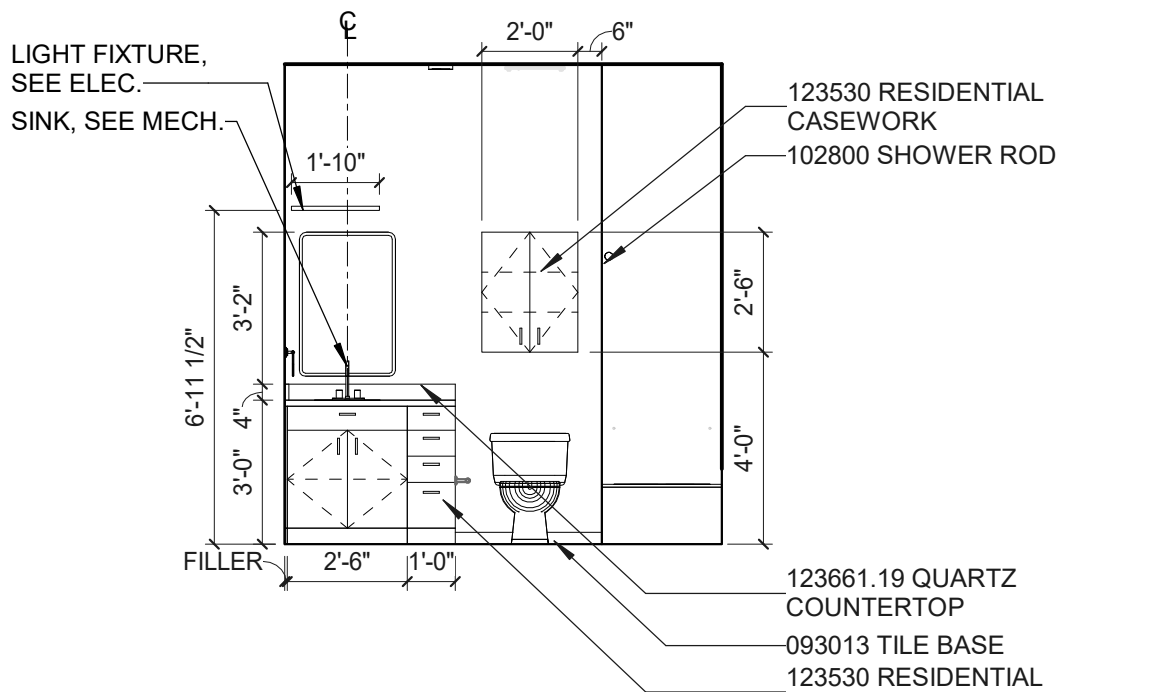
3 ENLARGED BATH PLAN UNIT C  
1/2" = 1'-0"



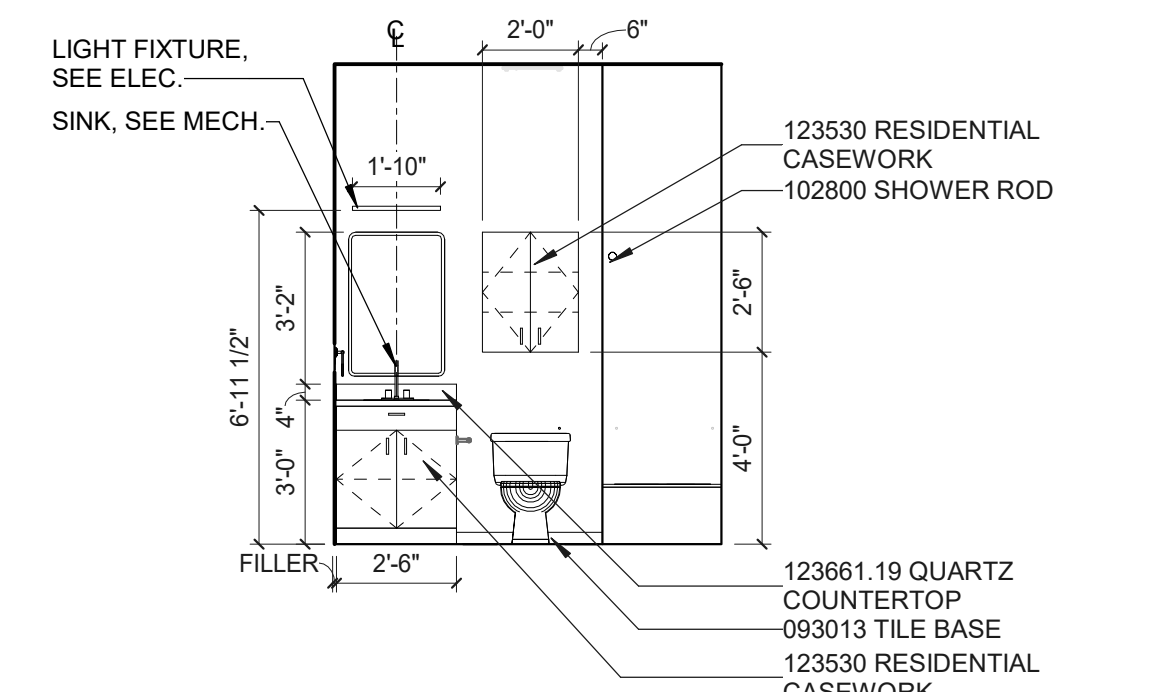
8 UNIT D - 2 BED - REFLECTED CEILING PLAN  
1/4" = 1'-0"



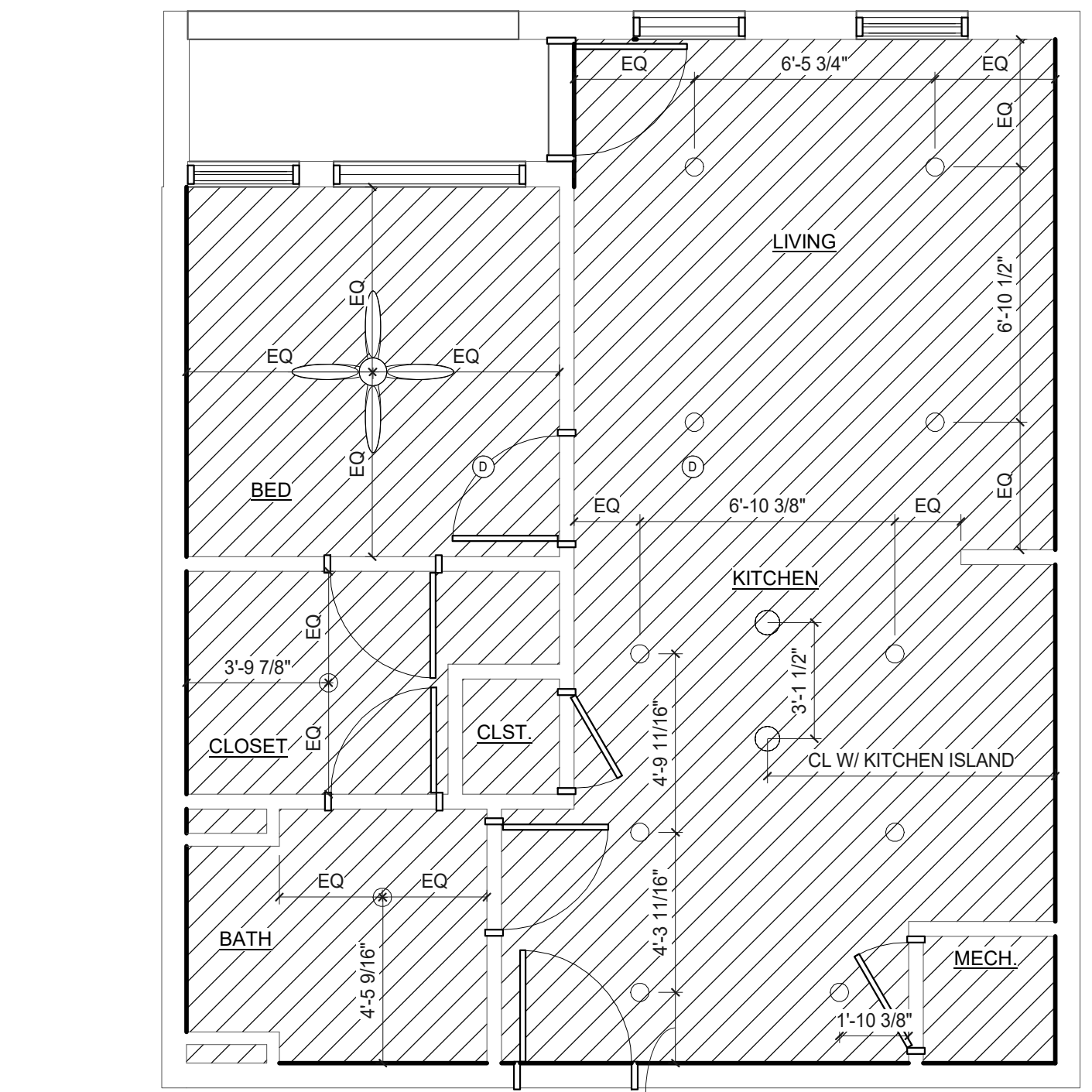
6 BATH ELEV. 2 UNIT D  
1/4" = 1'-0"



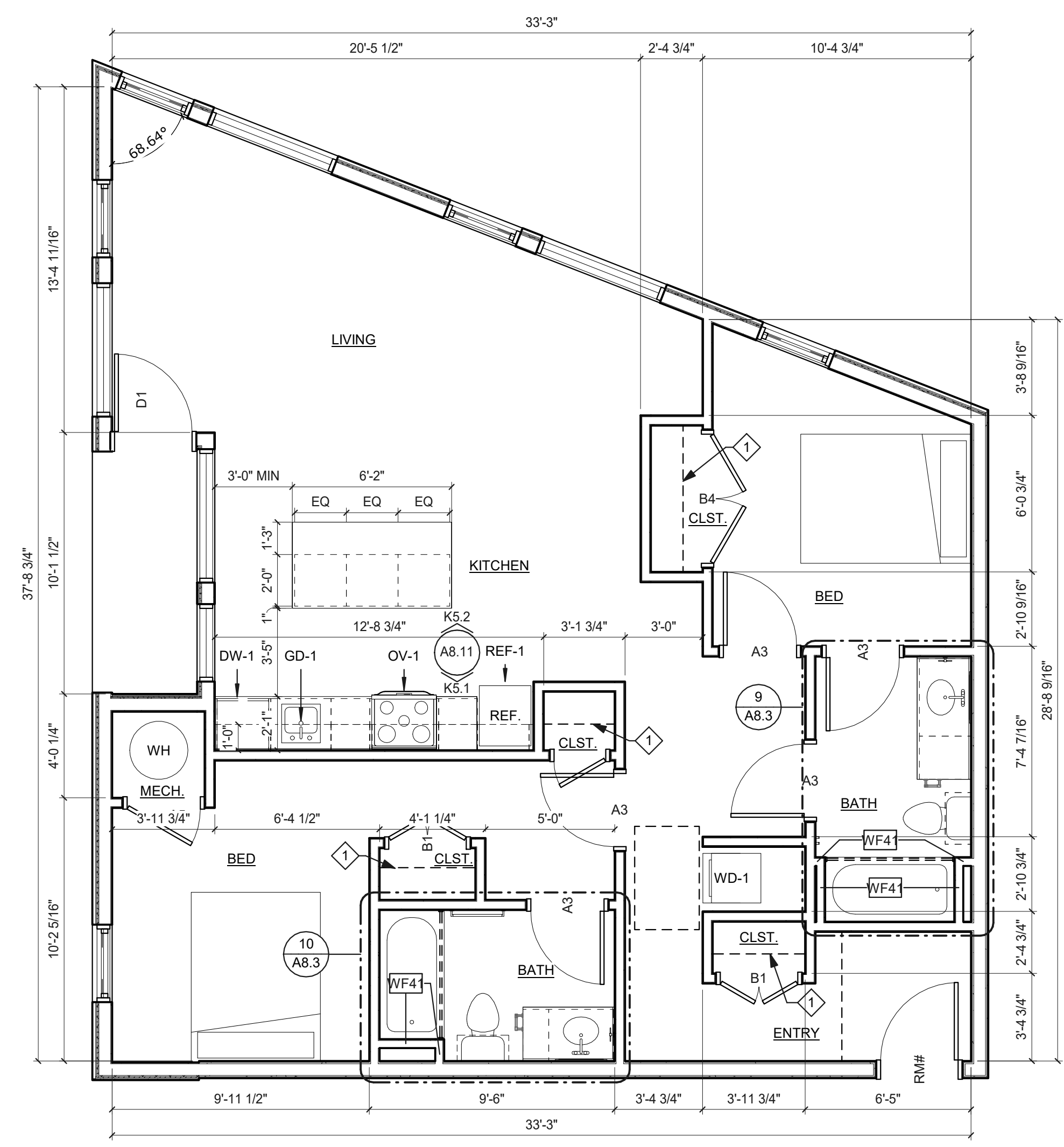
5 BATH ELEV. UNIT D  
1/4" = 1'-0"



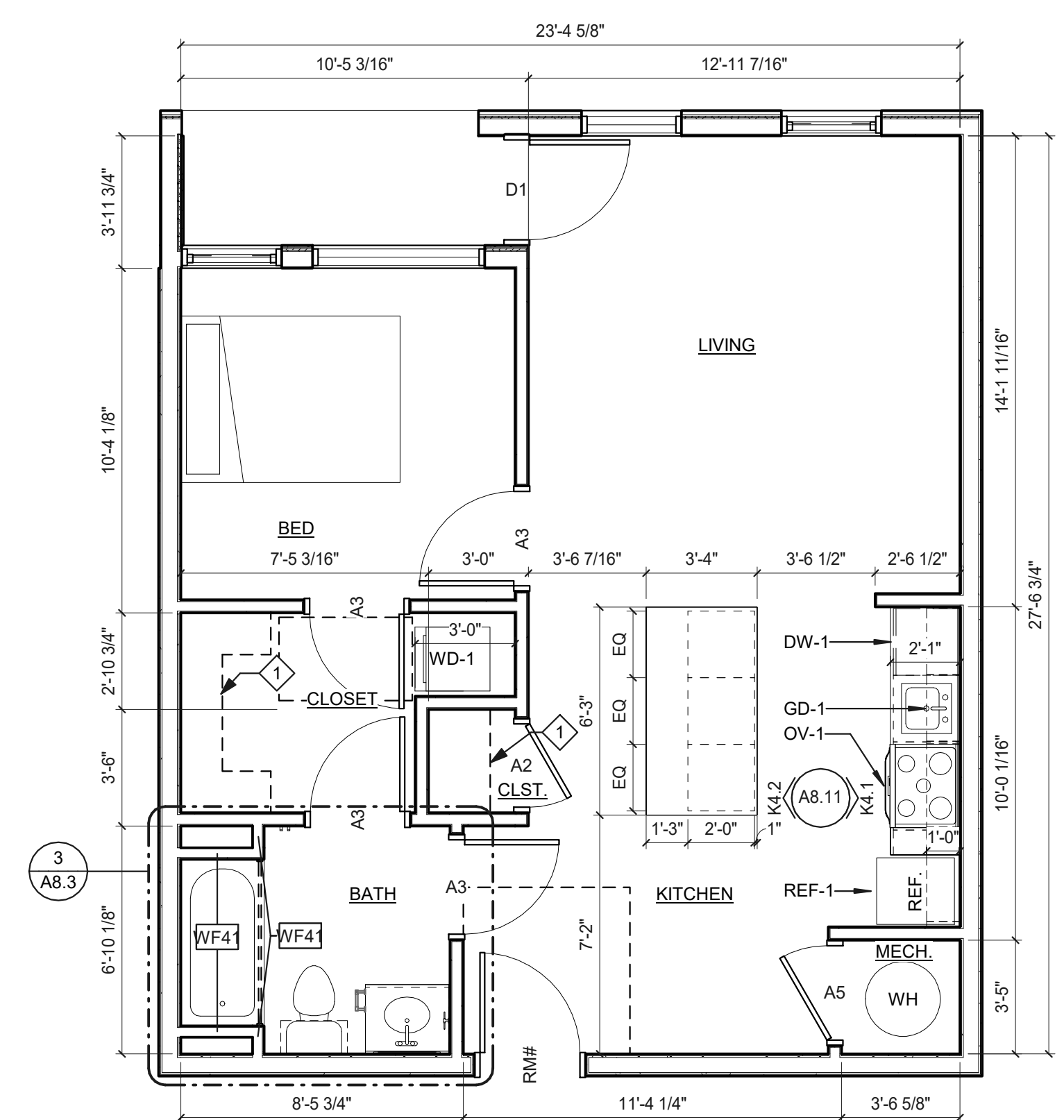
4 BATH ELEV. UNIT C  
1/4" = 1'-0"



2 UNIT C - 1 BED - REFLECTED CEILING PLAN  
1/4" = 1'-0"



7 UNIT D - 2 BED  
1/4" = 1'-0"



1 UNIT C - 1 BED  
1/4" = 1'-0"

**ARCHITECT**  
 BVH ARCHITECTURE  
 901 JONES STREET  
 OMAHA, NE 68102  
 V 402 345 3060  
 F 402 345 7871  
 bvh.com

**CIVIL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 GARY NORTON  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 tdso.com

**STRUCTURAL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 TREVOR LAHSEN  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 tdso.com

**MECHANICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 JUSTIN VEIK  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

**ELECTRICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 SHANE HOSS  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

# REVISIONS SCHEDULE

MARK	DATE	DESCRIPTION
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**NOT FOR CONSTRUCTION**

# FLATIRON PROJECT - BUILDING 'A'

PROJECT: 20025 DATE: 04/15/2021

# UNIT C & D PLANS



# GENERAL NOTES - UNITS

**GENERAL NOTES**  
 UNIT PLAN DIMENSIONS ARE FROM FACE OF FINISH, U.N.O.  
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 REFER TO OVERALL FINISH PLANS FOR FINISH OPTION LOCATIONS.

**UNIT ENLARGED FLOOR PLAN**  
 1. SEE G SHEET SERIES FOR GENERAL BUILDING NOTES. SEE OVERALL FLOOR PLANS FOR ALL OTHER APPLICABLE NOTES.  
 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W41, U.N.O.  
 5. REFER TO OVERALL FLOOR PLANS FOR DEMISING AND CORRIDOR WALL TYPES.  
 6. PROVIDE ROLLER SHADES, AS SPECIFIED, AT ALL EXTERIOR WINDOWS.  
 7. REFERENCE OVERALL FLOOR PLANS FOR BALCONY LOCATIONS. REFERENCE SPECIFIC DOOR, WINDOW, AND DIMENSIONS ON OVERALL PLANS.

**UNIT ENLARGED REFLECTED CEILING PLAN**  
 1. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND LOCATIONS.  
 2. WHEREVER POSSIBLE, ALIGN EXPOSED DUCT DIFFUSERS WITH OR CENTERED BETWEEN LIGHT FIXTURES.  
 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILINGS.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL.  
 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
 6. REFER TO INTERIOR FINISH SCHEDULE, A11.10, FOR MORE INFORMATION ON CEILING TYPES.

**UNIT ENLARGED BATHROOM PLAN**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 4. PROVIDE BLOCKING FOR ANSI COMPLIANT GRAB BARS AT ALL SHOWER AND TOILET LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF.  
 6. WHERE REMOVABLE BASE SINK CABINET OCCURS, EXTEND FLOORING UNDERNEATH, TYP.  
 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.

## RCP FINISHES LEGEND

GWB-2 - ON RESILIENT CHANNELS

## KEYED NOTES - ENLARGED UNIT PLANS

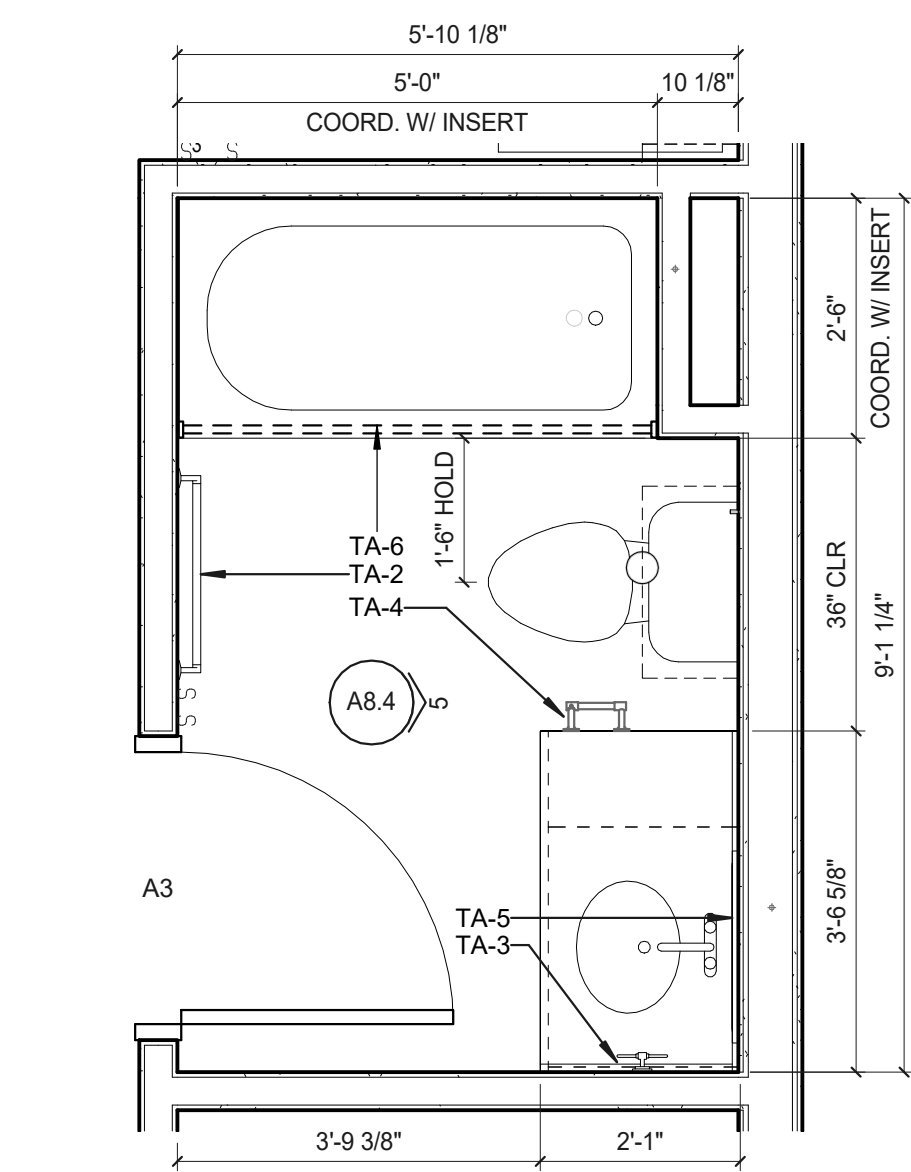
- 1 CLOSET ROD AND SHELF, SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING, SEE 2/A8.10 & 4/A8.10
- 3 BUILT-IN OPEN SHELVING, SEE 2/A8.10 & 4/A8.10
- 4 ANSI UNIT CLOSET ROD AND SHELF, SEE 2/A8.10 & 4/A8.10

102800 TOILET, BATH, AND LAUNDRY ACCESSORIES				
MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-1	102800.A12	GATCO	TOWEL/ROBE HOOK	1295
TA-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-3	102800.A14	GATCO	TOWEL RING	4292
TA-4	102800.A1	GATCO	TOILET PAPER HOLDER	4293B
TA-5	102800.A16	LAMPS PLUS	24"x36" VANITY MIRROR	68V72
TA-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	829SN
TA-8	102800.A17	BOBRICK WASHROOM EQUIP. INC.	GRAB BAR - 42"	B-5806 X 42
TA-9	102800.A17	BOBRICK WASHROOM EQUIP. INC.	GRAB BAR - 36"	B-5806 X 36
TA-10	102800.A17	BOBRICK WASHROOM EQUIP. INC.	GRAB BAR - 18"	B-5806 X 18
TA-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-14	102800.A16	BRADLEY CORP.	24"x36" MIRROR	780
TA-15	102800.A7	BRADLEY CORP.	24"x36" SANITARY NAPKIN DISPOSAL	4A10

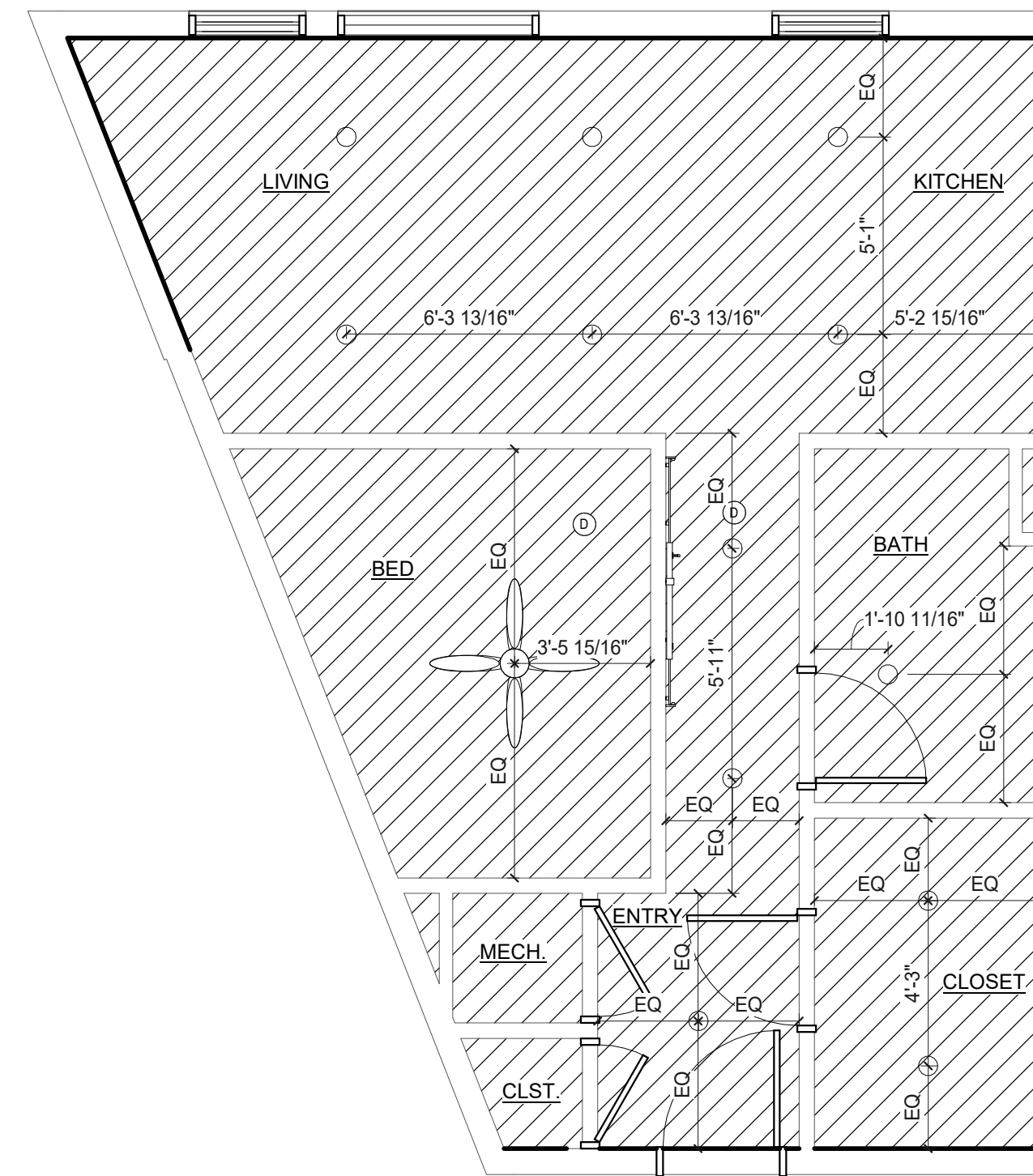
EQUIPMENT SCHEDULE			
MARK	KEYNOTE	DESCRIPTION	MANUF.
D-1	113013	DRYER	GE
DW-1	113013	DISHWASHER	GE
DW-2	113013	ADA DISHWASHER	GE
GD-1	113013	GARAGE DISPOSAL	GE
MW-1	113013	MICROWAVE	GE
MW-2	113013	MICROWAVE	GE
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE
OV-2	113013	ELECTRIC RANGE - DROP IN	GE
REF-1	113013	REFRIGERATOR	GE
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT
RH-1	113013	RANGE HOOD	GE
W-1	113013	WASHER	GE
WD-1	113013	COMBINATION WASHER/DRYER	GE

SCHEDULE - UNIT FINISHES - OPTION 1				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	TB-1	T-1	P-3	P-1
MECH.	WB-1	LVT-1	P-3	P-1

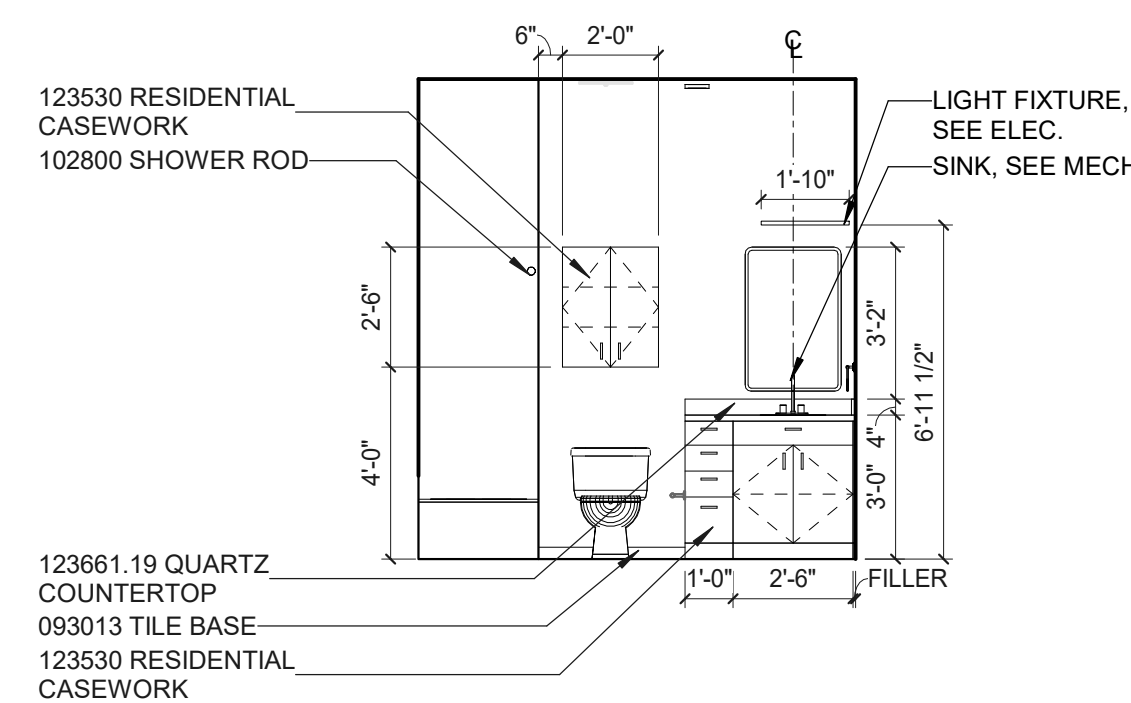
SCHEDULE - UNIT FINISHES - OPTION 2				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	T-2	P-3	P-1
MECH.	WB-1	LVT-2	P-3	P-1



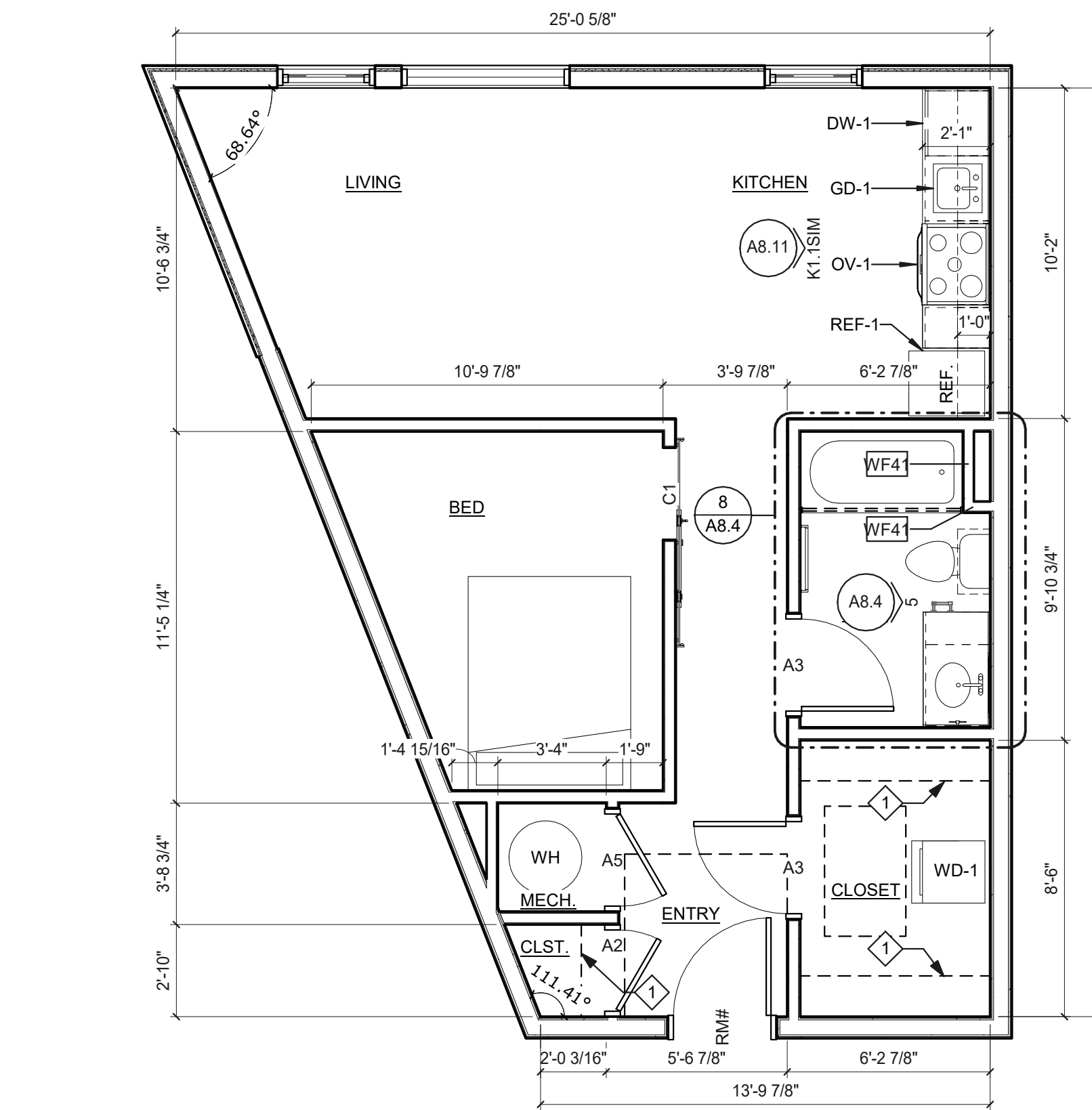
**8 ENLARGED BATH PLAN UNIT F**  
 1/2" = 1'-0"



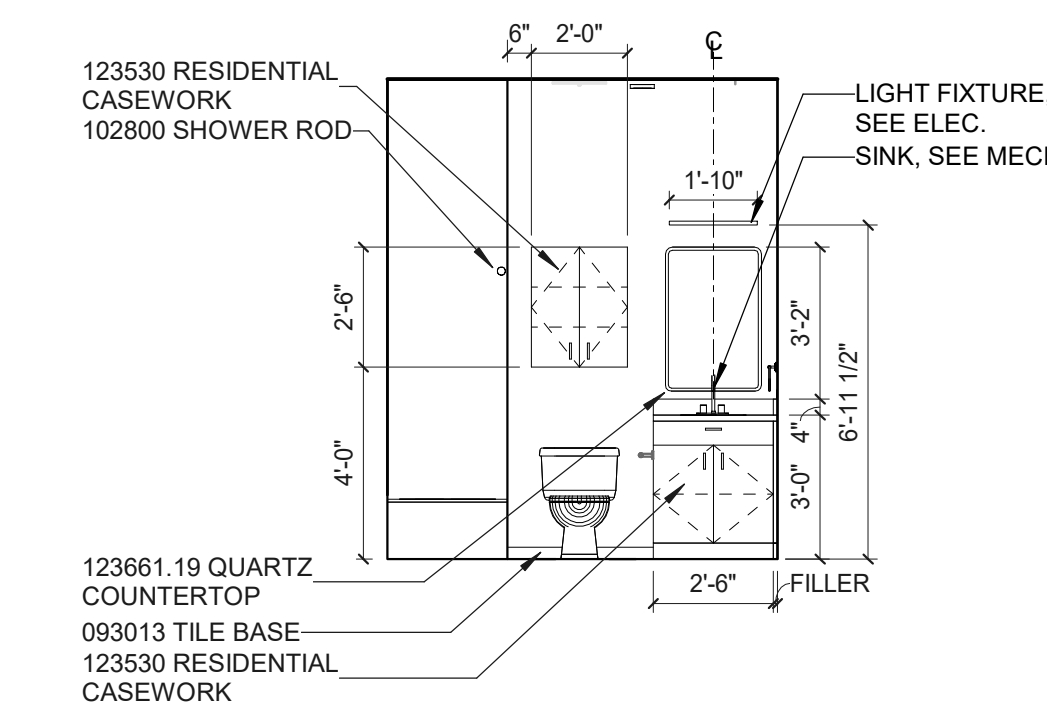
**7 UNIT F - STUDIO - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



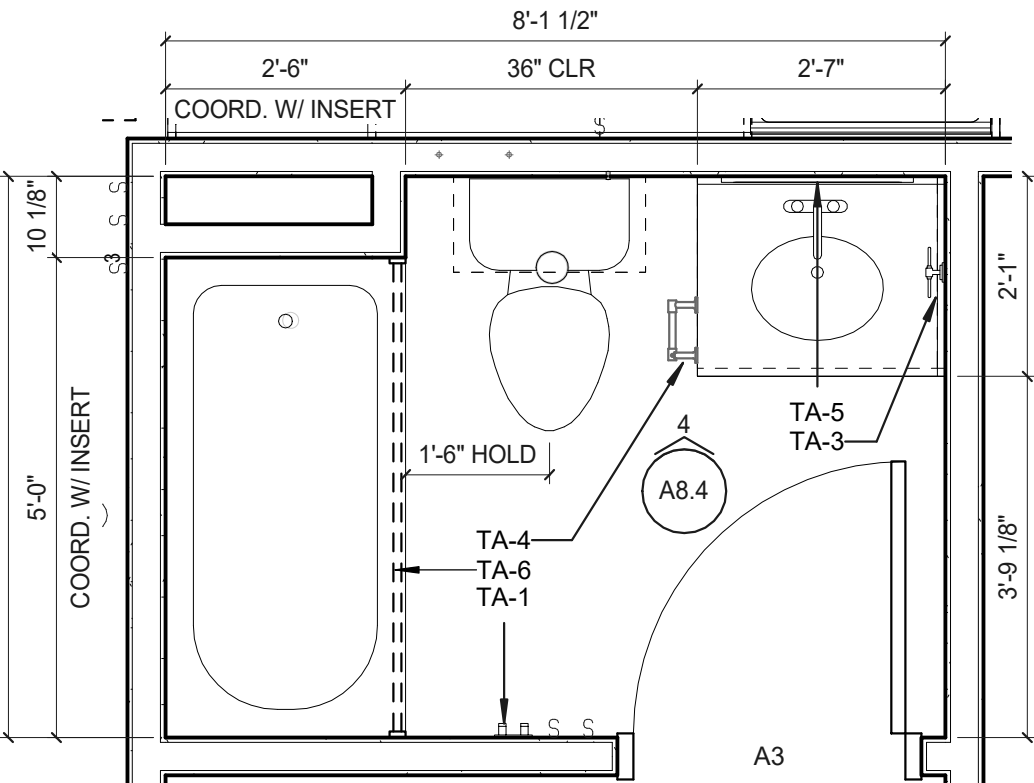
**5 BATH ELEV. UNIT F**  
 1/4" = 1'-0"



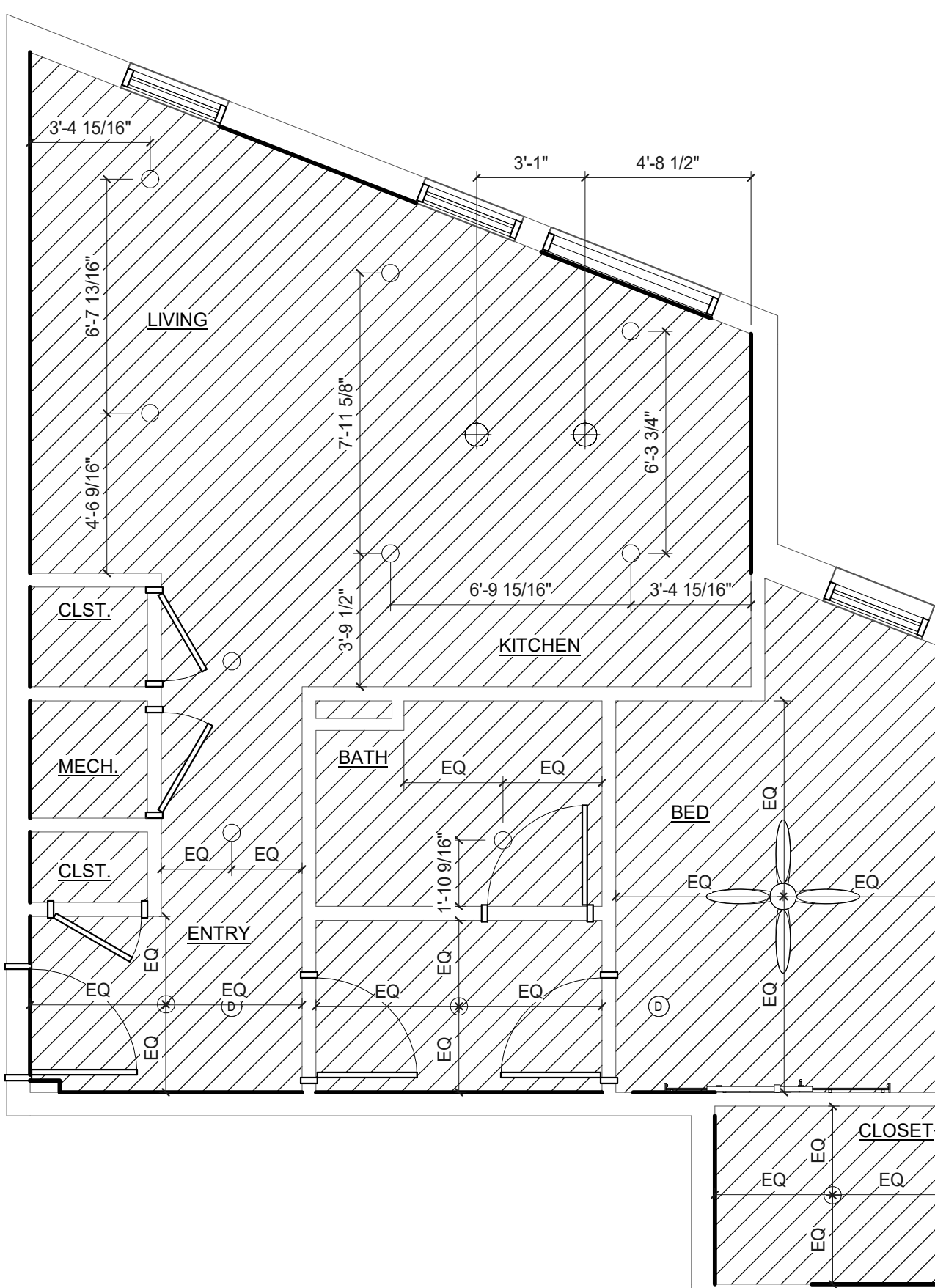
**6 UNIT F - 1 BED**  
 1/4" = 1'-0"



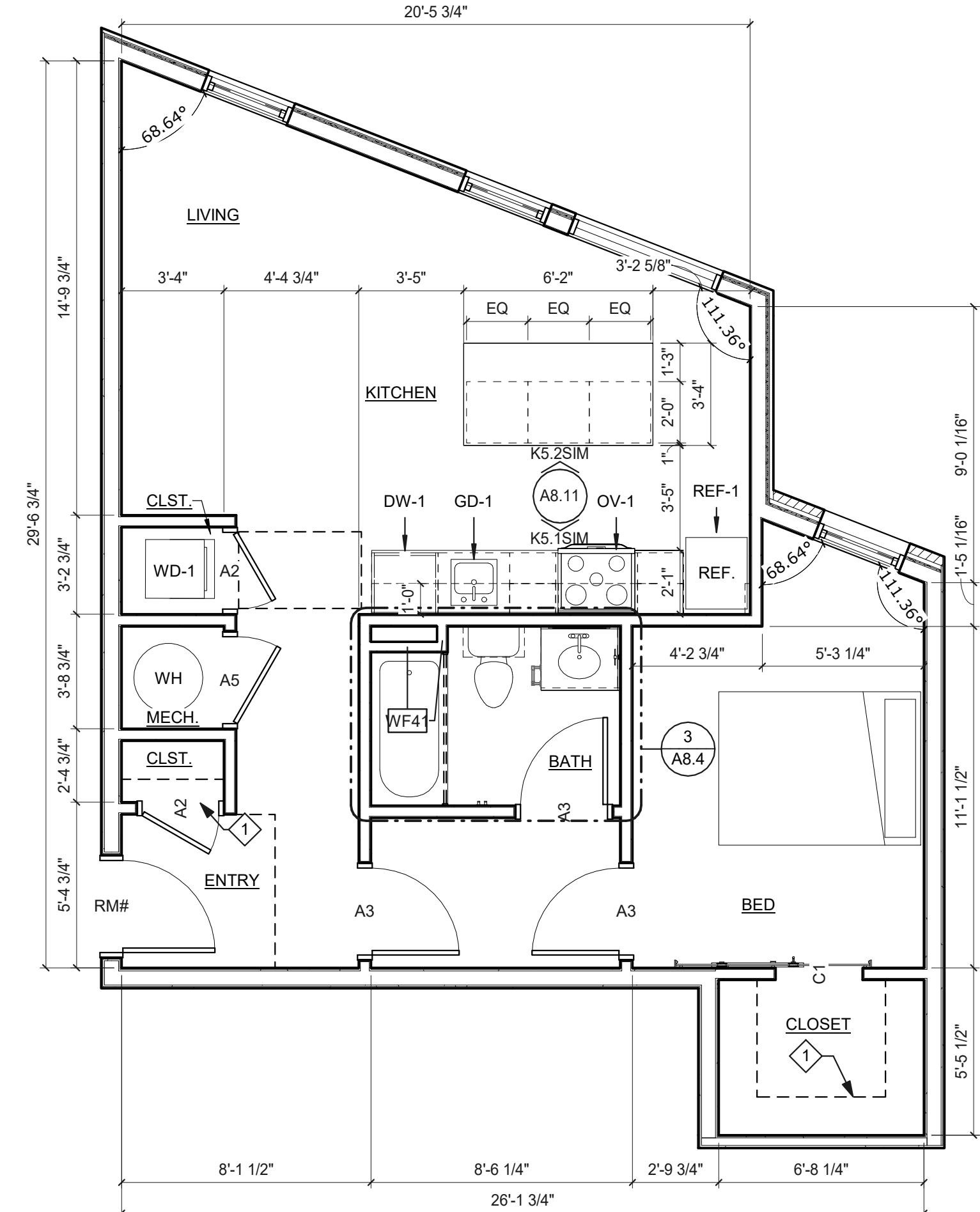
**4 BATH ELEV. UNIT E**  
 1/4" = 1'-0"



**3 ENLARGED BATH PLAN UNIT E**  
 1/2" = 1'-0"



**2 UNIT E - 1 BED - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



**1 UNIT E - 1 BED**  
 1/4" = 1'-0"

**ARCHITECT**  
**BVH ARCHITECTURE**  
 901 JONES STREET  
 OMAHA, NE 68102  
 V 402 345 3060  
 F 402 345 7871  
 bvh.com

**CIVIL ENGINEERING**  
**THOMPSON, DREESSEN & DORNER, INC.**  
 GARY NORTON  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 tdco.com

**STRUCTURAL ENGINEERING**  
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 TREVOR LAHSEN  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
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**MECHANICAL ENGINEERING**  
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 JUSTIN VEIK  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

**ELECTRICAL ENGINEERING**  
**ENGINEERING TECHNOLOGIES, INC.**  
 SHANE HOSS  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

UNIT E & F PLANS

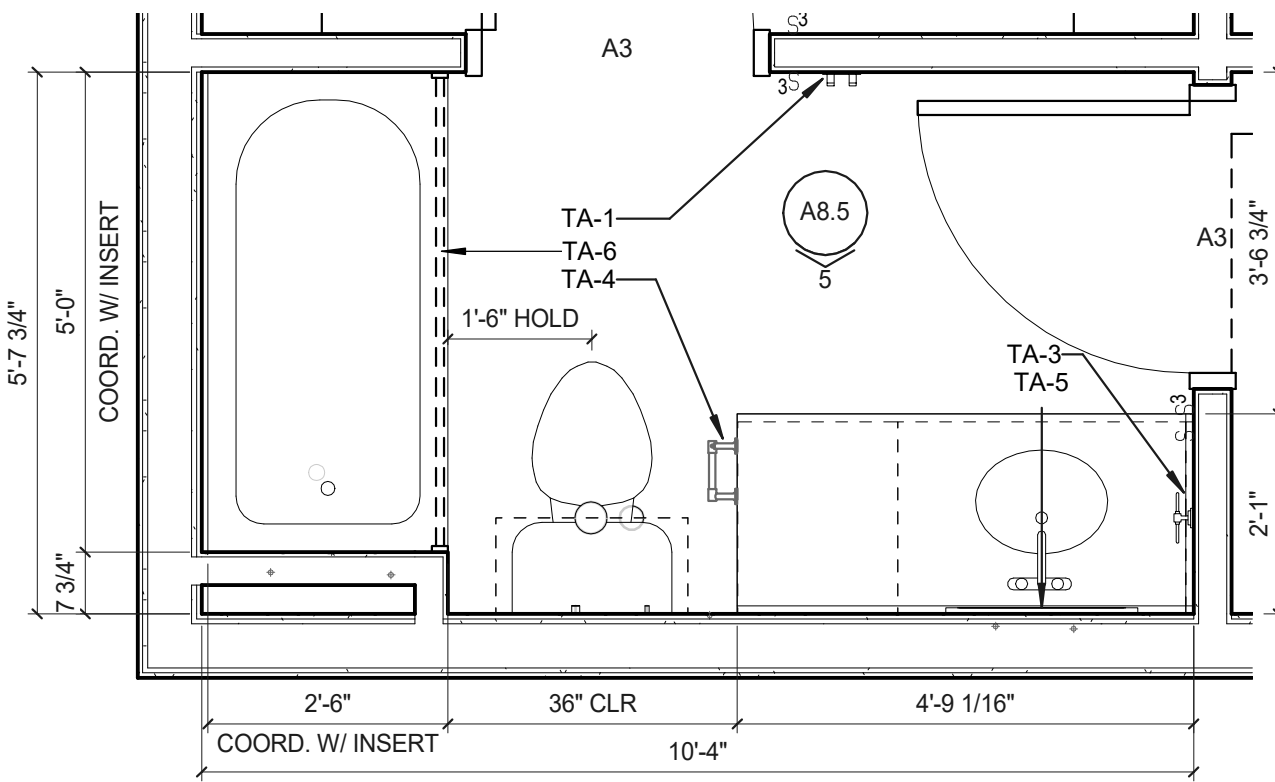
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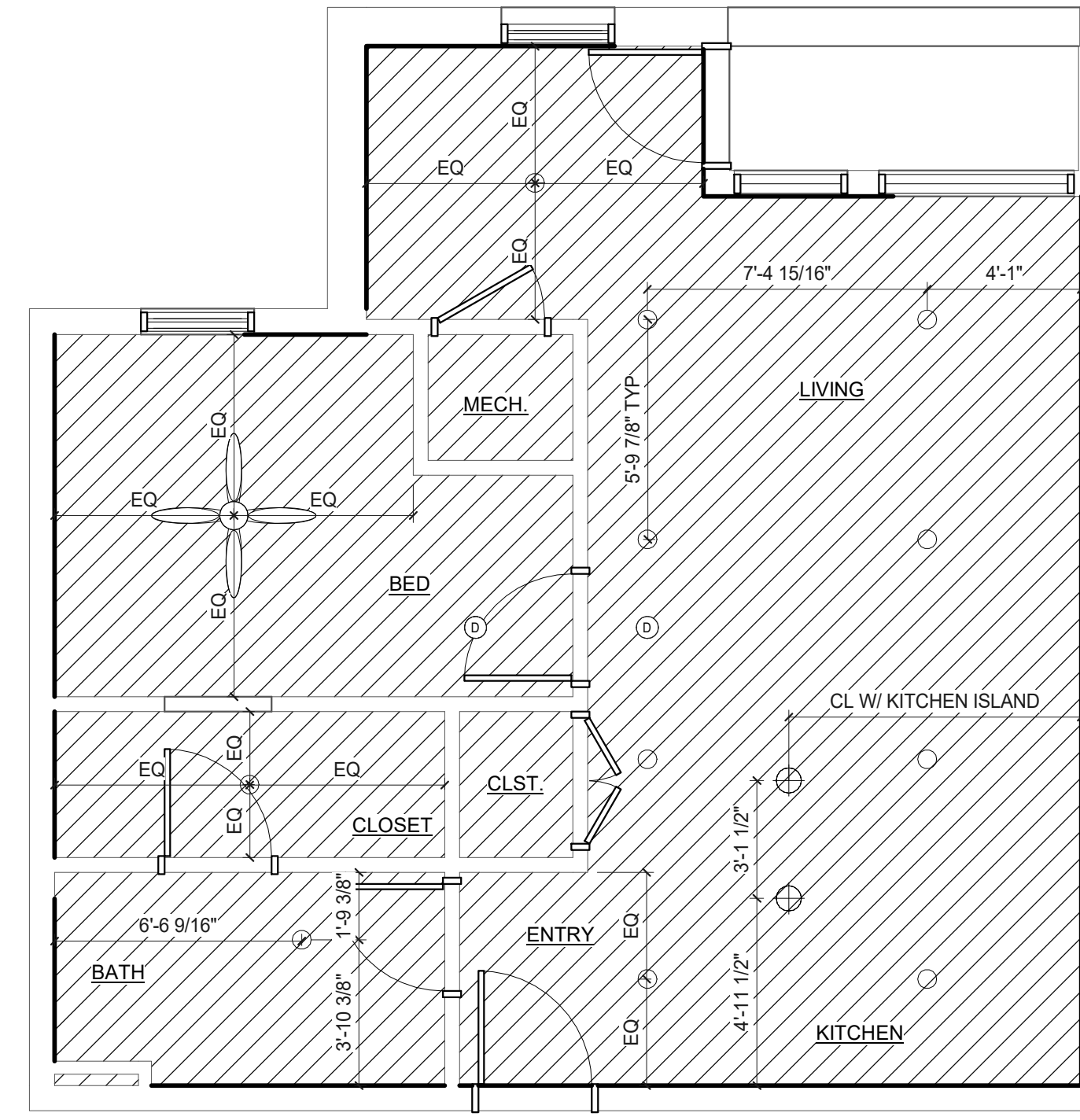
**UNIT ENLARGED FLOOR PLAN:**  
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 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W-1, U.N.O.  
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**UNIT ENLARGED REFLECTED CEILING PLAN:**  
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 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILINGS.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL.  
 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
 6. REFER TO INTERIOR FINISH SCHEDULE, A11.0, FOR MORE INFORMATION ON CEILING TYPES.

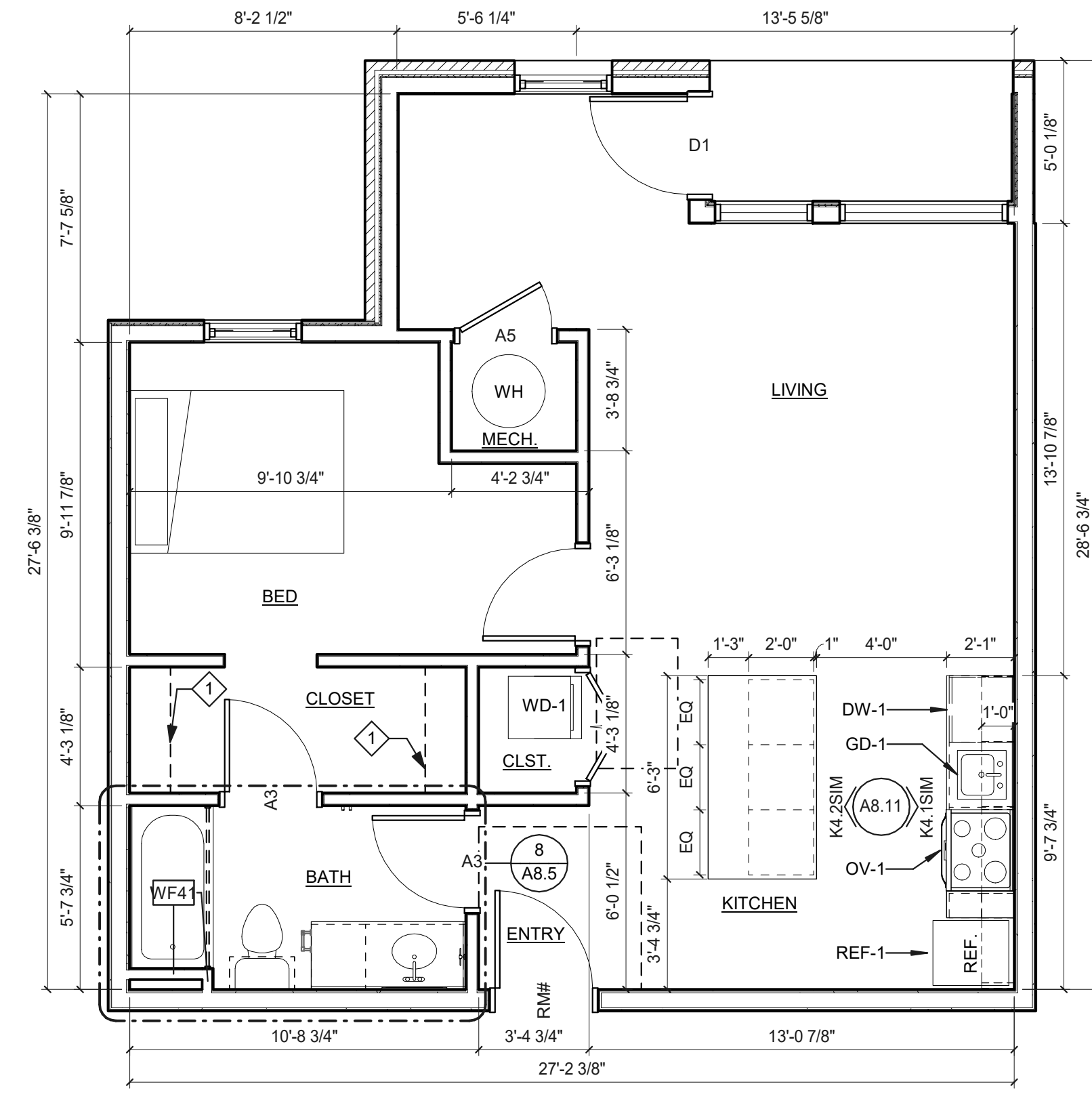
**UNIT ENLARGED BATHROOM PLAN:**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL.  
 4. PROVIDE BLOCKING FOR ANSI COMPLIANT GRAB BARS AT ALL SHOWER AND TOILET LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF.  
 6. WHERE REMOVABLE BASE SINK CABINET OCCURS, EXTEND FLOORING UNDERNEATH, TYP.  
 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.



**8 ENLARGED BATH PLAN UNIT H**  
 1/2" = 1'-0"



**7 UNIT H - 1 BED - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



**6 UNIT H - 1 BED**  
 1/4" = 1'-0"

## RCP FINISHES LEGEND

GWB-2 - ON RESILIENT CHANNELS

## KEYED NOTES - ENLARGED UNIT PLANS

- 1 CLOSET ROD AND SHELF. SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING. SEE 2/A8.10 & 4/A8.10
- 3 BUILT-IN OPEN SHELVING. SEE 2/A8.10 & 4/A8.10
- 4 ANSI UNIT CLOSET ROD AND SHELF. SEE 2/A8.10 & 4/A8.10

### 102800 TOILET, BATH, AND LAUNDRY ACCESSORIES

MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-1	102800.A12	GATCO	TOWEL/ROBE HOOK	1295
TA-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-3	102800.A14	GATCO	TOWEL RING	4292
TA-4	102800.A1	GATCO	TOILET PAPER HOLDER	4295B
TA-5	102800.A16	LAMPS PLUS	24"x36" VANITY MIRROR	68V72
TA-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	829SN
TA-8	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 42"	B-5806 X 42
TA-9	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 36"	B-5806 X 36
TA-10	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 18"	B-5806 X 18
TA-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-14	102800.A16	BRADLEY CORP.	24"x36" MIRROR	780
TA-15	102800.A7	BRADLEY CORP.	SANITARY NAPKIN DISPOSAL	4A10

### EQUIPMENT SCHEDULE

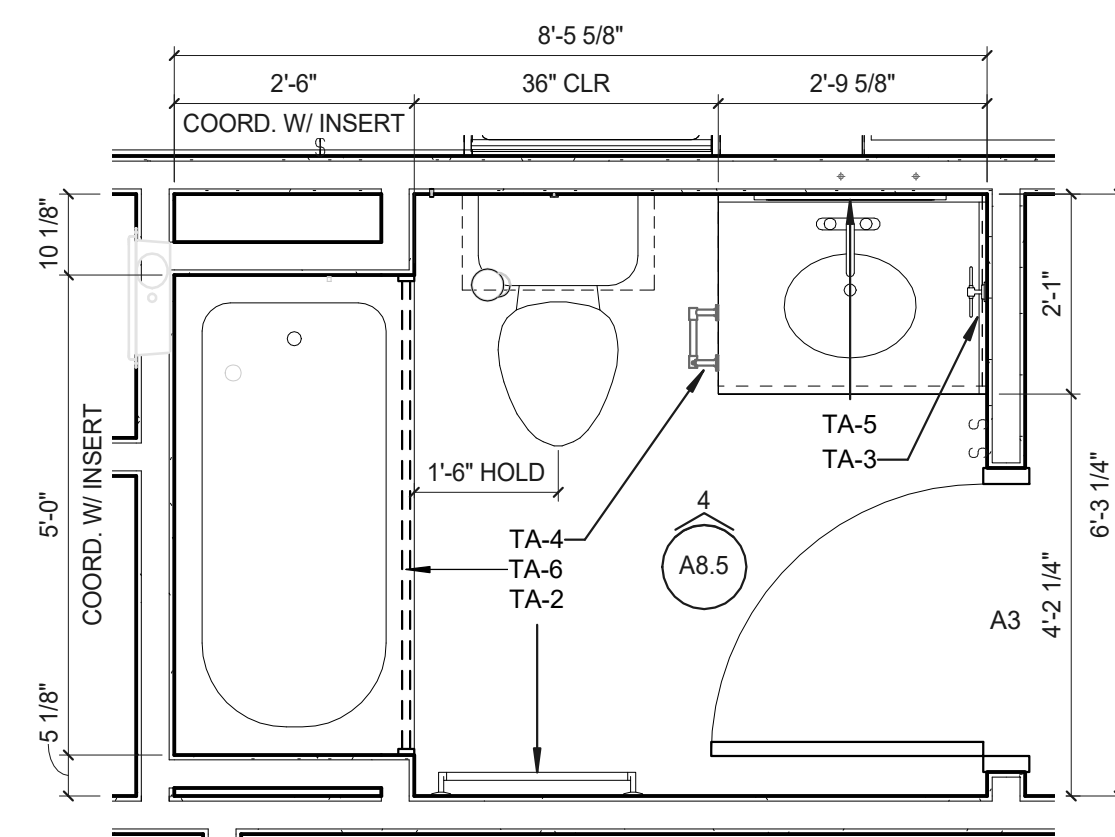
MARK	KEYNOTE	DESCRIPTION	MANUF.
D-1	113013	DRYER	GE
DW-1	113013	DISHWASHER	GE
GD-1	113013	ADA DISHWASHER	GE
GD-1	113013	GARBAGE DISPOSAL	GE
MW-1	113013	MICROWAVE	GE
MW-2	113013	MICROWAVE	GE
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE
OV-2	113013	ELECTRIC RANGE - DROP IN	GE
REF-1	113013	REFRIGERATOR	GE
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT
RH-1	113013	RANGE HOOD	GE
W-1	113013	WASHER	GE
WD-1	113013	COMBINATION WASHER/DRYER	GE

### SCHEDULE - UNIT FINISHES - OPTION 1

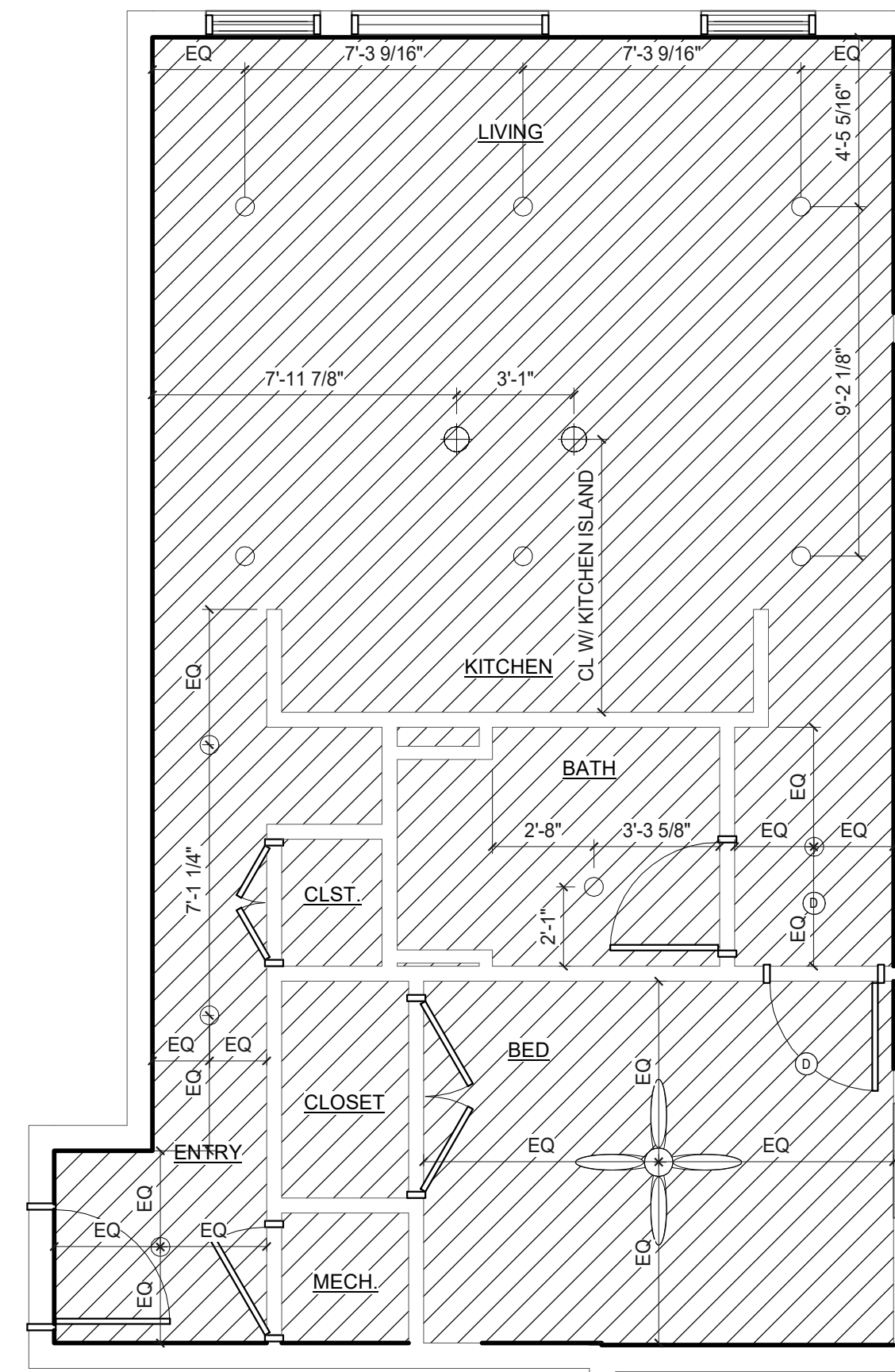
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	TB-1	T-1	P-3	P-1
MECH.	WB-1	LVT-1	P-3	P-1

### SCHEDULE - UNIT FINISHES - OPTION 2

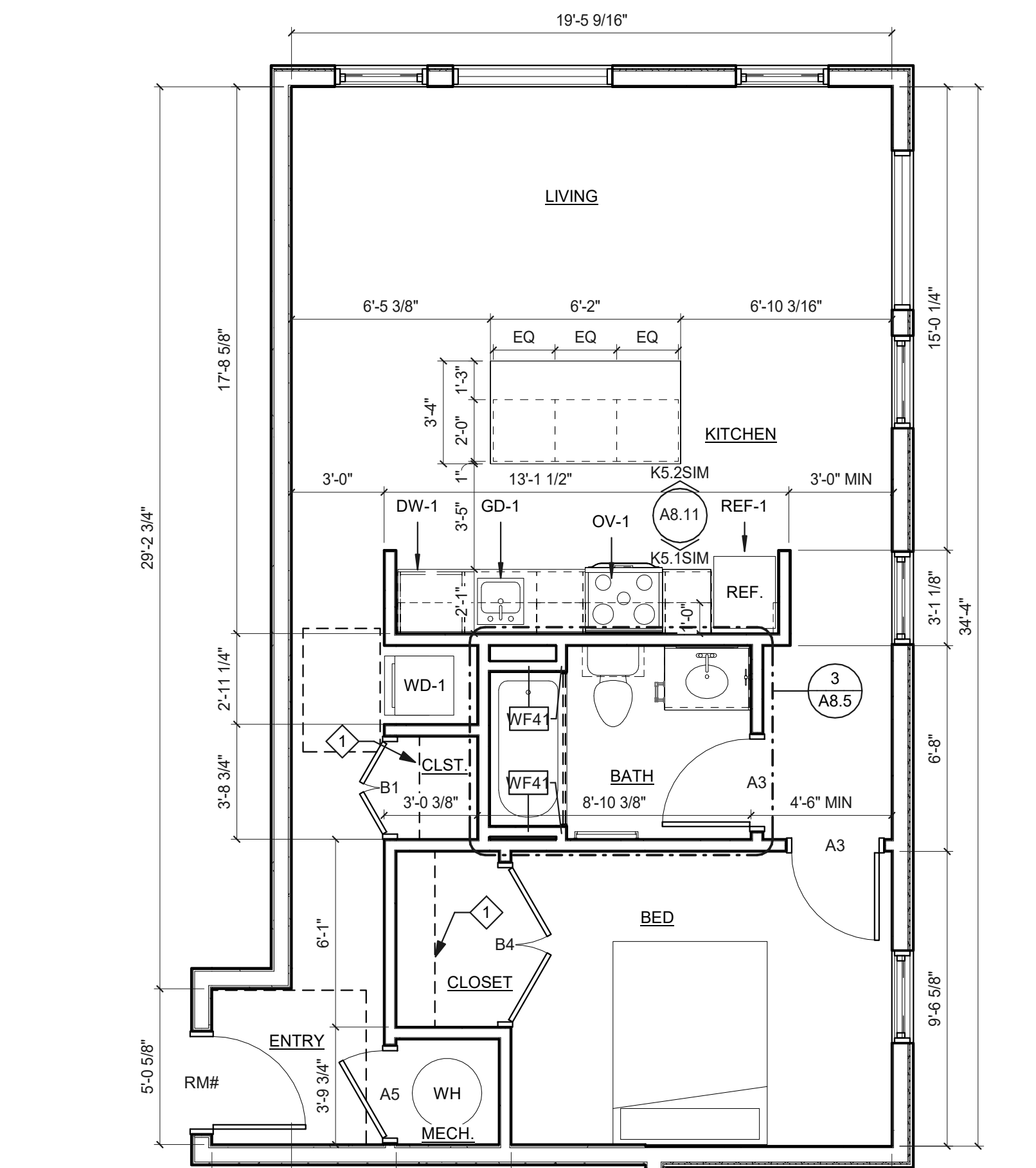
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	T-2	P-3	P-1
MECH.	WB-1	LVT-2	P-3	P-1



**3 ENLARGED BATH PLAN UNIT G**  
 1/2" = 1'-0"



**2 UNIT G - 1 BED - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



**1 UNIT G - 1 BED**  
 1/4" = 1'-0"

**ARCHITECT**  
 BVH ARCHITECTURE  
 901 JONES STREET  
 OMAHA, NE 68102  
 V 402 345 3060  
 F 402 345 7871  
 bvh.com

**CIVIL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 GARY NORTON  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 ts2coo.com

**STRUCTURAL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 TREVOR LARSEN  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
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 ts2coo.com

**MECHANICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 JUSTIN VEIK  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

**ELECTRICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 SHANE HOSS  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

UNIT G & H PLANS

# GENERAL NOTES - UNITS

**GENERAL NOTES**  
 UNIT PLAN DIMENSIONS ARE FROM FACE OF FINISH, U.N.O.  
 UNIT GENERAL NOTES APPLY TO ALL SUBSEQUENT UNIT SHEETS.  
 REFER TO OVERALL FINISH PLANS FOR FINISH OPTION LOCATIONS.

**UNIT ENLARGED FLOOR PLAN:**  
 1. SEE G SHEET SERIES FOR GENERAL BUILDING NOTES. SEE OVERALL FLOOR PLANS FOR ALL OTHER APPLICABLE NOTES.  
 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W-1, U.N.O.  
 5. REFER TO OVERALL FLOOR PLANS FOR DEMISING AND CORRIDOR WALL TYPES.  
 6. PROVIDE ROLLER SHADES, AS SPECIFIED, AT ALL EXTERIOR WINDOWS.  
 7. REFERENCE OVERALL FLOOR PLANS FOR BALCONY LOCATIONS. REFERENCE SPECIFIC DOOR, WINDOW, AND DIMENSIONS ON OVERALL PLANS.

**UNIT ENLARGED REFLECTED CEILING PLAN:**  
 1. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND LOCATIONS.  
 2. WHEREVER POSSIBLE, ALIGN EXPOSED DUCT DIFFUSERS WITH OR CENTERED BETWEEN LIGHT FIXTURES.  
 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILINGS.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL.  
 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
 6. REFER TO INTERIOR FINISH SCHEDULE, A11.0, FOR MORE INFORMATION ON CEILING TYPES.

**UNIT ENLARGED BATHROOM PLAN:**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL.  
 4. PROVIDE BLOCKING FOR ANSI COMPLIANT GRAB BARS AT ALL SHOWER AND TOILET LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF. UNDERCATH, TYP.  
 6. WHERE REMOVABLE BASE SINK CABINET OCCURS, EXTEND FLOORING UNDERCATH, TYP.  
 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.

## RCP FINISHES LEGEND

GWB-2 - ON RESILIENT CHANNELS

## KEYED NOTES - ENLARGED UNIT PLANS

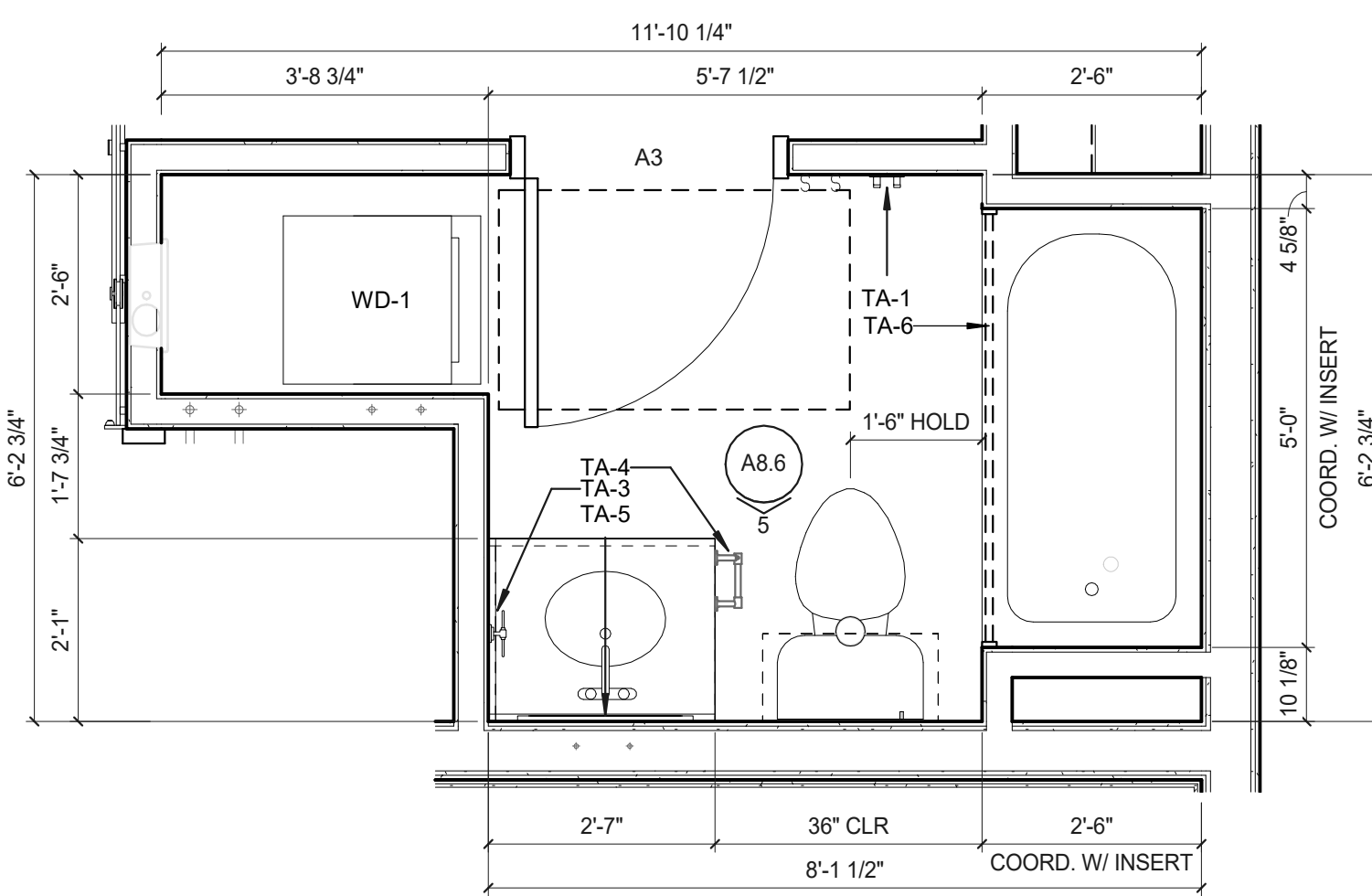
- 1 CLOSET ROD AND SHELF, SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING, SEE 2/A8.10 & 4/A8.10
- 3 BUILT-IN OPEN SHELVING, SEE 2/A8.10 & 4/A8.10
- 4 ANSI UNIT CLOSET ROD AND SHELF, SEE 2/A8.10 & 4/A8.10

102800 TOILET, BATH, AND LAUNDRY ACCESSORIES				
MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-1	102800.A12	GATCO	TOWELROBE HOOK	1295
TA-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-3	102800.A14	GATCO	TOWEL RING	4292
TA-4	102800.A1	GATCO	TOILET PAPER HOLDER	4295B
TA-5	102800.A16	LAMPS PLUS	24"X36" VANITY MIRROR	68V72
TA-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	829SN
TA-8	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 42"	B-5806 X 42
TA-9	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 36"	B-5806 X 36
TA-10	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 18"	B-5806 X 18
TA-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-14	102800.A16	BRADLEY CORP.	24"X36" MIRROR	780
TA-15	102800.A7	BRADLEY CORP.	SANITARY NAPKIN DISPOSAL	4A10

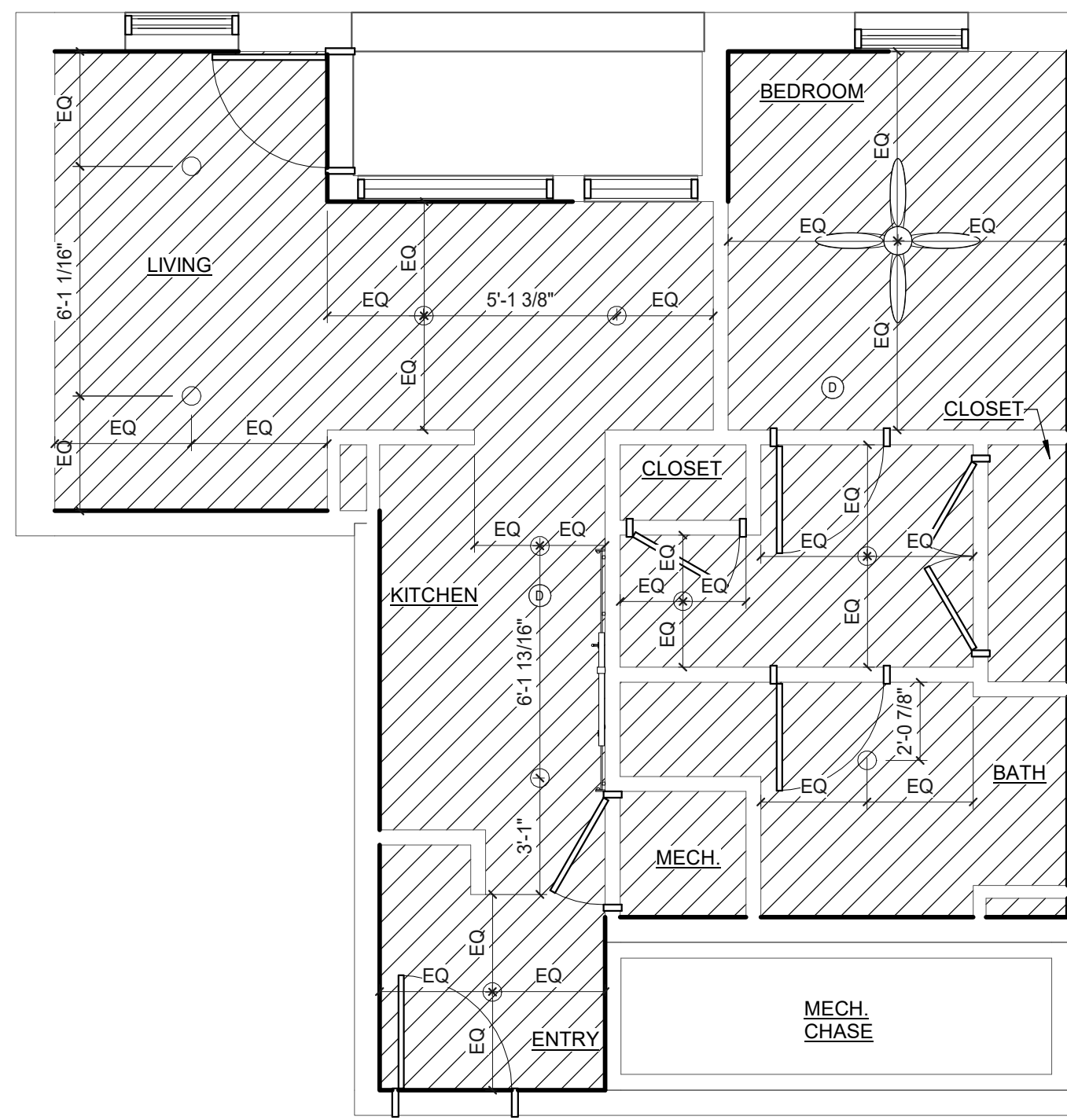
EQUIPMENT SCHEDULE				
MARK	KEYNOTE	DESCRIPTION	MANUF.	
D-1	113013	DRYER	GE	
DW-1	113013	DISHWASHER	GE	
DW-2	113013	ADA DISHWASHER	GE	
GD-1	113013	GARbage DISPOSAL	GE	
MW-1	113013	MICROWAVE	GE	
MW-2	113013	MICROWAVE	GE	
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE	
OV-2	113013	ELECTRIC RANGE - DROP IN	GE	
REF-1	113013	REFRIGERATOR	GE	
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT	
RH-1	113013	RANGE HOOD	GE	
W-1	113013	WASHER	GE	
WD-1	113013	COMBINATION WASHER/DRYER	GE	

SCHEDULE - UNIT FINISHES - OPTION 1				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	TB-1	T-1	P-3	P-1
MECH.	WB-1	LVT-1	P-3	P-1

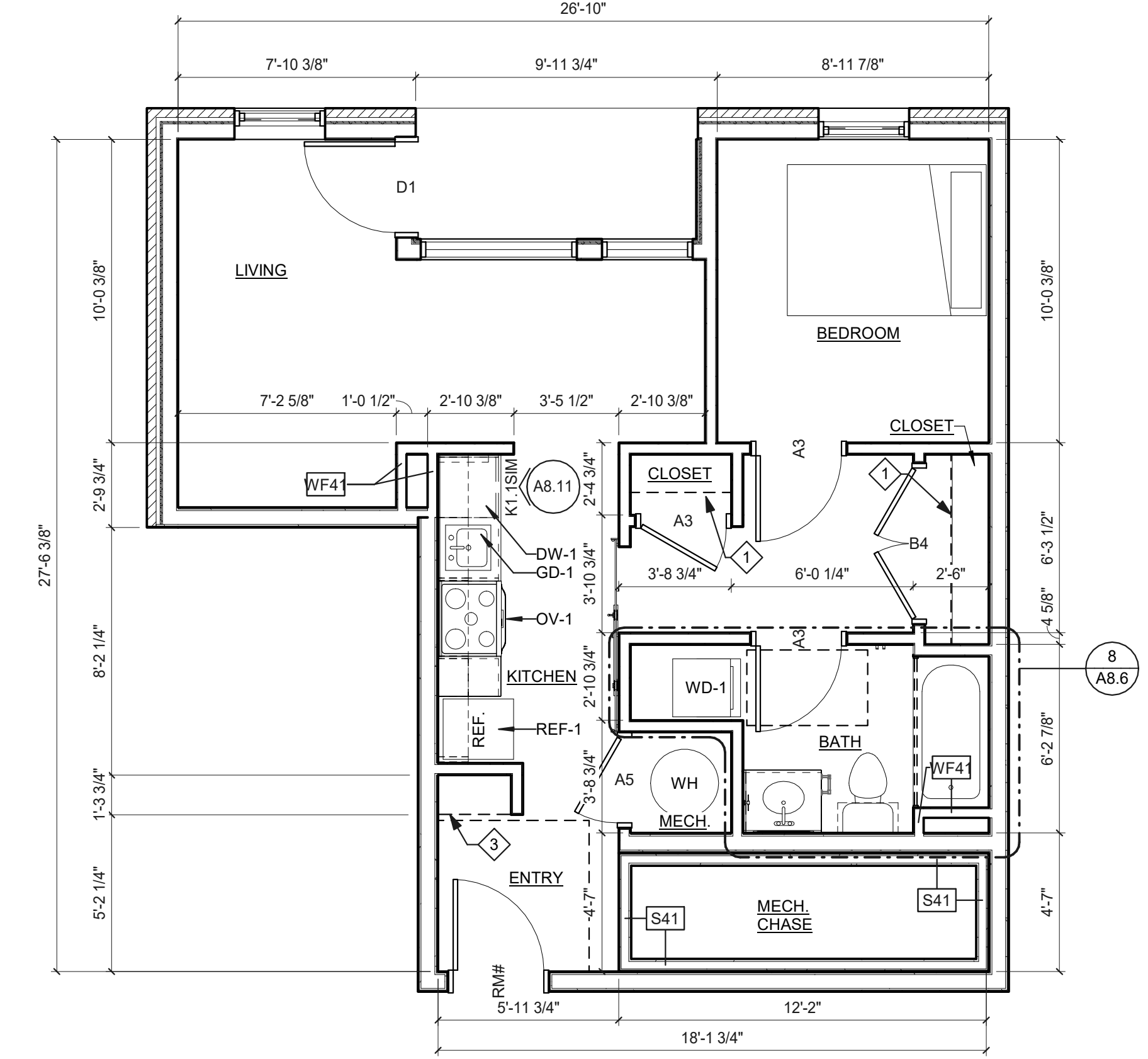
SCHEDULE - UNIT FINISHES - OPTION 2				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	T-2	P-3	P-1
MECH.	WB-1	LVT-2	P-3	P-1



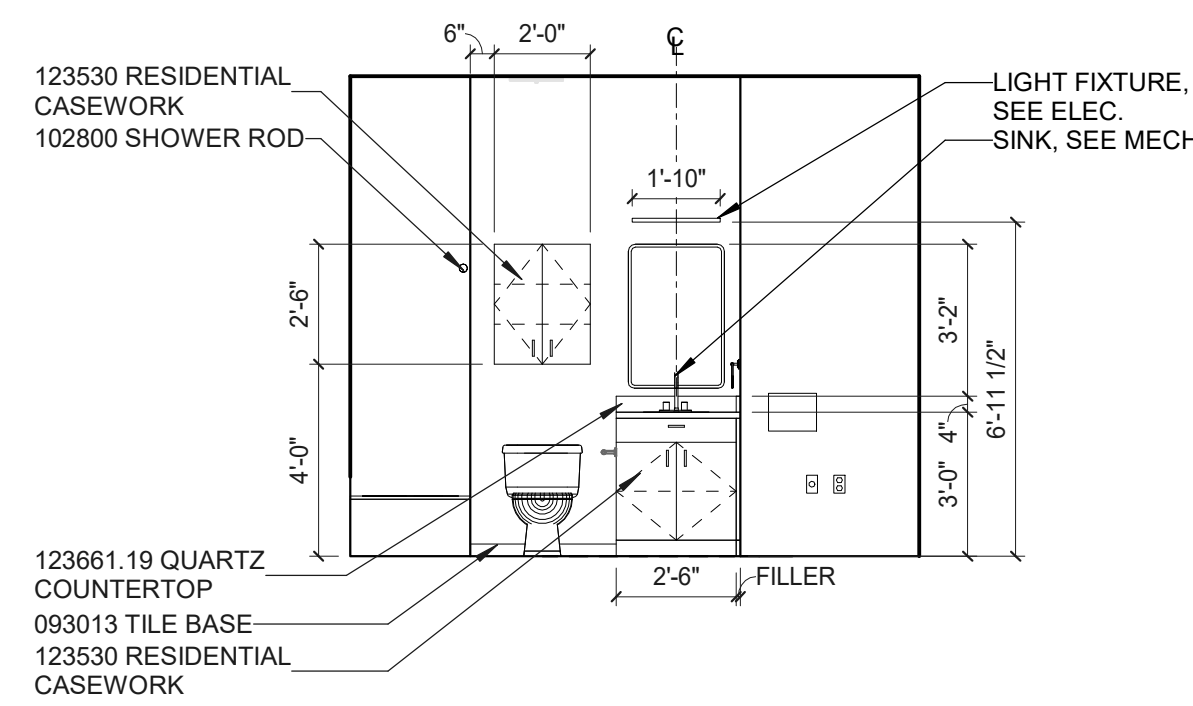
8 ENLARGED BATH PLAN UNIT K  
 1/2" = 1'-0"



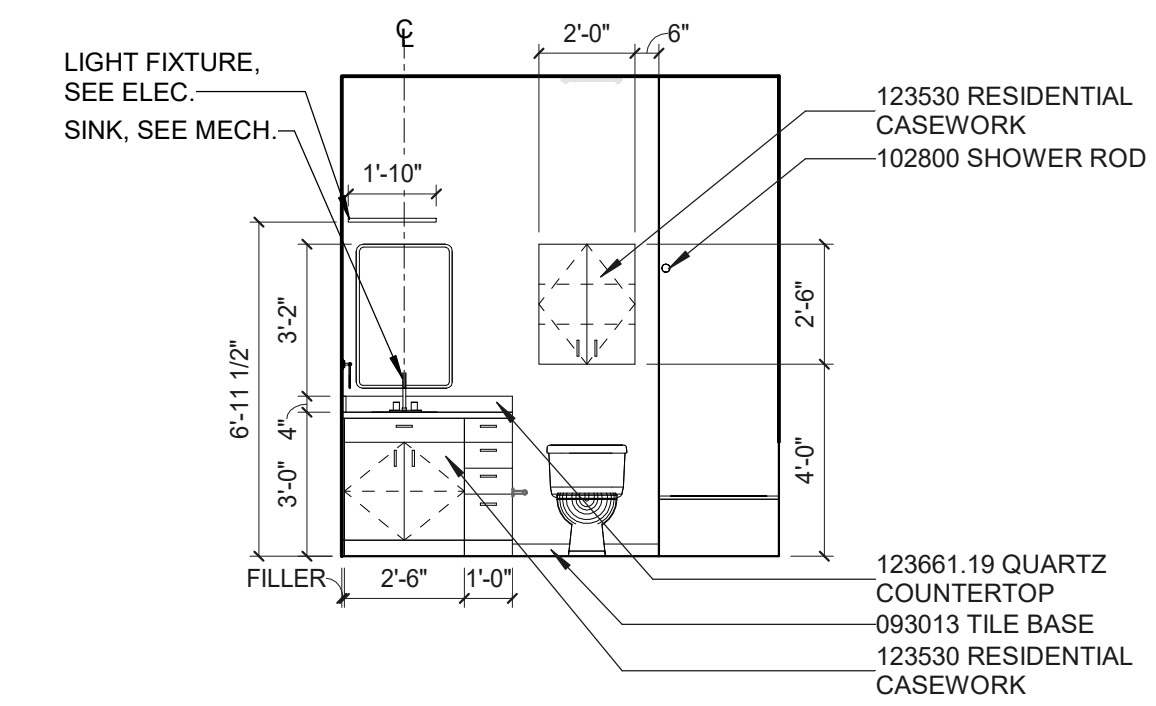
7 UNIT K - 1 BED - REFLECTED CEILING PLAN  
 1/4" = 1'-0"



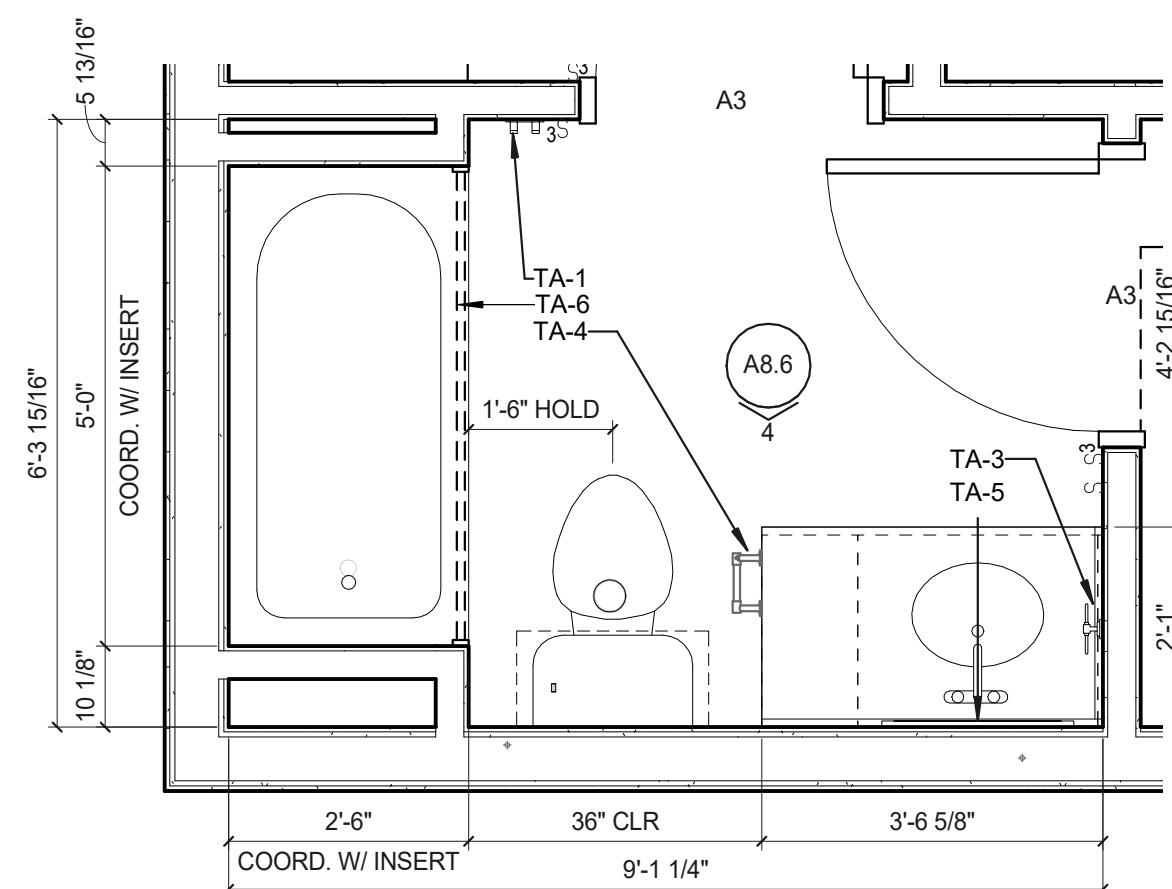
6 UNIT K - 1 BED  
 1/4" = 1'-0"



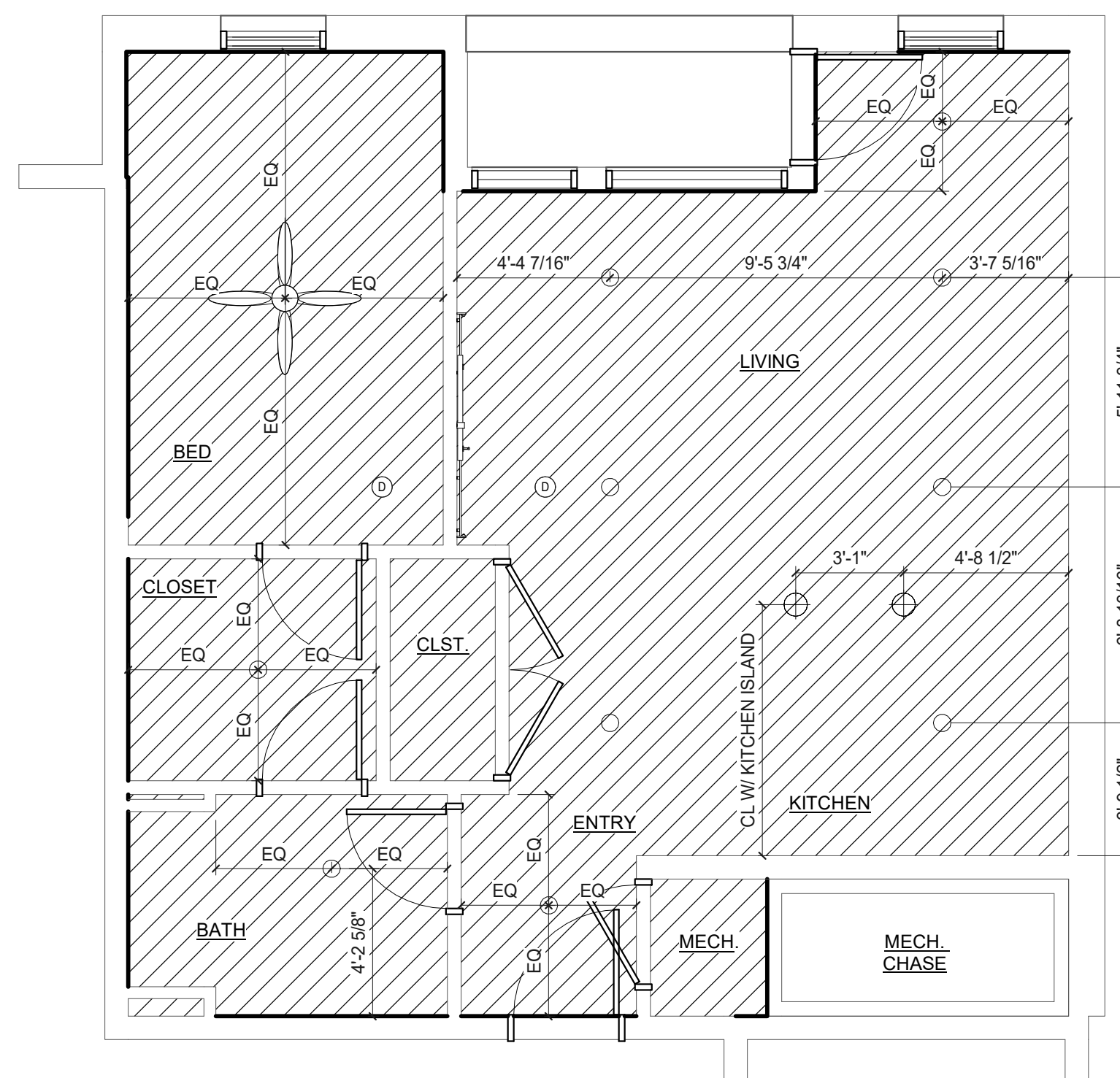
5 BATH ELEV. UNIT K  
 1/4" = 1'-0"



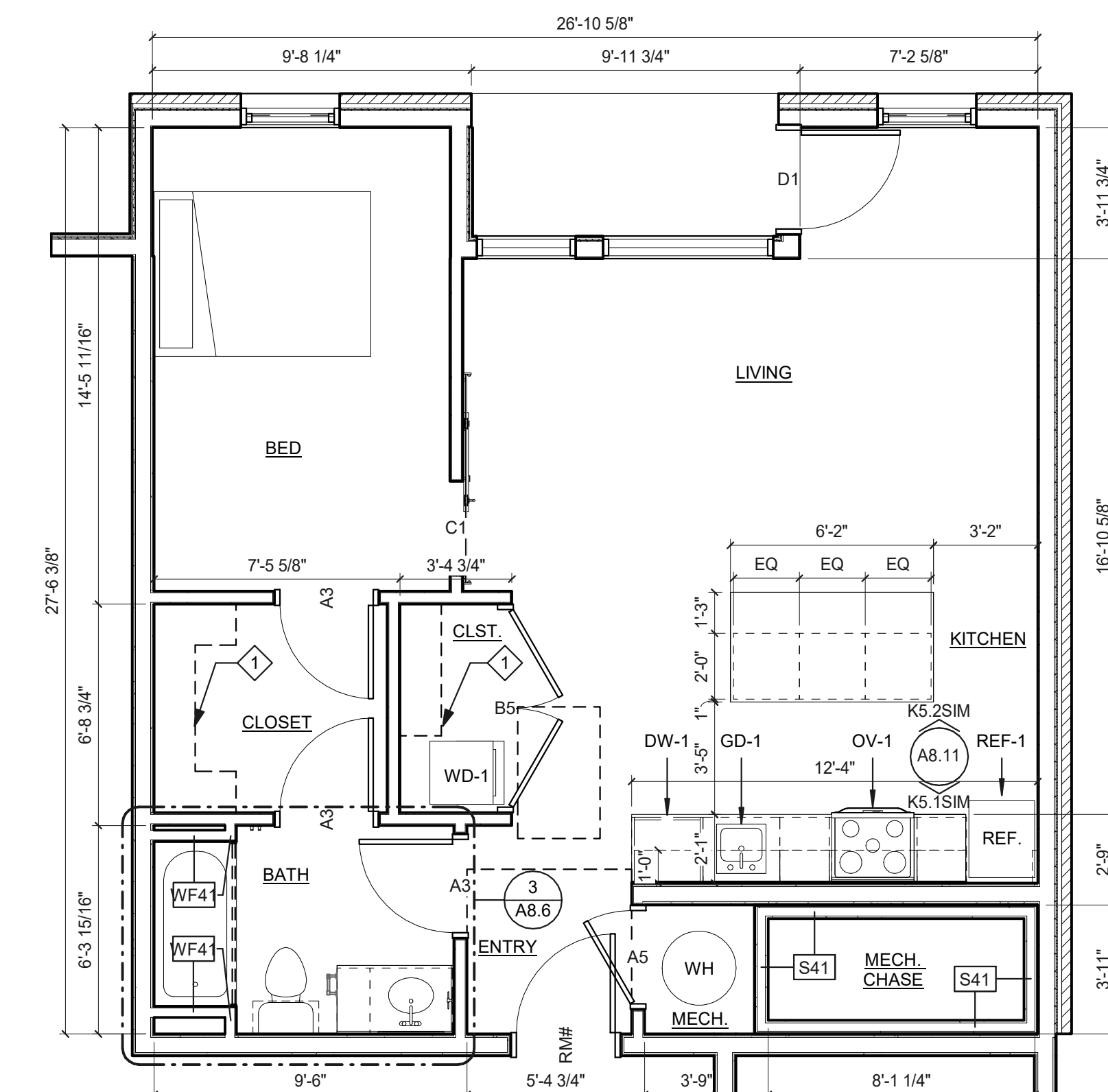
4 BATH ELEV. UNIT J  
 1/4" = 1'-0"



3 ENLARGED BATH PLAN UNIT J  
 1/2" = 1'-0"



2 UNIT J - 2 BED - REFLECTED CEILING PLAN  
 1/4" = 1'-0"



1 UNIT J - 1 BED  
 1/4" = 1'-0"

**ARCHITECT**  
 BVH ARCHITECTURE  
 901 JONES STREET  
 OMAHA, NE 68102  
 V 402 345 3060  
 F 402 345 7871  
 bvh.com

**CIVIL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 GARY NORTON  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 tdcoo.com

**STRUCTURAL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 TREVOR LAHSEN  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 tdcoo.com

**MECHANICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 JUSTIN VEIK  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

**ELECTRICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 SHANE HOSS  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

UNIT J & K PLANS

## GENERAL NOTES - UNITS

**GENERAL NOTES**  
 UNIT PLAN DIMENSIONS ARE FROM FACE OF FINISH, U.N.O.  
 UNIT GENERAL NOTES APPLY TO ALL SUBSEQUENT UNIT SHEETS.  
 REFER TO OVERALL FINISH PLANS FOR FINISH OPTION LOCATIONS.

**UNIT ENLARGED FLOOR PLAN:**  
 1. SEE G SHEET SERIES FOR GENERAL BUILDING NOTES. SEE OVERALL FLOOR PLANS FOR ALL OTHER APPLICABLE NOTES.  
 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W-1, U.N.O.  
 5. REFER TO OVERALL FLOOR PLANS FOR DEMISING AND CORRIDOR WALL TYPES.  
 6. PROVIDE ROLLER SHADES, AS SPECIFIED, AT ALL EXTERIOR WINDOWS.  
 7. REFERENCE OVERALL FLOOR PLANS FOR BALCONY LOCATIONS. REFERENCE SPECIFIC DOOR, WINDOW, AND DIMENSIONS ON OVERALL PLANS.

**UNIT ENLARGED REFLECTED CEILING PLAN:**  
 1. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND LOCATIONS.  
 2. WHEREVER POSSIBLE, ALIGN EXPOSED DUCT DIFFUSERS WITH OR CENTERED BETWEEN LIGHT FIXTURES.  
 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILINGS.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL.  
 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
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**UNIT ENLARGED BATHROOM PLAN:**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL.  
 4. PROVIDE BLOCKING FOR ANSI COMPLIANT GRAB BARS AT ALL SHOWER AND TOILET LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF.  
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 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.

## GENERAL NOTES - ANSI UNITS

1. ALL SHOWERS IN ANSI UNITS TO BE ADA COMPLIANT TRANSFER TYPE SHOWER INSERT - (PER ANSI A117.1 1003.1.4 & 608) PROVIDE ADDITIONAL BLOCKING AND REINFORCEMENT FOR THE ADDITION OF GRAB BARS.  
 2. BASE CABINETS IN ANSI RESTROOM KITCHENS TO BE DEMOUNTABLE:  
 A. CABINET CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.  
 B. THE FLOOR FINISH EXTENDS UNDER THE CABINETS.  
 C. THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

## RCP FINISHES LEGEND

GWB-2 - ON RESILIENT CHANNELS

## KEYED NOTES - ENLARGED UNIT PLANS

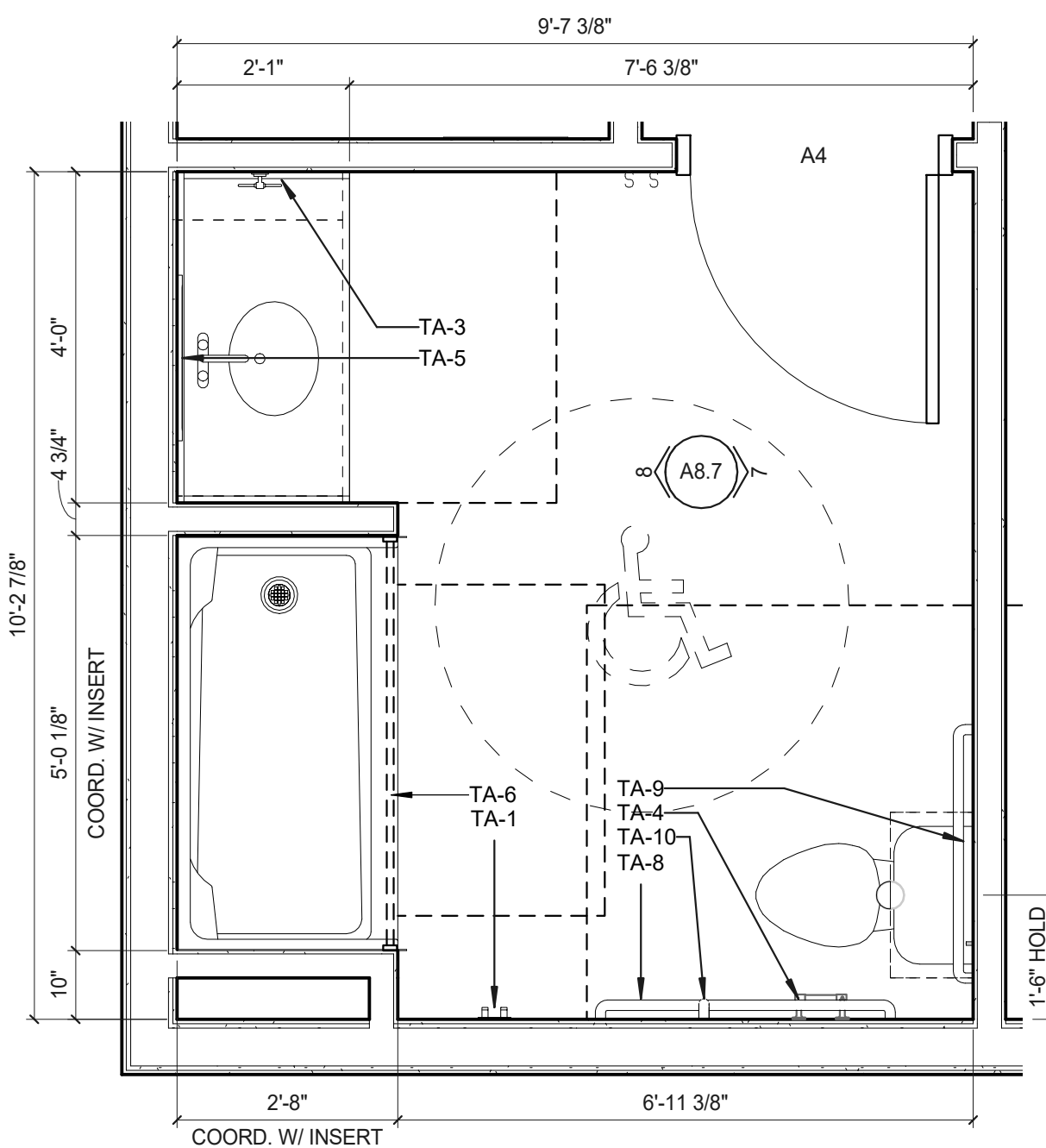
- 1 CLOSET ROD AND SHELF, SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING, SEE 2/A8.10 & 4/A8.10
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- 4 ANSI UNIT CLOSET ROD AND SHELF, SEE 2/A8.10 & 4/A8.10

102800 TOILET, BATH, AND LAUNDRY ACCESSORIES				
MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-1	102800.A12	GATCO	TOWEL/ROBE HOOK	1295
TA-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-3	102800.A14	GATCO	TOWEL RING	4292
TA-4	102800.A1	GATCO	TOILET PAPER HOLDER	4293B
TA-5	102800.A16	LAMPS PLUS	24"x36" VANITY MIRROR	68V72
TA-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	8295N
TA-8	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 42"	B-5806 X 42
TA-9	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 36"	B-5806 X 36
TA-10	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 18"	B-5806 X 18
TA-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-14	102800.A16	BRADLEY CORP.	24"x36" MIRROR	780
TA-15	102800.A7	BRADLEY CORP.	SANITARY NAPKIN DISPOSAL	4A10

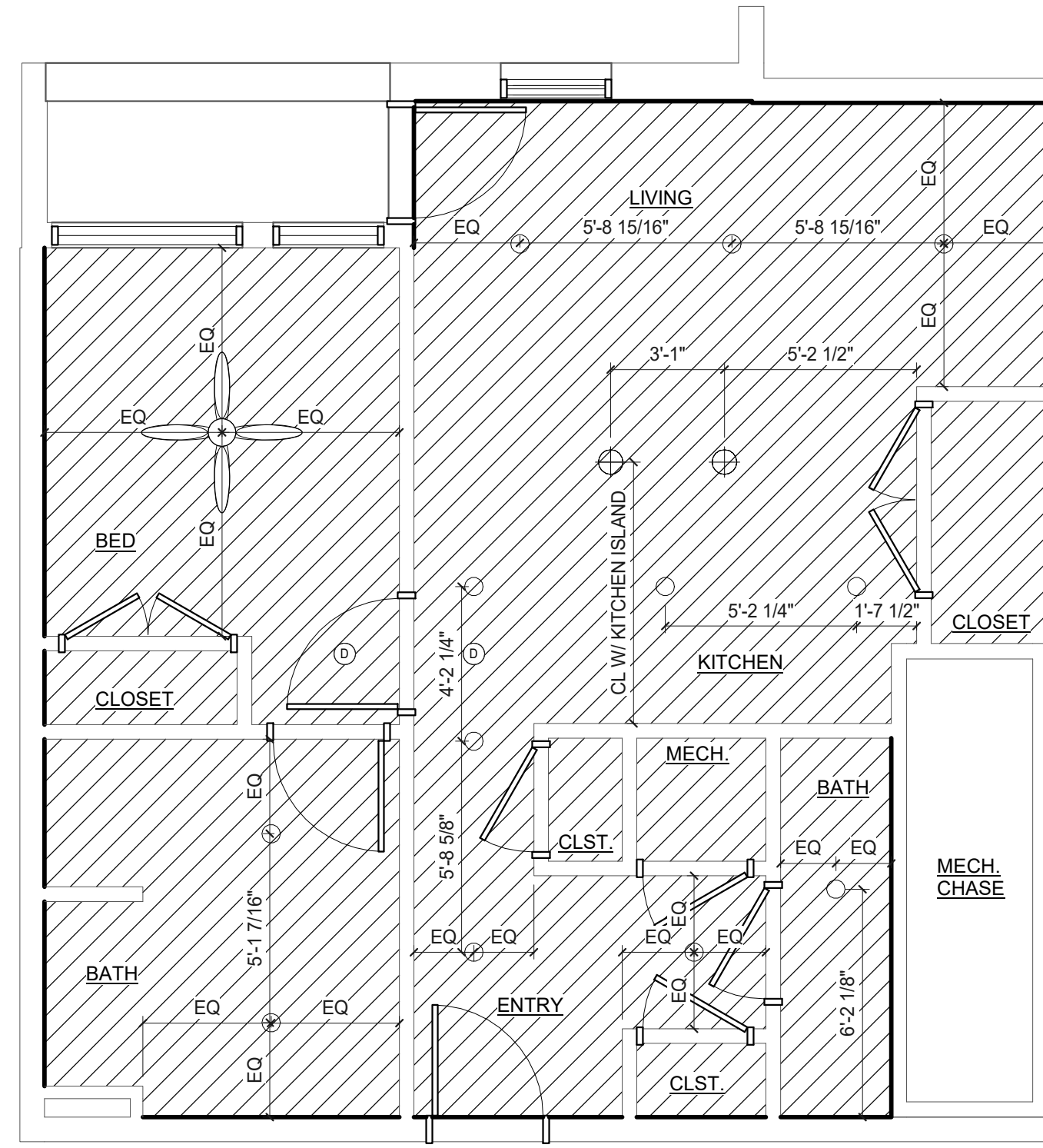
EQUIPMENT SCHEDULE				
MARK	KEYNOTE	DESCRIPTION	MANUF.	
D-1	113013	DRYER	GE	
DW-1	113013	DISHWASHER	GE	
DW-2	113013	ADA DISHWASHER	GE	
GD-1	113013	GARBAGE DISPOSAL	GE	
MW-1	113013	MICROWAVE	GE	
MW-2	113013	MICROWAVE	GE	
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE	
OV-2	113013	ELECTRIC RANGE - DROP IN	GE	
REF-1	113013	REFRIGERATOR	GE	
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT	
RH-1	113013	RANGE HOOD	GE	
W-1	113013	WASHER	GE	
WD-1	113013	COMBINATION WASHER/DRYER	GE	

SCHEDULE - UNIT FINISHES - OPTION 1				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	TB-1	T-1	P-3	P-1
MECH.	WB-1	LVT-1	P-3	P-1

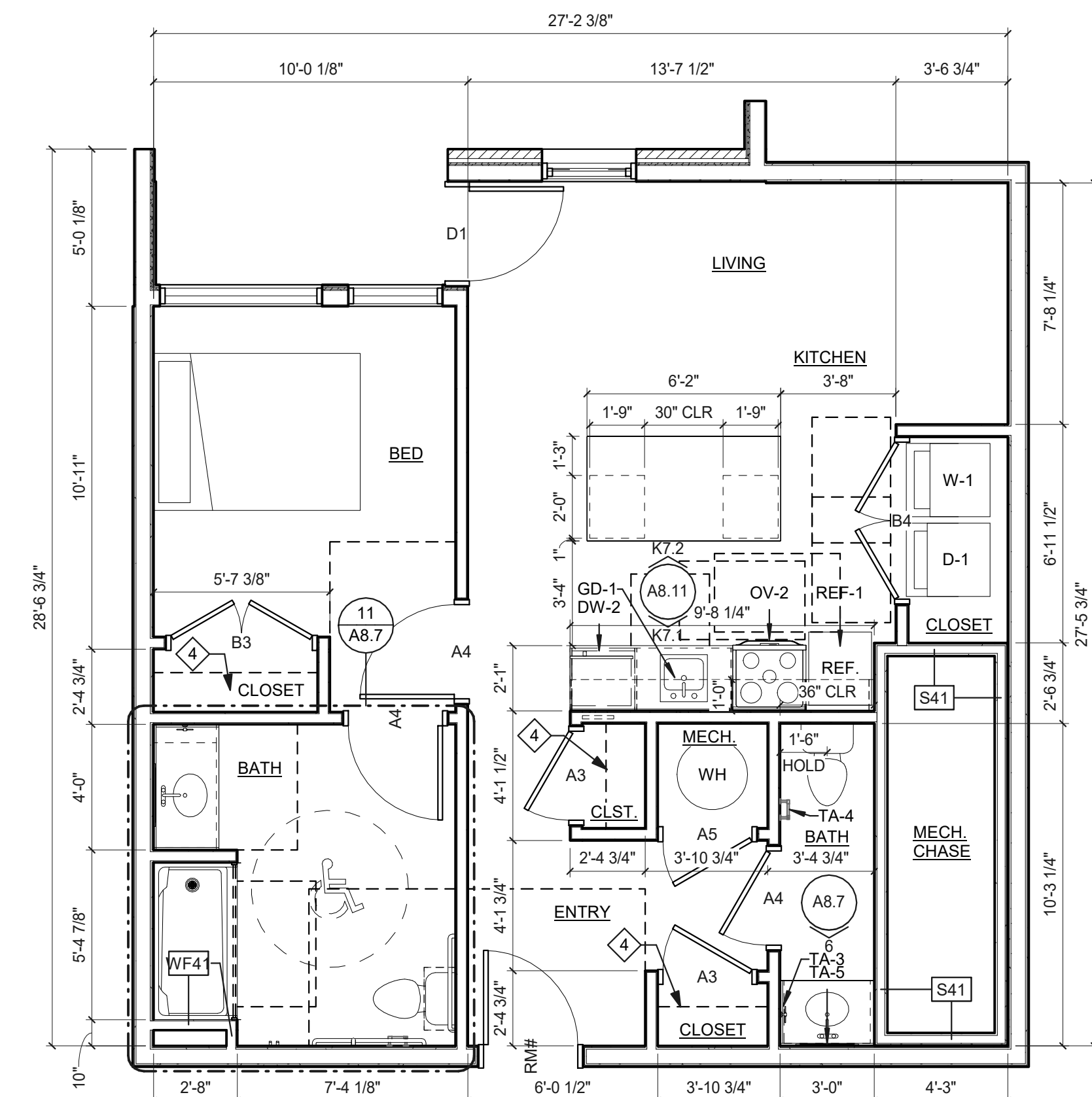
SCHEDULE - UNIT FINISHES - OPTION 2				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	T-2	P-3	P-1
MECH.	WB-1	LVT-2	P-3	P-1



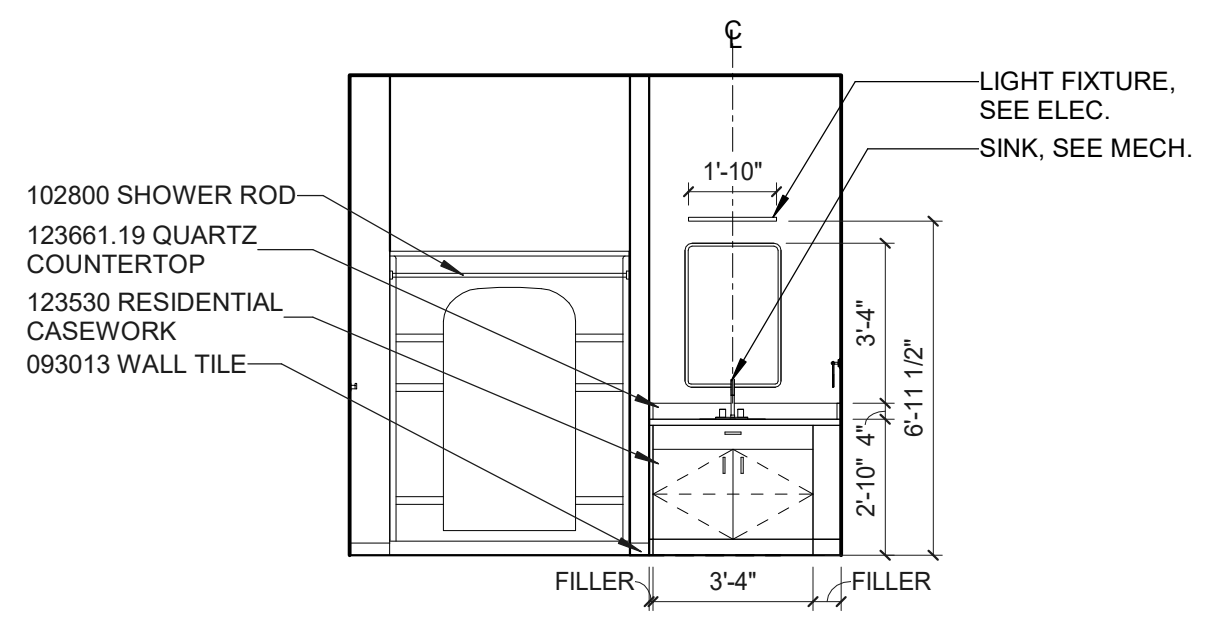
**11 ENLARGED BATH PLAN UNIT L (ANSI)**  
 1/2" = 1'-0" ANSI A117.1 TYPE A COMPLIANT



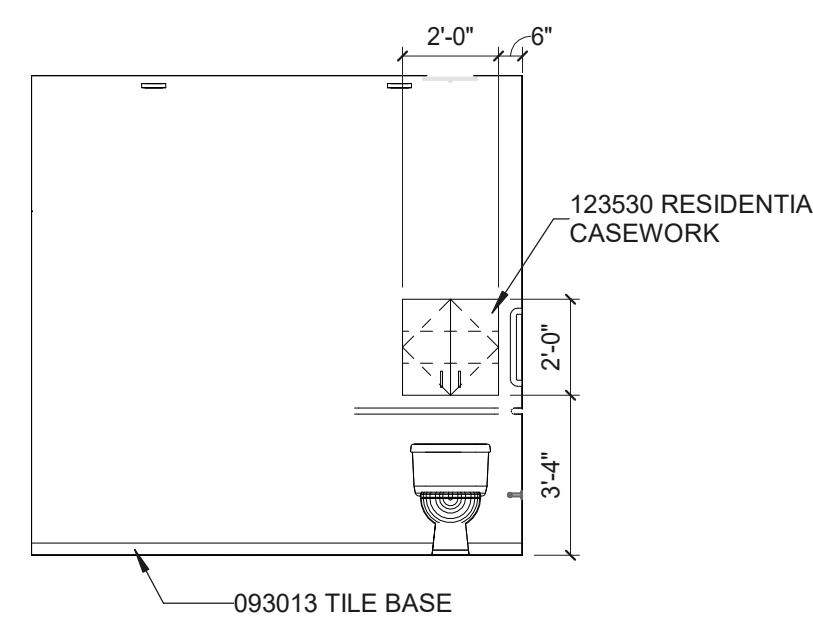
**10 UNIT L (ANSI) - 1 BED - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



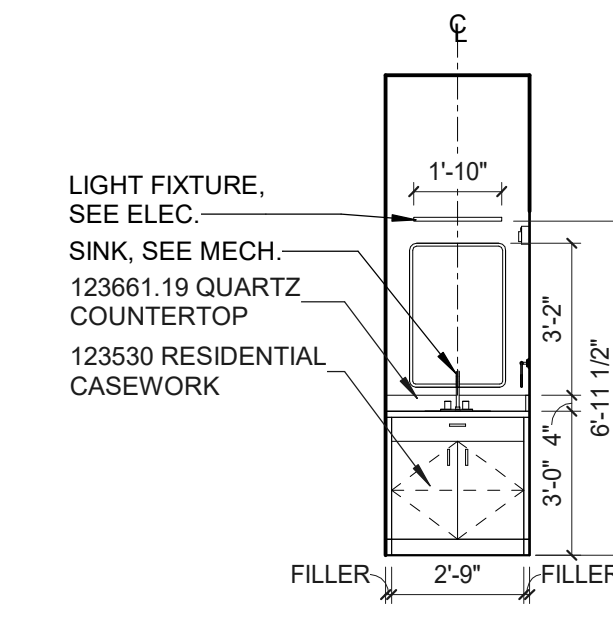
**9 UNIT L (ANSI) - 1 BED**  
 1/4" = 1'-0" ANSI A117.1 TYPE A COMPLIANT



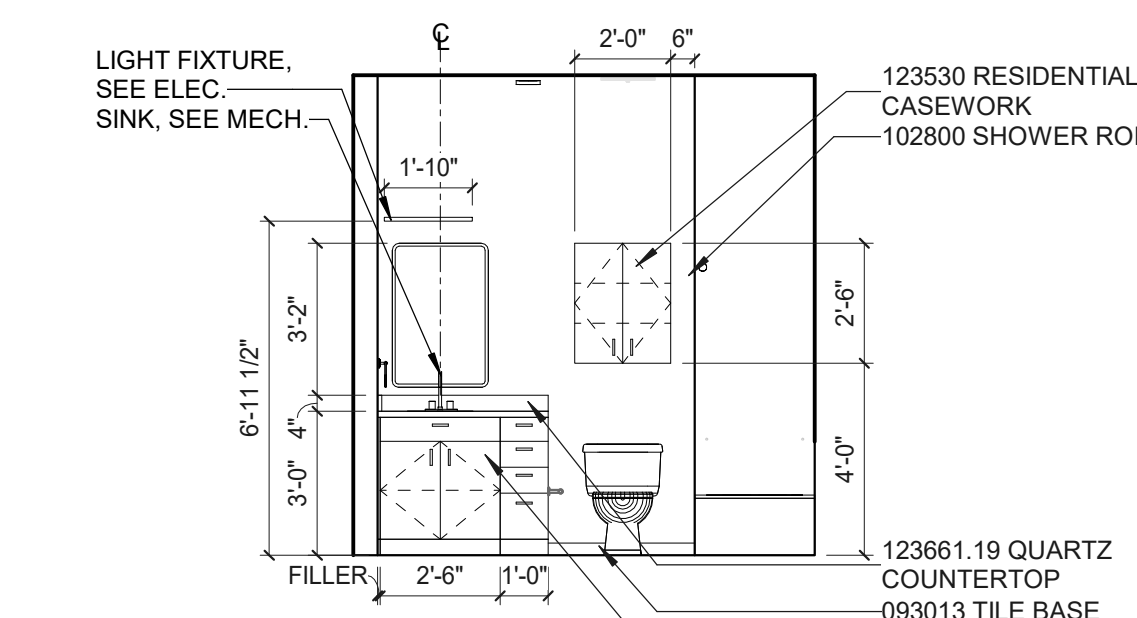
**8 BATH ELEV. UNIT L (ANSI)**  
 1/4" = 1'-0" ANSI A117.1 TYPE A COMPLIANT



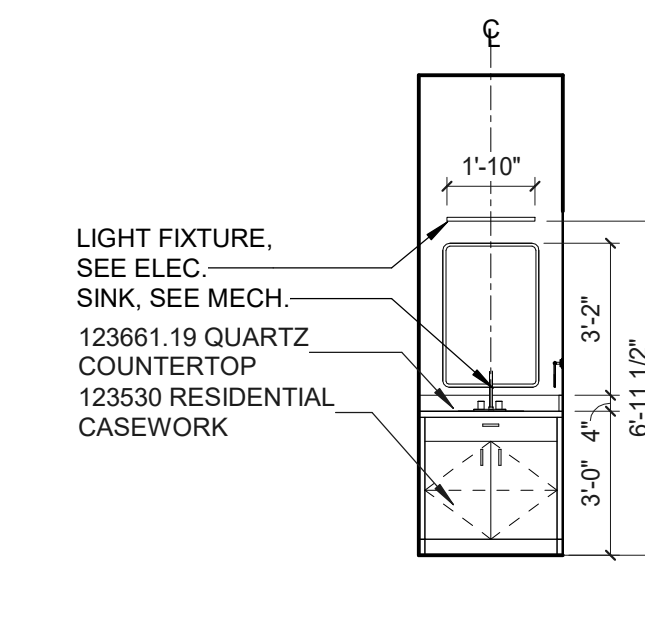
**7 BATH ELEV. 2 UNIT L (ANSI)**  
 1/4" = 1'-0" ANSI A117.1 TYPE A COMPLIANT



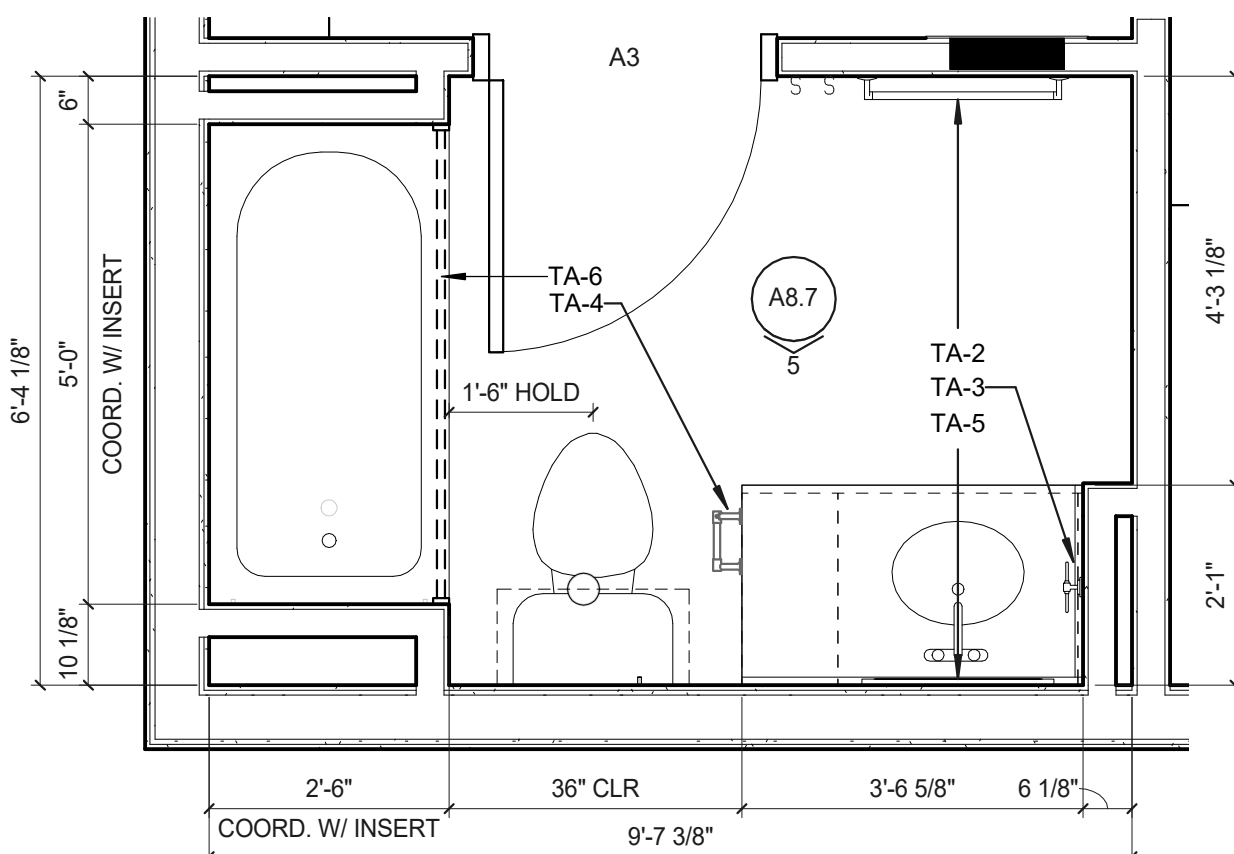
**6 BATH 2 ELEV. UNIT L (ANSI)**  
 1/4" = 1'-0"



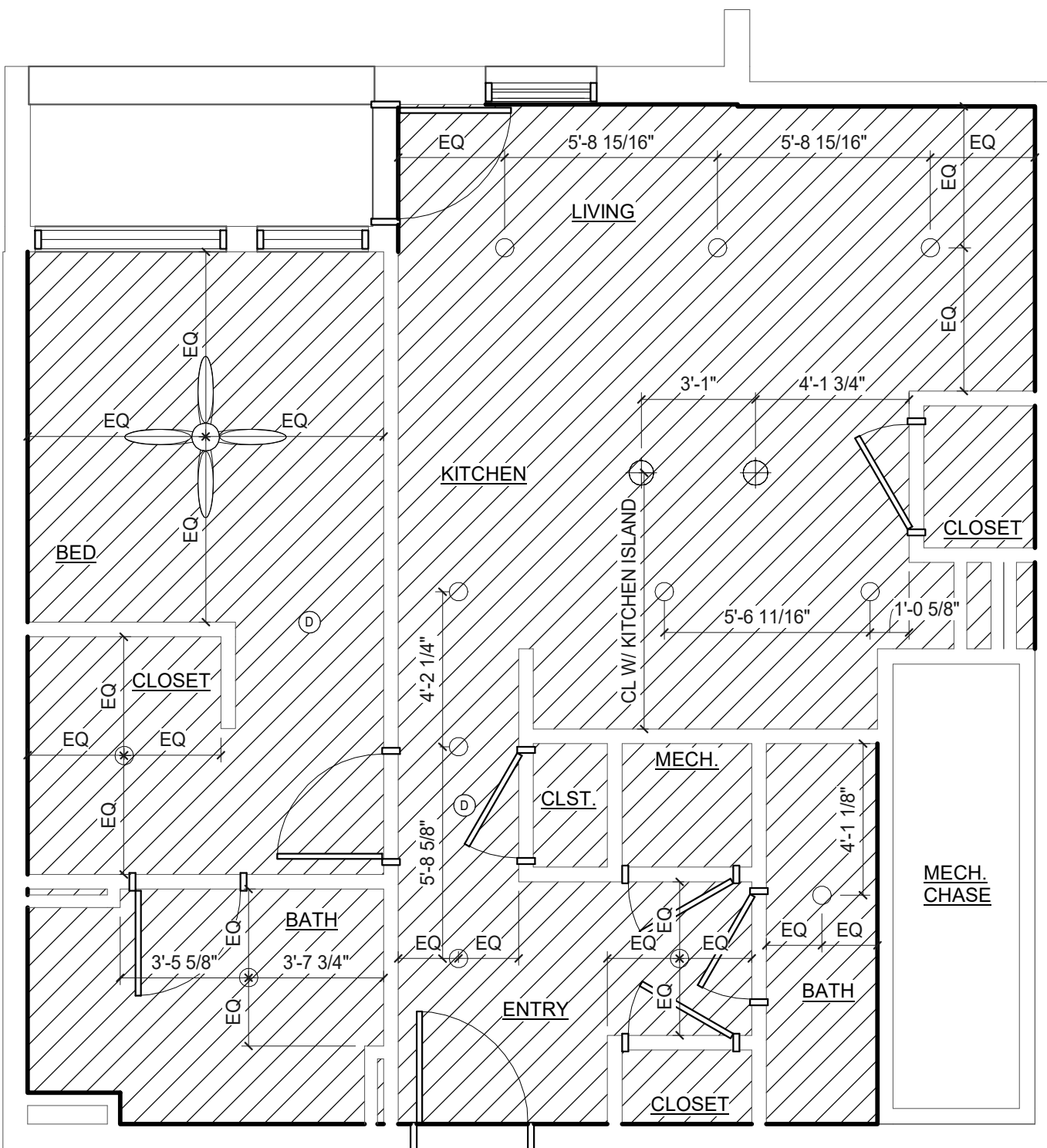
**5 BATH ELEV. UNIT L**  
 1/4" = 1'-0"



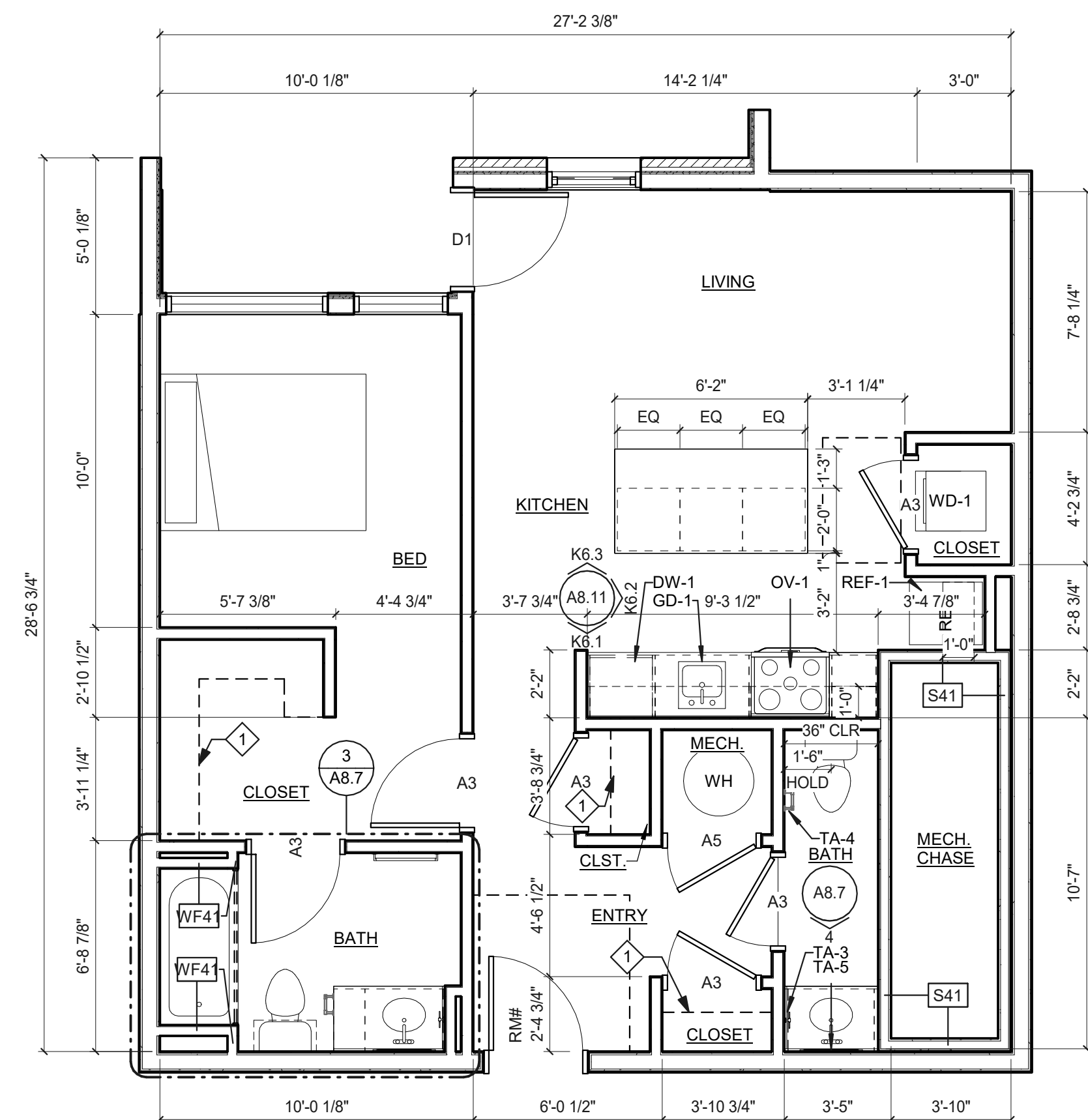
**4 BATH 2 ELEV. UNIT L**  
 1/4" = 1'-0"



**3 ENLARGED BATH PLAN UNIT L**  
 1/2" = 1'-0"



**2 UNIT L - 1 BED - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



**1 UNIT L - 1 BED**  
 1/4" = 1'-0"

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

UNIT L & L ANSI PLANS

**A8.7**

# GENERAL NOTES - UNITS

- GENERAL NOTES**  
 UNIT PLAN DIMENSIONS ARE FROM FACE OF FINISH, U.N.O.  
 UNIT GENERAL NOTES APPLY TO ALL SUBSEQUENT UNIT SHEETS.  
 REFER TO OVERALL FINISH PLANS FOR FINISH OPTION LOCATIONS.
- UNIT ENLARGED FLOOR PLAN:**  
 1. SEE G SHEET SERIES FOR GENERAL BUILDING NOTES. SEE OVERALL FLOOR PLANS FOR ALL OTHER APPLICABLE NOTES.  
 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W-1, U.N.O.  
 5. REFER TO OVERALL FLOOR PLANS FOR DEMISING AND CORRIDOR WALL TYPES.  
 6. PROVIDE ROLLER SHADES, AS SPECIFIED, AT ALL EXTERIOR WINDOWS.  
 7. REFERENCE OVERALL FLOOR PLANS FOR BALCONY LOCATIONS. REFERENCE SPECIFIC DOOR, WINDOW, AND DIMENSIONS ON OVERALL PLANS.
- UNIT ENLARGED REFLECTED CEILING PLAN:**  
 1. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND LOCATIONS.  
 2. WHEREVER POSSIBLE, ALIGN EXPOSED DUCT DIFFUSERS WITH OR CENTERED BETWEEN LIGHT FIXTURES.  
 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILING.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL.  
 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
 6. REFER TO INTERIOR FINISH SCHEDULE, A11.0, FOR MORE INFORMATION ON CEILING TYPES.
- UNIT ENLARGED BATHROOM PLAN:**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL.  
 4. PROVIDE BLOCKING FOR ANSI COMPLIANT GRAB BARS AT ALL SHOWER AND TOILET LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF. UNDERNEATH, TYP.  
 6. WHERE REMOVABLE BASE SINK CABINET OCCURS, EXTEND FLOORING UNDERNEATH, TYP.  
 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.

## RCP FINISHES LEGEND

GWB-2 - ON RESILIENT CHANNELS

## KEYED NOTES - ENLARGED UNIT PLANS

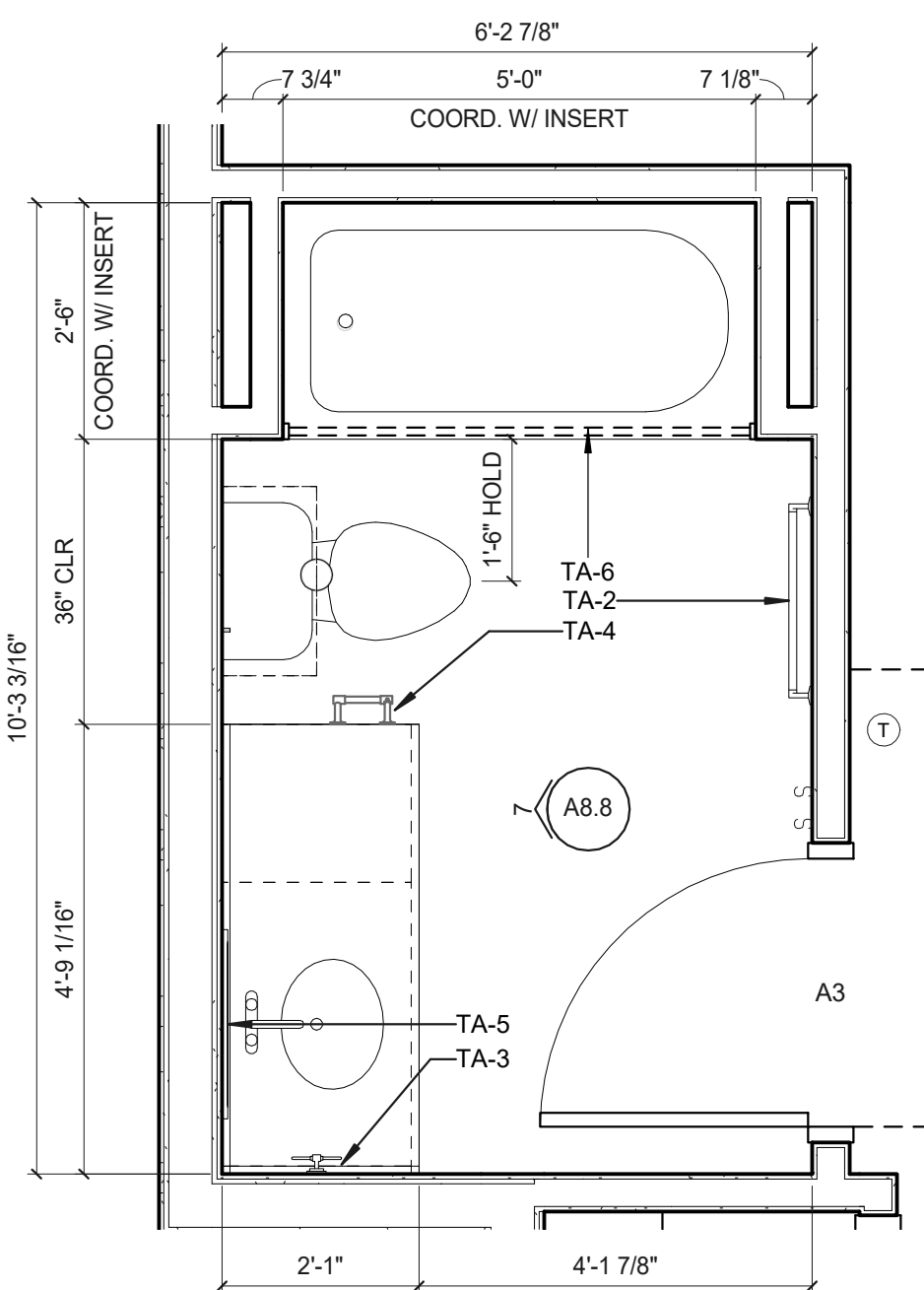
- 1 CLOSET ROD AND SHELF, SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING, SEE 2/A8.10 & 4/A8.10
- 3 BUILT-IN OPEN SHELVING, SEE 2/A8.10 & 4/A8.10
- 4 ANSI UNIT CLOSET ROD AND SHELF, SEE 2/A8.10 & 4/A8.10

102800 TOILET, BATH, AND LAUNDRY ACCESSORIES				
MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-1	102800.A12	GATCO	TOWEL/ROBE HOOK	1295
TA-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-3	102800.A14	GATCO	TOWEL RING	4292
TA-4	102800.A1	GATCO	TOILET PAPER HOLDER	4293B
TA-5	102800.A16	LAMPS PLUS	24"x36" VANITY MIRROR	68V72
TA-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	829SN
TA-8	102800.A17	BOBRICK	WASHROOM EQUIP., GRAB BAR - 42"	B-5806 X 42
TA-9	102800.A17	BOBRICK	WASHROOM EQUIP., GRAB BAR - 36"	B-5806 X 36
TA-10	102800.A17	BOBRICK	WASHROOM EQUIP., GRAB BAR - 18"	B-5806 X 18
TA-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-14	102800.A16	BRADLEY CORP.	24"x36" MIRROR	780
TA-15	102800.A7	BRADLEY CORP.	SANITARY NAPKIN DISPOSAL	4A10

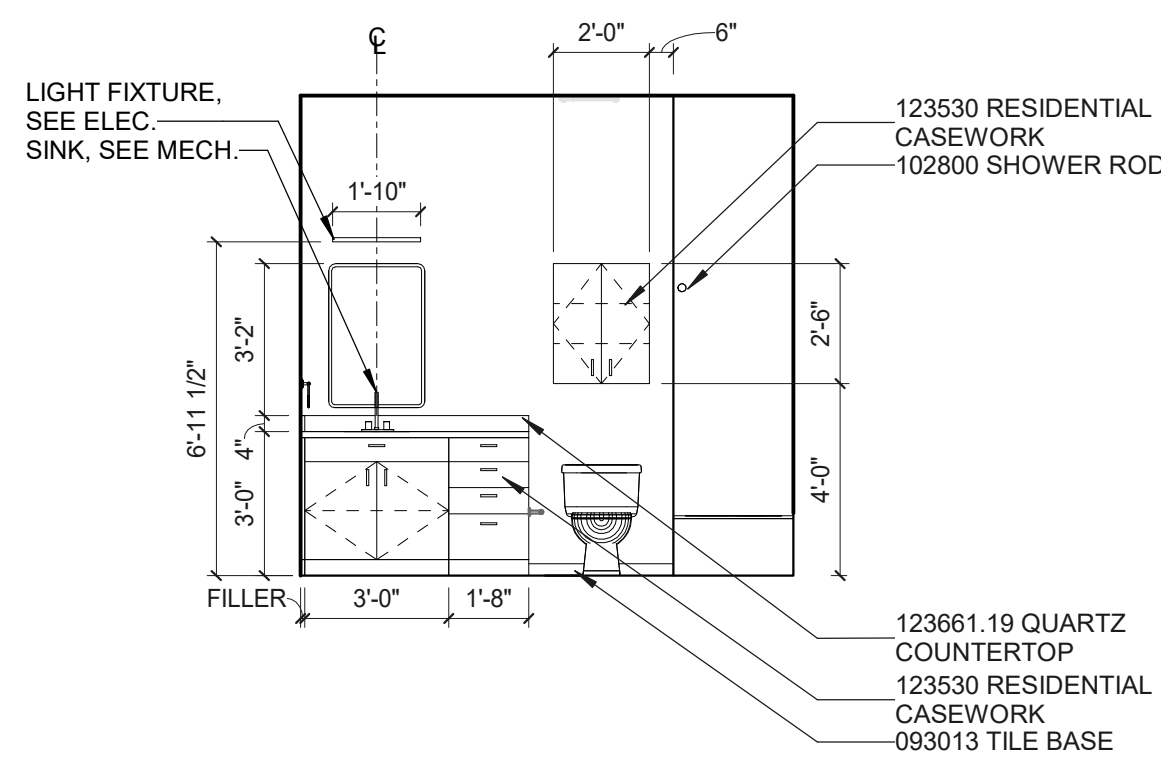
EQUIPMENT SCHEDULE				
MARK	KEYNOTE	DESCRIPTION	MANUF.	
D-1	113013	DRYER	GE	
DW-1	113013	DISHWASHER	GE	
GD-1	113013	GARBAGE DISPOSAL	GE	
MW-1	113013	MICROWAVE	GE	
MW-2	113013	MICROWAVE	GE	
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE	
OV-2	113013	ELECTRIC RANGE - DROP IN	GE	
REF-1	113013	REFRIGERATOR	GE	
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT	
RH-1	113013	RANGE HOOD	GE	
W-1	113013	WASHER	GE	
WD-1	113013	COMBINATION WASHER/DRYER	GE	

SCHEDULE - UNIT FINISHES - OPTION 1				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	TB-1	T-1	P-3	P-1
MECH.	WB-1	LVT-1	P-3	P-1

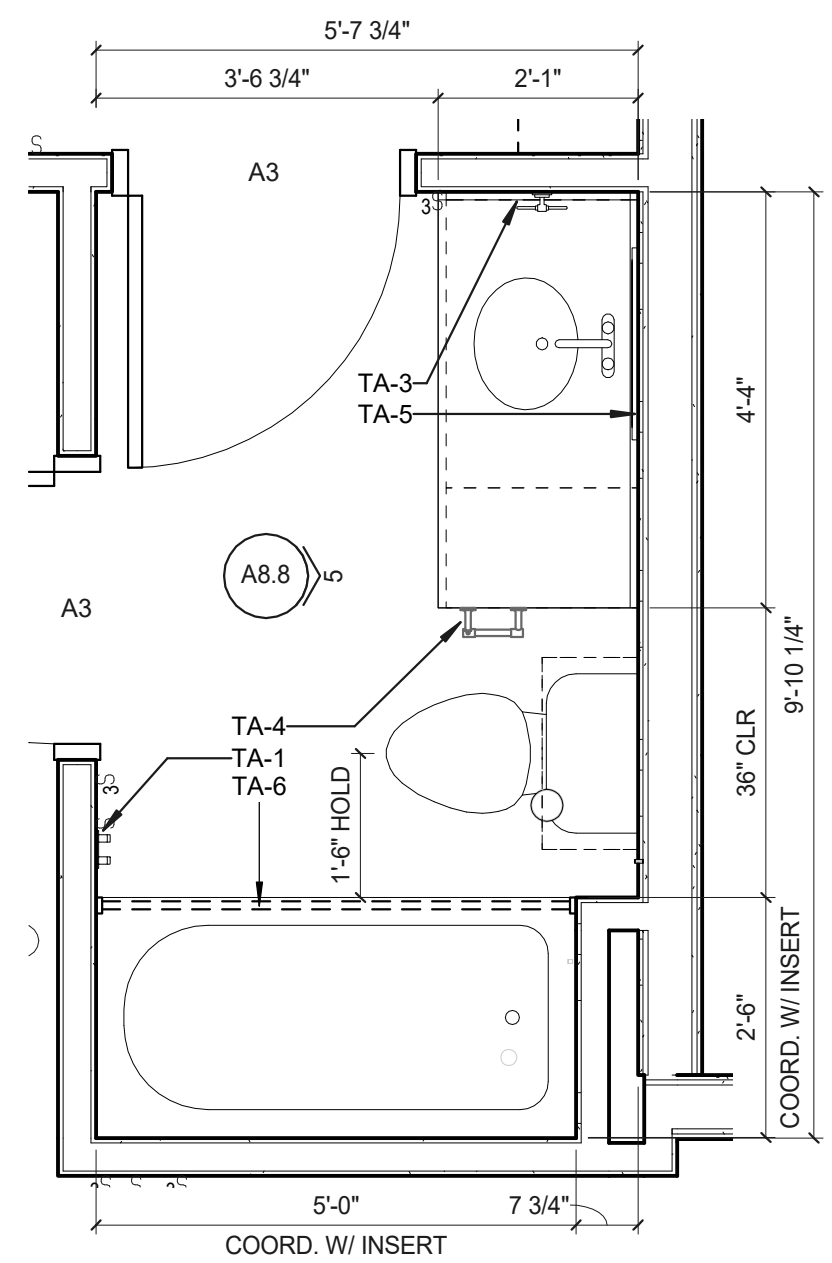
SCHEDULE - UNIT FINISHES - OPTION 2				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	T-2	P-3	P-1
MECH.	WB-1	LVT-2	P-3	P-1



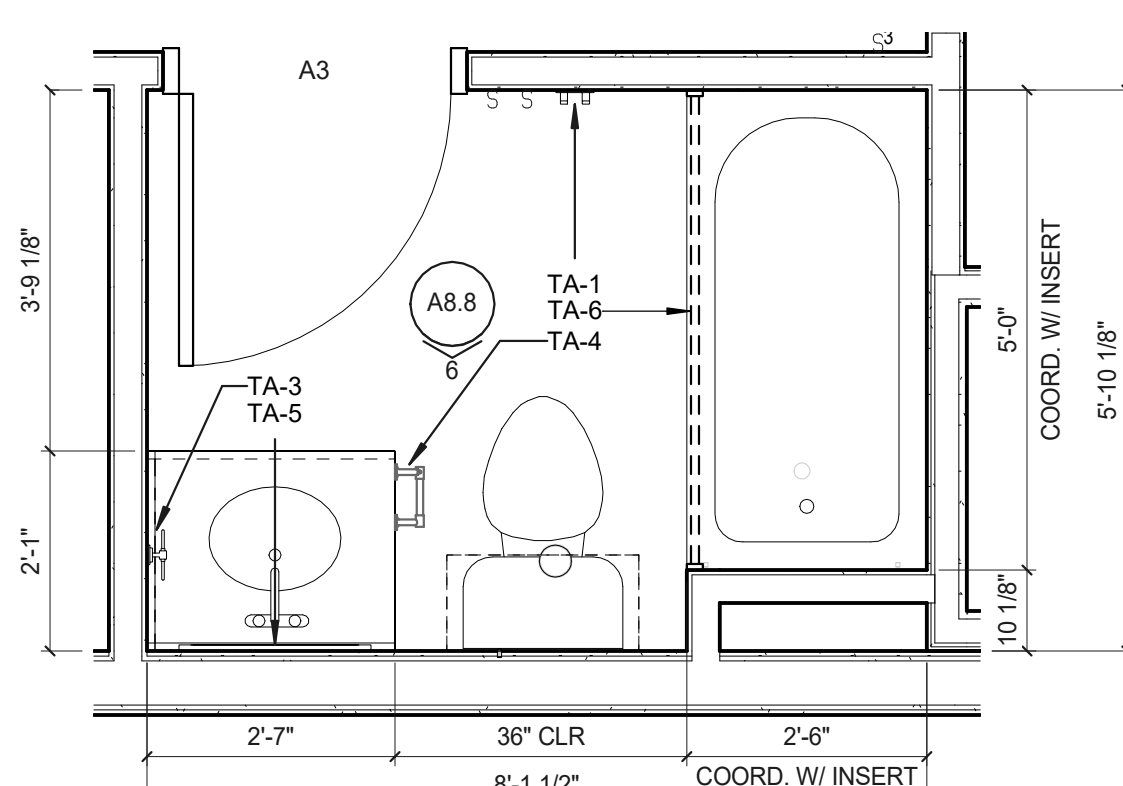
10 ENLARGED BATH PLAN UNIT N  
1/2" = 1'-0"



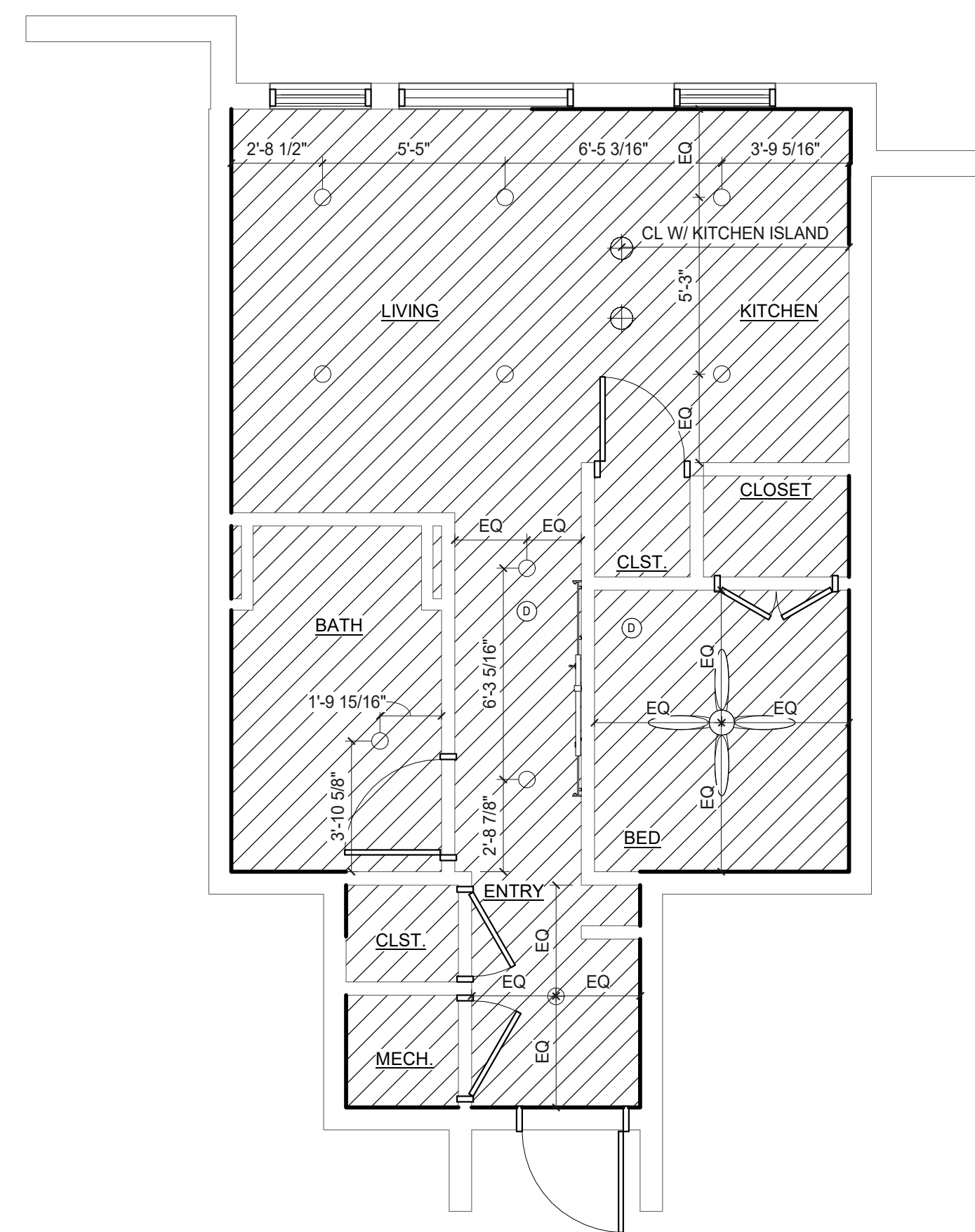
7 BATH ELEV. UNIT N  
1/4" = 1'-0"



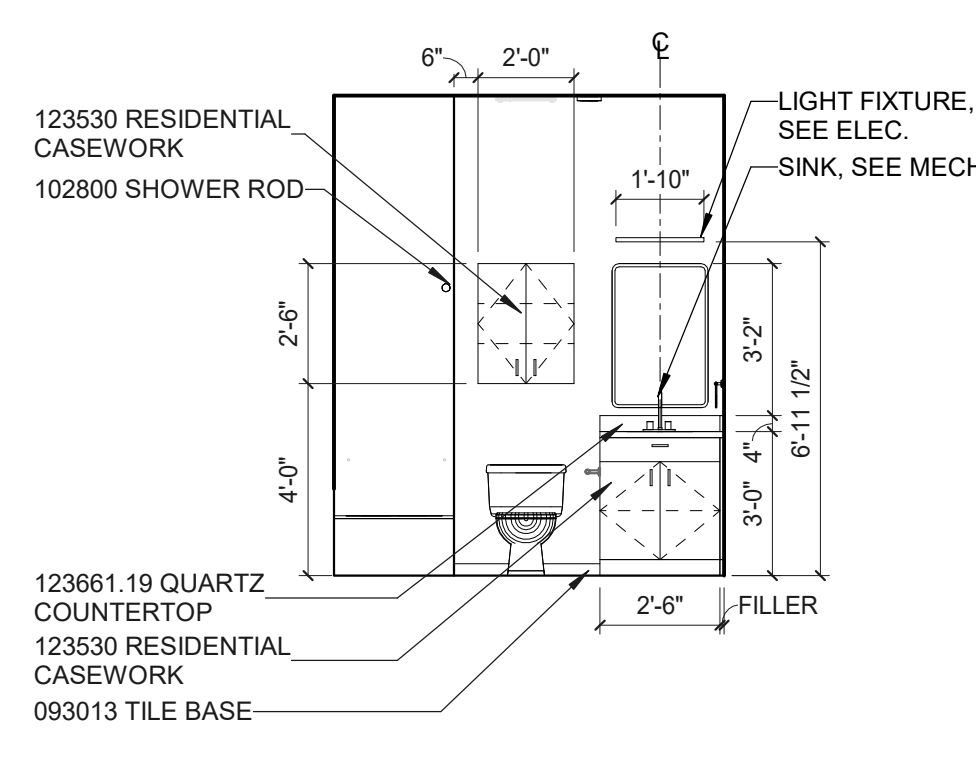
4 ENLARGED BATH PLAN UNIT M  
1/2" = 1'-0"



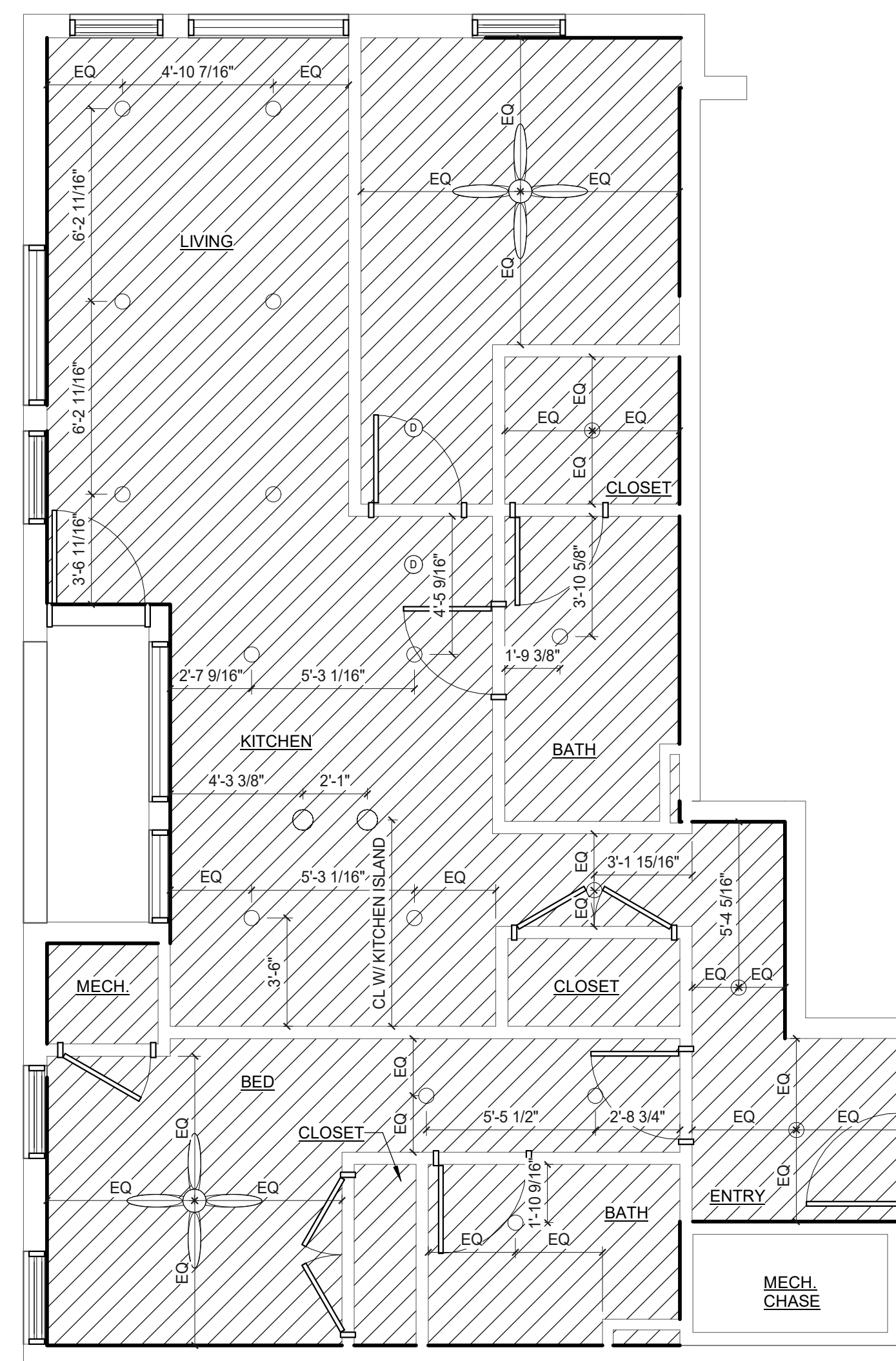
3 ENLARGED BATH PLAN 2 UNIT M  
1/2" = 1'-0"



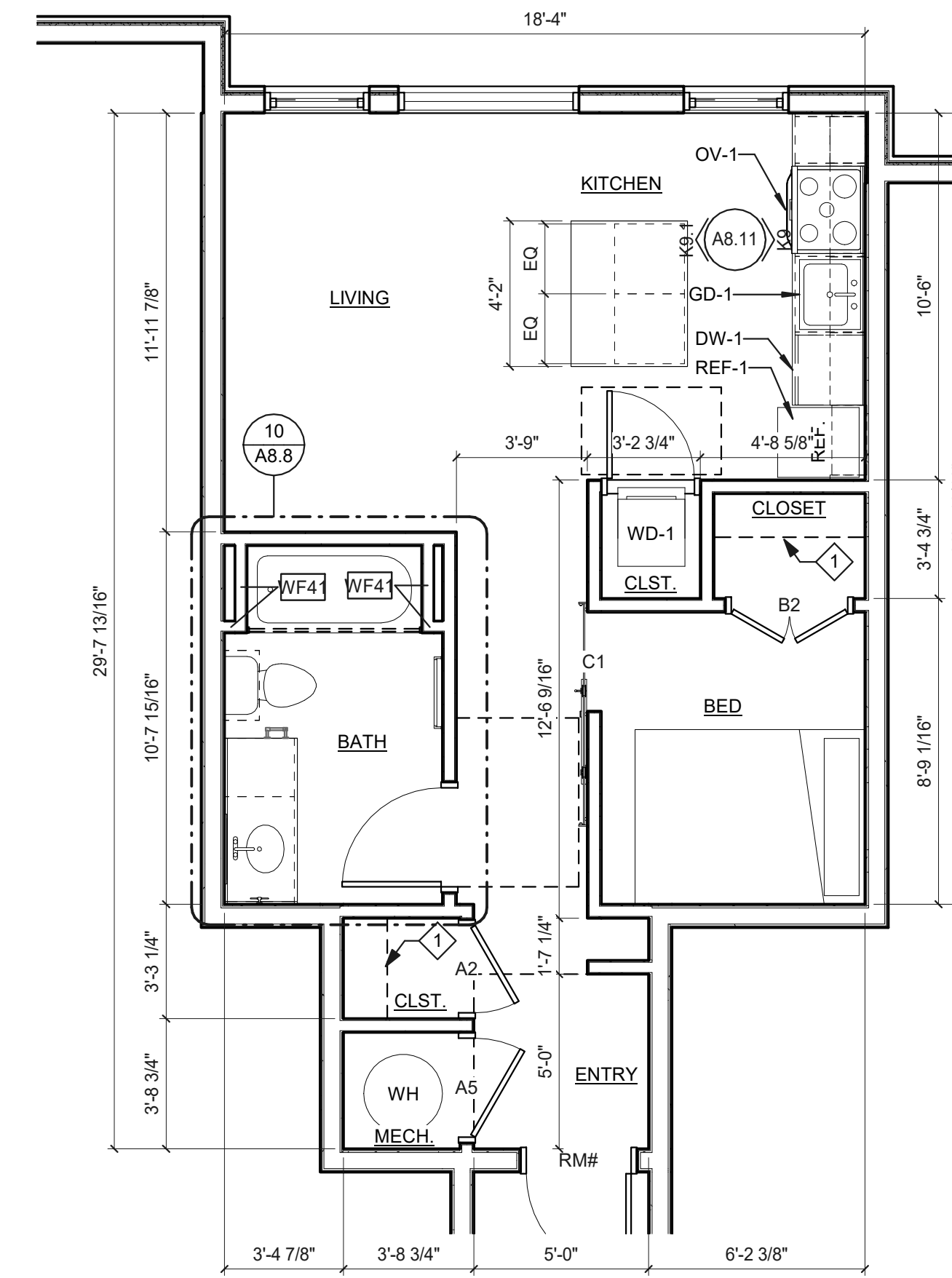
9 UNIT N - 1 BED - REFLECTED CEILING PLAN  
1/4" = 1'-0"



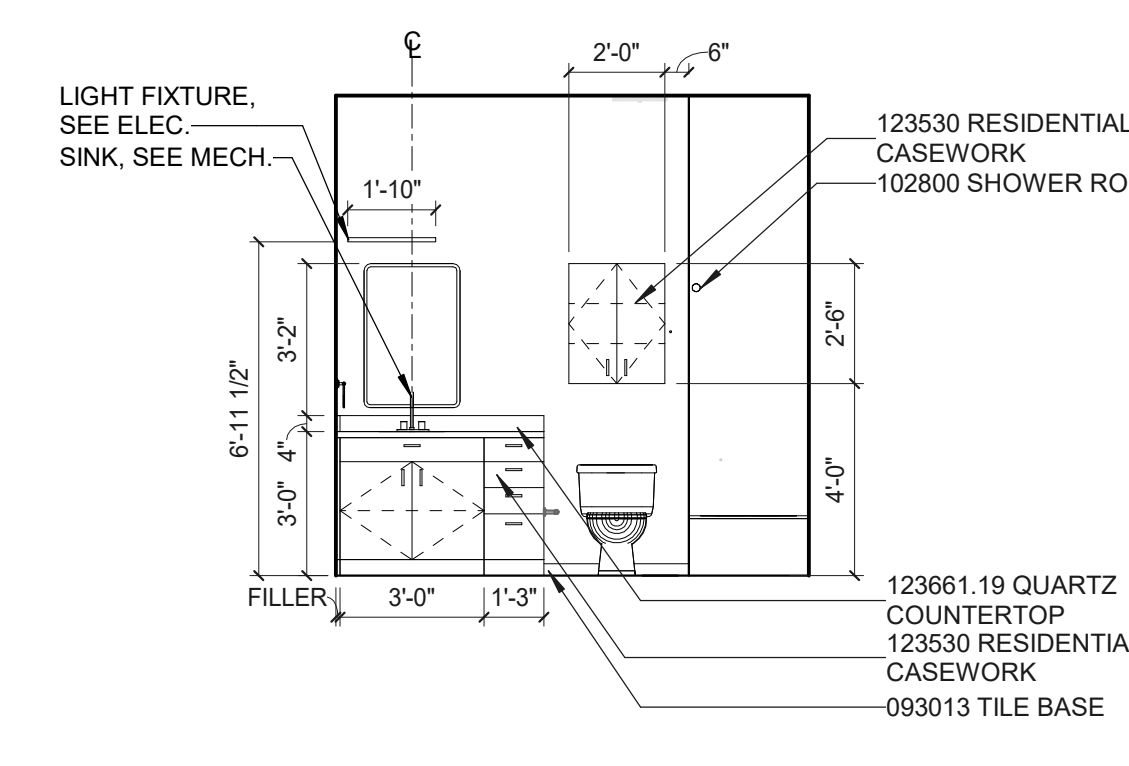
6 BATH ELEV. 2 UNIT M  
1/4" = 1'-0"



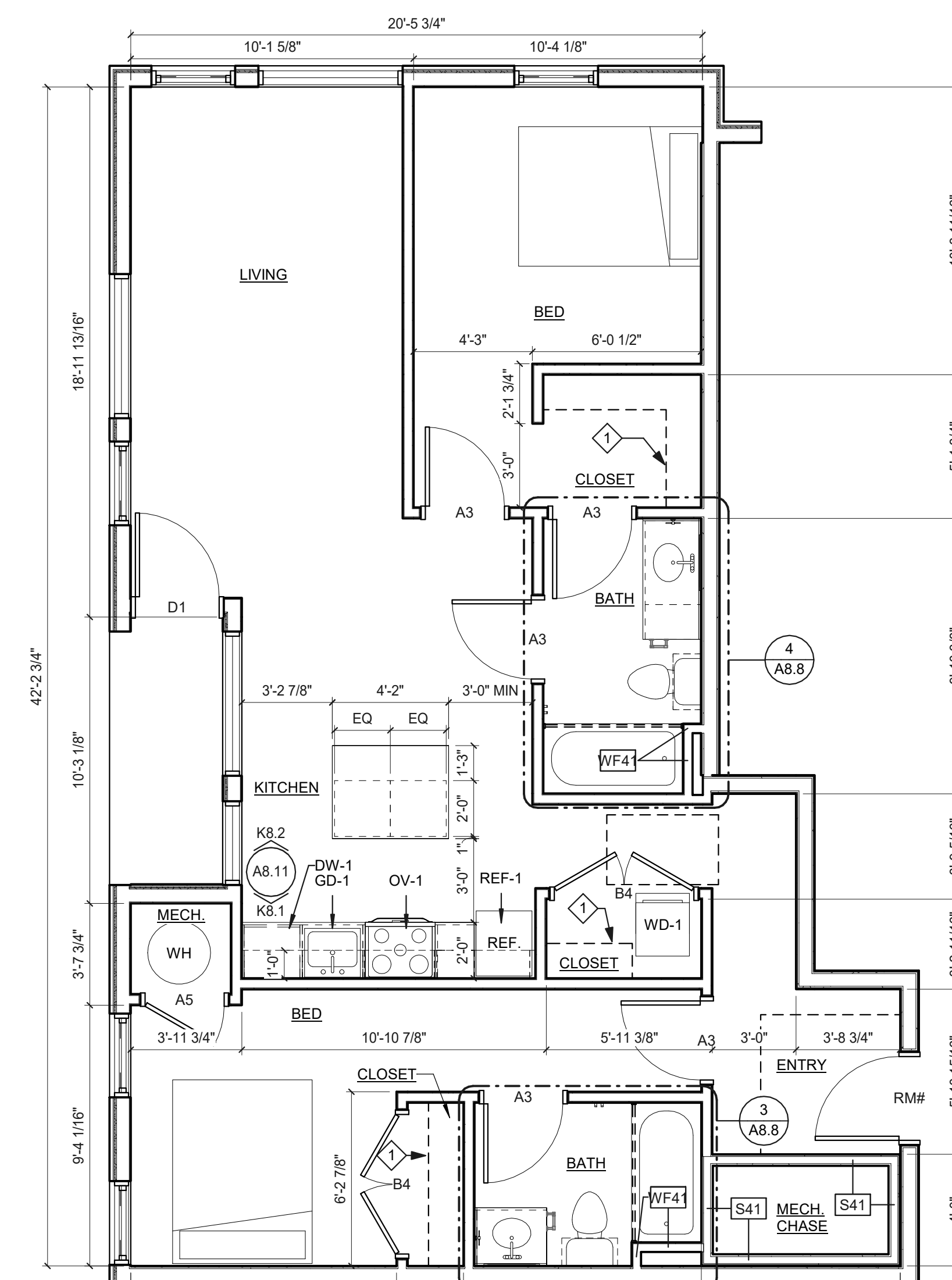
2 UNIT M - 2 BED - REFLECTED CEILING PLAN  
1/4" = 1'-0"



8 UNIT N - 1 BED  
1/4" = 1'-0"



5 BATH ELEV. UNIT M  
1/4" = 1'-0"



1 UNIT M - 2 BED  
1/4" = 1'-0"

**ARCHITECT**  
 BVH ARCHITECTURE  
 901 JONES STREET  
 OMAHA, NE 68102  
 V 402.345.3060  
 F 402.345.7871  
 bvh.com

**CIVIL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 GARY NORTON  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402.330.8860  
 tsdco.com

**STRUCTURAL ENGINEERING**  
 THOMPSON, DREESSEN & DORNER, INC.  
 TREVOR LAHSEN  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402.330.8860  
 tsdco.com

**MECHANICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 JUSTIN VEIK  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402.330.2772  
 et-engineers.com

**ELECTRICAL ENGINEERING**  
 ENGINEERING TECHNOLOGIES, INC.  
 SHANE HOSS  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402.330.2772  
 et-engineers.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

UNIT M & N PLANS

# GENERAL NOTES - UNITS

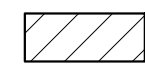
**GENERAL NOTES**  
 UNIT PLAN DIMENSIONS ARE FROM FACE OF FINISH, U.N.O.  
 UNIT GENERAL NOTES APPLY TO ALL SUBSEQUENT UNIT SHEETS.  
 REFER TO OVERALL FINISH PLANS FOR FINISH OPTION LOCATIONS.

**UNIT ENLARGED FLOOR PLAN:**  
 1. SEE G SHEET SERIES FOR GENERAL BUILDING NOTES. SEE OVERALL FLOOR PLANS FOR ALL OTHER APPLICABLE NOTES.  
 2. COORDINATE ALL UNIT DEMISING WALL LOCATIONS WITH OVERALL FLOOR PLANS.  
 3. FLOORING TRANSITIONS TO OCCUR AT CENTER OF THRESHOLD, U.N.O.  
 4. ALL UNIT PARTITIONS TO BE TYPE W-1, U.N.O.  
 5. REFER TO OVERALL FLOOR PLANS FOR DEMISING AND CORRIDOR WALL TYPES.  
 6. PROVIDE ROLLER SHADES, AS SPECIFIED, AT ALL EXTERIOR WINDOWS.  
 7. REFERENCE OVERALL FLOOR PLANS FOR BALCONY LOCATIONS. REFERENCE SPECIFIC DOOR, WINDOW, AND DIMENSIONS ON OVERALL PLANS.

**UNIT ENLARGED REFLECTED CEILING PLAN:**  
 1. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND LOCATIONS.  
 2. WHEREVER POSSIBLE, ALIGN EXPOSED DUCT DIFFUSERS WITH OR CENTERED BETWEEN LIGHT FIXTURES.  
 3. PROVIDE MOLD AND MOISTURE RESISTANT GWB PRODUCT AT ALL BATHROOM CEILINGS.  
 4. ALL LIGHT FIXTURES/GROUPS OF LIGHT FIXTURES TO BE ALIGNED, CENTERED, & EQUALLY SPACED IN RESPECTIVE SPACE, U.N.O. COORDINATE WITH ELECTRICAL.  
 5. REFERENCE A2.1, A2.2, A2.3, & A2.4 FOR RESIDENTIAL UNIT CEILING TYPE AND HEIGHT.  
 6. REFER TO INTERIOR FINISH SCHEDULE, A11.0, FOR MORE INFORMATION ON CEILING TYPES.

**UNIT ENLARGED BATHROOM PLAN:**  
 1. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY CALLOUTS.  
 2. SEE G SHEET SERIES FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.  
 3. COORDINATE VANITY MIRROR LOCATIONS WITH INTERIOR ELEVATIONS AND LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED ON VANITY MIRROR. SEE ELECTRICAL.  
 4. PROVIDE BLOCKING FOR ANSI COMPLIANT GRAB BARS AT ALL SHOWER AND TOILET LOCATIONS. SEE G SHEET SERIES FOR HEIGHT REQUIREMENTS.  
 5. COUNTERTOPS AT ADA DESIGNATED UNITS TO BE 2'-10" MAX AFF.  
 6. WHERE REMOVABLE BASE SINK CABINET OCCURS, EXTEND FLOORING UNDERNEATH, TYP.  
 7. ALL EXPOSED CABINET FACES & SIDES TO BE FINISHED.  
 8. COUNTERTOPS AND CABINETS TO BE SECURED TO EACH OTHER AND TO THE ADJACENT WALL/FLOOR.  
 9. BASE AT ALL MILLWORK TO MATCH CABINET FACE, TYP.  
 10. ALL BATHROOM TILE BASE GROUT SHALL ALIGN WITH ADJACENT FLOOR TILE GROUT.

## RCP FINISHES LEGEND

 GWB-2 - ON RESILIENT CHANNELS

## KEYED NOTES - ENLARGED UNIT PLANS

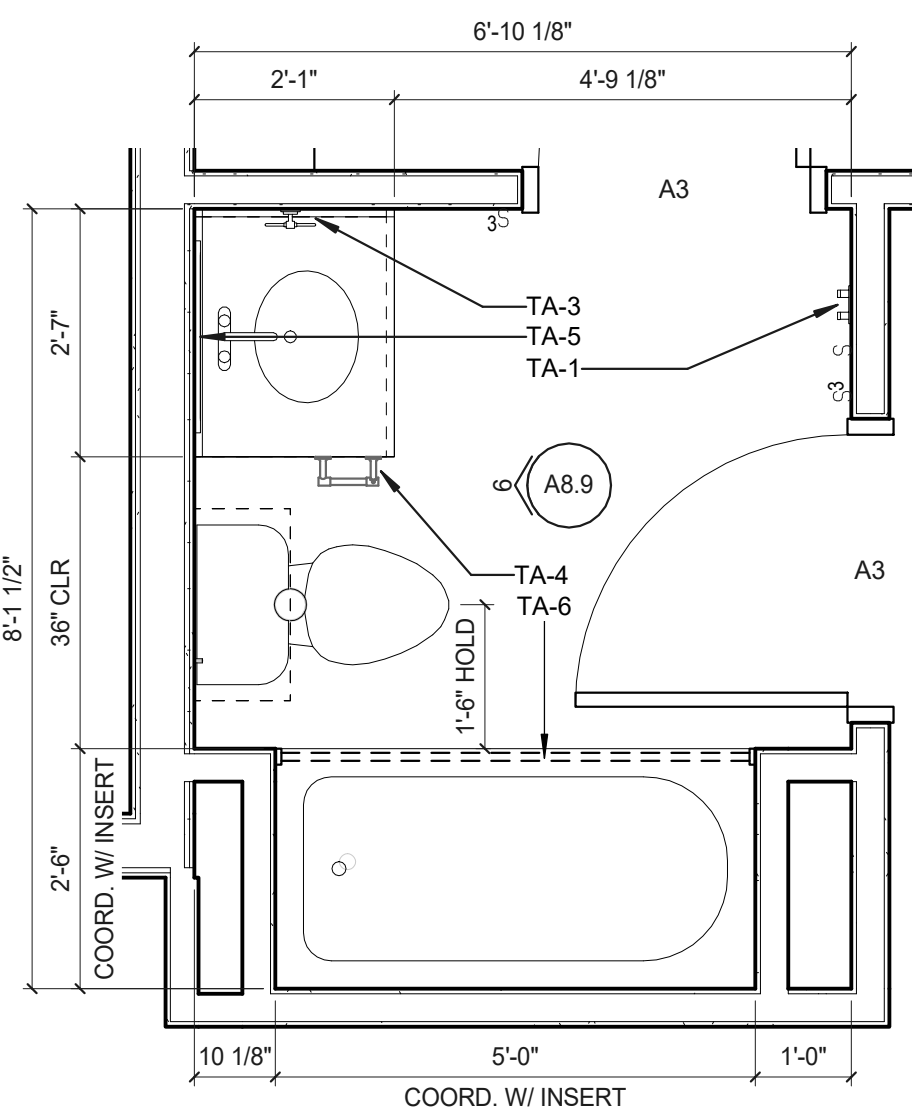
- 1 CLOSET ROD AND SHELF, SEE 1/A8.10 & 3/A8.10
- 2 BUILT-IN ENCLOSED SHELVING, SEE 2/A8.10 & 4/A8.10
- 3 BUILT-IN OPEN SHELVING, SEE 2/A8.10 & 4/A8.10
- 4 ANSI UNIT CLOSET ROD AND SHELF, SEE 2/A8.10 & 4/A8.10

102800 TOILET, BATH, AND LAUNDRY ACCESSORIES				
MARK	KEYNOTE	MANUFACTURER	DESCRIPTION	MODEL
TA-A-1	102800.A12	GATCO	TOWEL/ROBE HOOK	1295
TA-A-2	102800.A13	GATCO	24" TOWEL BAR	4290
TA-A-3	102800.A14	GATCO	TOWEL RING	4292
TA-A-4	102800.A1	GATCO	TOILET PAPER HOLDER	4293B
TA-A-5	102800.A16	LAMPS PLUS	24"X36" VANITY MIRROR	68V72
TA-A-6	102800.A10	GATCO	SHOWER CURTAIN ROD SET	829SN
TA-A-8	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 42"	B-5806 X 42
TA-A-9	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 36"	B-5806 X 36
TA-A-10	102800.A17	BOBRICK WASHROOM EQUIP., INC.	GRAB BAR - 18"	B-5806 X 18
TA-A-11	102800.A5	BRADLEY CORP.	PAPER TOWEL DISPENSER	250-15
TA-A-12	102800.A4	BRADLEY CORP.	SOAP DISPENSER	6562
TA-A-13	102800.A2	BRADLEY CORP.	TOILET PAPER DISPENSER	5263
TA-A-14	102800.A16	BRADLEY CORP.	24"X36" MIRROR	780
TA-A-15	102800.A7	BRADLEY CORP.	SANITARY NAPKIN DISPOSAL	4A10

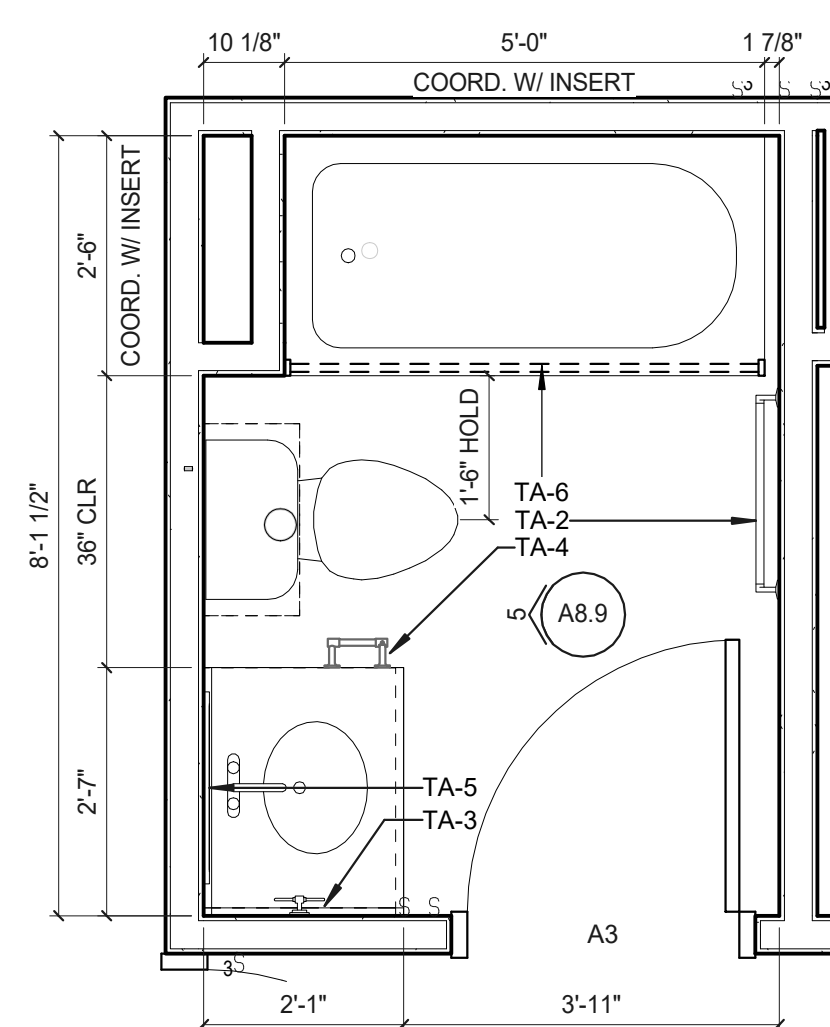
EQUIPMENT SCHEDULE			
MARK	KEYNOTE	DESCRIPTION	MANUF.
D-1	113013	DRYER	GE
DW-2	113013	DISHWASHER	GE
GD-1	113013	ADA DISHWASHER	GE
GD-1	113013	GARBAGE DISPOSAL	GE
MW-1	113013	MICROWAVE	GE
MW-2	113013	MICROWAVE	GE
OV-1	113013	ELECTRIC RANGE - FREESTANDING	GE
OV-2	113013	ELECTRIC RANGE - DROP IN	GE
REF-1	113013	REFRIGERATOR	GE
REF-2	113013	UNDERCOUNTER REFRIGERATOR	SUMMIT
RH-1	113013	RANGE HOOD	GE
W-1	113013	WASHER	GE
WD-1	113013	COMBINATION WASHER/DRYER	GE

SCHEDULE - UNIT FINISHES - OPTION 1				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-1	P-3	P-1
KITCHEN	WB-1	LVT-1	P-3	P-1
LIVING	WB-1	LVT-1	P-3	P-1
DINING	WB-1	LVT-1	P-3	P-1
BED	WB-1	LVT-1	P-3	P-1
CLOSET	WB-1	LVT-1	P-3	P-1
BATH	TB-1	T-1	P-3	P-1
MECH.	WB-1	LVT-1	P-3	P-1

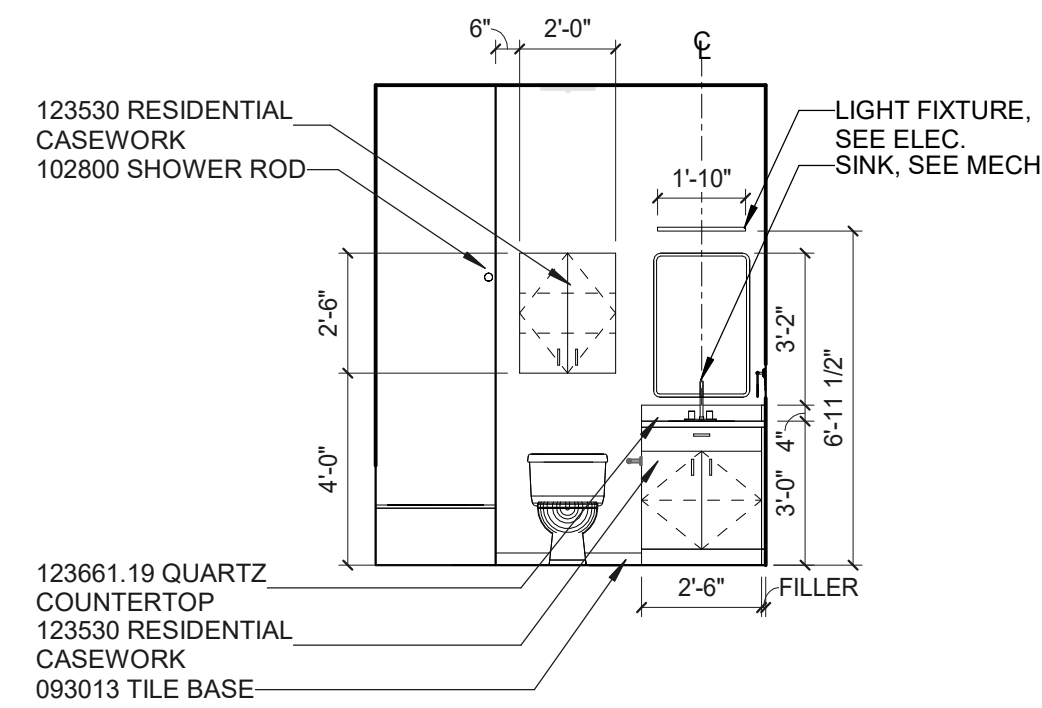
SCHEDULE - UNIT FINISHES - OPTION 2				
ROOM NAME	WALL BASE	FLOOR FINISH	WALL FINISH	CEILING FINISH
ENTRY	WB-1	LVT-2	P-3	P-1
KITCHEN	WB-1	LVT-2	P-3	P-1
LIVING	WB-1	LVT-2	P-3	P-1
DINING	WB-1	LVT-2	P-3	P-1
BED	WB-1	LVT-2	P-3	P-1
CLOSET	WB-1	LVT-2	P-3	P-1
BATH	TB-2	T-2	P-3	P-1
MECH.	WB-1	LVT-2	P-3	P-1



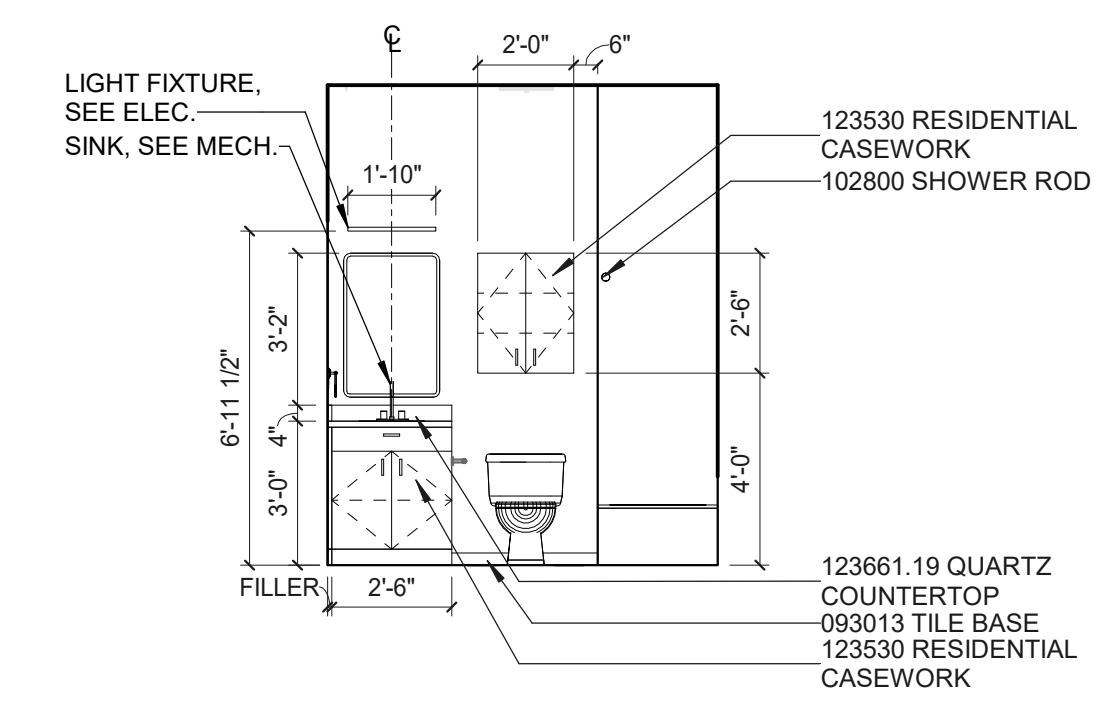
**4 ENLARGED BATH PLAN 2 UNIT P**  
 1/2" = 1'-0"



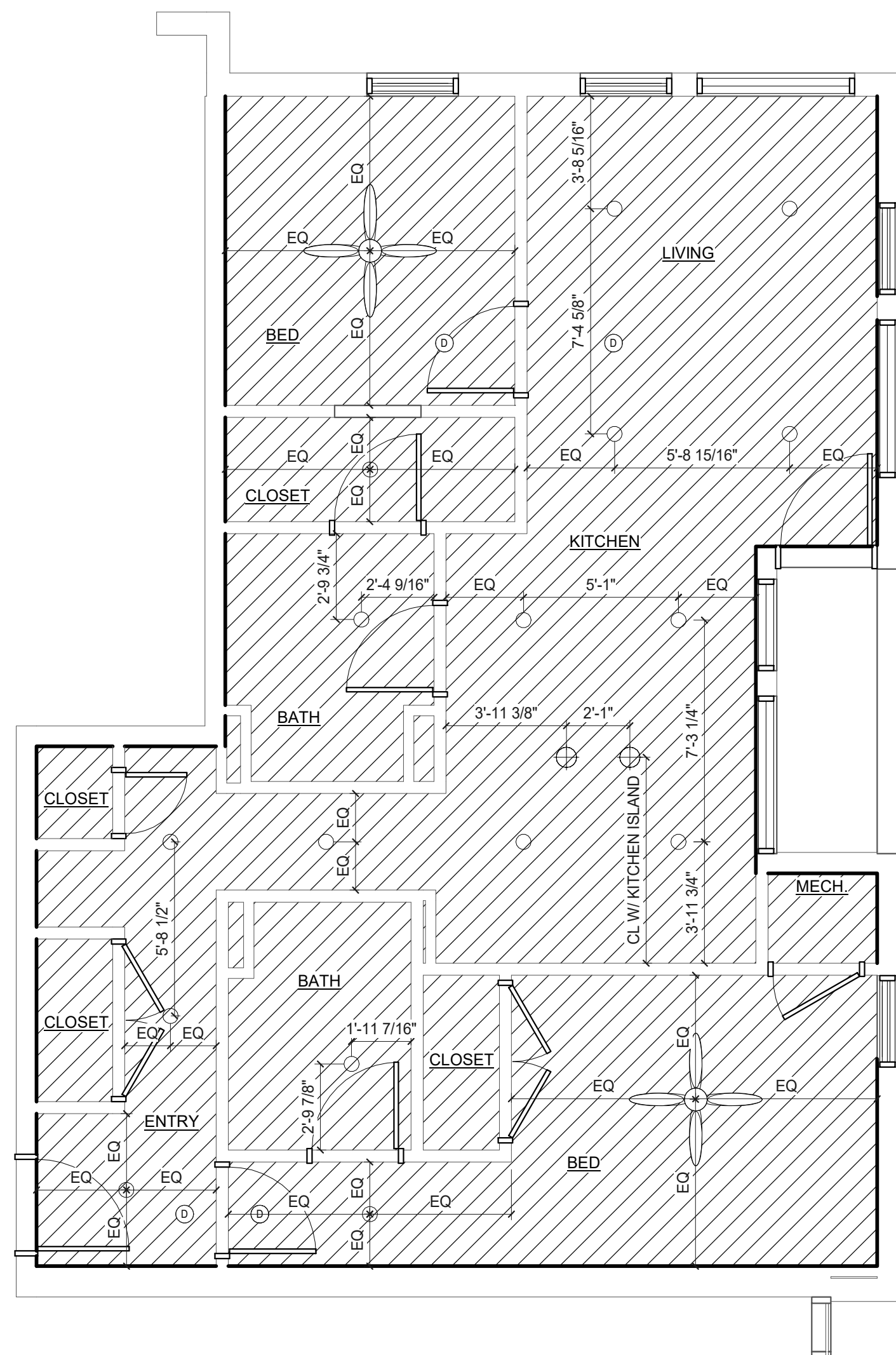
**3 ENLARGED BATH PLAN UNIT P**  
 1/2" = 1'-0"



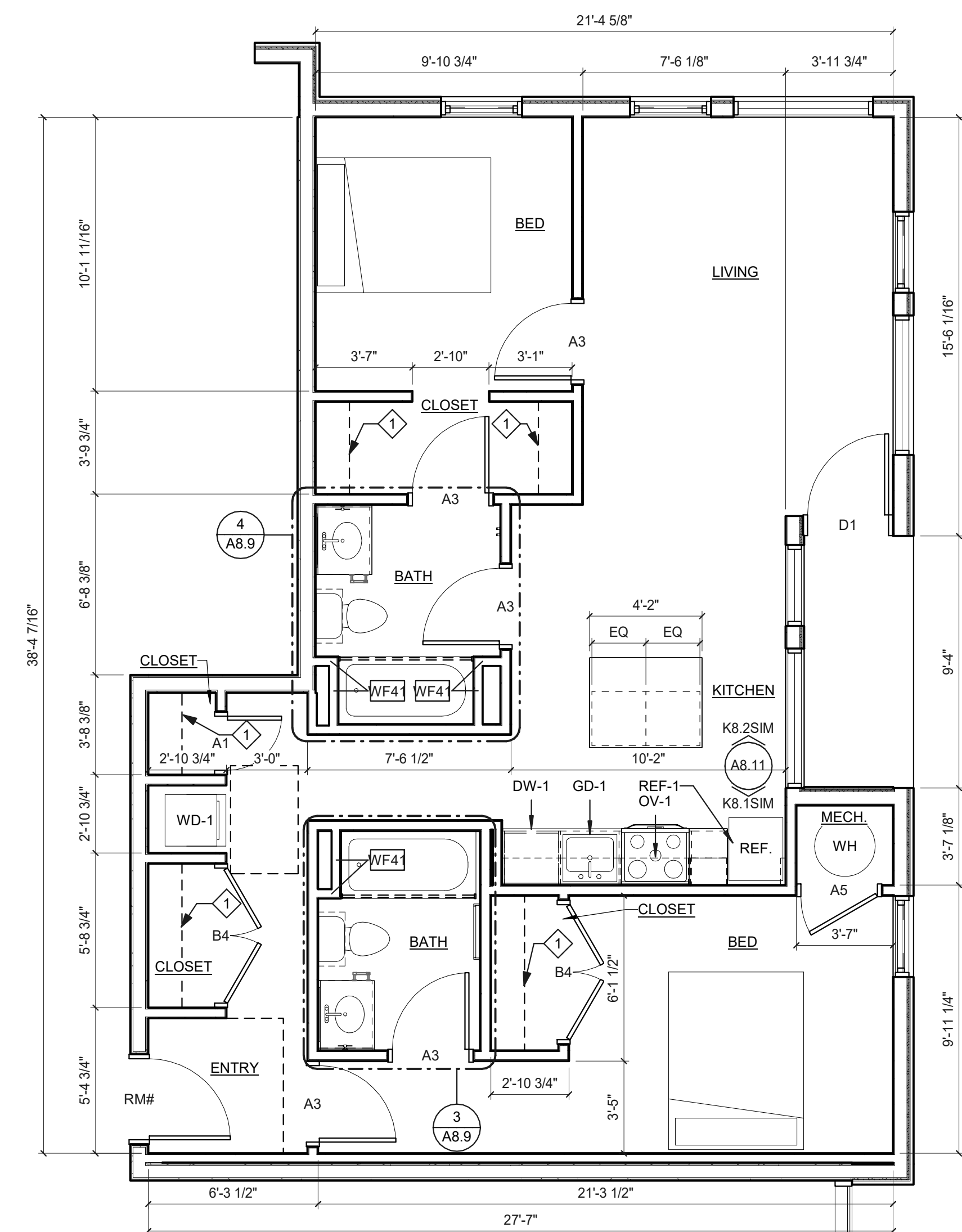
**6 BATH ELEV. 2 UNIT P**  
 1/4" = 1'-0"



**5 BATH ELEV. UNIT P**  
 1/4" = 1'-0"



**2 UNIT P - 2 BED - REFLECTED CEILING PLAN**  
 1/4" = 1'-0"



**1 UNIT P - 2 BED**  
 1/4" = 1'-0"

**ARCHITECT**  
**BVH ARCHITECTURE**  
 901 JONES STREET  
 OMAHA, NE 68102  
 V 402 345 3060  
 F 402 345 7871  
 bvh.com

**CIVIL ENGINEERING**  
**THOMPSON, DREESSEN & DORNER, INC.**  
 GARY NORTON  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 tdco.com

**STRUCTURAL ENGINEERING**  
**THOMPSON, DREESSEN & DORNER, INC.**  
 TREVOR LAHSEN  
 10836 OLD MILL RD  
 OMAHA, NE 68154  
 V 402 330 8860  
 tdco.com

**MECHANICAL ENGINEERING**  
**ENGINEERING TECHNOLOGIES, INC.**  
 JUSTIN VEIK  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

**ELECTRICAL ENGINEERING**  
**ENGINEERING TECHNOLOGIES, INC.**  
 SHANE HOSS  
 1111 N 13TH ST  
 OMAHA, NE 68102  
 V 402 330 2772  
 et-engineers.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

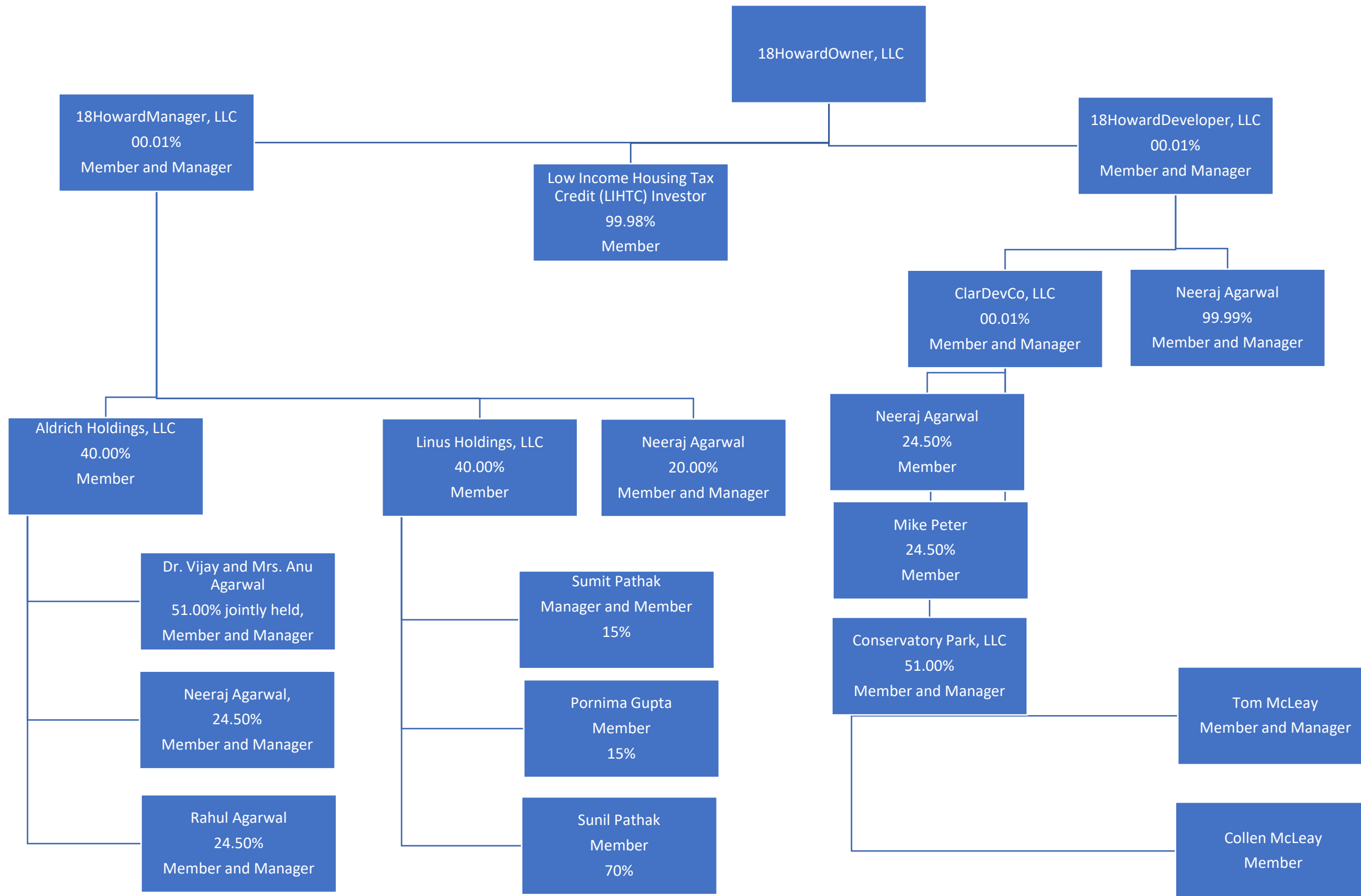
**NOT FOR CONSTRUCTION**

**FLATIRON PROJECT - BUILDING 'A'**

PROJECT: 20025 DATE: 04/15/2021

© 2021 BVH ARCHITECTURE

UNIT P PLANS



# Memorandum of Understanding

## Services Agreement

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This Memorandum of Understanding (MOU) is entered into by and between the following entities: True Purpose ("Partner"), and Neeraj Agarwal ("Developer").

### I. Purpose and Scope of Work

- a) **Purpose:** To establish the general framework for a supportive services Partner shall directly provide or coordinate relative to other supportive service providers for the following two affordable housing projects that Developer shall develop in Omaha, Nebraska: (1) 18howard consisting of a 5-story building with 120 apartments ranging from studios to 2-bedroom units and approximately 10,000+ square feet of commercial space at approximately 18<sup>th</sup> and Howard Street, Omaha, NE 68102 ("18howard") and (2) 2501 Center consisting of approximately 80 3-bedroom and 4-bedroom row houses at approximately 2501 Center Street, Omaha, NE 68105 ("2501 Center")(18howard and 2501 Center shall hereinafter collectively be referred to as the "Projects" or "Projects"). The projects to shall be primarily owned by Developer and its affiliates and Partner is anticipated to be minority owner of each project with the precise anticipated ownership percentages of Partner to be determined prior to the financial closing of each project.
- b) **Scope of Work: Developer:** Developer's scope of work shall include the following duties and obligations:
- 1) Secure all financing necessary for both projects which shall include, without limitation:
    - a. Low Income Housing Tax Credits
    - b. Tax Increment Financing (TIF) and PACE Financing
    - c. Potential 3<sup>rd</sup> Party Donations
  - 2) Hold and direct regular meetings for construction and design team as well as property management company
  - 3) Negotiate, finalize and execute all contracts and partnership agreements
  - 4) Develop progress reports, timeline, and plans for future development
  - 5) Manage construction process and general contractor
  - 6) Facilitate projects from financial closing through construction completion through economic stabilization
- c) **Scope of Work: Partner:** Partner's scope of work shall include the following duties and obligations:
- 1) Direct Supportive Services
    - a. Life skills training and health and wellness
    - b. Job/employment skills training
    - c. Financial literacy
  - 2) Supportive Services Liaison: serve as an intermediary with other supportive service providers to provide onsite and offsite supportive services for both projects.

### IV. Binding Nature

This Memorandum of Understanding shall not be binding on any parties and only serves as reference in order for a formal Development Agreement to be mutually executed.

1) Supportive Service Partner  
  
Signature/Date

2) Developer  
  
Signature/Date 10/9/22



**UNIT INFORMATION**  
(Complete the yellow-shaded areas)

Updated 9-26-21

# of bedrooms per unit	# of units	Residential Finished Sq. Ft. per unit*	Total Sq. Ft.	# of baths per unit	Gross monthly rent per unit	Less tenant paid utility	Net monthly rent per unit	Total net monthly rent	AMI Rent & Income Target (complete if making the IA election)
<b>LIHTC/AHTC UNITS (Do not include HOME-Assisted Units)</b>									
0	44	505	22,220	1	\$ 828	\$ 68	\$ 760	\$ 33,440	50%
1	20	660	13,200	1	\$ 1,013	\$ 88	\$ 925	\$ 18,500	60%
1	12	655	7,860	1	\$ 1,013	\$ 88	\$ 925	\$ 11,100	60%
2	4	1120	4,480	2	\$ 1,274	\$ 119	\$ 1,155	\$ 4,620	60%
0	4	620	2,480	1	\$ 663	\$ 68	\$ 595	\$ 2,380	40%
1	4	705	2,820	1	\$ 883	\$ 88	\$ 795	\$ 3,180	50%
1	4	750	3,000	1	\$ 1,043	\$ 88	\$ 955	\$ 3,820	60%
1	4	720	2,880	1	\$ 1,033	\$ 88	\$ 945	\$ 3,780	60%
1	4	785	3,140	1	\$ 1,043	\$ 88	\$ 955	\$ 3,820	60%
0	4	580	2,320	1	\$ 663	\$ 68	\$ 595	\$ 2,380	40%
1	4	705	2,820	1	\$ 1,028	\$ 88	\$ 940	\$ 3,760	60%
2	4	965	3,860	2	\$ 1,269	\$ 119	\$ 1,150	\$ 4,600	60%
0	4	600	2,400	1	\$ 663	\$ 68	\$ 595	\$ 2,380	40%
2	4	910	3,640	2	\$ 1,239	\$ 119	\$ 1,120	\$ 4,480	60%
Sub-total	120		77,120					\$ 102,240	
<b>HOME/HTF-ASSISTED UNITS (May also be designated LIHTC Units)</b>									
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
Sub-total	0		0					\$ -	
<b>MARKET RATE UNITS ONLY</b>									
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
Subtotal	0		0					\$ -	
<b>Total</b>	<b>120</b>		<b>77,120</b>					<b>\$ 102,240</b>	

LIHTC/AHTC Units	\$ 102,240
HOME-Assisted Units	\$ -
Market Rate Units	\$ -
Total Net Monthly Rent:	\$ 102,240
Minus 7% Vacancy	\$ 7,157
Adjusted Net Monthly Rent:	\$ 95,083
Other Monthly Income	\$ 47,765
List source of other income:	refundable pet deposits , monthly pet f

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

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

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

**DEVELOPMENT COST SCHEDULE**

(Complete the yellow-shaded areas)

	Estimated Total Development Costs	4% LIHTC Eligible Basis	4% or 9% LIHTC New Constr./Rehab. Eligible Basis	Amortized or Expended (Non-eligible)	Allowable 24% Limit - Developer, Contractor, Gen. Req.
Land	\$ 2,500,000			\$ 2,500,000	
Existing Structures	\$ -	\$ -	\$ -	\$ -	
Demolition (new)	\$ -			\$ -	
Demolition (rehab)	\$ -	\$ -	\$ -	\$ -	\$ -
Site Grading, Clearing, etc.	\$ -	\$ -	\$ -	\$ -	\$ -
Off-site Improvements	\$ -			\$ -	
New Building Hard Costs	\$ 19,903,375	\$ -	\$ 19,903,375	\$ -	\$ 19,903,375
Rehabilitation Hard Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Accessory Building	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 1,122,069	\$ -	\$ 1,122,069	\$ -	\$ 1,122,069
Architect Fee - Design	\$ 480,364	\$ -	\$ 480,364	\$ -	\$ 480,364
Architect Fee - Supervision	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Survey	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Insurance	\$ 160,000	\$ -	\$ 160,000	\$ -	\$ 160,000
Construction Loan Interest	\$ 1,236,928	\$ -	\$ 1,236,928	\$ -	\$ 1,236,928
Constr. Loan Origination Fee	\$ 312,500	\$ -	\$ 312,500	\$ -	\$ 312,500
Construction Period Taxes	\$ 31,662	\$ -	\$ 31,662	\$ -	\$ 31,662
Bridge Loan Expense*	\$ -	\$ -	\$ -	\$ -	\$ -
Property Appraisal**	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ 6,000
LIHTC Fees	\$ 69,780			\$ 69,780	
AHTC Fees	\$ 1,000			\$ 1,000	
Environmental Study/Review	\$ 4,000	\$ -	\$ 4,000	\$ -	\$ 4,000
Market Study	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ 7,500
Real Estate Attorney	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 75,000
Real Estate Consultant	\$ -	\$ -	\$ -	\$ -	
LIHTC Consultant Fee	\$ -	\$ -	\$ -	\$ -	
Contractor Overhead	\$ 448,828	\$ -	\$ -	\$ -	
Contractor Profit	\$ 448,828	\$ -	\$ -	\$ -	
General Requirements	\$ -	\$ -	\$ -	\$ -	
Developer Overhead	\$ -	\$ -	\$ -	\$ -	
Developer Fee	\$ 4,702,345	\$ -	\$ 4,702,345	\$ -	
Title & Recording - Perm. Fin.	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000
Perm. Loan Origination Fee	\$ -			\$ -	
Cost Certification	\$ 25,000			\$ 25,000	
Lenders Counsel Fee	\$ -			\$ -	
Underwriter Fees	\$ -			\$ -	
Legal & Organizational	\$ -			\$ -	
Tax Opinion	\$ -			\$ -	
Rent-up Reserves	\$ -			\$ -	
Operating Reserves	\$ 495,499			\$ 495,499	
Other Reserves:	\$ -			\$ -	
Upfront LIHTC Compliance Fees	\$ 376,810			\$ 376,810	
Upfront AHTC Compliance Fees	\$ 1,500			\$ 1,500	
Other: debt financing fees	\$ 827,198	\$ -	\$ -	\$ 827,198	\$ -
Other: Bond fees	\$ 10,400	\$ -	\$ -	\$ 10,400	\$ -
Other: Compliance fees: extended us	\$ 72,000	\$ -	\$ -	\$ 72,000	\$ -
Other: Threshold review fee	\$ 250	\$ -	\$ -	\$ 250	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Residential Costs:</b>	<b>\$ 33,473,835</b>	<b>\$ -</b>	<b>\$ 28,196,743</b>	<b>\$ 4,379,437</b>	<b>\$ 23,494,398</b>
<b>Total Commercial Space Costs</b>	<b>\$ 2,538,000</b>				

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

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

**DEVELOPMENT COST SCHEDULE CONT.**

	Total Residential Costs	4% LIHTC Eligible Basis	4% or 9% LIHTC New Constr./Rehab. Eligible Basis
From Previous Page	\$ 33,473,835	\$ -	\$ 28,196,743
<b>Deduct from Basis:</b>			
Grant Proceeds	\$ -	\$ -	\$ -
Non-qualified, Non-recourse Financing	\$ -	\$ -	\$ -
Non-qualified Portion of Higher Quality Units (IRC Section 42(d)(3))	\$ -	\$ -	\$ -
Historic Tax Credits	\$ -	\$ -	\$ -
Over Architect/Engineering Fee Limit	\$ -	\$ -	\$ -
Over Developer/Contractor Fee Limit	\$ -	\$ -	\$ -
<b>Total Eligible Basis</b>	\$ -	\$ -	\$ 28,196,743
<b>Multiplied by the Applicable Fraction</b>		100.0000%	100.0000%
<b>Total Adjusted Eligible Basis</b>	\$ -	\$ -	\$ 28,196,743
<b>Add to Eligible Basis:</b>			
Project Located in Qualified Census Tract (QCT) x 130% or Basis Boost Requested (up to 130%)			100%
<b>Total Qualified Basis</b>	\$ -	\$ -	\$ 28,196,743
<b>Multiplied by the Applicable Percentage</b>		4.00%	4.00%
<b>Maximum Allowed LIHTC Request*</b>	\$ -	\$ -	\$ 1,127,870

Note: Developments located in a Qualified Census Tract may also add a portion of the adjusted basis of a community service facility targeted to serve tenants whose income is 60% or less or the Area Median Income (limited to 25% of the Development's eligible basis)

\*Please note the calculations are for informational purposes only. Underwriting will be completed by NIFA staff during the final application review process. Results may vary based on data input errors, rounding, applicable fraction calculations, etc.

Developer/Contractor Fee Limit Calculation	
\$ 23,494,398	Eligible Basis Towards Fee
24%	Percent Limit
\$ 5,638,656	Maximum Allowed Fee
\$ 4,702,345	Total Fee
\$ -	Adjustment to Basis

Developer Fee Limit on Acquisition Calculation	
\$ -	Eligible Basis Towards Fee
5%	Percent Limit
\$ -	Maximum Allowed Fee
\$ -	Total Fee
\$ -	Adjustment to Basis

Architect/Engineering Fee Limit Calculation	
\$ 19,903,375	Hard Construction Costs (in basis)
7%	Percent Limit
\$ 1,393,236	Maximum Allowed Fee
\$ 580,364	Total Fee
\$ -	Adjustment to Basis

## ANNUAL OPERATING EXPENSE INFORMATION

(Complete the yellow-shaded areas)

### General and/or Administrative Expenses:

Advertising	\$ 12,000
Legal	
Accounting/Auditing	
Security	
Management Fee	\$ 68,567
Other (please list below):	\$ 48,000
General administrative	
<b>Sub-total</b>	<b>\$ 128,567</b>

NIFA Annual LIHTC Compliance Fee	\$ -
----------------------------------	------

NIFA Annual AHTC Compliance Fee	\$ -
---------------------------------	------

### Operating Expenses:

Trash Removal	\$ 20,000
Electricity	
Water/Sewer	\$ 40,000
Gas	
Snow Removal	
Internet Service	
Office Supplies	
Salaries	\$ 120,000
Other (please list below):	
<b>Sub-total</b>	<b>\$ 180,000</b>

### Maintenance Expenses:

Painting & Repairs	\$ 60,000
Exterminating	
Grounds/Landscape	
Elevator	
Internet Maintenance Costs	
Other (please list below):	
<b>Sub-total</b>	<b>\$ 60,000</b>

### Other Expenses:

Insurance	\$ 39,000
Real Estate Taxes (estimated value x mill levy rate)	\$ 282,105
Annual Commercial Space Expenses	\$ 134,570
Other (please list below):	

<b>Sub-total</b>	<b>\$ 455,675</b>
<b>TOTAL ANNUAL EXPENSES:</b>	<b><u>\$ 824,242</u></b>
Annual Replacement Reserves	<b>\$ 36,000</b>
(\$250 per unit per year for all units if LIHTC only & \$350 per unit per year for all units if HOME & LIHTC)	
<b>TOTAL ANNUAL EXPENSES + RESERVES</b>	<b><u>\$ 860,242</u></b>
<b>NET ANNUAL CASH FLOW FROM OPERATIONS</b>	
Net Monthly Income	<u>\$ 142,848</u>
Annual Income	<u>\$ 1,714,178</u>
Less:	
Total Operating Expense	<u>\$ 824,242</u>
Replacement Reserves	<u>\$ 36,000</u>
Net Operating Income	<u>\$ 853,936</u>
Less:	
Annual Debt Service	<b><u>\$ 693,269</u></b>
Net Annual Cash Flow	<b><u><u>\$ 160,667</u></u></b>

## Income Averaging Test - 2021 Income Limits

**Complete only if selecting the Income Averaging Election. See Section 10.3 of the QAP for additional information.**

Project Name:

Project #:

**INPUT # OF INCOME DESIGNATED UNITS**

INPUT # OF INCOME DESIGNATED UNITS							% OF AMI	AVERAGE AMGI
Studio	1BR	2BR	3BR	4BR	Total			
-	-	-	-	-	-	20%	0.00%	
-	-	-	-	-	-	30%	0.00%	
-	-	-	-	-	-	40%	0.00%	
-	-	-	-	-	-	50%	0.00%	
-	-	-	-	-	-	60%	0.00%	
-	-	-	-	-	-	70%	0.00%	
-	-	-	-	-	-	80%	0.00%	
							<b>#DIV/0!</b>	

Revenue							All at 60%	
Studio	1BR	2BR	3BR	4BR	Total			
-	-	-	-	-	-	-		
-	-	-	-	-	-	-		
-	-	-	-	-	-	-		
-	-	-	-	-	-	-		
-	-	-	-	-	-	-		
-	-	-	-	-	-	-		
-	-	-	-	-	-	-		
							\$	-
Annual							\$	-

**Bond Test**

40/60 Test      #DIV/0!  
20/50 Test      #DIV/0!

### Determination of Income and Rent

**Select County**

County: **ncil Bluffs, NE-IA HUD Metro FMR Area**  
4 Person @ VLI (50%)      43,900

Income	20%	30%	40%	50%	60%	70%	80%	140%	
1 Person	12,300	18,450	24,600	30,750	36,900	43,050	49,200	86,100	0.70
2 Person	14,060	21,090	28,120	35,150	42,180	49,210	56,240	98,420	0.80
3 Person	15,820	23,730	31,640	39,550	47,460	55,370	63,280	110,740	0.90
4 Person	17,560	26,340	35,120	43,900	52,680	61,460	70,240	122,920	1.00
5 Person	18,980	28,470	37,960	47,450	56,940	66,430	75,920	132,860	1.08
6 Person	20,380	30,570	40,760	50,950	61,140	71,330	81,520	142,660	1.16
7 Person	21,780	32,670	43,560	54,450	65,340	76,230	87,120	152,460	1.24
8 Person	23,180	34,770	46,360	57,950	69,540	81,130	92,720	162,260	1.32

Rent	20%	30%	40%	50%	60%	70%	80%
Efficiency	307	461	615	768	922	1,076	1,230
1 Bedroom	329	494	659	823	988	1,153	1,318
2 Bedroom	395	593	791	988	1,186	1,384	1,582
3 Bedroom	456	685	913	1,141	1,370	1,598	1,827
4 Bedroom	509	764	1,019	1,273	1,528	1,783	2,038
5 Bedroom	562	843	1,124	1,405	1,686	1,967	2,248

**Change in Rent (compared to 60%)**

	20%	30%	40%	50%	60%	70%	80%
Efficiency	(615)	(461)	(307)	(154)		154	308
1 Bedroom	(659)	(494)	(329)	(165)		165	330
2 Bedroom	(791)	(593)	(395)	(198)		198	396
3 Bedroom	(914)	(685)	(457)	(229)		228	457
4 Bedroom	(1,019)	(764)	(509)	(255)		255	510
5 Bedroom	(1,124)	(843)	(562)	(281)		281	562

## %-of-AMI-served calculation

Project Name:

**18Howard**

County:

**Douglas**

<u>Bedroom size</u>	<u>No. of Units</u>	<u>% of Total units</u>	<u>Current Gross Rent</u>	<u>60% Rent Limit</u>	<u>AMI % served</u>	<u>Weighted portion</u>
0	44	36.67%	\$ 828	922	53.88%	19.76%
1	20	16.67%	\$ 1,013	988	61.52%	10.25%
1	12	10.00%	\$ 1,013	988	61.52%	6.15%
2	4	3.33%	\$ 1,274	1186	64.45%	2.15%
0	4	3.33%	\$ 663	922	43.15%	1.44%
1	4	3.33%	\$ 883	988	53.62%	1.79%
1	4	3.33%	\$ 1,043	988	63.34%	2.11%
1	4	3.33%	\$ 1,033	988	62.73%	2.09%
1	4	3.33%	\$ 1,043	988	63.34%	2.11%
0	4	3.33%	\$ 663	922	43.15%	1.44%
1	4	3.33%	\$ 1,028	988	62.43%	2.08%
2	4	3.33%	\$ 1,269	1186	64.20%	2.14%
0	4	3.33%	\$ 663	922	43.15%	1.44%
2	4	3.33%	\$ 1,239	1186	62.68%	2.09%
		0.00%			0.00%	0.00%
		0.00%			0.00%	0.00%
		0.00%			0.00%	0.00%
<b>Total</b>	-	120	100.00%	-	-	-
<b>Overall % of AMI served:</b>					<b>57.04%</b>	

**Please Note:**

The AMI worksheet performs simple calculations to assist with determining the overall AMI served. The resulting calculation should not be relied upon by the applicant for the actual underwriting of the project. NIFA performs their own underwriting.

**SOURCES & USES: EQUITY GAP INFORMATION**

(Complete the yellow-shaded areas)

**USES**

Total Development Costs	\$	36,011,835
Other Uses (please list below):		
	\$	-
	\$	-
<b>Total Uses</b>	<b>\$</b>	<b>36,011,835</b>

**SOURCES**

Conventional Loan	\$	10,500,000
Nebraska Affordable Housing Tax Credits		
Tax Exempt Bond Financing	\$	-
National Housing Trust Funds	\$	-
HOME Funds	\$	-
City HOME Funds	\$	-
FHLBank - Affordable Housing Program	\$	-
USDA - Rural Development	\$	-
CDBG Funds	\$	-
Tax Increment Financing	\$	-
Historic Tax Credit Equity	\$	-
Other Federal Loans	\$	-
Local Municipality Loan	\$	-
Deferred Developer Fee	\$	1,500,000
Owner Equity	\$	1,000,000
Other Sources (please list below):		
<b>PACE</b>	<b>\$</b>	<b>4,451,491</b>
<b>OERA funds</b>	<b>\$</b>	<b>6,000,000</b>
<b>Total Sources</b>	<b>\$</b>	<b>23,451,491</b>

**Equity Gap**

Total Uses	\$	36,011,835
Less Total Sources	\$	23,451,491
Funding Shortfall	\$	12,560,344
Divided by 10-year LIHTC Period		10
LIHTC Equity Required	\$	1,256,034
Divided by Net Equity Factor	\$	0.9000
<small>(Current dollar yield of net syndication proceeds per dollar of LIHTC)</small>		
<b>Annual LIHTC Required at 9% Credit Rate</b>	<b>\$</b>	<b>1,395,594</b>





Project Name:

18Howard

Project #: 67206

Efficient Housing Production Measurements

Please note the calculations are for informational purposes only. Underwriting will be completed by NIFA staff during the final application review process. Results may vary based on data input errors, rounding, applicable fraction calculations, etc.

Development Summary		
Eligible Basis	\$	28,196,743
Applicable Fraction		100.0000%
Adjusted Eligible basis	\$	28,196,743.00
Annual LIHTC Request	\$	1,395,594
LIHTC Units		120
LIHTC Square Footage		77,120

Cost Per Unit 234972.8583

Cost Per Square Footage 365.6216675

LIHTC Per Occupant Calculation*								
*Calculated using	1.5	persons per bedroom						Total
Bedroom Size	0	1	2	3	4			
Number of Units	56	52	12					120
Total Bedrooms	56	52	24	0	0	0	0	132
LIHTC Occupants	84	78	36	0	0	0	0	198

LIHTC Per Occupant \$ 7,048.45

Project Name: 18Howard

Project #: 67206

**PRO FORMA**  
(Complete the yellow-shaded areas)

	Revenue Escalation	2%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
Gross Rents			\$ 102,240	\$ 1,226,880	\$ 1,251,418	\$ 1,276,446	\$ 1,301,975	\$ 1,328,014	\$ 1,354,575	\$ 1,381,666	\$ 1,409,299	\$ 1,437,485	\$ 1,466,235	\$ 1,495,560	\$ 1,525,471	\$ 1,555,980	\$ 1,587,100	\$ 1,618,842	\$ 1,651,219	\$ 1,684,243	\$ 1,717,928	\$ 1,752,287	\$ 1,787,332	
Vacancy	7%		\$ (7,157)	\$ (85,882)	\$ (87,599)	\$ (89,351)	\$ (91,138)	\$ (92,961)	\$ (94,820)	\$ (96,717)	\$ (98,651)	\$ (100,624)	\$ (102,636)	\$ (104,689)	\$ (106,783)	\$ (108,919)	\$ (111,097)	\$ (113,319)	\$ (115,585)	\$ (117,897)	\$ (120,255)	\$ (122,660)	\$ (125,113)	
Other Income			\$ 47,765	\$ 573,180	\$ 584,644	\$ 596,336	\$ 608,263	\$ 620,428	\$ 632,837	\$ 645,494	\$ 658,404	\$ 671,572	\$ 685,003	\$ 698,703	\$ 712,677	\$ 726,931	\$ 741,469	\$ 756,299	\$ 771,425	\$ 786,853	\$ 802,590	\$ 818,642	\$ 835,015	
<b>Total Income</b>			\$ 142,848	\$ 1,714,178	\$ 1,748,462	\$ 1,783,431	\$ 1,819,100	\$ 1,855,482	\$ 1,892,591	\$ 1,930,443	\$ 1,969,052	\$ 2,008,433	\$ 2,048,602	\$ 2,089,574	\$ 2,131,365	\$ 2,173,993	\$ 2,217,473	\$ 2,261,822	\$ 2,307,058	\$ 2,353,200	\$ 2,400,264	\$ 2,448,269	\$ 2,497,234	
	Expense Escalation	3%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
General and/or Administrative Expenses			\$ 10,714	\$ 128,567	\$ 132,424	\$ 136,397	\$ 140,489	\$ 144,703	\$ 149,045	\$ 153,516	\$ 158,121	\$ 162,865	\$ 167,751	\$ 172,783	\$ 177,967	\$ 183,306	\$ 188,805	\$ 194,469	\$ 200,303	\$ 206,313	\$ 212,502	\$ 218,877	\$ 225,443	
NIFA Annual LIHTC Compliance Fee (no escalation)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
NIFA Annual AHTC Compliance Fee (no escalation)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Operating Expenses			\$ 15,000	\$ 180,000	\$ 185,400	\$ 190,962	\$ 196,691	\$ 202,592	\$ 208,669	\$ 214,929	\$ 221,377	\$ 228,019	\$ 234,859	\$ 241,905	\$ 249,162	\$ 256,637	\$ 264,336	\$ 272,266	\$ 280,434	\$ 288,847	\$ 297,513	\$ 306,438	\$ 315,631	
Maintenance Expenses			\$ 5,000	\$ 60,000	\$ 61,800	\$ 63,654	\$ 65,564	\$ 67,531	\$ 69,556	\$ 71,643	\$ 73,792	\$ 76,006	\$ 78,286	\$ 80,635	\$ 83,054	\$ 85,546	\$ 88,112	\$ 90,755	\$ 93,478	\$ 96,282	\$ 99,171	\$ 102,146	\$ 105,210	
Other Expenses			\$ 37,973	\$ 455,675	\$ 469,345	\$ 483,426	\$ 497,928	\$ 512,866	\$ 528,252	\$ 544,100	\$ 560,423	\$ 577,235	\$ 594,553	\$ 612,389	\$ 630,761	\$ 649,684	\$ 669,174	\$ 689,249	\$ 709,927	\$ 731,225	\$ 753,161	\$ 775,756	\$ 799,029	
<b>Total Operating Expenses</b>			\$ 68,687	\$ 824,242	\$ 848,969	\$ 874,438	\$ 900,672	\$ 927,692	\$ 955,523	\$ 984,188	\$ 1,013,714	\$ 1,044,125	\$ 1,075,449	\$ 1,107,713	\$ 1,140,944	\$ 1,175,172	\$ 1,210,427	\$ 1,246,740	\$ 1,284,142	\$ 1,322,667	\$ 1,362,347	\$ 1,403,217	\$ 1,445,314	
Replacement Reserves			\$ 3,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	
Annual Amount per unit																							\$300	
Annual Escalation of Reserves																								0%
Net Operating Income (NOI)			\$ 71,161	\$ 853,936	\$ 863,493	\$ 872,993	\$ 882,428	\$ 891,790	\$ 901,069	\$ 910,255	\$ 919,338	\$ 928,308	\$ 937,153	\$ 945,861	\$ 954,422	\$ 962,820	\$ 971,045	\$ 979,082	\$ 986,916	\$ 994,533	\$ 1,001,917	\$ 1,009,052	\$ 1,015,921	
Debt Information	Amount	Rate	Term	Monthly Debt Service	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Conventional Loan	\$ 10,500,000	6.00%	18	\$57,772.43	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269
HOME Funds	\$ -	6.00%	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Second Mortgage	\$ -	6.00%	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other (please list below):	\$ -	6.00%	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Debt Service</b>				\$ 57,772	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269	\$ 693,269
<b>Net Cash Flow</b>				\$ 13,389	\$ 160,667	\$ 170,223	\$ 179,724	\$ 189,159	\$ 198,521	\$ 207,800	\$ 216,986	\$ 226,069	\$ 235,039	\$ 243,884	\$ 252,592	\$ 261,152	\$ 269,551	\$ 277,776	\$ 285,813	\$ 293,647	\$ 301,264	\$ 308,648	\$ 315,783	\$ 322,651
Debt Service Coverage Ratio					1.2318	1.2455	1.2592	1.2729	1.2864	1.2997	1.3130	1.3261	1.3390	1.3518	1.3643	1.3767	1.3888	1.4007	1.4123	1.4236	1.4346	1.4452	1.4555	1.4654

If applying for HOME, CDBG-DR or HTF please complete the Cost Allocation Tool prior to completing the full Exhibit 111.

The worksheets can be uploaded as Exhibit 20 in the Required Exhibits.

Please use the following link to access the Cost Allocation Tool:

[https://cms.proteus.co/\\_resources/dyn/files/76868627z1a2bad1f/](https://cms.proteus.co/_resources/dyn/files/76868627z1a2bad1f/)

Please use the following link to access the CDBG-DR Tool:

[https://opportunity.nebraska.gov/program/cdbg\\_dr/#housing-con](https://opportunity.nebraska.gov/program/cdbg_dr/#housing-con)

[\fn\HOME%20HTF-Cost-Allocation-Tool%20May%202020.xlsx](#)



# Grant Application

Row 175

<b>Organization Name (if applicable)</b>	NEWbraska Partners
<b>Physical Address</b>	1901 Howard Street Suite 325 Omaha NE 68102
<b>Mailing Address</b>	PO Box 43 Omaha NE 68101
<b>Website</b>	NEWbraska.com
<b>Social Media Accounts</b>	LinkedIn: Lee-myers-omaha, growthdynamixconsulting, lukearmstrong
<b>Name</b>	Lee Myers
<b>Title</b>	Founding Partner
<b>Email Address</b>	Lee@newbraska.com
<b>Phone</b>	+1 (402) 598-4131
<b>Team</b>	Yes
	Principal partners include Lee Myers, Lynn Hinderaker, Luke Armstrong, NEWbraska Partners, RENMIND, NEWbraska CommonSense, NEWbraska UrbaNatural, WOWbiz, Emergent Architecture with Patrick Leahy, CaliCommons, NCS International with Jim Beatty, Feysel Rahmeto, Omaha Star with Terri Sanders, and El Perico with John Heaston. Other partners we look forward to working with include Culxr House, Hot Shops, Benson Theatre, Union for Contemporary Art, Bluebarn Theatre, 1M Cups, ModeShift Omaha, Manne Cook, Omaha by Design, MAPA, Greater Omaha Chamber of Commerce, Aksarben Foundation, Knight Moves of Des Moines, Modus Coworking Omaha
<b>Organizational Chart</b>	This new team does not have an org chart.
<b>Other Completed Projects and/or Accomplishments</b>	Major projects: NEWbraska with UrbaNatural, NEWbraska CommonSense, NEWbraska Transportation
<b>Proposal Title</b>	Build a Powerful NEWbraska Public Transportation for Anyone going Anywhere at Anytime that can be scheduled in advance.
<b>Total Budget (\$)</b>	\$3,600,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$1,630,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	How do we do three contrary ideas at once: 1. create jobs 2. attract talent 3. innovate existing products/services It's simplistic to say that one group will get jobs and another group will create jobs and another will attract talent and another will innovate. To serve all these groups, we first must have a public transportation system that is necessary for all these efforts for new jobs, for new talented workers and for innovation. Without a robust and complete public transportation system, those fundamental and transformative efforts cannot get started. Our NEWbraska team will provide what the late Peter Senge called 'Concept Leadership.' This provides a clear emphasis on vision and scenarios that will weave together: 1) North Omaha residents and activists 2) Omaha's businesses who want to attract 'top tier' workers There are many aspects to all the LB1024 projects, but none more important than Concept Leadership for Public Transportation. Our job will be to answer these questions, "Where are we now? What is the next step? Are we focused on the right things? What is waiting for us?" Our city has good pieces of the puzzle, but we don't have the "first mile" and "last mile" figured out in South and North Omaha

– and those are the hardest pieces of the puzzle. A basic concept we'll use: 'open forum' sense-making conversations using modern technologies. NEWbraska Public Transportation Omaha proposes to work with the LB1024 applicant NEWbraska Common Sense to gather data on Where, What, How for the first mile and last mile gaps in Public Transportation. There is much jargon in Public Transportation and the jargon gets in the way of finding solutions. Terms like "micro-transit," "demand/response dial-a-ride," and "on demand deviated fixed routes" can mean overlapping services or contrary services. The basic missing piece in North Omaha and South Omaha is coordination of efforts. Non-profits across Omaha spend more than \$20 million yearly on vans and rides with over 150 publicly funded vans sitting mostly idle. More rides from the same resources can be managed with central call centers and central dispatch coordinated by Concept Leadership.

**Timeline**

a. Year 1 i. Interviews will all existing public transportation providers in Omaha ii. Partnership engagements with those providers wishing to coordinate rides iii. Contracts with existing transportation call and dispatch centers that wish to coordinate iv. Citizen engagement through CommonSense Omaha into neighborhoods v. Begin coordinated rides with willing participants b. Year 2 i. More partnership engagements with those providers wishing to coordinate rides ii. More contracts with existing transportation call and dispatch centers that wish to coordinate iii. Continuing citizen engagement into neighborhoods iv. Expanded coordinated rides with willing participants c. Year 3 i. More partnerships ii. More contracts iii. More neighborhood engagement iv. Possible coordination with Omaha Public Schools student transportation – the largest rides provider in Omaha v. Citizen surveys and narratives plotted over time

**Percentage completed by July 2025** 100%

**Funding Goals**

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

**Community Needs**

Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

**"other" explanation**

**Proposal Description and Needs Alignment**

Goals a. Transformational: With anyone able to get to any job site, workforce development will be open to everyone b. Fundamental: With everyone able to get to healthcare, jobs, education and skills training, the city will be fundamentally improved. c. Long-lasting Economic Growth: With every gainfully employed citizen able to participate in all aspects of community activities and commerce, the city will be poised to maintain year-over-year growth. Community Needs a. Sustainable: If the public transportation resources already being spent by Omaha non-profit organizations (\$20 million plus); Metro Transit (\$28 million plus); and Omaha Public Schools (\$50 million plus), Omaha should have a complete and robust public transportation system. A new coordinated system would be able to get more rides for the same money – an achievable and sustainable goal. b. Multi-modal Transportation: by providing space and support for a public transportation coordination center for first-mile and last-mile demand/response rides, Omaha will have a true system for scheduled trips from anywhere to anyplace at any time for anyone. c. Other infrastructure: By allowing citizens to get to all public health, education and social services, the social infrastructure of the whole city will be improved. d. Quality of Life: With NEWbraska Public Transportation Concept Leadership providing coaching,



training and organizational support, Public Transportation can develop the finance, health, city services and infrastructure that the citizens see as priorities. Proposal impact a. Description: i. Public Transportation in North and South Omaha needs more coordination of existing resources than it needs new resources. Mostly Public Transportation organizations exist in silos of efforts and funds that don't benefit from the efficiencies and synergies of coordinated efforts. NEWbraska Public Transportation will be that whole town coordinated effort working for common transportation rather than single vehicle rides. ii. Federal funds for public transportation over the coming years will increasingly be aimed at coordinated and partnership efforts. With this NEWbraska effort, Omaha will be better positioned to receive federal funds – making the Omaha system more sustainable. iii. Besides the newly coordinated rides, citizens will be engaged with new neighborhood surveys, healthcare appointments, education, training and new retail possibilities. b. Coordinated transportation will find those activities that can be sustained in the community and will support them. By using the CommonSense activation tracked over months and years, sustainability will be a monthly focus. i. Multimodal transportation will grow out of the coordination within NEWbraska that will start and demonstrate how “first mile” and “last mile” rides can extend the public transportation system to a system that can arrange rides for anyone, to anywhere at anytime in Omaha. ii. Quality of life issues will be supported by the new transportation system, more rides allowing more participation by citizens. iii. Civic policy issues will be cross-supported in the new transportation system. These civic issues will be supported by Public Transportation and by CommonSense activation. The Metropolitan Area Planning Authority (MAPA) has a committee dealing with that portion of public transportation that this project addresses. MAPA's periodic report with no action taken is attached. These coordinated plans identify the transportation needs of individuals with disabilities, older adults, and people with low incomes, provide strategies for meeting these needs, and prioritize transportation services for funding and implementation.

**Visioning Workshop Findings Alignment** NEWbraska Public Transportation would begin community wide fundamental changes in citizen engagement, neighborhoods, and civic communications (with Partner RENMIND). ii. Combining new Public Transportation with community-wide activation of new communication tools, survey tools and rides would transform South and North Omaha by offering many points of new interaction and new connections among the citizens. iii. NEWbraska Public Transportation would be long-lasting as it would not depend on one, large, complicated effort, but would combine many smaller rides. This new effort would be sustainable for general business, industries, offices and civic/cultural organizations as the new transportation rides would provide new ways to connect citizen to citizen.

**Priorities Alignment** This NEWbraska Public Transportation initiative aligns with the strategic priorities of fundamental change, transformational efforts and long-lasting economic benefits because it includes elements of new services, community activation, communications and new public friendships, as well as all the soft skills of new activities and personal development spread across both North and South Omaha.

**Economic Impact** The permanent and temporary jobs created by this project cannot be counted at this time. The engagement and activation period will create both permanent and temporary jobs. The call center operation and dispatch of rides will create both permanent and temporary jobs.

Unknown at this stage

Unknown at this stage

Union scale for transportation work. Others at competitive Omaha wage scales.

By using NEWbraska CommonSense to find workers in the Qualified Census Tracts

**Community Benefit** The major community benefit from this project will be the targeted rides for anyone to anywhere that will bring diversity to the neighborhoods and to the economy -- thereby increasing the livability in the North and South communities.

With the ongoing "NEWbraska CommonSense" surveys and data the project will be able to do more of what is working and do less of what is not working – which defines sustainability for both the economic action and cultural action.

**Best Practices/Innovation** This NEWbraska Public Transportation project demonstrates all of the best practices in public transportation, in civic engagement practices world-wide as well as demonstrating innovation in the American Midwest.

**Outcome Measurement** Measurements will come from NEWbraska CommonSense surveys and data from current civic engagement and citizen input meetings and online activities – both as counts for a slice in time and as ongoing trend lines.

Measurable rides and activities attended by citizens who previously could not attend health appointments, education sessions nor civic meetings. Measurable job openings filled from increased transportation options. Measurable healthcare appointments completed from increased transportation options.

If businesses and organization are able to hire workers from anywhere in Omaha, it raises co-investment and secondary investment in South Omaha and in North Omaha.

**Partnerships** Yes

Principal partners include Lee Myers, Lynn Hinderaker, Luke Armstrong, NEWbraska Partners, RENMIND, NEWbraska CommonSense, NEWbraska UrbaNatural, WOWbiz, Emergent Architecture with Patrick Leahy, CaliCommons, NCS International with Jim Beatty, Feysel Rahmeto, Omaha Star with Terri Sanders, and El Perico with John Heaston. Other partners we look forward to working with include Culxr House, Hot Shops, Benson Theatre, Union for Contemporary Art, Bluebarn Theatre, 1M Cups, ModeShift Omaha, Manne Cook, Omaha by Design, MAPA, Greater Omaha Chamber of Commerce, Aksarben Foundation, Knight Moves of Des Moines, Modus Coworking Omaha

No MOUs pertaining to transportation have been signed -- yet.

**Displacement** No

**Displacement explanation**

**Physical Location** To be determined in one of the Qualified Census Tracts

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

**Additional Location Documents** The office for this project should be located on an existing bus line with frequent service.

**Property Zoning**

**Is the project connected to utilities?**

**Design, Estimating, and Bidding** No

No

Experience as MAPA's coordinated transit manager.

**General Contractor** No

**Request Rationale** Budget i. Three years of activation of a call center with ride dispatch beginning in 2023 and continuing through 2025 1. Budget = \$300,000 per year 2. LB1024 = \$233,000 per year ii.

Ride payments to be contracted to ride providers in Omaha 1.  
 Budget = \$800,000 per year 2. LB1024 = \$210,000 per year iii.  
 Ride subsidies for 3 years for rides from or to South Omaha  
 and North Omaha for which other funds cannot be found 1.  
 Budget = \$100,000 2. LB1024 = \$100,000

<b>Grant Funds Usage</b>	\$543,000 of grant funds for each year of 3 years will be used to support a central call center and dispatch center for rides needed in North Omaha and South Omaha. \$233,000 for a call center; \$210,000 for ride payments to vehicle providers; and \$100,000 for South and North Omaha riders for which other funds cannot be found.
<b>Proposal Financial Sustainability</b>	Yes
	Public transportation efforts in Omaha are extremely siloed and separate from each other with no coordination for efficiencies nor commonalities. ii. A new project that is open to cooperation and coordination can have a positive effect quickly as the existing operations will not look upon the new effort (which has its own funds) as "stealing" funds now going to the existing silos. d. Grant funds usage i. LB1024 grant funds would jump-start this project by establishing a new and coordinated center that has long been talked about but not started – from lack of a new and separate funding source. ii. LB1024 affords a unique opportunity to jump-start public transportation cooperation at an opportune time.
<b>Funding Sources</b>	For \$543,000 of LB1024 funds for each of 3 years, this project can bring to Omaha -- and start on self-funding sustainability – a world-class public transportation system using all of the built infrastructure of transit, streetcar, streets and bikeways plus a solution for the "first-mile" and "last-mile" gap in North and South Omaha.
	Other funding can be gathered for this project as it will be set up to receive other transportation funds from all the federal departments --- from the Dept of Commerce, Dept of Agriculture, Dept of HHHS, Dept of Defense, Dept of Education, Dept of Energy, Dept of Homeland Security, Dept of HUD as well as the Dept of Transportation. Presently those funds are siloed away from each other and not coordinated. Each department has appropriations for local, public transportation and such funds are not used efficiently or not at all in Omaha.
	Without some activation and operations funds for three years, the project could not get started.
<b>Scalability</b>	This project can be undertaken in small steps by sequencing into the future some of the contracts and dispatching of rides and signing of clients.
	If a smaller start would be wished, then a smaller client list from North and South Omaha and a smaller ride qualification requirement could allow a smaller call center and dispatch center to be started.
<b>Financial Commitment</b>	Partners in this project have committed \$100,000 to the groundwork and will have spent more than that amount getting ready for this application. That money is already committed
<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>	Data table of uses (breakdown of how the requested funds will be used for your proposal)

# CCAM-Related Pilot Programs

The Coordinating Council on Access and Mobility (CCAM) has undertaken a variety of interagency efforts to improve the availability, accessibility, and efficiency of transportation. The CCAM strives to test new and innovative methods of coordinating human services transportation—one way the CCAM accomplishes this goal is through pilot program grants. The approach has enabled the CCAM to support projects that meet a range of human services transportation needs of people with disabilities, older adults, and individuals of low income while also testing new technologies and services. Over the past several decades, these efforts have consisted of the following pilot programs:

- [Innovative Coordinated Access and Mobility \(2016-Current\)](#)
- [Veterans Transportation Community Living Initiative \(2011-2012\)](#)
- [Mobility Services for All Americans \(2005-2018\)](#)
- [United We Ride \(2004\)](#)

## Innovative Coordinated Access and Mobility (2016-Current)

The Innovative Coordinated Access and Mobility (ICAM) pilot program grants provided funding for capital projects to improve the coordination of nonemergency medical transportation (NEMT) for transportation-disadvantaged populations. FTA deploys the grants in a way to demonstrate its continued commitment to broader transportation coordination. To learn more about the different iterations of the program that encourages transportation coordination by funding projects that strengthen transportation-human services ties, click on the links below. FTA funds the [National Aging and Disability Transportation Center \(NADTC\)](#), which provides person-centered technical assistance to organizations awarded an ICAM grant after 2017, helping build capacity and creating opportunities for learning and knowledge exchange among ICAM grantees. NADTC collects and shares best practices of potentially replicable projects with the public by sharing [the final grantee reports](#).

- [Innovative Coordinated Access and Mobility Grants \(2021-2022\)](#)
- [Mobility for All Pilot Program Grants \(2020\)](#)
- [Innovative Coordinated Access and Mobility/Human Services Coordinated Research Grants \(2018 – 2019\)](#)
- [Rides to Wellness Demonstration and Innovative Coordinated Access and Mobility Grants \(2016\)](#)
  - [Rides to Wellness Demonstration Grants Program Evaluation \(Report 0190\)](#)

Key findings:

- Services provided lifeline access to healthcare for those with no other transportation options.
- Projects helped clients support their and their family's health through other activities such as grocery shopping, accessing employment, and taking their children to school.
- Participants were more active and independent, had more control over their lives, experienced less emotional hardship, and were better able to reach their goals.
- Programs raised awareness about the connection between transportation and healthcare and opened the door for partnerships to build upon the projects' ideas and experiences.

**From the federal Dept of Transportation's web site about Coordinated Public Transportation**



## Writing a Coordinated Public Transit Human Services Transportation Plan

A Coordinated Public Transit Human Services Transportation (HST) Plan is an important tool for community transportation planning. HST plans create a systematic way for communities to improve collaboration and communication across human service organizations and transportation providers – plans can improve access, efficiency, and effectiveness of community transportation systems. Although the process can seem daunting, the end-results are important. This technical brief summarizes the key steps in developing an HST Plan. Three FTA-funded centers, National RTAP, the National Center for Mobility Management (NCMM), and the National Aging and Disability Transportation Center (NADTC) collaborated to update this brief. We hope the information and resources provided will support your work.

**Released 2006, Updated July 2021**

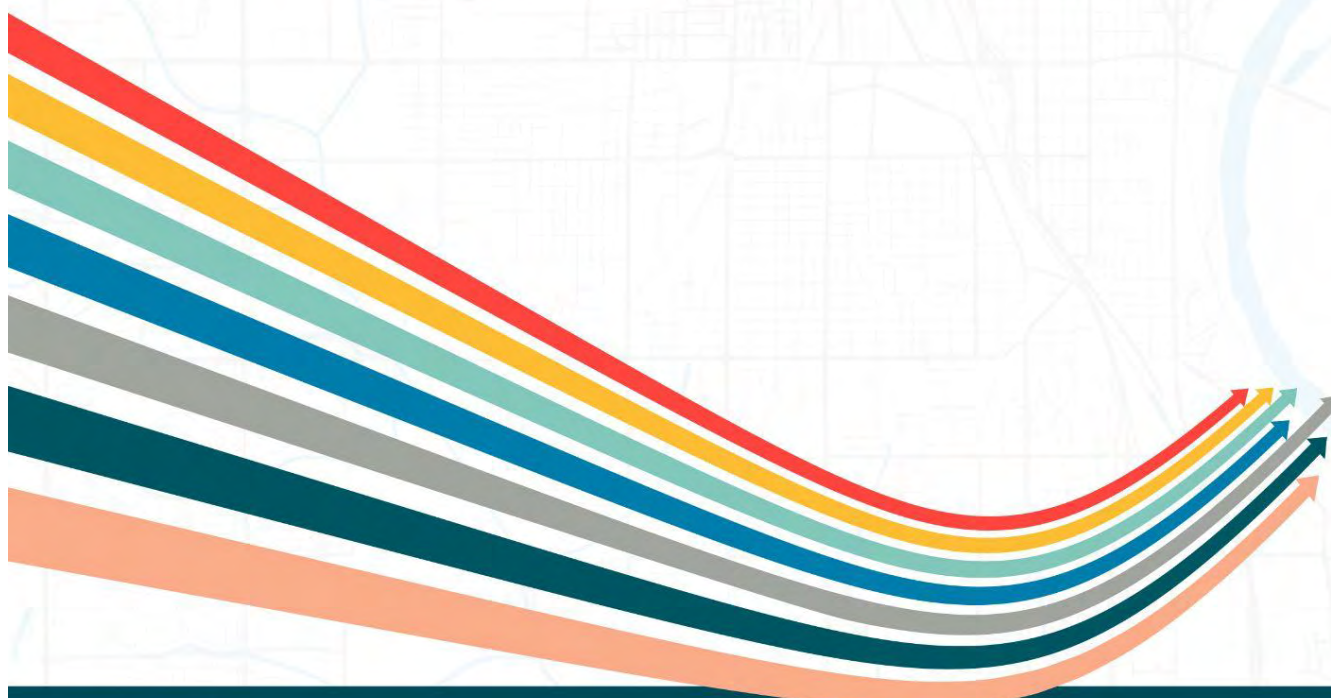
In 2007, the Safe Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) required that projects funded under Individuals with Disabilities, Job Access and Reverse Commute Program (JARC), and New Freedom programs have a locally developed, coordinated public transit-human services transportation plan. In 2015, the Fixing America's Surface Transportation Act (FAST Act) included recommendations to increase participation by recipients of Federal grants in locally developed, coordinated planning processes. Today, Federal transit law requires that projects selected for funding under the Enhanced Mobility for Individuals and Individuals with Disabilities (Section 5310) Program be "included in a locally developed, coordinated public transit-human services transportation plan."



# COORDINATED TRANSIT PLAN

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**2022 DRAFT UPDATE**



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# Introduction

## Coordinated Transit Plan Background

The MAPA Coordinated Transit Plan (CTP) sets regional priorities for investments and initiatives, provides guidance for local human service and transit providers to meet the needs of persons over 65 years of age and persons living with disabilities in the Omaha-Council Bluffs area. The 2022 CTP also serves as the federally required update to the 2017 update of this public transit - health services transportation plan, and will be included in future planning efforts for the long-range regional transportation plan.

The CTP was developed through the involvement of the Coordinated Transit Committee (CTC)—a group of regional stakeholders representing paratransit providers and non-profit organizations in Douglas, Sarpy and Pottawattamie Counties. The CTP considers the numerous existing and on-going planning efforts focused on the transportation needs of persons aged 65 and older, persons with disabilities, and persons with low incomes in the region. The plan provides three goals centered on providing connections, awareness, and enhancing transit services within the region. The plan outlines potential funding priorities to achieve over the next five years.

### *Purpose*

1. Serve as the guiding document for 5310 funding allocation
2. Serve as the guiding document for the Coordinated Transit Committee and the MAPA Long Range Planning process.

The CTP acts as the guiding document for the region on administering 5310 grants and providing tools for more comprehensive coordination efforts. The CTP goals and strategies align with the 2020 update to the MAPA Long Range Transportation Plan (LRTP) and provide key insight in its next update in 2025. These plans are updated every five years to adjust goals and objectives to policy, funding and organizational changes in the region. The COVID-19 pandemic in 2020 provided some of the largest changes to the landscape of transportation in decades. These specific changes have been addressed throughout the entirety of this plan.

## Federal Requirements for Coordinated Transit Plans

Federal transit law requires that projects selected for funding under the [Enhanced Mobility for Individuals and Individuals with Disabilities \(Section 5310\) Program](#)<sup>1</sup> be "included in a locally developed, coordinated public transit-human services transportation plan," and that the plan be "developed and approved through a process that included participation by seniors, individuals with disabilities, representatives of public, private, and nonprofit transportation and human services providers and other members of the public" utilizing transportation services. These coordinated plans identify the transportation needs of individuals with disabilities, older adults, and people with low incomes, provide strategies for meeting these needs, and prioritize transportation services for funding and implementation.

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<sup>1</sup> 49 U.S.C. § 5310

<https://www.transit.dot.gov/funding/grants/enhanced-mobility-seniors-individuals-disabilities-section-5310>



This program (49 U.S.C. § 5310) provides formula funding to states for the purpose of assisting private nonprofit groups in meeting the transportation needs of older adults and people with disabilities when the transportation service provided is unavailable, insufficient, or inappropriate to meeting these need" 5310funding for private providers that deal with 2 groups older adults and disabled, but also transport services unavailable, insufficient or inappropriate to meet needs.

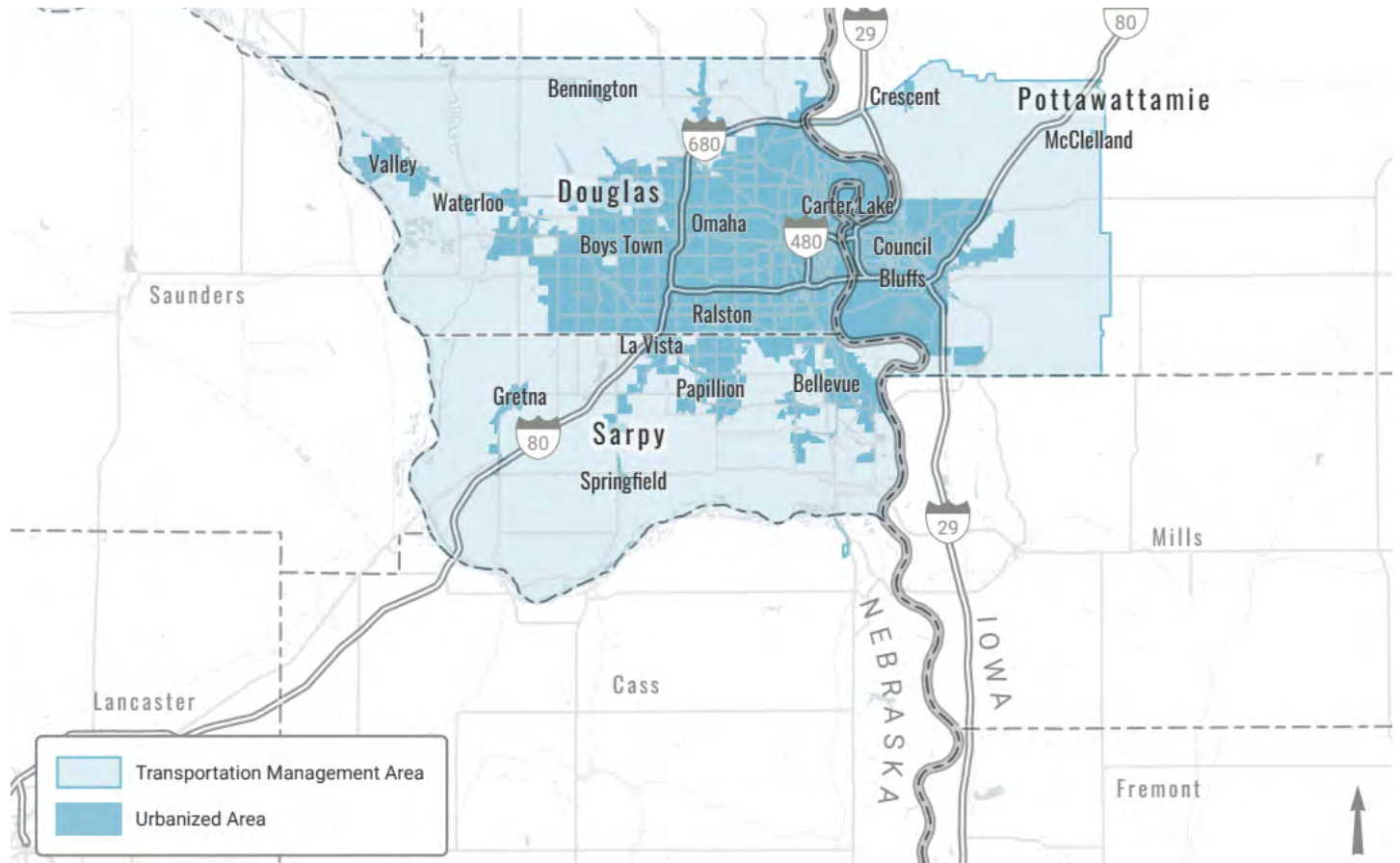
## MAPA Background

Created in 1967, the Metropolitan Area Planning Agency (MAPA) is the designated Metropolitan Area Planning Organization (MPO) and the voluntary Council of Governments (COG) for the Omaha – Council Bluffs Region. An MPO is a federally designated and federally funded transportation policy-making organization that is made up of representatives



from local government and governmental transportation authorities. MAPA serves as the facilitator for the Coordinated Transit Committee (CTC), along with the administration of 5310 Funding and convenes major transit services within the region to ensure better coordination among these service-providing entities. MAPA's federal mandate is focused on the Omaha-Council Bluffs Transportation Management Area (TMA), shown below in blue (figure 1). In addition, MAPA provides services to five counties adjacent to the TMA.

**Figure 1:** MAPA Transportation Management Area (TMA) Map



## Coordinated Transit Committee

The Coordinated Transit Committee (CTC) is a stakeholder and steering committee for coordinated transit and 5310 grant administration within the Omaha - Council Bluffs MAPA TMA region. The CTC is composed of a variety of paratransit agencies, human service providers, advocacy agencies and ride hailing services. The CTC allows members to connect and learn about new services offered within the region, share and coordinate best practices and training, and provides a forum for members to coordinate resources for rides, logistics, dispatch and the pooling of resources for transportation providers in the region.

The purpose of CTC:

1. Decide 5310 criteria and annual funding allocation for vehicle purchasing
2. Develop and implement the Coordinated Transit Plan
3. Establish and facilitate coordination efforts in the region
4. Share and highlight services in the region
5. Provide education, training and other shared resources

## Coordinated Transit Planning Process

The CTC serves as the guiding stakeholder group for the Coordinated Transit Plan. This federally-mandated document is required to be updated every five years to address changes in demographics, service changes, advancements in technology, and to identify which needs have been met from the previous update.

### **Visioning and Direction**

In early spring 2022, MAPA staff performed introductory demographic analysis based upon new 2020 US Census data, and the latest data from the 2021 American Community Survey (ACS). Following this initial data collection, MAPA convened a strategic planning session of Coordinated Transit Committee members to analyze the goals and objectives of the 2017 plan. This analysis indicated the goals of that plan which were achieved, which ones were not achieved, and which ones would be carried forward in the 2022 CTP update.

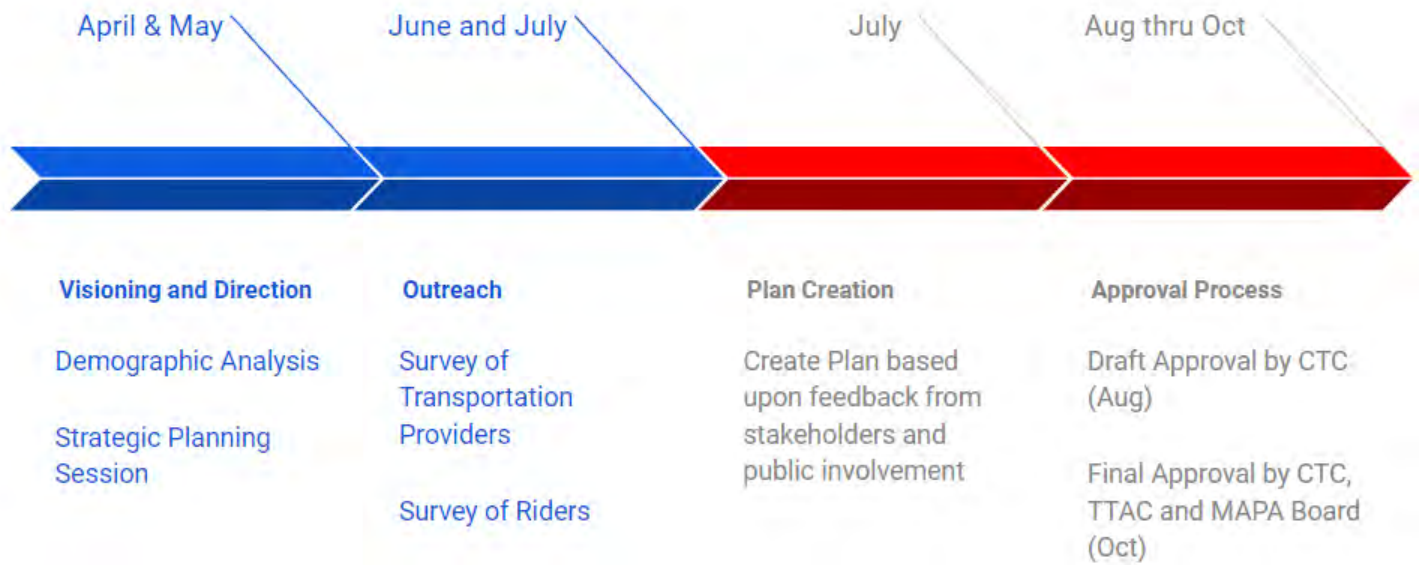
### **Outreach**

In May, MAPA staff created and distributed a survey to transportation providers within the region. This survey received 18 responses from municipalities and non-profit organizations which provide transportation in the region. The provider survey was followed by a rider survey, which was created and distributed in July. These 68 survey responses provided guidance on the initial goals and objectives laid out in the strategic planning session, while also identifying new priorities.

### **Plan Creation**

Following visioning, direction, and outreach, MAPA staff has developed the 2022 Coordinated Transit Plan and its subsequent analysis, inventory, and objectives. A draft will be taken to the Coordinated Transit Committee in August 2022, in which a 30-day comment period will be initiated if the draft is approved by the committee. Following the 30-day public comment period, the plan will go to the Coordinated Transit Committee, the Transportation Technical Advisory Committee, and then the MAPA Board of Directors for final approval in October.

The following timeline was followed to implement the Coordinated Transportation Plan process:



# Demographic Analysis

## Current Demographics

The Coordinated Transit Plan looks at and assesses the present and projected needs of those eligible for 5310 funding. Eligible persons include:

- Persons Over 65
- Persons with a disability

As the Omaha-Council Bluffs Metropolitan Area faces the nationwide trend of an aging population, new needs and stresses will be added to existing transportation, housing, and social service providers. With aging suburban populations expected in the coming years there will be additional pressure on existing providers to expand and enhance their services into areas that are more difficult to serve due to their less dense, and more decentralized design.

The sections below show the current concentrations of persons over 65, and persons with disabilities. As a part of the MAPA Equity Resolution in 2020, and in order to address systemic inequities in the planning process and advocate for fair and equitable resources in areas of the region that have historically been underserved and underrepresented, this plan will also examine disadvantaged communities. Specifically, populations living below the poverty line and zero vehicle households and their correlation with populations of persons over 65 and persons with a disability, as these factors can strongly impact the need for transit services.

### Data Sources

Due to delays imposed by the COVID-19 pandemic, 2020 decennial census data is not yet available<sup>2</sup>. Current population estimates are therefore calculated from ACS 5 year estimates for 2016-2020<sup>3</sup>. Data from 1970 through 2010 are taken from decennial census data<sup>4</sup> collected by IPUMS National Historical Geographic Information System. Counts of persons over 65, persons living with a disability, persons living in poverty, and zero vehicle households were retrieved from ACS 5 year estimates for 2016-2020.

### Overview

The Omaha-Council Bluffs Transportation Management Area (TMA) of Douglas, Sarpy and urban Pottawattamie County consists of 833,775 people, with a 5.5% growth in the last five years, making it the largest metropolitan area in either Nebraska or Iowa. Since 1970, when the total population was 528,662, growth has been increasing at varying rates within the region, with Sarpy County consistently indicating the largest percent growth of all three Counties, though the highest total population still exists in Douglas County (figure 2).

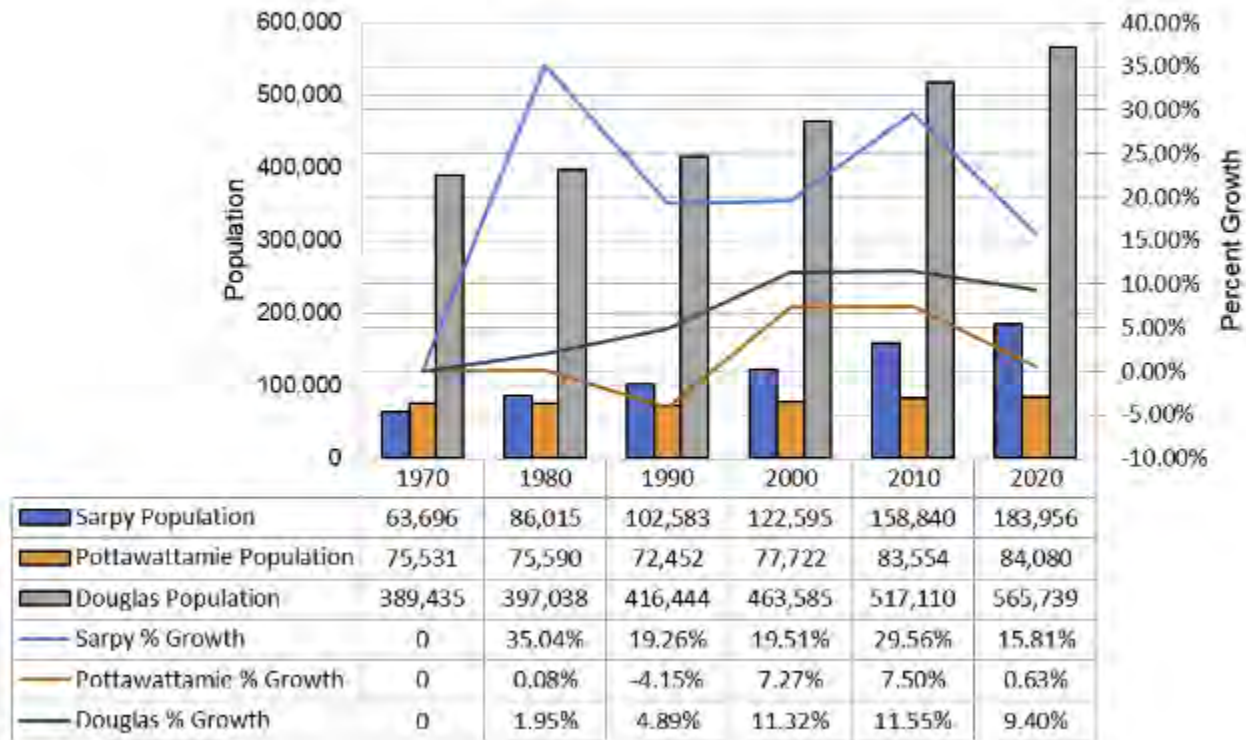
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<sup>2</sup> U.S. Census Bureau (2020). About 2020 Census Data Products. Retrieved from <https://www.census.gov/programs-surveys/decennial-census/decade/2020/planning-management/release/about-2020-data-products.html>

<sup>3</sup> U.S. Census Bureau (2020). 2016-2020 American Community Survey 5-year Estimates Subject Tables [CSV Data File]. Retrieved from <https://data.census.gov>

<sup>4</sup> Steven Manson, Jonathan Schroeder, David Van Riper, Tracy Kugler, and Steven Ruggles. IPUMS National Historical Geographic Information System: Version 16.0 [dataset]. Minneapolis, MN: IPUMS. 2021. <http://doi.org/10.18128/D050.V16.0>

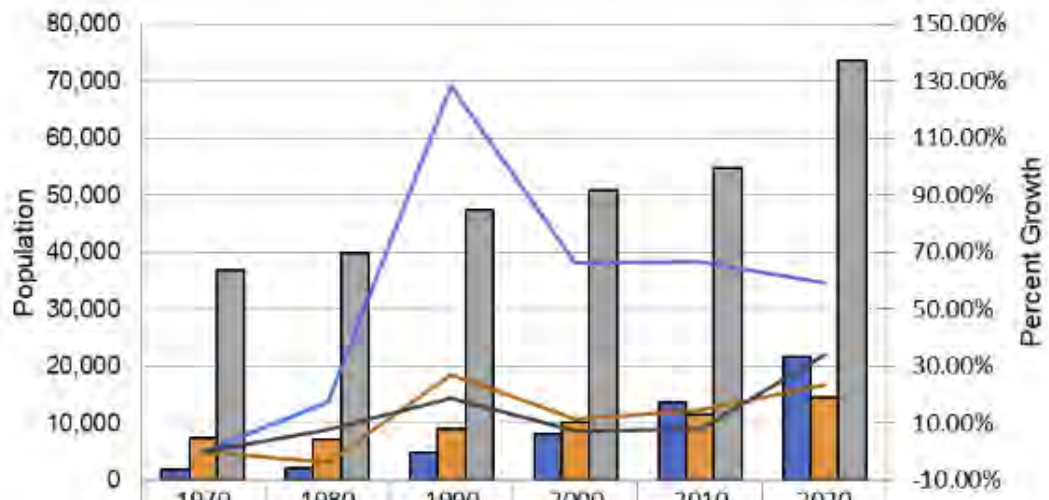
**Figure 2:** Total population and percent growth over time for the Omaha/Council Bluffs TMA from 1970 and 2020, split by County.



### Persons over 65 years of age

Presently there are 109,565 persons over 65 in the Omaha - Council Bluffs Metropolitan Area, roughly 13% of the total population, according to the American Community Survey. This is an increase of 22.5% since the last coordinated transit plan in 2017, when there were 89,437 persons over 65. Population growth in this age bracket is substantially higher than the overall population growth for the region, reflecting a rapidly aging population. When disaggregated by County, we see a similar trend as with overall population in that the increase in population of persons over 65 is greatest in Sarpy County (figure 3).

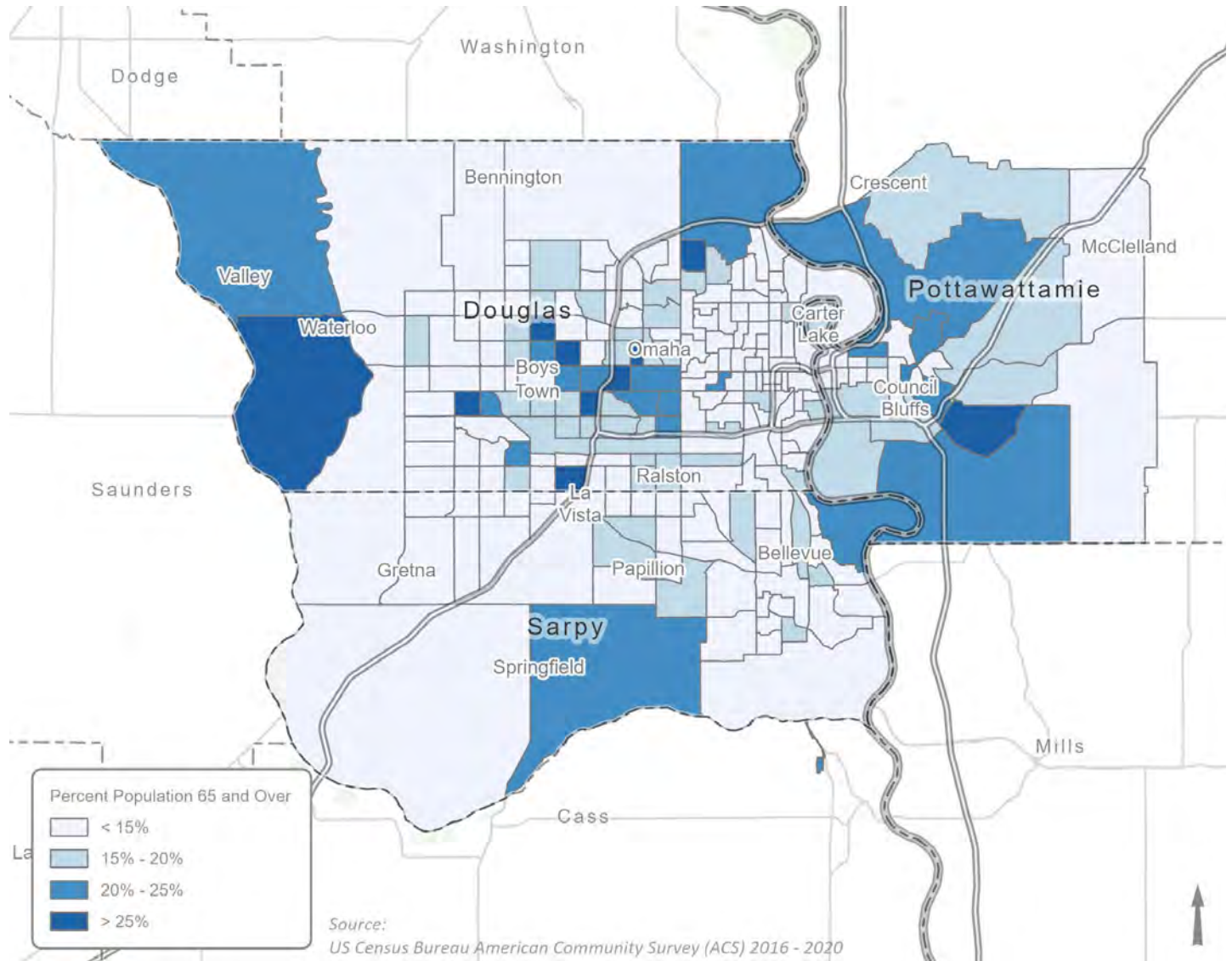
**Figure 3:** Population over 65 years of age and percent growth over time for the Omaha/Council Bluffs TMA from 1970 and 2020, split by County.



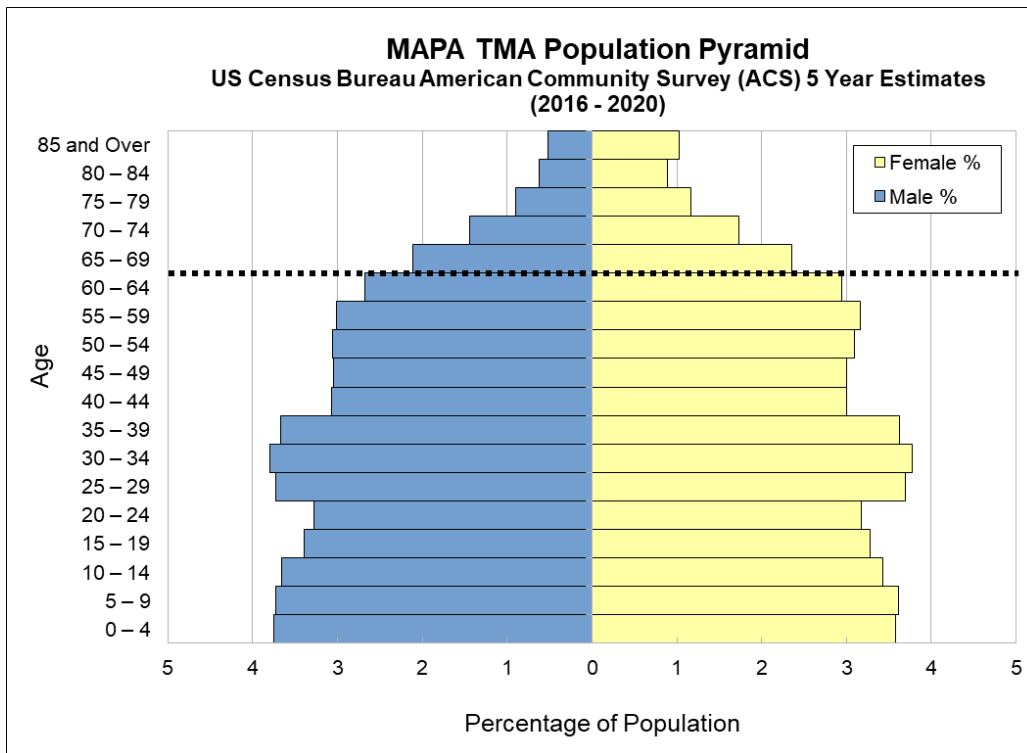
	1970	1980	1990	2000	2010	2020
Sarpy Population	1,824	2,143	4,892	8,123	13,544	21,583
Pottawattamie Population	7,442	7,161	9,106	10,169	11,675	14,438
Douglas Population	36,851	39,796	47,333	50,795	54,875	73,544
Sarpy % Growth	0	17.49%	128.28%	66.05%	66.74%	59.35%
Pottawattamie % Growth	0	-3.78%	27.16%	11.67%	14.81%	23.67%
Douglas % Growth	0	7.99%	18.94%	7.31%	8.03%	34.02%

Many of people over the age of 65 live outside of the urban core (figure 4) making it difficult to provide effective and consistent transportation services. In Nebraska and parts of Iowa, rural and suburban area transit needs are served by various nonprofits or by private caregivers which often puts the burden of care on family members or limits the mobility of seniors in these areas. The population pyramid for MAPA's TMA is reflective of the nationwide trend towards an aging population (figure 5).

**Figure 4:** Map of percentage of the population 65 years of age and older



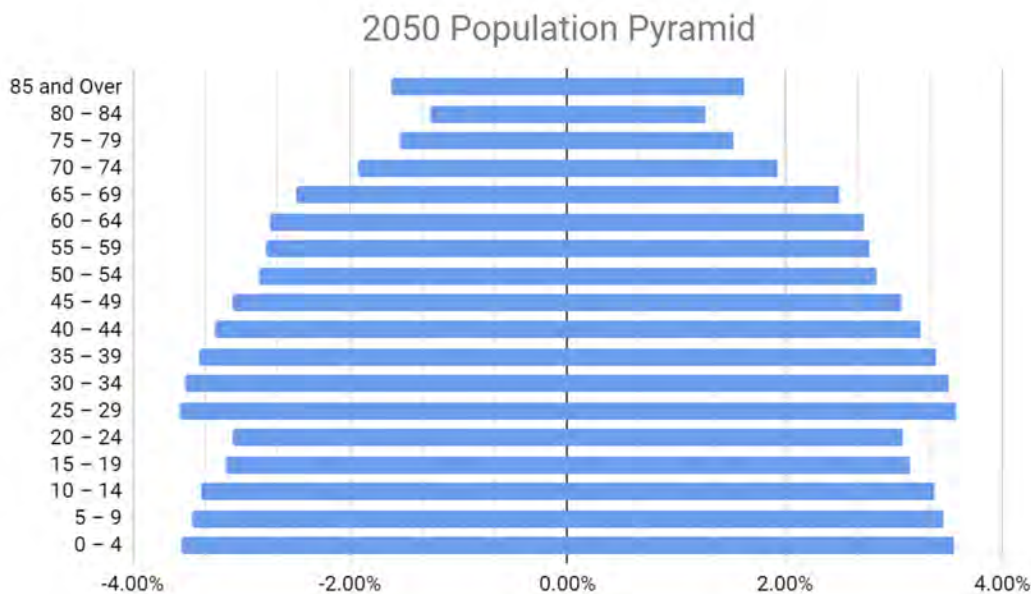
**Figure 5: Current MAPA Region Population Pyramid**



**Future Demographic Shifts**

The population pyramid below predicts the population of MAPAs TMA in 2050 using data from the Nebraska State Data Center at the Center for Public Affairs Research of the University of Nebraska at Omaha, and the Iowa State Data Center at the State Library of Iowa. This shape is indicative of a rapidly growing population of persons over 65 years of age (figure 6).

**Figure 6: Projected population pyramids for MAPAs TMA in 2050.**

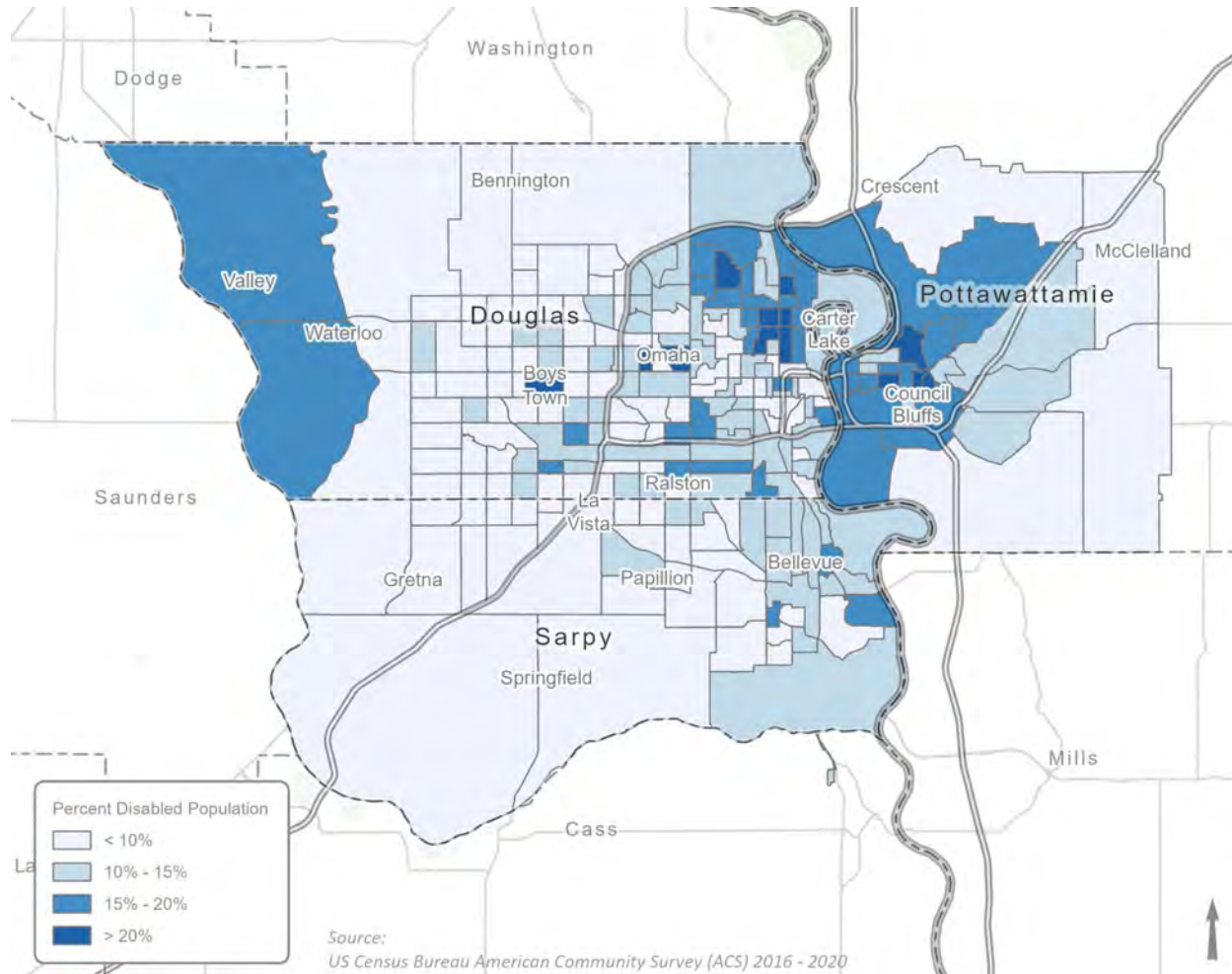




## Persons with a Disability

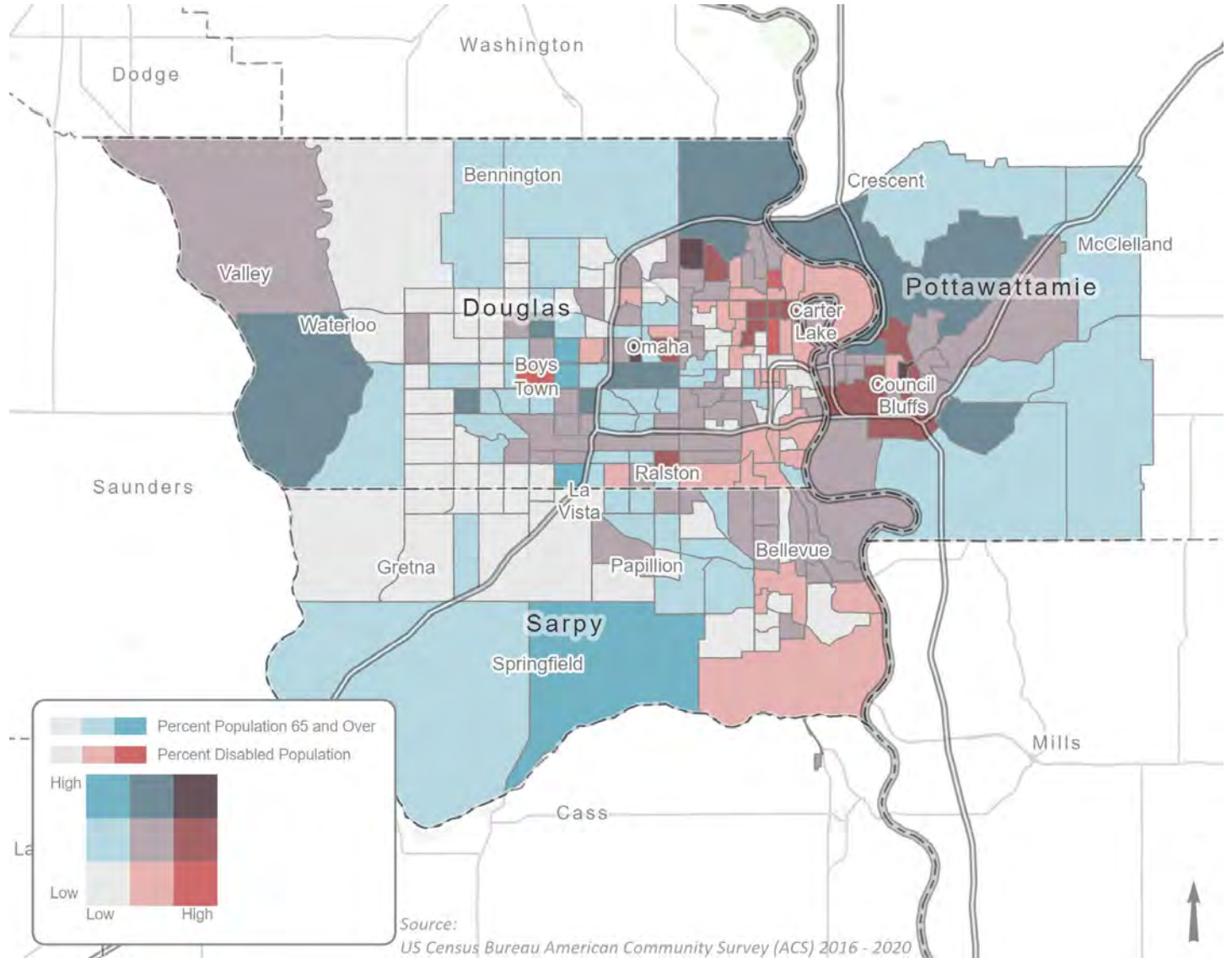
The number of people in the Omaha-Council Bluffs Metropolitan Area with a disability is 87,942 people, approximately 10% of the metro population. This is an 11.3% increase over the 78,992 individuals with disabilities in the region five years ago.

**Figure 7:** Map of the Percentage of Population with a disability by census tract



There is some moderate overlap between populations over 65 and populations of persons with a disability (figure 8). This correlation is strongest in one tract in North Omaha and another in Council Bluffs, while the urban core experiences higher rates of disability, and suburban and rural areas, particularly in Sarpy County, experience a higher percentage of their population being over the age of 65.

**Figure 8:** Bivariate map showing census tracts with a low to high percentage population over 65 years of age, with census tracts showing low to high percentage of the population living with disabilities.



## Disadvantaged Communities

In 2020, the MAPA Board of Directors signed an equity resolution to directly address systemic inequities in the planning process, in order to use the planning process to advocate for fair and equitable resources in all aspects of the region that have historically been unavailable in these disadvantaged communities. This resolution serves as an agency-wide commitment to addressing issues of racial equity within our metropolitan area, especially related to government services and “closing the gap” between these populations and resources of employment, healthcare, education, grocery and others. As a part of this commitment, we are including disadvantaged communities in this report, and will also focus on two key factors of particular relevance to persons 65 and older and persons with disabilities with regards to transit opportunity; poverty, and zero-vehicle households.

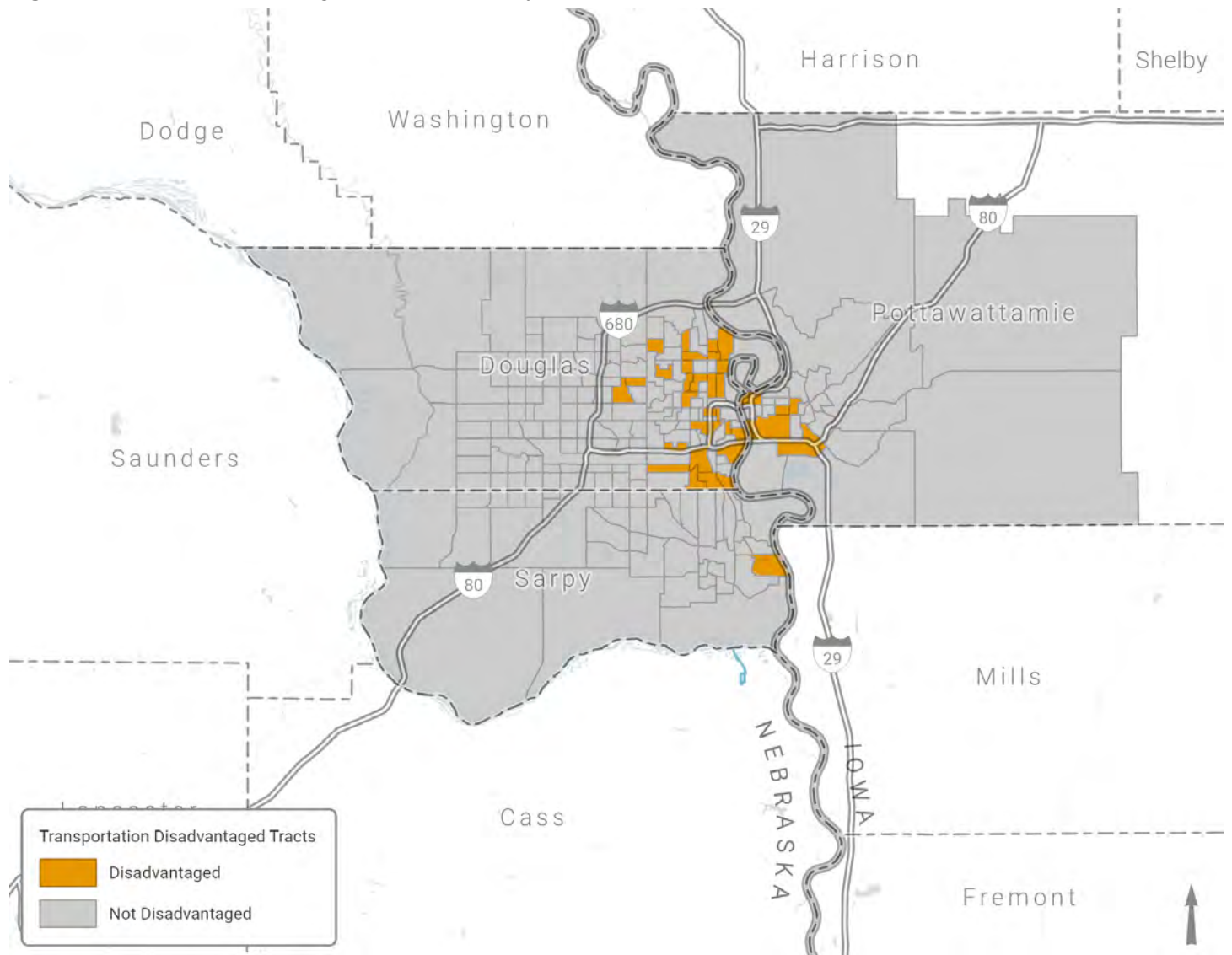
Interim definitions for disadvantaged communities (DACs) have been developed by the U.S. Department of Transportation (DOT). DOT methodology evaluates each community at the census tract level against six categories. Each category has one or more measurable indicators which are ranked nationally. The categories are: Transportation, Health, Economy, Equity, Resilience, and Environment. A census tract is deemed a “disadvantaged community” if four or more of these categories are above the national threshold. Additional information on Interim DOT Disadvantaged Communities definitions and methodologies are available online<sup>5</sup>.

Disadvantaged communities in the Omaha-Council Bluffs metropolitan area exist primarily in the downtown cores where social and transit services are focused (figure 9), and current Metro and SWITA operations focus on providing comprehensive service to these areas, though connections to suburban service sector jobs are often lacking. There is an additional disadvantaged community to the south in Bellevue, which is served by the City of Bellevue paratransit service.

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<sup>5</sup> U.S. Department of Transportation Justice40 Initiative. <https://www.transportation.gov/equity-Justice40>

**Figure 9:** Map of disadvantaged communities by census tract.



Communities in North Omaha in particular have been subject to historic discriminatory practices and the removal of resources, which has led to issues of systemic disadvantage within these areas. Although not specifically called out as a priority of the 5310 Funding Program, numerous parallels exist within the Omaha-Council Bluffs region, and nationally, between race and ethnicity and the three target demographics of Persons 65 and older, Persons with Disabilities and Persons below the poverty line. Areas in both north and south Omaha have higher poverty rates and high concentrations of racial minority populations.

## Persons living below the poverty line

The concentrations of poverty in Omaha and Council-Bluffs are primarily located in the downtown cores (figure 10). Areas of poverty were determined using ACS 5 year estimates for 2016-2020<sup>6</sup> and are defined as a family's total pre tax income being less than the family's poverty threshold as defined by the Census Bureau<sup>7</sup>. Current Metro and SWITA operations focus on providing comprehensive service to these areas, though connections to suburban service sector jobs are often lacking.

Some areas of the United States have seen poverty become more dispersed in suburban and exurban areas as housing costs in urban cores rise quickly. Omaha and Council Bluffs have not seen widespread issues related to this trend and there are many diverse advocacy groups who are working to ensure that there continue to be affordable housing options throughout Omaha and that job opportunities are available for all within the region.

High concentrations of persons living below the poverty line exist in North and South Omaha, along with Western Council Bluffs (figure 10). North and South Omaha are served by frequent transit service, while Council Bluffs has some transit service within close proximity. These populations in North and South Omaha also include higher percentages of immigrant and racial minority populations.

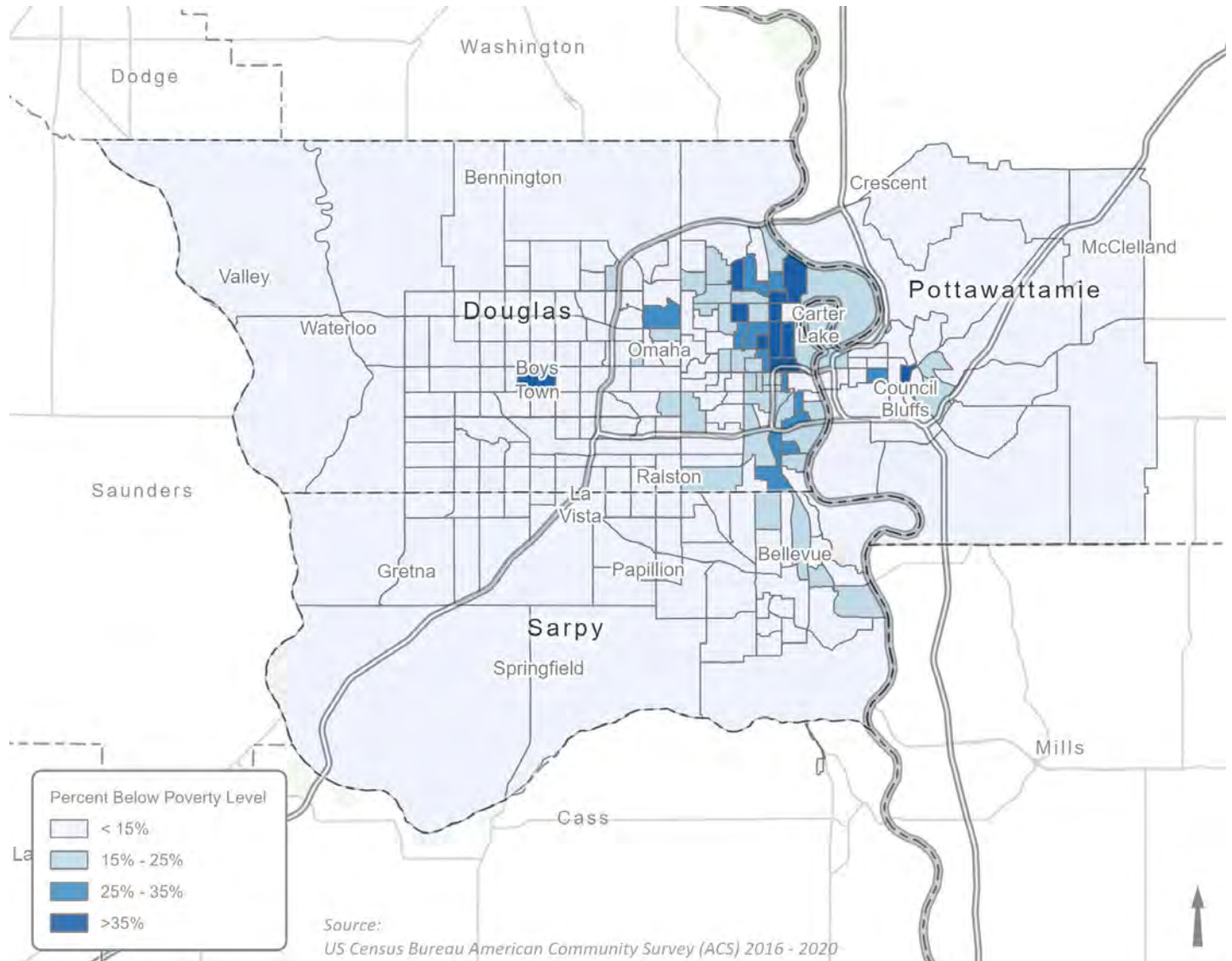
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<sup>6</sup> U.S. Census Bureau (2020). 2016-2020 American Community Survey 5-year Estimates Subject Tables 9CSV Data File]. Retrieved from

<https://data.census.gov/cedsci/table?q=S1701%3A%20POVERTY%20STATUS%20IN%20THE%20PAST%2012%20MONTHS&tid=ACST5Y2020.S1701>

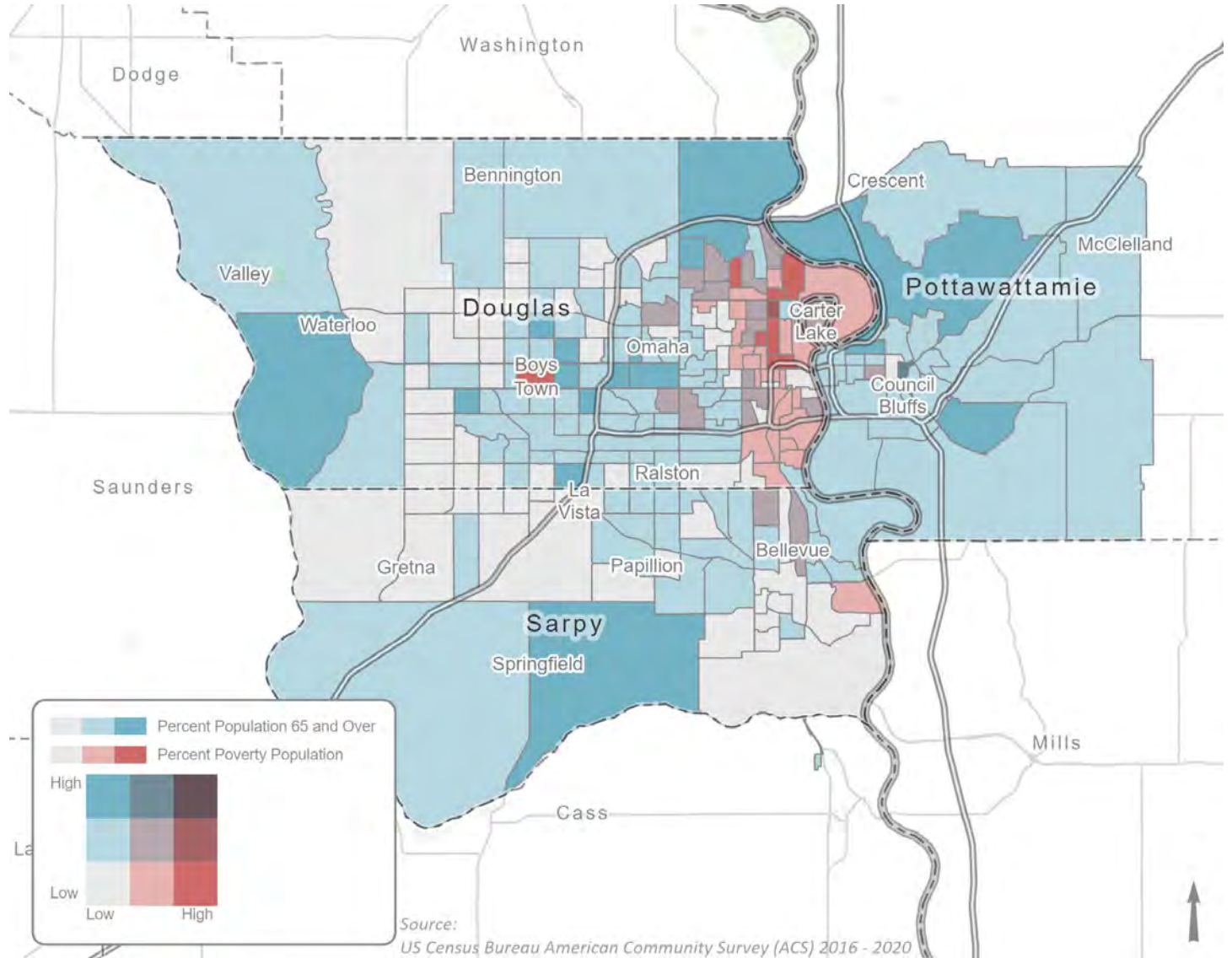
<sup>7</sup> United States Census Bureau: How the Census Bureau Measures Poverty. Accessed online <https://www.census.gov/topics/income-poverty/poverty/guidance/poverty-measures.html>

**Figure 10:** Map of census tracts showing percent population living below the poverty line.

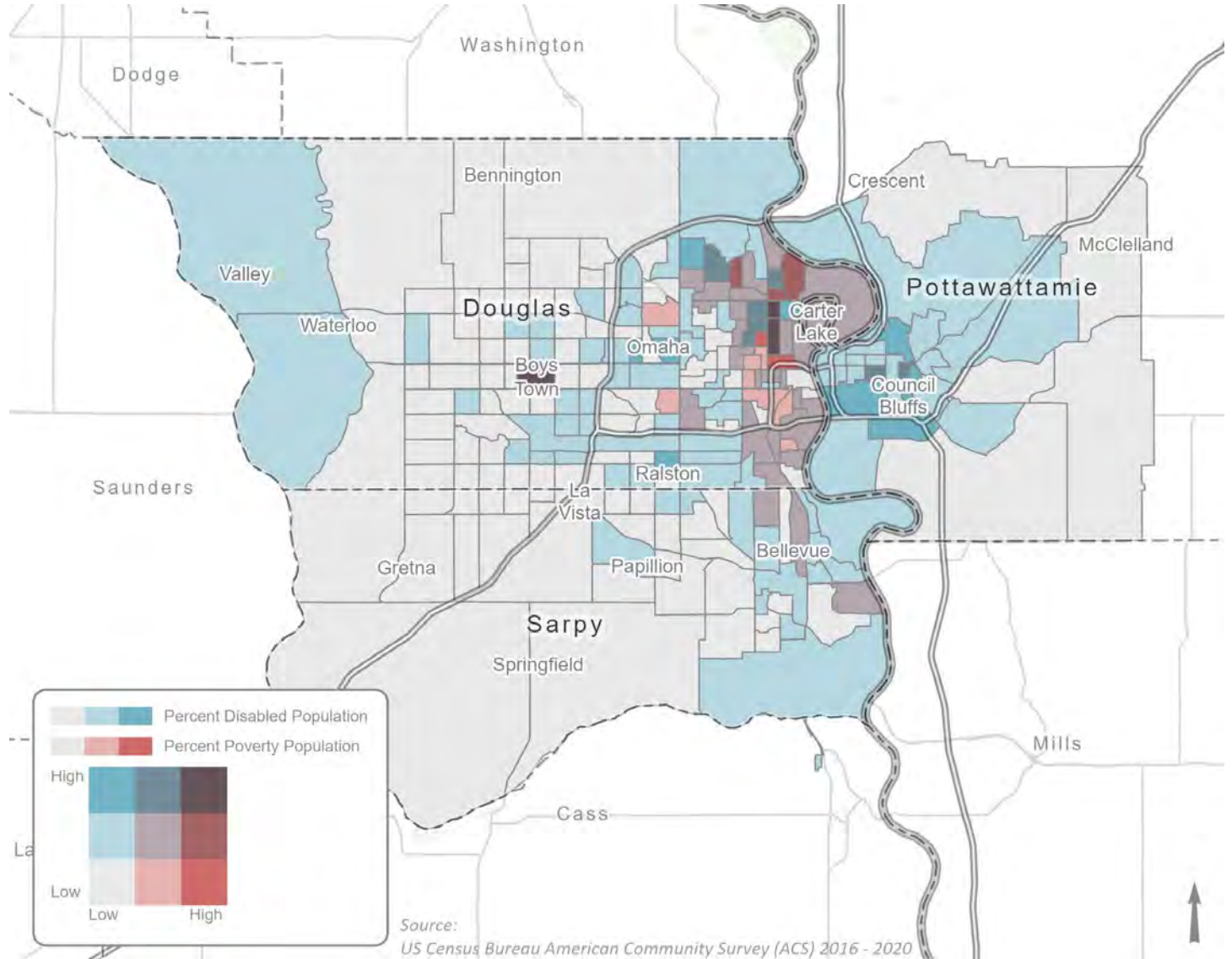


Though there is some overlap between persons over 65 and those living in poverty (figure 11), there is a stronger spatial relationship between persons with disabilities and persons living in poverty, particularly in areas of North Omaha, South Omaha, and Carter Lake (figure 12).

**Figure 11:** Bivariate map showing census tracts with a low to high percentage of the population 65 and older, with census tracts showing low to high percentage of the population living in poverty.



**Figure 12:** Bivariate map showing census tracts with a low to high percentage of persons with a disability, with census tracts showing low to high percentage of the population living in poverty.



The percentage of the population of both persons 65 and older, persons with a disability, and persons living in poverty has decreased between 2017 to 2022 (table 1). While this is an exciting trend, the correlation between poverty and these two 5310 eligible demographics still exists, and emphasizes the need to continue working towards providing adequate transit services to further reduce these poverty rates.

Table 1: Percentage of persons 65 and older and/or with a disability populations currently living in poverty (rolling average of 2016-2020) compared to approximately 5 years prior (rolling average of 2011-2015).

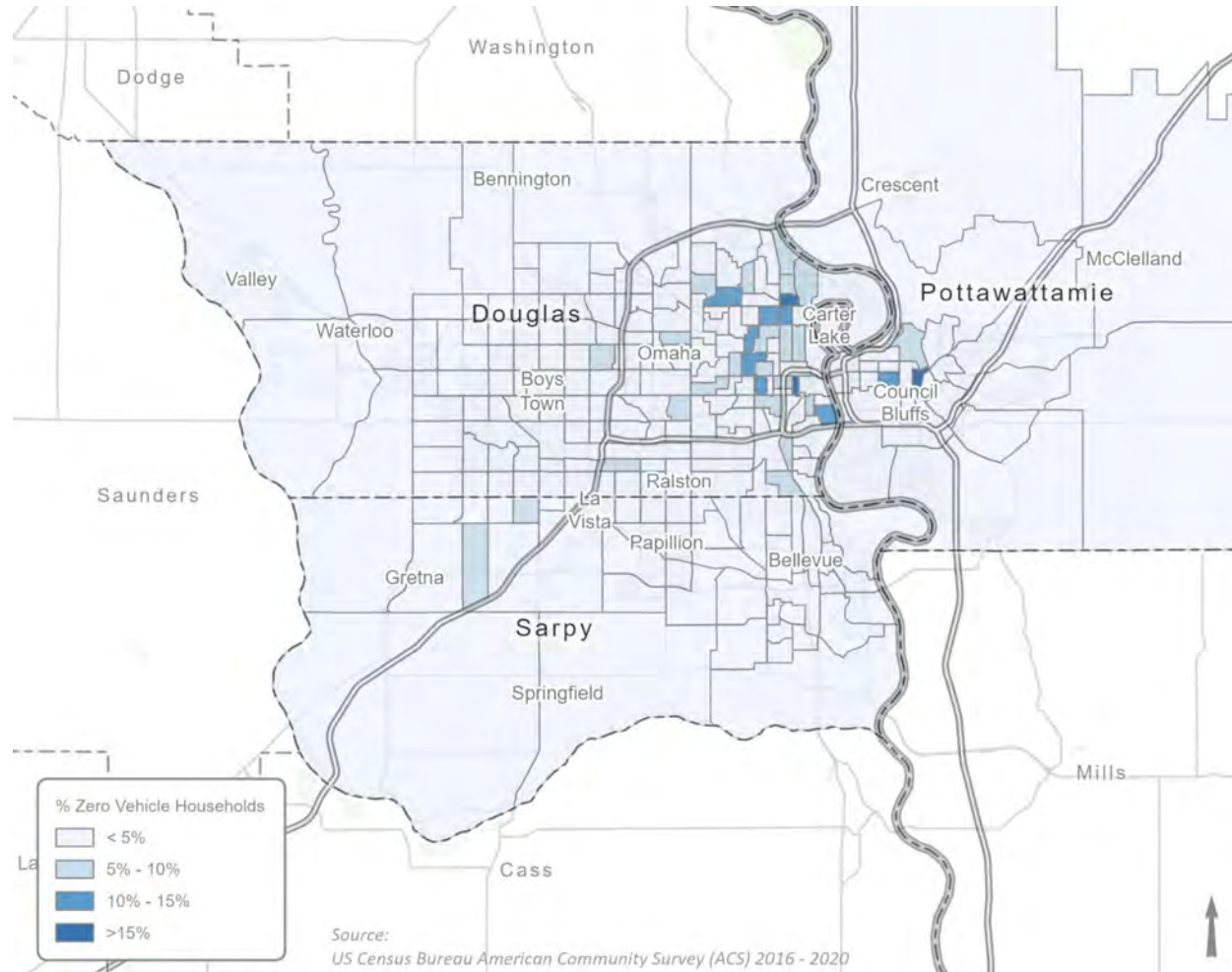
	% of the population living in poverty	
	2011-2015	2016-2020
Over 65 years of age	7.23%	6.91%
Persons with disabilities	2.04%	1.79%



## Zero-Vehicle Households

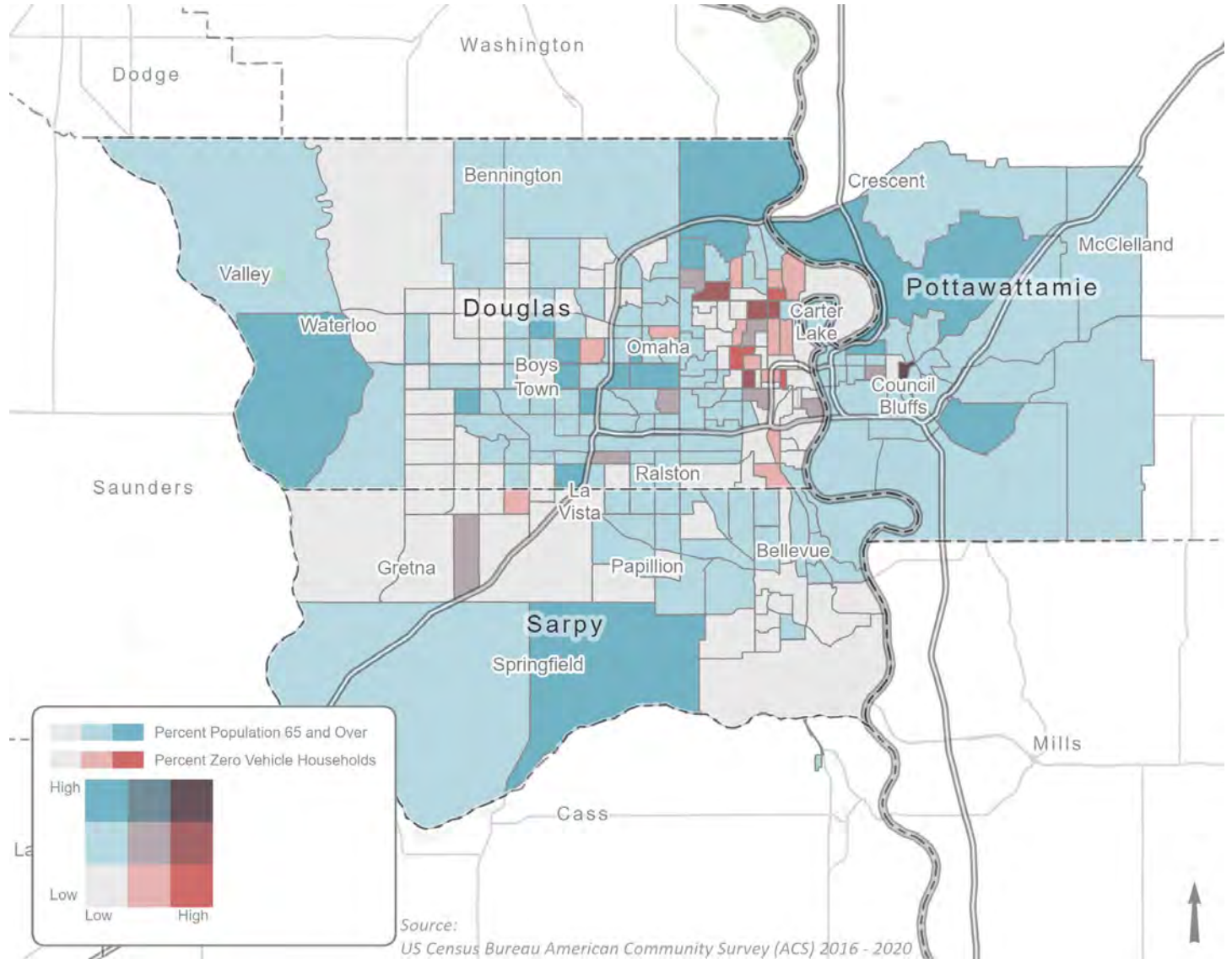
Though there are relatively few zero vehicle households when looking at the region as a whole, these households are primarily concentrated in North Omaha and Council Bluffs (figure 13)

**Figure 13:** Map of Percentage of Zero-Vehicle Households per census tract

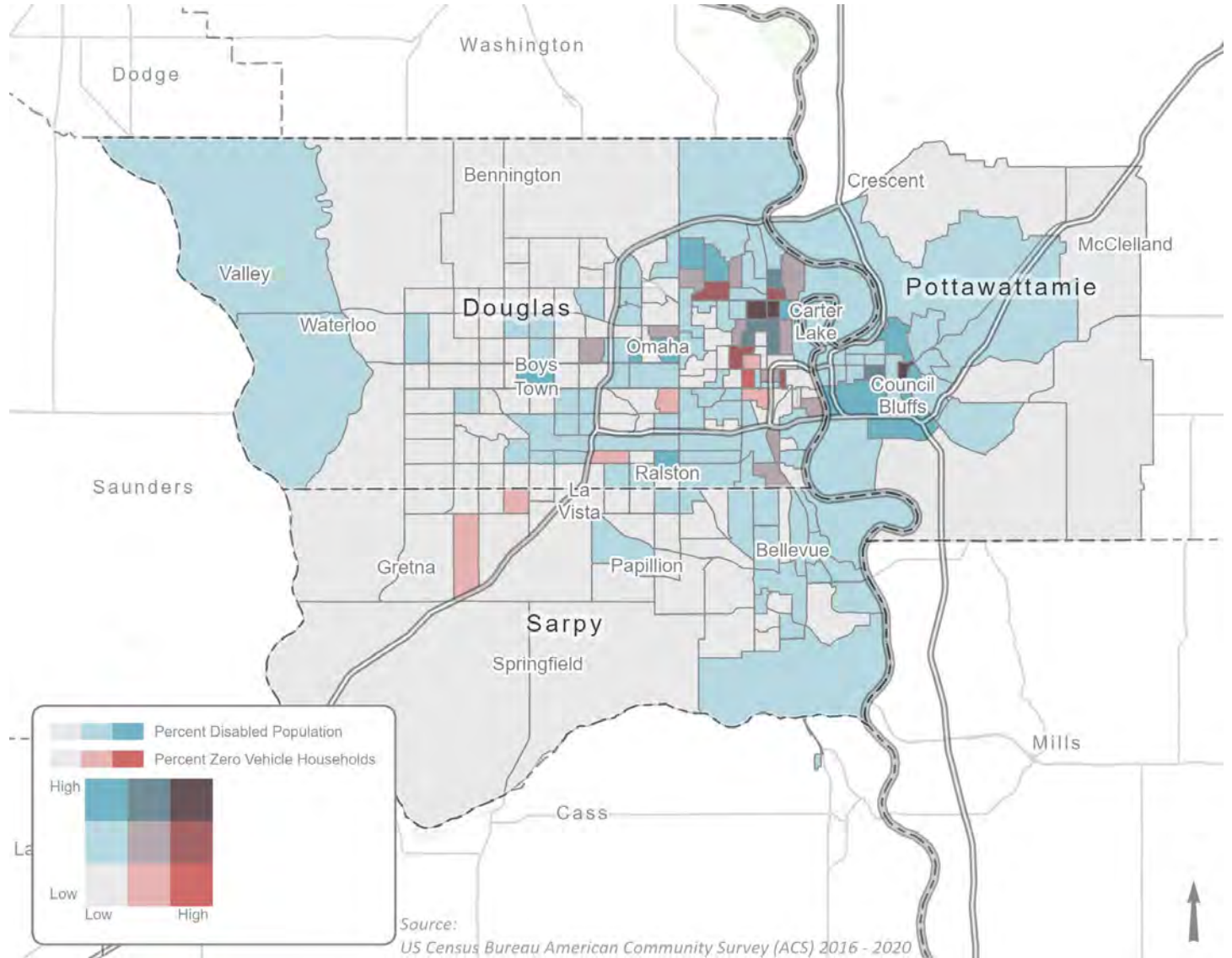


Though there is not a strong correlation between the percentage of the population 65 years of age and over and the percentage of the population in zero vehicle households (figure 14), there is a noticeable overlap between the percentage of the population living with disabilities and the percentage of the population in zero vehicle households (figure 15).

**Figure 14:** Bivariate map showing census tracts with a low to high percentage of the population over 65 years of age, with census tracts showing low to high percentage of zero vehicle households.



**Figure 15:** Bivariate map showing census tracts with a low to high percentage of persons with a disability population, with census tracts showing low to high percentage of zero vehicle households.



## **Demographic Summary**

The population of the Omaha - Council Bluffs Metropolitan Area is rapidly aging, with 22.5% population growth in the total population over 65 over the last five years. This population is primarily concentrated in areas outside of the urban core. As the population of the region continues to grow and also continues to see higher percentages of persons go above the 65 year threshold, pressure is mounting to expand their paratransit services into areas that are more difficult due to their less dense, more decentralized design.

While the percentage of the population living with disabilities has increased 11.3% over the last 5 years, this is roughly twice the growth rate of the regional population as a whole (5.5%). Geographic overlap between persons with disabilities and persons over 65 years in age exists primarily on the edges of the urban core. Persons with disabilities are primarily concentrated within the urban core, and in more rural areas such as Valley and Waterloo, NE, and Pottawattamie County.

There exists a strong geographic overlap between the location of persons with disabilities and both the percentage of persons living in poverty, and the percentage of zero vehicle households, most notably in North Omaha, South Omaha, Council Bluffs, and the urban core. Both poverty and lack of vehicular access increase the importance of paratransit services to these regions. This overlap is not as strong for the percentage of persons over the age of 65, meaning that strategies for persons over the age of 65 do not necessarily solve the same issues as persons with disabilities.

# Existing Transportation Service

The MAPA region contains numerous jurisdictions and agencies that provide specialized paratransit or Americans with Disabilities Act (ADA) accessible transportation options within the metropolitan area. These services are detailed below in table 2 which provides a summary of the agencies and relevant operations.

## Service Providers

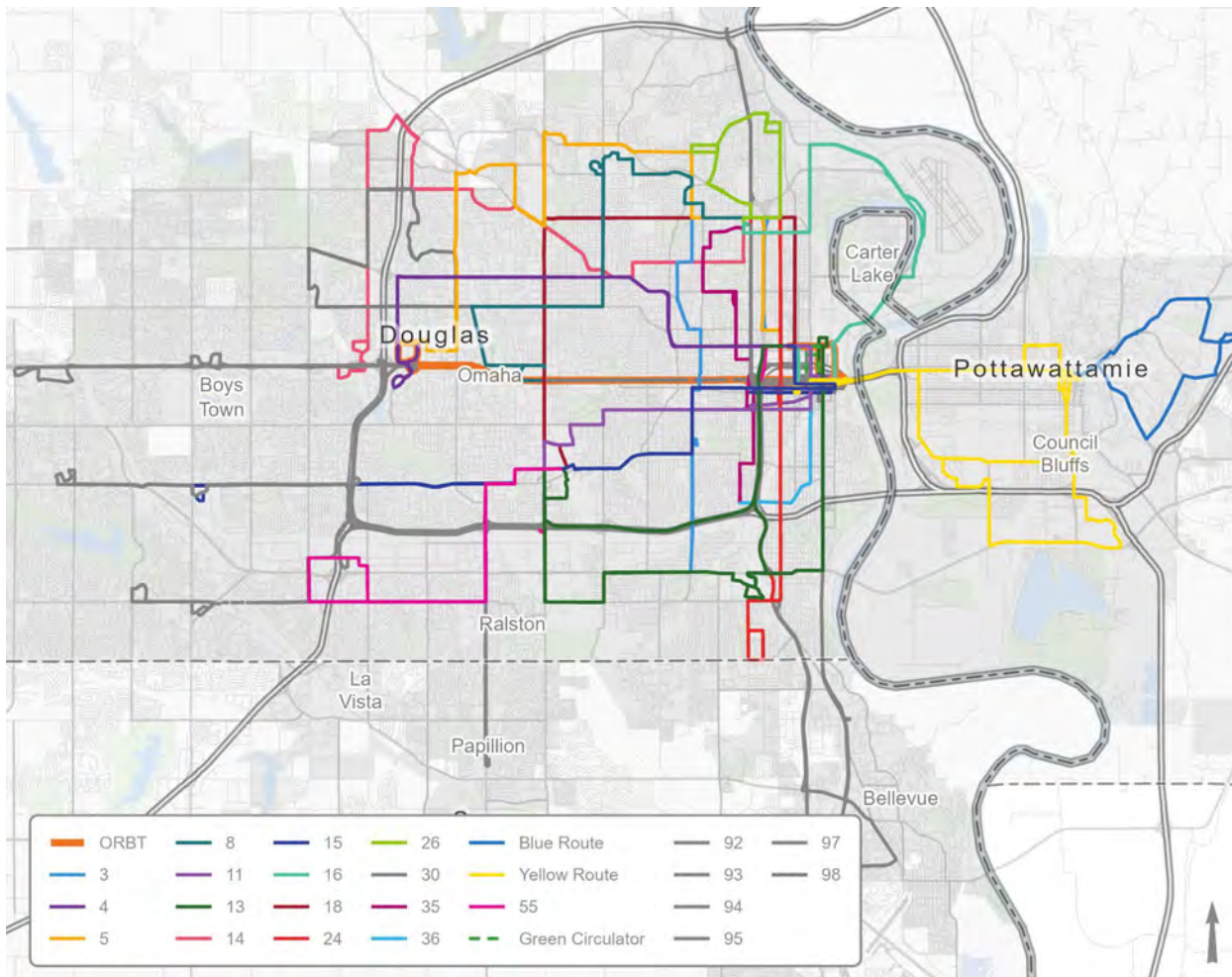
Table 2: List of Service Providers

Agency	Location	Days of Operation							Hours
Metro Transit	Omaha	M	T	W	R	F	S	S	M-F: 4:30a-12:00a Sat: 5:00a-11:30p Sun: 6:30a-10:30p
Metro Transit: MOBY	Omaha	M	T	W	R	F	S	S	M-F: 4:30a-12:00a Sat: 5:00a-11:30p Sun: 6:30a-10:30p
SWITA	Cass, Fremont, Harrison, Mills, Montgomery, Page, Pottawattamie & Shelby Counties	M	T	W	R	F	S	S	24/7 depending upon driver availability
City of Bellevue	Within City Limits & to destinations in region	M	T	W	R	F	S	S	8:00a-3:30p
City of Council Bluffs	Within City Limits & to destinations in region	M	T	W	R	F	S	S	M-F: 5:15a-11:30p Sat: 6:45a-8:45p
City of LaVista/ Ralston	Within City Limits & to destinations in region	M	T	W	R	F	S	S	7:00a-4:30p
City of Papillion	Within City Limits & to destinations in region	M	T	W	R	F	S	S	MWF: 7:30a-3:00p T-R: 8:45a-2:30p

### Metro Transit

Metro Transit provides service to the City of Omaha, along with contracted service in Sarpy County and Council Bluffs. Metro Transit's 27 routes primarily exist inside of I-680 and north of Harrison Street (see route map in figure 16). Service west of I-680 is largely in the form of "express routes," which have direct service from West Omaha pickup sites to Downtown Omaha and run once or twice per weekday, or during peak commuter weekday hours only. Most routes run in either a 30 minute, or hourly schedule, with few exceptions, including the ORBT (Omaha Rapid Bus Transit), which runs every 10 minutes during peak hours.

**Figure 16: Metro Transit routes**



Metro Transit provides fixed-route service for all ages, income levels and abilities. All buses are equipped with ADA wheelchair-accessible ramps and seating. New ORBT buses have at-grade entrances to buses which allow for seamless entrance to buses in a wheelchair.

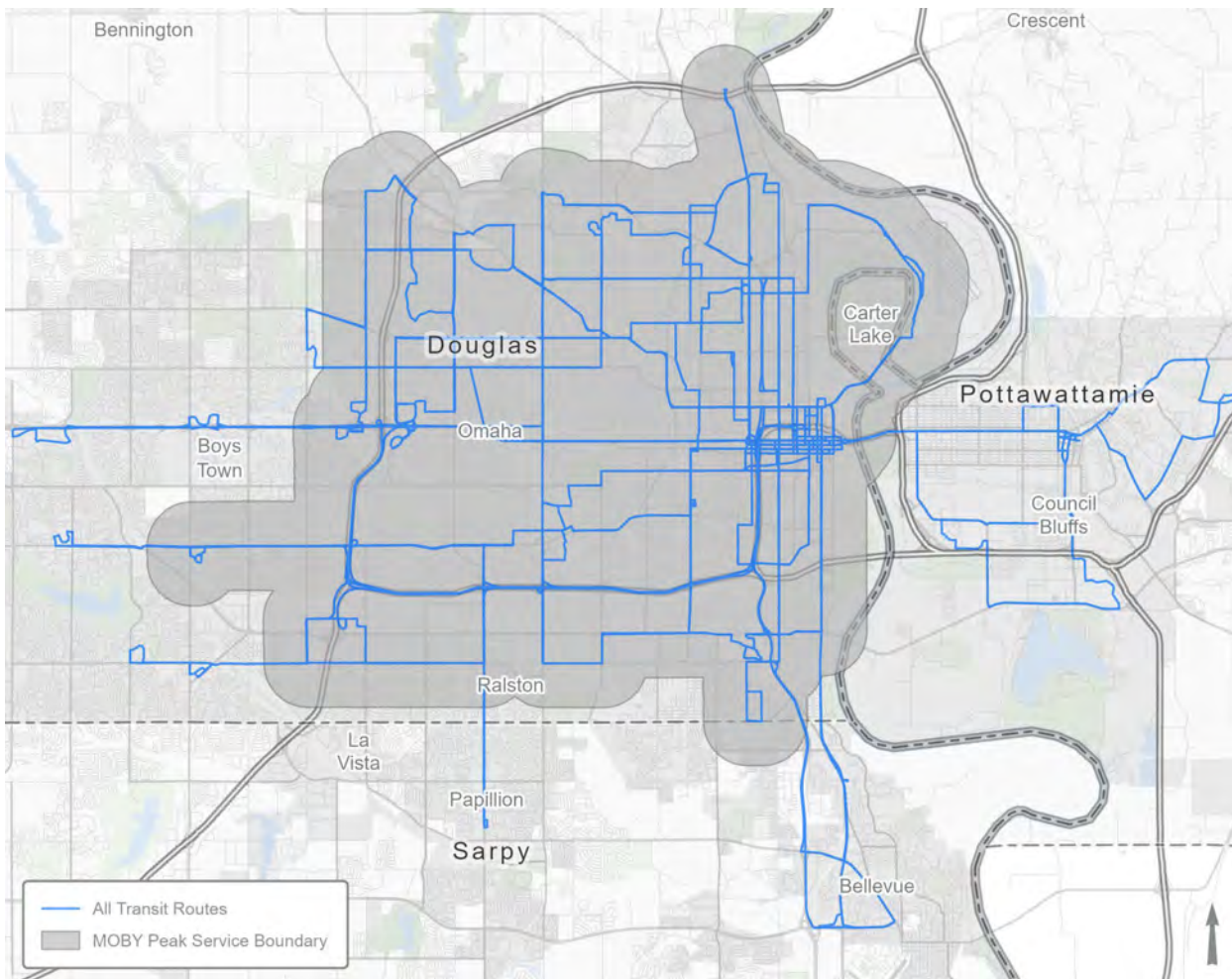
In 2015, Metro Transit had a route overhaul with numerous routes streamlined in its first major restructure of routes. During the Coronavirus Pandemic, service was scaled back as ridership decreased as work-from-home situations increased drastically throughout the metro area. Service in 2022 has still not fully returned to pre-pandemic levels, as ridership is still down.

Demographic data from the previous section showed that census tracts with higher percentages of persons with a disability can be found primarily in North Omaha, and Council Bluffs, with pockets in South Omaha and areas in far western Douglas County (figure 7). As shown here in figure 16, North and South Omaha have frequent transit routes to serve these populations, while Council Bluffs, Sarpy County and Western Douglas County are not adequately served by transit services which can allow these populations to access resources within our community frequently or reliably. Independence, opportunities and quality of life can be challenging for these persons due to this large transportation barrier.

### Metro Transit MOBY Service

MOBY is a curb-to-curb paratransit service provided by Metro Transit. MOBY provides federally-required ADA paratransit service within a .75 mile radius of all regular Metro Transit lines – excluding express routes in West Omaha and contracted routes in Sarpy County and Council Bluffs (figure 17). Eligibility for MOBY ridership requires certification that a condition exists which prevents a rider from being able to use regular fixed route services. All MOBY buses and vans are ADA compliant and allow for personal care attendants to ride at no cost. Companion riders must pay a fee.

**Figure 17:** Map of MOBY paratransit service area, indicated by a 0.75 mile radius around existing Metro Transit lines included in the program.



### SWITA

Southwest Iowa Transit Agency (SWITA) is the public transportation system for Southwest Iowa. Transportation is available for all residents in Cass, Fremont, Harrison, Mills, Montgomery, Page, Pottawattamie, and Shelby Counties. SWITA provides ADA-compliant on-demand transportation and vanpooling options in Council Bluffs specifically, including across the Missouri River into locations in Douglas and Sarpy County, if the trip is generated in Southwest Iowa. SWITA does not have fixed routes within the TMA.

### Jurisdictions providing transportation

The cities of Bellevue, Council Bluffs, LaVista/Ralston (provide service together), and Papillion provide paratransit service to persons within their city limits. These services are often utilized for medical and grocery trips during the day, in addition to workplace trips, for persons who cannot board, ride or deboard a fixed-route bus, or cannot physically access a nearby bus stop. These services utilize 16-passenger buses and minivans to provide these services. Council Bluffs is required to provide paratransit service by federal law to complement standard fixed route service. Other communities listed above are not required to provide this service since they do not have standard fixed-route transit routes.

### Non-profit organizations providing transportation service

The following non-profits provide transportation services or utilize other transportation services through other types of support (including vouchers) to ensure transportation access is available for their service areas or clients. These groups cater to senior citizens, persons with disabilities, and persons with low income, whether for medical, employment or shopping trips. These organizations are also members of the Coordinated Transit Committee and receive 5310 Funding. A list of 5310-funded projects is located in the funding section of this document.

Agency	Location	Days of Operation							Hours
Black Hills Works	Omaha (metro area) & Offutt Air Force Base	M	T	W	R	F	S	S	2a-12a
Care-A-Van	Western Douglas County	M	T	W	R	F	S	S	8a-5p
Eastern Nebraska Community Action Partnership	Douglas and Sarpy County	M	T	W	R	F	S	S	7a-6p
Eastern Nebraska Human Service Agency	Omaha	M	T	W	R	F	S	S	24 hour service if needed
Florence Home	Omaha (Florence)	M	T	W	R	F	S	S	As Needed
Intercultural Senior Center	Omaha	M	T	W	R	F	S	S	8a-5p
Nebraska VR	Omaha	M	T	W	R	F	S	S	Funding assistance available for any rides
New Cassel Retirement Home	Omaha	M	T	W	R	F	S	S	7a-5p
Refugee Empowerment Center	Douglas and Sarpy County	M	T	W	R	F	S	S	8a-5p
Trivium Life Services (Crossroads of Western Iowa)	Council Bluffs	M	T	W	R	F	S	S	8a-5p



## Other Transportation Services

In addition to the paratransit and fixed route services offered in the Metro area there are several taxi, private bus, and commuter transit services offered, which serve as an option when other transit services are unavailable. These services operate in Omaha and Lincoln, providing options for inter and intra city transit.

### Ridesharing

#### **Metro Rideshare**

MAPA operates a regional trip matching platform known as MetroRideshare. This platform, developed by Rideshark, allows users to sign up and enter their trip origin, destination, preferred modes, and gender to match with others in the region looking to make a similar trip. Several large area employers have adopted this platform and use it to manage parking demand and promote active commuting options. Metro Rideshare is found online at <http://metrorideshare.org/>.

#### **Vanpooling**

The Nebraska Department of Transportation offers a subsidized vanpool program through Enterprise Rent-A-Car. Vanpools are arranged through employers for employees to commute to and from work and each vanpool is set up to best suit the needs of the riders. Southwest Iowa Transit Authority (SWITA) also provides employer-based vanpools for trips which originate from Iowa.

#### **Ride hailing service**

Z-trip operates in both Omaha and Council Bluffs, providing on demand and scheduled taxi services. Cab service is operated all day every day of the week; rates are set by the Public Service Commission. Both Uber and Lyft operate throughout the entirety of the Omaha - Council Bluffs Metropolitan Area providing on demand service, rates may vary by time of day and levels of demand. Ridesharing services like Uber have various different ride types in which riders can select to match them with a driver and vehicle which accommodates them. Services like Z-trip have ADA-accessible vans which provide more capabilities and accommodations for people with mobility impairments. These services also require service animals to be allowed in vehicles.

#### **Intercity Transit**

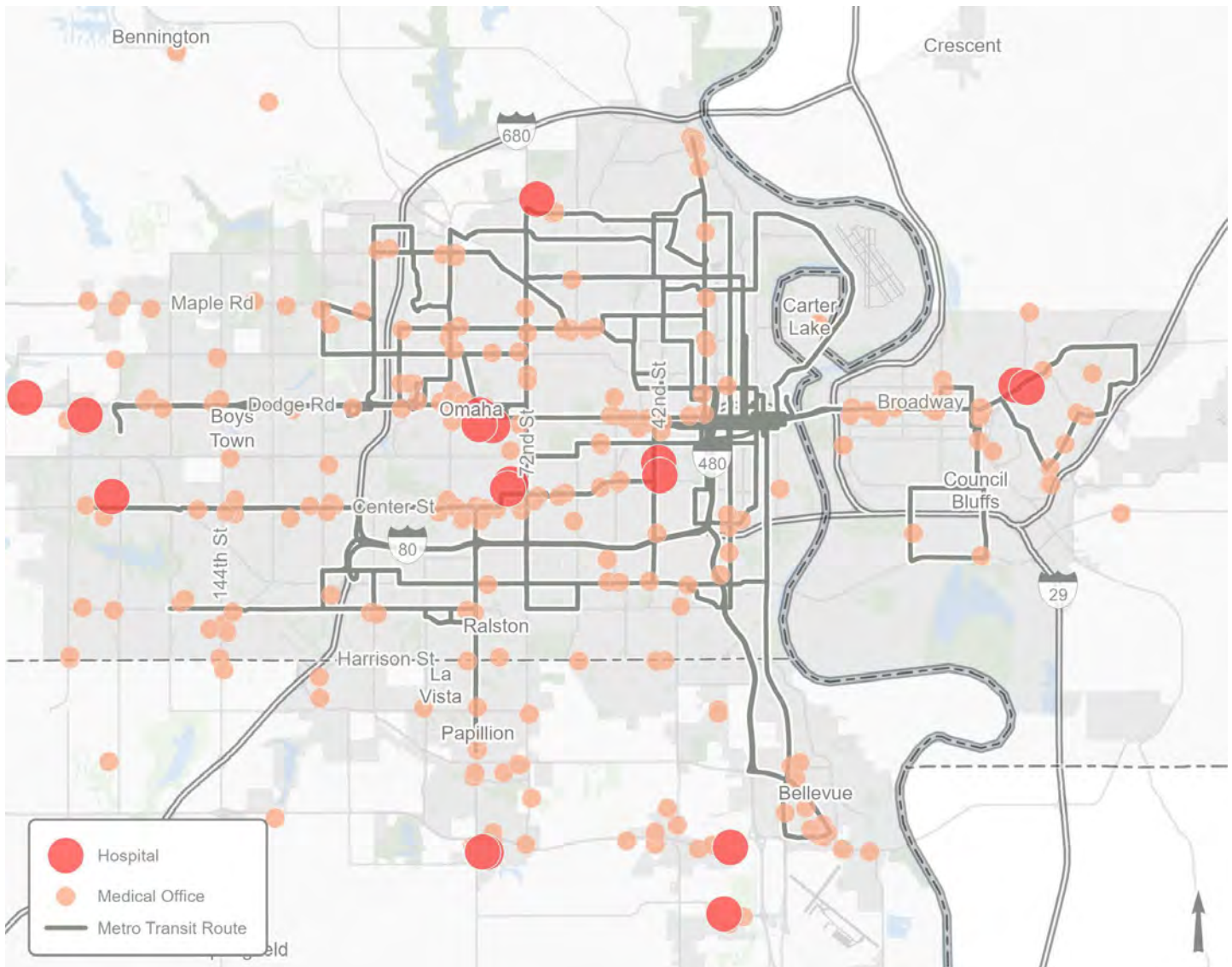
Burlington Trailways currently offers intercity bus service as part of their national bus network through Omaha. Amtrak currently provides one daily train which provides a connection to Chicago and Denver, which does provide ADA accommodations and a discounted fare.

# Access to Resources

## Hospitals and medical offices

The map below shows full service hospitals and medical offices within the region alongside existing metro transit routes (figure 18). As people age, the likelihood of needing these medical facilities increases dramatically. A high number of census tracts with more than 20% of the population over the age of 65 exist near many medical centers within the region, notably in west-central portions of the City of Omaha. However, many of these areas do not have access to MOBY service, since they exist further than ¾ mile from regular service fixed route transit lines. Following the discontinuation of ENOA transportation service in western Douglas County, riders have had to find new forms of transportation to these medical centers and other resources in the absence of that service.

**Figure 18:** Map of major hospitals, medical offices, and Metro Transit routes.

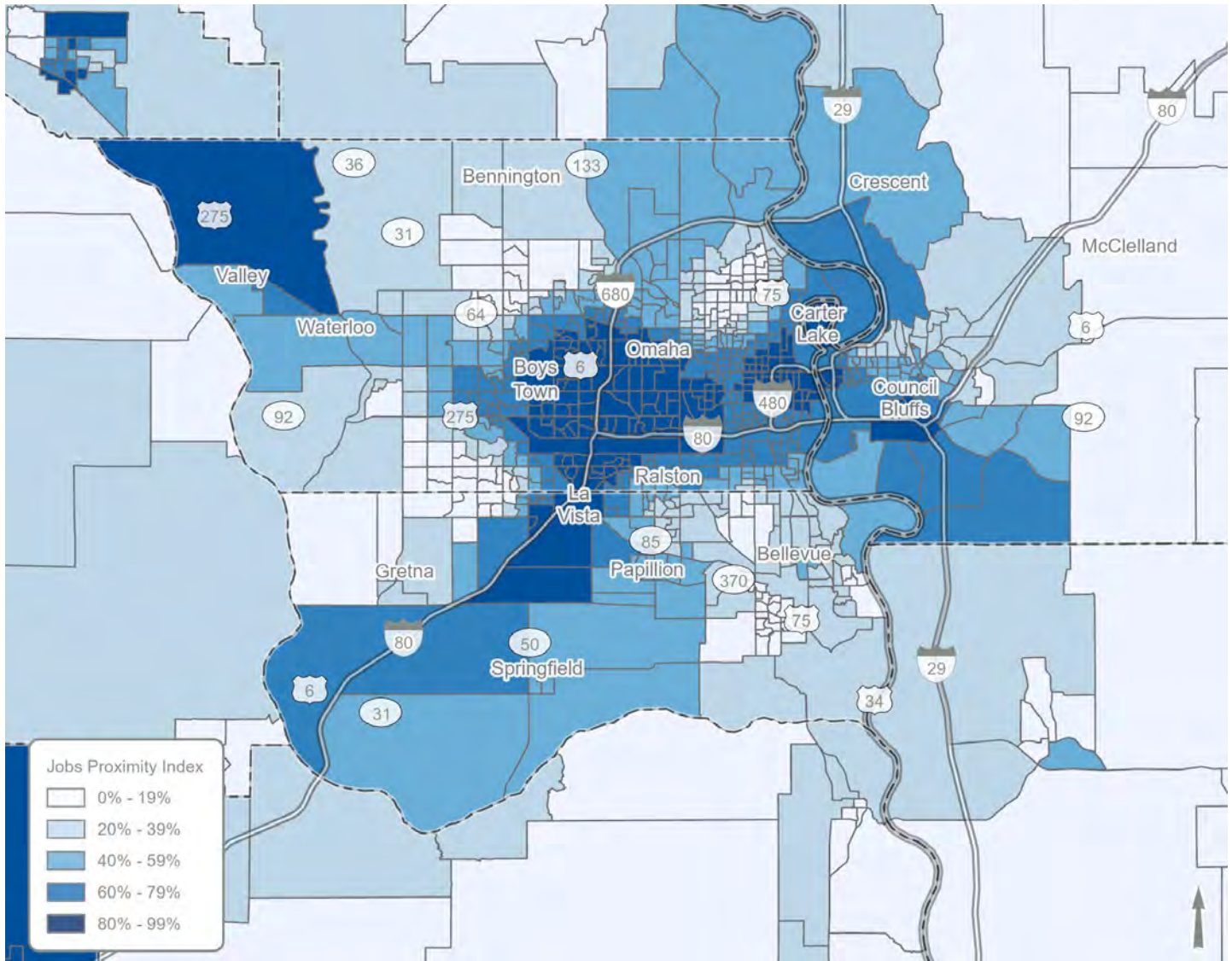


## Jobs Proximity Index

The map below shows the jobs proximity index, depicting areas of the region which can access jobs within 30 minutes by car or 50 minutes by transit (figure 19). The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a core-based statistical

area (CBSA), with larger employment centers weighted more heavily. Specifically, a gravity model is used, where the accessibility ( $A_i$ ) of a given residential block-group is a summary description of the distance to all job locations, with the distance from any single job location positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location.

**Figure 19:** Map of job proximity index; areas of the region that can access jobs within 30 minutes by car or 50 minutes by transit.



Areas of North and South Omaha, which also have a higher prevalence of populations living below the poverty limit and zero vehicle households, also have areas scoring low in the Jobs Proximity Index. Other areas with these specific populations exist in areas where transit service and job proximity are high, in particular within two miles of Downtown Omaha. Areas of Bellevue, Papillion and Northwest Douglas County have a lower percentage of jobs within proximity than many other areas in the metropolitan area. These areas also have limited or no access to Metro Transit Service, which only serves express bus service for commuters to Downtown.

## Existing Services Summary

Metro Transit (including MOBY service) coupled with jurisdictional services provide service on weekdays and during normal working hours during the weekday for persons needing transportation assistance. Weekend service is more limited to Metro Transit and to certain nonprofit providers. Weekend transportation is provided minimally by most communities and nonprofit organizations, making Metro, MOBY and SWITA a primary form of transportation for persons needing weekend access to services.

# Public Outreach

## Provider Survey

A survey of transportation and social service providers was distributed in May to CTC Members who provide transportation services. The survey had 37 questions related to demographics and the services they provide. Overall, 18 service providers within the region filled out the survey.

89% of respondents serve persons with disabilities; 61% serve persons over the age of 65	78% of respondents provide rides for clients. 22% subcontract for ride services	60% of providers require riders to have a disability; 27% require a rider to be 65 years or older
46% of providers serve a particular geographic area; 27% require a rider to be a client	<b>Key Provider Survey Takeaways</b>	100% of providers surveyed provide Monday-Friday service. 60% Saturday; 53% Sunday.
67% of providers say their peak service times are weekday afternoons; 60% weekday mornings	43% of providers say retention of drivers was a problem prior to COVID-19, but is now more difficult	42% of respondents showed interest in joining a network of providers

The service providers were asked to list the main barriers to providing better service to their clients and communities, as well as what the goals should be for the Coordinated Transit Committee for the next five years. A full summary of survey responses can be found on the MAPA website. (insert link here eventually)

<p><b>Barriers</b></p> <ul style="list-style-type: none"> <li>● Funding</li> <li>● Lack of Drivers</li> <li>● Not enough transportation options</li> <li>● Cost of Vehicles</li> <li>● Vehicle Supply Chain Issues</li> <li>● Inconsistent education of transit options</li> <li>● Non-virtual CTC meetings</li> </ul>	<p><b>Goals</b></p> <ul style="list-style-type: none"> <li>● Obtain 5310 vehicles faster</li> <li>● Coordinate with other agencies for a new service</li> <li>● Better CTC communication</li> <li>● More Drivers and Higher Ridership</li> <li>● More of a priority on smaller providers</li> <li>● Have CTC meetings with a virtual option</li> </ul>
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## Rider Survey

MAPA staff also developed a survey for transportation users and potential transportation users which was distributed to CTC Members to distribute to transportation users of their services. The goal of this survey was to obtain rider opinion on some of the gaps indicated in the provider survey. The rider survey was also distributed via social media on MAPA Facebook and Twitter. Overall, MAPA staff received 68 survey responses via paper or online survey format. A full summary of survey responses can be found...

73% of respondents do not have regular access to a personal vehicle that they drive	46% of riders surveyed are “extremely satisfied” with their service. 12% are “not satisfied.” 42% somewhere in the middle.	44% of respondents have a mobility limitation which limits their ability to walk to a bus stop or board a vehicle
15% of respondents say they sometimes experience cancellations from their service. 55% say this has never been an issue.	<b>Key Rider Survey Takeaways</b>	66% of respondents with a mobility limitation say they had that limitation accommodated by their ride service
23% of respondents have some wait times (30 minutes or longer) from their current ride service	21% of respondents say they’ve had a disability accommodation not met by a ride provider	20% of respondents do not have access to internet or a smartphone

# Coordinated Transit Priorities

The Coordinated Transit Plan serves as the guiding document for 5310 Funding within the region. This document is also being created as a guide for the Coordinated Transit Committee, facilitated by the Metropolitan Area Planning Agency (MAPA), which also administers 5310 Funding. This unique ability to facilitate both the Coordinated Transit Committee (CTC) and administer 5310 Funding allows MAPA to provide a more streamlined pathway between vision and action for providers of transportation and services for the populations served in this program.

## Coordinated Transit Committee Goals

The following goals were adopted by the CTC at the Strategic Planning Session. These goals are meant to encompass and reflect the needs and gaps discussed during the strategic planning session, and identified during public outreach efforts.

<p><b>Enhance Collaboration</b></p> <p><i>Improve efficiency through inter-agency coordination</i></p>	<p><b>Raise Community Awareness</b></p> <p><i>Include additional, and more diverse, voices into the transportation planning process; highlight the issues of those with impaired mobility; and promote current services. Bring more people into the conversation, shine a light on the challenges for those with limited mobility, and promote services that currently exist.</i></p>	<p><b>Provide Options and Connections</b></p> <p><i>Maintain and improve transportation options for all in the region regardless of zip code and income.</i></p>
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## Needs and Gaps

During the strategic planning session in April, coupled with provider and rider surveys, the following needs and gaps to service within the Omaha - Council Bluffs Metropolitan Area were identified. These needs were frequently stated in provider and rider surveys conducted by MAPA.

<p><b>Funding Gaps</b></p> <p>Driver Funding</p> <ul style="list-style-type: none"> <li>Many providers utilize volunteers to provide service</li> </ul> <p>Vehicle Funding</p> <ul style="list-style-type: none"> <li>Many providers would not be able to replace vehicles following their 3-5 year "useful life cycle" without the 5310 program.</li> </ul>	<p><b>Service Enhancement (Weekend and Evening Service)</b></p> <ul style="list-style-type: none"> <li>Peak service for most providers is between 8am-5pm on weekdays (concurrent with most medical appointments)</li> <li>Weekend, evening and overnight service is minimal.</li> <li>Access to employment a hurdle for persons without a car</li> </ul>	<p><b>ADA Accessibility</b></p> <ul style="list-style-type: none"> <li>Some riders state they needed to cancel a ride due to an ADA accommodation not being met.</li> <li>Not all facilities and services meet Olmstead Act requirements</li> </ul>
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<p><b>Service Reliability</b></p> <ul style="list-style-type: none"> <li>Long wait times (above 30 minutes) were noted by some rider survey participants</li> <li>Some ride cancellations also occur, per surveys</li> <li>These inconsistencies lead to appointment cancellations and rescheduling, and delays accessing other locations like pharmacy or grocery.</li> </ul>	<p><b>Education and Advocacy</b></p> <ul style="list-style-type: none"> <li>Need to educate existing and future riders which options are available and how to ride</li> <li>Need to promote services publicly to increase awareness of services available</li> <li>Need to advocate politically for enhanced transportation services for persons 65 years and older and persons with disabilities</li> </ul>
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## Coronavirus Impacts

The COVID-19 (Coronavirus) Pandemic caused unforeseen challenges to jurisdictions and providers of transportation in the Omaha - Council Bluffs Metropolitan Area. Some of these challenges existed prior to the pandemic, while others arose during the peak of the pandemic (March 2020 - March 2021) and some that have persisted after vaccinations began to allow life to return to relative normalcy.

<p><b>During COVID Peak (Spring 2020- Summer 2021)</b></p> <ul style="list-style-type: none"> <li>Ridership plummeted as many services also ceased operations or were done remotely</li> <li>Most meetings and services went virtual if possible</li> </ul>	<p><b>Post-COVID Peak (Since Summer 2021)</b></p> <ul style="list-style-type: none"> <li>Ridership for fixed-route service has still not returned to 100% pre-pandemic level</li> <li>Hiring and retaining drivers has become harder</li> <li>Supply Chain issues have delayed bus purchases and increased bus prices</li> <li>Meeting attendance has lacked post-pandemic, despite Nebraska Open Meetings Act not allowing virtual meetings</li> </ul>
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## Strategies

Strategies have been developed under the three main goal categories of the Coordinated Transit Plan. Some strategies address multiple goals and needs. While not an exhaustive list of strategies or solutions, these initiatives have been identified to address key needs and gaps, in addition to being a spark which can provide additional coordination and camaraderie among agencies to create new and innovative solutions not yet imagined. The Coordinated Transit Committee will serve as the catalyst for prioritizing, coordinating, and implementing these strategies.

<b>Funding</b>	<b>Provide Options and Connections</b>	<b>Enhance Collaboration</b>	<b>Raise Community Awareness</b>
Identify eligible foundation grants and opportunities for CTC members. This can include grants that could fund service provisions or the purchase of ADA Accessible vehicles	X	X	X
Raise funds through a special entity developed by the committee for events like Omaha Gives	X	X	X
Work as a committee to partner on grants and projects, utilizing MAPA staff to apply for grants when applicable	X	X	
Seek out ways to streamline the process to purchase and deliver paratransit vehicles	X	X	
<b>Service Enhancement</b>	<b>Provide Options and Connections</b>	<b>Enhance Collaboration</b>	<b>Raise Community Awareness</b>
Identify eligible foundation grants and opportunities for CTC members. This can include grants that could fund service provisions or the purchase of ADA Accessible vehicles	X		
Raise funds through a special entity developed by the committee for events like Omaha Gives	X		X
Lend CTC Support to the development of transit-related Projects in the region.	X	X	X
Work as a committee to partner on grants and projects, utilizing MAPA staff to apply for grants when applicable	X	X	
Seek out ways to streamline the process to purchase and deliver paratransit vehicles	X	X	
Develop Regional Bus Training	X	X	

<b>ADA Accessibility</b>	<b>Provide Options and Connections</b>	<b>Enhance Collaboration</b>	<b>Raise Community Awareness</b>
Identify eligible foundation grants and opportunities for CTC members. This can include grants that could fund service provisions or the purchase of ADA Accessible vehicles	X	X	
Lend CTC Support to the development of transit-related Projects in the region.	X	X	
Make a priority to have a rider or client at every CTC Meeting	X	X	X
<b>Enhance Collaboration</b>	<b>Provide Options and Connections</b>	<b>Enhance Collaboration</b>	<b>Raise Community Awareness</b>
Utilize 211 as unified location for transportation resource information	X	X	X
Engage in collaboration with peer cities		X	
Re-activate CTC Subcommittees	X	X	
Increase CTC involvement in TTAC, ProSeCom and Heartland 2050 Meetings	X	X	X
Increased Meeting Attendance and Virtual Meeting Options		X	X
<b>Education and Advocacy</b>	<b>Provide Options and Connections</b>	<b>Enhance Collaboration</b>	<b>Raise Community Awareness</b>
Utilize 211 as unified location for transportation resource information	X	X	X
Make a priority to have a rider or client at every CTC Meeting			X
Use new communication technology and social media to promote and collaborate		X	X
Develop and regularly update the Transportation Resource Guide	X		X
Develop training for elected officials and transit entities on how to ride transit as someone with a disability		X	X
Work as a committee to partner on grants and projects, utilizing MAPA staff to apply for grants when applicable		X	X

# 5310 Funding Program

## 5310 Overview

The Section 5310 program provides formula funding to states and other designated recipients for the purpose of assisting private nonprofit groups and certain public bodies in meeting the transportation needs of senior citizens and persons with disabilities. Funds may be used only for capital and operating expenses to support the provision of transportation services to meet the specific needs of seniors and individuals with disabilities. States and Transportation Management Areas (TMAs) receive these funds on a formula based on population.

## 5310 Program Intent

According to the Federal Transit Administration,

*“The program aims to improve mobility for seniors and individuals with disabilities by removing barriers to transportation service and expanding transportation mobility options. This program supports transportation services planned, designed, and carried out to meet the special transportation needs of seniors and individuals with disabilities in all areas – large urbanized (over 200,000), small urbanized (50,000-200,000), and rural (under 50,000). Eligible projects include both “traditional” capital investment and “nontraditional” investment beyond the Americans with Disabilities Act (ADA) complementary paratransit services.”<sup>8</sup>*

MAPA and its CTC aim to meet this intent by directing funding to organizations that provide eligible service most efficiently to areas of the region with the greatest need.

## Capital Funding

Capital Purchases must make up at least 55% of the funds allocated in a year. This funding is for the purchase of infrastructure for paratransit service or the coordination of paratransit services. In the past, applications for capital funding focused on maintaining existing service. In light of this, MAPA is looking at these funds from an asset management perspective. Our program will revolve around replacing eligible paratransit vehicles, but remain flexible to allow for new regionally significant projects that may be proposed.

Examples of Capital Purchase include:

- ADA compliant vehicles
- Wheelchair lifts, ramps, and securement devices
- Scheduling, routing, and call systems for paratransit
- Mobility management programs
- Contracting or leasing of transportation services

For a more complete list please visit the FTA website at:

<https://www.transit.dot.gov/funding/grants/enhanced-mobility-seniors-individuals-disabilities-section-5310>

## Operations Funding

Operations funding cannot make up more than 45% of the funds allocated in a year. This funding is for projects related to the operations and management of paratransit service and for programs that promote the coordination of paratransit services.

Examples of uses for operations funding include:

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<sup>8</sup> <https://www.transit.dot.gov/funding/grants/coordinated-public-transit-human-services-transportation-plans>

- Travel training
- Mobility management
- Bus stop shelter and facility improvements
- Signage and wayfinding projects
- Volunteer training programs

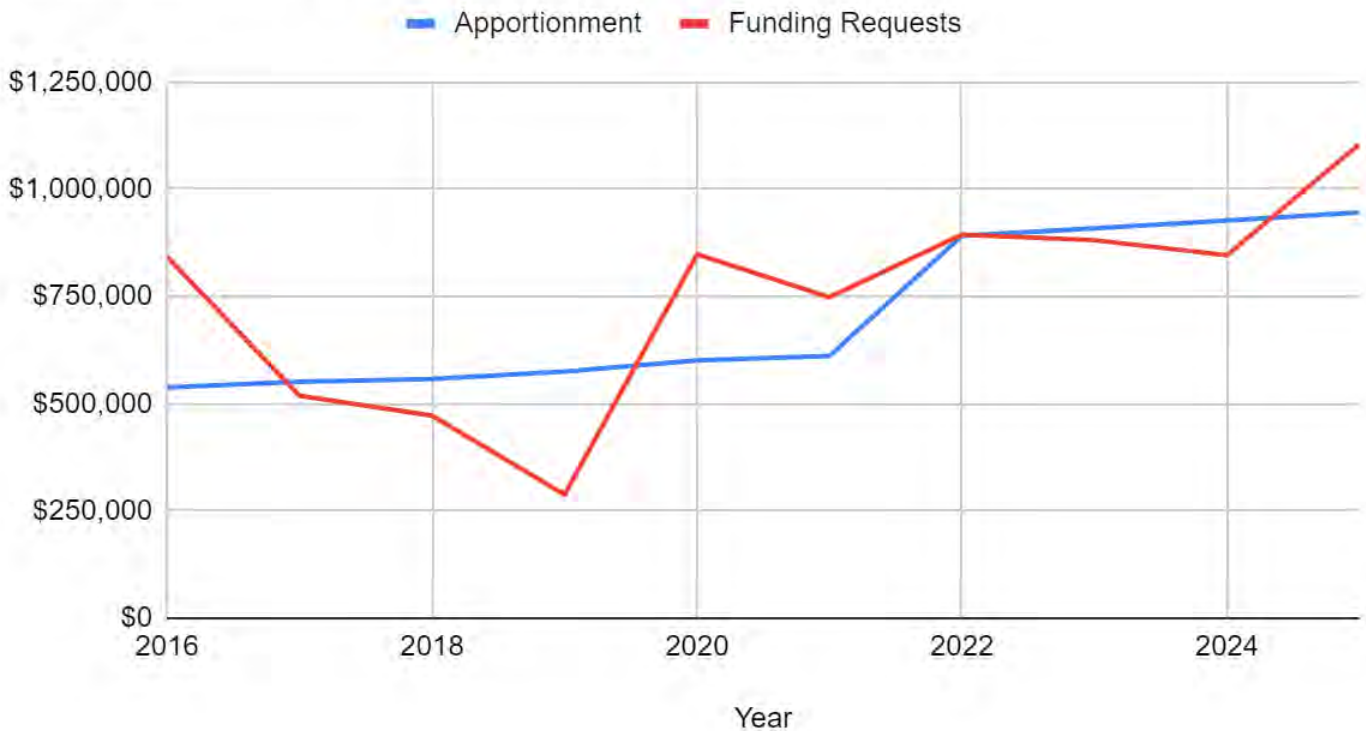
For a more complete list please visit the FTA website at:

<https://www.transit.dot.gov/funding/grants/enhanced-mobility-seniors-individuals-disabilities-section-5310>

### Funding Amounts

FTA funding is based on population and funds for the 5310 program are directly tied to the number of senior citizens and persons with disabilities counted in the Omaha-Council Bluffs region in the decennial census. The Investing in Infrastructure and Jobs Act (IIJA) bill, signed in 2021, programmed funding for federal fiscal years 2022 through 2026. The exact amounts will be determined each year, with \$891,510 apportioned to the region in the first year. The chart below shows the amount of funding the region received from 2016 through 2022 and the anticipated amounts for 2023 through 2025. Also included is the amount requested each year in grant applications from local agencies.

### Apportionment and Funding Requests



The following three tables show the project funding summary by project category for 2018, 2022, and the difference between them. The mix of vehicle purchases and service contracts remains about the same as a percentage of the total, but with the rising cost of vehicles the increased amount of funding only manages to keep pace with need for replacement.

<b>5310 Funding by Project Type, FY2018</b>			
<b>Category</b>	<b>Total</b>	<b>Percent</b>	<b>Number of Projects</b>
<b>Vehicles</b>	\$381,200	68.44%	10
<b>Contracts</b>	\$120,800	21.69%	3
<b>Admin</b>	\$55,000	9.87%	1
<b>Total</b>	<b>\$557,000</b>	<b>100.00%</b>	<b>14</b>

<b>5310 Funding by Project Type, FY2022</b>			
<b>Category</b>	<b>Total</b>	<b>Percent</b>	<b>Number of Projects</b>
<b>Vehicles</b>	\$625,200	70.13%	10
<b>Contracts</b>	\$216,310	24.26%	4
<b>Admin</b>	\$50,000	5.61%	1
<b>Total</b>	<b>\$891,510</b>	<b>100.00%</b>	<b>15</b>

<b>5310 Funding Difference FY2018-FY2022</b>			
<b>Category</b>	<b>Total</b>	<b>Percent</b>	<b>Number of Projects</b>
<b>Vehicles</b>	\$244,000	1.69%	0
<b>Contracts</b>	\$95,510	2.58%	1
<b>Admin</b>	-\$5,000	-4.27%	0
<b>Total</b>	<b>\$334,510</b>	<b>0.00%</b>	<b>1</b>

### **Local Match Requirement**

All federal funding requires local match; the amount of match required varies based on program and project type. The 5310 Program funding is broken down into two programs, Capital and Operations, which have different local match requirements. Federal funding generally cannot be matched with other federal funds. In-kind match can be used for some local match but is often more difficult to track.

### **Capital Funding Match**

For capital projects, 5310 program funds can be used for up to 80% of the project cost. A minimum of 20% local match dollars must be provided from state or local funds. It is encouraged that this match be cash and not in-kind match of staff time or other services.

### **Operations Funding Match**

For operations projects, 5310 program funds can be used for up to 50% of the project cost. A minimum of 50% local match dollars must be provided from state or local funds. It is encouraged that this match be cash and not in-kind match of staff time or other services.

### Project Selection

The 5310 project selection process was developed by an in depth subcommittee process and approved by the CTC, approved for recommendation by the Transportation Technical Advisory Committee (TTAC) and approved by the MAPA Board. It consists of two parts: a vehicle replacement plan for capital funds and applications for operations. This process may undergo changes on an annual basis. The most up to date vehicle purchase plan and operations funding application can be found here on MAPA's website.

### 5310 Projects

The following tables show project selected by MAPA's Coordinated Transit Committee through fiscal year 2026. An estimate of projects for fiscal year 2027 is also included, but the projects have not been officially approved by the CTC as of the writing of this plan.

<b>Iowa 5310 Capital Projects</b>						
<b>Project</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027 (est)</b>	<b>Total</b>
FY2023 Iowa 5310 Service Contracts	\$90,000	\$0	\$0	\$0	\$0	<b>\$90,000</b>
FY2023 Iowa 5310 Vehicle Purchases	\$225,000	\$0	\$0	\$0	\$0	<b>\$225,000</b>
FY2024 Iowa 5310 Service Contracts	\$0	\$87,500	\$0	\$0	\$0	<b>\$87,500</b>
FY2024 Iowa 5310 Vehicle Purchases	\$0	\$74,000	\$0	\$0	\$0	<b>\$74,000</b>
FY2025 Iowa 5310 Service Contracts	\$0	\$0	\$80,000	\$0	\$0	<b>\$80,000</b>
FY2025 Iowa 5310 Vehicle Purchases	\$0	\$0	\$78,000	\$0	\$0	<b>\$78,000</b>
FY2027 Iowa 5310 Service Contracts	\$0	\$0	\$0	\$0	\$100,000	<b>\$100,000</b>
FY2027 Iowa 5310 Vehicle Purchases	\$0	\$0	\$0	\$0	\$200,000	<b>\$200,000</b>
<b>Total</b>	<b>\$315,000</b>	<b>\$161,500</b>	<b>\$158,000</b>	<b>\$0</b>	<b>\$300,000</b>	<b>\$934,500</b>

<b>Nebraska 5310 Capital Projects</b>						
<b>Project</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027 (est)</b>	<b>Total</b>
FY2023 Nebraska 5310 Service Contracts	\$277,520	\$0	\$0	\$0	\$0	<b>\$277,520</b>
FY2023 Nebraska 5310 Vehicle Purchases	\$208,800	\$0	\$0	\$0	\$0	<b>\$208,800</b>

FY2024 Nebraska 5310 Service Contracts	\$0	\$208,500	\$0	\$0	\$0	<b>\$208,500</b>
FY2024 Nebraska 5310 Vehicle Purchases	\$0	\$180,000	\$0	\$0	\$0	<b>\$180,000</b>
FY2025 Nebraska 5310 Service Contracts	\$0	\$0	\$105,000	\$0	\$0	<b>\$105,000</b>
FY2025 Nebraska 5310 Vehicle Purchases	\$0	\$0	\$498,600	\$0	\$0	<b>\$498,600</b>
FY2026 Nebraska 5310 Service Contracts	\$0	\$0	\$0	\$108,030	\$0	<b>\$108,030</b>
FY2027 Nebraska 5310 Service Contracts	\$0	\$0	\$0	\$0	\$150,000	<b>\$150,000</b>
FY2027 Nebraska 5310 Vehicle Purchases	\$0	\$0	\$0	\$0	\$300,000	<b>\$300,000</b>
<b>Total</b>	<b>\$486,320</b>	<b>\$388,500</b>	<b>\$603,600</b>	<b>\$108,030</b>	<b>\$450,000</b>	<b>\$2,036,450</b>

**Regional 5310 Operations Projects**

<b>Project</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>Total</b>
MAPA 5310 Administration	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	<b>\$250,000</b>

# Appendix

## CTC Membership

### **Voting Agency**

Council Bluffs Special Transit Service  
Nebraska Vocational Rehabilitation

Bellevue Specialized Transportation  
Black Hills Works  
Eastern Nebraska Human Services Agency  
Eastern Nebraska Community Action Partnership  
Empowerment Network  
Florence Home  
Friendship Program  
La Vista / Ralston  
Metro Transit  
Ollie Webb Center  
Omaha Association of the Blind  
Omaha Public Schools  
Southwest Iowa Transit Agency

### **Non-Voting**

AARP  
City of Omaha  
Developmental Services of Nebraska  
Eastern Nebraska Office on Aging  
Easterseals  
Great Plains Veterans Affairs  
Heartland Workforce Solutions  
Intelli Ride  
Intercultural Senior Center  
Iowa DOT  
MCC  
Nebraska DOT  
Ponca Tribe of Nebraska  
Sarpy County  
Sheltering Tree  
Sherwood Foundation  
Sisters of Notre Dame  
United Way  
UNMC

### **Representative(s)**

Ann Grober – CHAIR  
Rich McFall – VICE CHAIR  
  
Amanda Parker  
Bob Matthews / Phil Johnson  
Randy Stonys  
Tom Bosco  
Vicki Quaites-Ferris  
Tammy Bradley-Larsen  
Cliff Hall / Susan Stolinski  
Scott Stopak / Dan Freshman  
Kelly Shadden  
Lisa McMichael  
Mark Bulger  
Dan Stuche / Traci Shobe  
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### **Representative(s)**

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Lyndsie Gibbs  
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Tess Larson  
Scott Adams  
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# CTC Transit and Paratransit Providers

## Transit

### Metro Transit

#### Fixed Route

Metro Transit offers open fixed routes and express route services in the Omaha City limits with 28 different routes. Fixed route services operate from 4:30am – Midnight Monday-Friday, 5:00am-11:30pm on Saturdays, and 6:30am- 10:30pm on Sundays, with several of the more central routes operating on 15 minute frequencies. All Metro transit buses are equipped with wheelchair ramps and restraints and are ADA accessible.

#### MOBY Service

Metro Transit offers on demand, curb-to-curb paratransit service at a ¾ mile buffer along all of its fixed routes. To be eligible for Moby service riders must have a condition that prevents them from being able to use the regular fixed route services provided. All Moby buses and vans are ADA compliant and allow for personal care attendants to ride at no cost, companions are allowed to ride but must pay a fee.

### **Southwest Iowa Transit Authority (SWITA)**

SWITA provides rural transit service to Cass, Fremont, Harrison, Mills, Montgomery, Page, Pottawattamie, and Shelby Counties. Services provided include limited fixed routes, express routes, and on demand curb-to-curb service, as well as in city taxi service. Commuter services do exist in Douglas and Sarpy County for commuters with trips originating or terminating within Southwest Iowa. SWITA service operates 24/7 based upon driver availability.

### **Veterans Affairs**

The VA Hospital in Omaha provides curb to curb service to any VA patients in the area that the hospital covers, this includes all of Omaha, Douglas County, Sarpy County, Council Bluffs, and Pottawattamie, Fremont, Harrison, Mills, Montgomery, Page, and Shelby Counties. This service runs Monday through Friday during business hours.

### **Bellevue Paratransit Agency**

The City of Bellevue operates an on-demand, curb-to curb bus service for residents of Bellevue who are over 60 or have a disability which makes them unable to operate a vehicle. This service operates Monday- Friday from 7:30am – 3:30pm.

### **La Vista - Ralston Special Services Bus Program**

The Cities of La Vista and Ralston operate a combined on-demand, curb-to curb bus service for residents of Bellevue who are over 60 or have a disability that makes them unable to operate a vehicle. This service operates Monday- Friday from 7:30am – 4:30pm.

### **Papillion Paratransit Agency**

The City of Papillion operates an on demand bus service for residents of Papillion who are over 65 or are Medicaid/Medicare eligible. This service operates Monday- Friday from 7am – 4pm and takes residents in a 10 mile radius of the City limits.

### **Council-Bluffs Paratransit Agency**

Council Bluffs contracts to provide ADA paratransit services to the residents of the City of Council Bluffs to Omaha from Hamilton Street, to Woolworth Avenue, and as far west as 42nd Street. This includes service to the VA Medical Center and the University of Nebraska Medical Center. The hours of operation for the paratransit service are now 5:15 am to 11:30 pm Monday – Friday and 6:45 am to 8:45 pm on Saturday. This service is open to those who are Medicare/Medicaid eligible or have a disability which prohibits them from operating a vehicle.

## **Nonprofit Organizations**

### **Eastern Nebraska Human Service Agency**

ENHSA operates door-to-door paratransit services to their clients from 8am-5pm and on extended hours for special activities and appointments. ENHSA operates within Douglas, Sarpy, Cass, Dodge, and Washington counties. Transit services are primarily for clients to get to and from EHSA events but can also be used for shopping, medical, educational, and work trips.

### **Heartland Family Services**

The Heartland Family Services provides as needed transportation services to clients, who meet certain requirements, Monday- Friday. The transportation runs during regular business hours to and from doctor's office, shopping, and other trips.

### **Lutheran Family Services**

Lutheran Family Services' Community Services Division in Omaha transports refugee clients on a limited basis using one dedicated van. Additional staff members provide rides to clients in order to insure that they get to critical appointments, job interviews, and new employee orientations.

### **Heartland Workforce Solutions**

Heartland Workforce Solutions distributes transit passes for their clients. The agency does not provide direct transportation for their clients.

### **Crossroads of Western Iowa**

Crossroads of Western Iowa offers door-to-door transportation to its clients with disabilities. The service is available in the morning, afternoon and evening hours to Pottawattamie, Harrison, Woodbury, and Monona counties.

### **Black Hills Works**

The Black Hills Works provides transportation to those who are Medicaid/Medicare eligible, over 65, and those with disabilities in the metro area.

### **Eastern Nebraska Community Action Partnership**

The ENCAP offers door-to-door, curb-to-curb and scheduled routes transportation choice to those over 65, persons with a disability, low income, veterans, children and youth, and those who are Medicaid/Medicare eligible. The service is available 24hrs, 7 days a week in the Douglas and Sarpy County area.

### **Florence Home**

Florence Home offers comprehensive door-to-door, enter residence, enter destination, and on-demand paratransit transportation to its residents who are over 65, with a disability, and Medicaid/Medicare eligible. The

transportation is provided for medical, shopping and recreational purposes. The service is available from 7am-6pm, Monday-Friday.

### **Sheltering Tree**

Sheltering Tree builds affordable housing communities for persons with developmental disabilities. As part of their service, the organization distributes transit passes for their clients. The agency does not provide transportation.

### **New Cassel Retirement Center**

The New Cassel Retirement center offers door-to-door, enter destination, on-demand paratransit, and transfer service to another agency transportation to those over 65, disable and economically/socially disadvantaged. The service is available 7-days a week during the day and some evenings in the Omaha metro area.

### **Pottawattamie County Veterans Affairs**

The Pottawattamie County Veterans Affairs offers door-to-door transportation to persons over the age of 65, persons with disabilities, and persons in other socially disadvantaged demographic groups. The agency transports their clients to and from the VA hospital.

### **Refugee Empowerment Center**

One of many services provided by the Refugee Empowerment center is door-to-door transportation service to refugees from 8am-5pm. The transit service is primarily for medical and employment purposes.

# Regional Mobility Guide



## Regional Transportation Resource Guide



This informational resource serves as a guide to residents looking for public transportation

### Frequently Asked Questions

#### » Who do I call if I'm not sure which Service I Need?

Please call 2-1-1, United Way's FREE 24/7 bilingual helpline for referrals to an appropriate transportation provider

#### » What are the different types of transportation services and what do they mean?

**Fixed Route** transit service runs on a specific route with set stops and a time schedule. This is what most people think of when they think of bus service.

**Paratransit** is a demand response service provided along with regular fixed route service for those with disabilities that prevents them from being able to use regular fixed route services. Paratransit services run within a quarter mile buffer zone around all fixed route lines.

**On Demand** is a service where passengers call ahead and schedule a ride with the transit operator. There is usually a 24 time limit for scheduling.

#### » Are the Transportation Resources listed Accessible by Wheelchair?

Not all of the provider vehicles may be equipped to handle wheelchairs. Please call ahead of your scheduled pick-up to request a wheelchair accessible vehicle.

#### » I travel with a Personal Care Assistant (PCA). May my PCA travel for free or at a discount rate?

You should call the transportation provider at least 24 hours ahead of time to determine a rate for your PCA. Some providers offer free or discounted rates, while other providers charge the full fare.

#### » Who can I contact with suggestions about improving our area's transportation service?

Please visit the Metro Transit website or call at <http://www.ometro.com/index.php/contact/comment-form/> or call 402-341-0800 and ask for the Transportation Planner

#### » Where can I learn more about transportation in our area?

To learn more about transportation planning in our area please visit [www.mapacog.org](http://www.mapacog.org) or call 402-444-6866 for details regarding the next transportation planning meeting open to the public.



This Resource Guide is brought to you by the Omaha-Council Bluffs Metropolitan Area Planning Agency

### Medicaid and Medicare

Medicaid covers transportation services for trips necessary to obtain medical care when you have no other means of transportation. Medicaid may cover transportation services for a parent, caretaker, or attendant to escort an eligible person to and from medical care when necessary and when there is no other means of transportation. Contact your local DHHS if you need assistance with transportation.

For more information call 1-844-847-2660

**The Nebraska Department of Health and Human Services has a centralized call center for Medicaid/Medicare**

Toll Free: 844-531-3783  
Local Omaha: 402-401-6999  
TTY Line: 402-401-6998  
Provider Line: 402-401-6990  
Fax: 402-934-8622  
Email: [kimberly.early@nebraska.gov](mailto:kimberly.early@nebraska.gov)

**Iowa Medicaid Fee-for-Service (FFS) Members - Access2Care Phone: 866-572-7662 (Toll Free)**

#### IA Health Link Members

Each MCO has selected a NEMT vendor. Members may contact the NEMT vendor of their assigned MCO at the numbers listed below to schedule their NEMT services:

Amerigroup Iowa, Inc. - Logisticare  
Phone: 1-844-544-1389

UnitedHealthcare Plan of the River Valley - MTM  
Phone: 1-888-513-1613

### General Resources

**Highway Traffic Information** call 5-1-1 or visit [511.nebraska.gov](http://511.nebraska.gov) or [511ia.gov](http://511ia.gov)

**Bike and Pedestrian Resources** call MAPA at 402-444-6866 or visit [bikemap.mapacog.org](http://bikemap.mapacog.org)

#### Specialized Transportation Services

##### 2-1-1 (Dial 2-1-1)

Administered by United Way, 2-1-1 is a free National Information and referral service which connects people who need assistance to the proper channel.

Assistance is available in multiple languages.

2-1-1 is available

Monday - Friday 7:00 am to 8:00 pm

Saturday 8:00 am to 5:00 pm

## Metro Transit Services

### Fixed & Express Routes

Metro Transit provides fixed route and express route service to the Omaha-Council Bluffs region. Riders board the bus at fixed stops and pay for the ride on the bus using a fare card or cash. If you use a Metro Reduced Fare ID for students, seniors, disabled, or Medicaid, please have the ID ready to show the operator when you deposit your fare. These routes are shown below. "How to Ride" instructions and tips can be found at <http://www.ometro.com/index.php/riders-guide/how-to-ride/>

To contact Metro Transit, please call 402-341-0800

### Moby ADA/Paratransit

Moby is an advanced reservation paratransit service for the Metropolitan area and is designed for those with disabilities that prevent them from riding Metro Transit's regular fixed route bus service.

Prospective Moby clients must complete an ADA application to determine eligibility. The applications are available online or by calling 402-341-0800, ext 2105

<http://www.ometro.com/index.php/riders-guide/mobyada/>

## SWITA Services

SWITA serves mostly rural western Iowa, including Mills, Pottawattamie, and Harrison counties as well as areas of Council Bluffs. SWITA provides demand response services and paratransit services for this area in conjunction with Metro Transit and the City of Council Bluffs's Special Transit Service.

Route information and types of services can be found on the SWITA website at <http://www.swipco.org/transit-swita/>

Call 1-800-842-8065 to schedule your ride or for more information on any of SWITA's services

## zTrip

zTrip combines the best taxi service with the best technology to create a new hybrid of on demand transportation in Metro area and outside area. Services can be used through the zTrip app or website as well as by phone or hail them from the street like a taxi. zTrip offers special services designed specifically for ADA approved mobility devices and persons with disabilities.

To schedule a ride with zTrip, please call 763-318-2900 or go to the zTrip site to schedule a ride at <https://www.ztrip.com/book-a-ride/>

zTrip app can be downloaded using your smartphone device

## Transit Provider Guide



### City of Council Bluffs

- » Serving Council Bluffs city limits, 3 hospitals in Omaha
- » Senior and Wheelchair accessibility
- » Transport Services include: Medical, Education, Shopping, Social/Recreational, Court/Probation and Employment

Hours:  
5:15am-11:30pm  
Monday-Friday  
6:45am-8:45pm  
Saturday

Contact:  
» 712-890-5296 or  
» [bit.ly/CouncilBluffsTransport](http://bit.ly/CouncilBluffsTransport)



### Eastern Nebraska Office on Aging

- » Serving Cass, Dodge, Douglas, Sarpy, & Washington Counties
- » Vetern, Senior and Wheelchair accessibility
- » Transport Services include: Medical, Education, Shopping, and Employment

Hours:  
5:30am-5:00pm  
Monday-Friday  
or Call for Appt

Contact:  
» 402-444-6536 or  
» [enoa.org](http://enoa.org)



### SWITA

- » Serving Fremont, Page, Mills, Montgomery, Pottawattamie, Cass, Shelby, and Harrison Counties
- » General Population, Senior and Wheelchair accessibility
- » Transport Services include: Medical, Education, Shopping, Social/Recreational, Court/Probation and Employment

Hours:  
6:00am-5:00pm  
Monday-Sunday

Contact:  
» 712-243-4196 or  
» [swipco.org/transit-swita/](http://swipco.org/transit-swita/)



### City of Bellevue

- » Serving Bellevue, Papillion & Omaha North to Dodge & West to 84th Street
- » Senior and Wheelchair accessibility
- » Transport Services include: Medical, Education, Shopping, Social/Recreational, Court/Probation and Employment

Hours:  
7:00am-3:30pm  
Monday-Friday

Contact:  
» 402-293-3138 or  
» [bit.ly/bellevuetransport](http://bit.ly/bellevuetransport)



### Cities of La Vista & Ralston

- » Serving La Vista and Ralston
- » Senior and Wheelchair accessibility
- » Transport Services include: Medical, Education, Shopping, and Employment

Hours:  
7:00am-4:30pm  
Monday-Friday

Contact:  
» 402-331-3455 or  
» [bit.ly/LaVistaRalston](http://bit.ly/LaVistaRalston)



### City of Papillion

- » Serving a 10 mile radius around Papillion
- » Vetern, Senior and Wheelchair accessibility
- » Transport Services include: Medical, Education, Shopping, and Employment

Hours:  
7:45am-3:00pm  
Monday-Friday

Contact:  
» 402-680-3970 or  
» [bit.ly/PapillionTransport](http://bit.ly/PapillionTransport)



### Eastern NE Community Action Partnership

- » Serving Douglas and Sarpy County
- » General Population
- » Transport Services include: Education and Employment

Hours:

Contact:  
» 402-453-5656 or  
» [encapnebraska.org](http://encapnebraska.org)

## 5310 Application and Scoring Rubric

(will be included in final document. Link here:

<https://drive.google.com/file/d/1g2ph11ITU-sar3wub3zGrNApuU56qmL3/view?usp=sharing>)

# Vehicle Inventory of CTC Member Transportation Providers

(Link to spreadsheet here for final formatting:

<https://docs.google.com/spreadsheets/d/1h10ywUTCeg255VPZIV9N7eP9Gd2oL88V/edit#gid=1802723415>)

<b>Papillion</b>											
Vehicle Type (Bus/Van/Vehi c/Other)	Owned/L eased?	Model	Make	Year built	Seating Capacity	ADA Modificati ons?	Mileag e	Ag e	Con ditio n	Federally funded?	Vin #*
Bus	Owned	E450	Ford	2016	12	Lift with wheelchair space	79,399	6	Good	Yes	1FDDE4FS2GD C26177
Bus	Owned	E450	Ford	2018	12	Lift with wheelchair space	42,184	4	Good	Yes	1FDDE4FS2JD C06406
<b>Bellevue</b>											
Vehicle Type (Bus/Van/Vehi c/Other)	Owned/L eased?	Model	Make	Year built	Seating Capacity	ADA Modificati ons?	Mileag e	Ag e	Con ditio n	Federally funded?	Vin #*
Bus	Owned	Ford 220	GOSHE N	2019	12	Yes	52,517	3	Good	Yes	1FDDE4FS3KD C27668
Bus	Owned	Ford 220	GOSHE N	2018	12	Yes	61,813	4	Good	Yes	1FDDE4FS5JD C02625
Bus	Owned	Ford 220	GOSHE N	2018	12	Yes	67,563	4	Good	Yes	1FDDE4FS7JD C02626
Bus	Owned	Ford	SENTAT OR II	2016	10	Yes	86,171	6	Fair	Yes	1FDDE4FS0GD C21088
Bus	Owned	Ford E450	SUPERI OR	2014	10	Yes		8	Poor	Yes	1FDDE4FS0DD B31001
Bus	Owned	Ford E450	SUPRE ME	2012	10	Yes	109,019	10	Poor	Yes	1FDDE4FS0CD A94529
<b>Council Bluffs</b>											
Vehicle Type (Bus/Van/Vehi c/Other)	Owned/L eased?	Model	Make	Year built	Seating Capacity	ADA Modificati ons?	Mileag e	Ag e	Con ditio n	Federally funded?	Vin #*
Bus	Owned	Chevrol et	Goshen	2017	12 + 2	Yes	81064	5	Fair	Yes	1HA6GUBG6 HN006967
Bus	Owned	Chevrol et	Goshen	2017	12 + 2	Yes	88937	5	Fair	Yes	1HA6GUBG4 HN009138
Bus	Owned	Chevrol et	Goshen	2017	12 + 2	Yes	92289	5	Fair	Yes	1HA6GUBG3 HN009194
Bus	Owned	Chevrol et	Goshen	2018	12 + 2	Yes	78559	4	Fair	Yes	1HA6GUBG4 HN008748

**City of LaVista/Ralston Special Services Bus**

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	Vin #*
Passenger Bus #418	Own/City of Ralston	E450	FORD	2018	14	Yes - Lift	49,185	4	Good	No	1FDDE4FS4JD C06407
Passenger Bus #421	Own/City of La Vista	F450	FORD	2019	14	Yes - Lift	14,481	3	Good	No	1FDDE4SF7KD C65307

**Eastern Nebraska Veterans Home**

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	Vin #*
Minivan	Leased	Grand Caravan	Dodge	2017	7	no	22479	5	good	no	
Minivan	Leased	Grand Caravan	Dodge	2012	5	yes	92665	10	fair	yes	2C4RDGBG8C R322605
Minivan	Leased	Grand Caravan	Dodge	2012	5	yes	95224	10	fair	yes	2C4RDGBGXC R322606
Minibus	Leased	E450	Ford	2010	10	yes	18827	12	good	yes	1FDDE4FS2AD B00781
Minibus	Owned	E450	Ford	2006	11	yes	45478	16	fair	no	
Van	Owned	E350	Ford	2006	7	yes	110106	16	fair	no	
Van	Owned	Promaster	Dodge	2017	4	yes	15548	5	good	no	
Truck	Owned	Ram 2500	Dodge	2008	3	no	63794	14	fair	no	
Truck	Owned	Ram 2500	Dodge	2008	3	no	83986	14	fair	no	

**VFW Department of Nebraska**

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	Vin #*
Minivan	Owned	Grand Caravan	Dodge	2012	5	yes	92665	10	fair	yes	2C4RDGBG8C R322605
Minivan	Owned	Grand Caravan	Dodge	2012	5	yes	95224	10	fair	yes	2C4RDGBGXC R322606
Minibus	Owned	E450	Ford	2010	10	yes	18827	12	good	yes	1FDDE4FS2AD B00781



Omaha Senior Care											
Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	Vin #*
Bus	Owned	Econoline E450	Ford	2014	12 passenger	Yes	38836	8	Fair	Yes	1FDDE4FS2ED A75936
Bus	Owned	E450 Super Duty	Ford	2016	12 passenger	Yes	10638	6	Good	Yes	3FDDE4FS6GD C51440
Van	Owned	Grand Caravan	Dodge/Braun	2017	5 passenger	Yes	31446	5	Good	Yes	2C7WDGGBG3 HR712959
Bus	Owned	Econoline E450	Ford	2019	12 passenger	Yes	27668	3	Excellent	Yes	1FDDEF57KDC 09285
Van	Owned	Grand Caravan	Dodge/Braun	2019	5 passenger	Yes	14465	3	Excellent	Yes	2C7WDGGBG6 KR803053

**Metro Transit (MOBY)**

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	VIN	ID #
Minivan	Owned	Grand Caravan	Dodge	2016		YES	45372	6	GOOD	GRANT	2C7WDGGBG5 GR202935	BL-015
Van	Owned	E-250	FORD	2014			93395	8	FAIR		1FTNS2EW2E DA86467	BLV-004
Minivan	Owned	Grand Caravan	DODGE	2019		YES	11086	3	GOOD	GRANT	2C7WDGGBG2 KR808251	BLV-019
Van	Owned	E-350	FORD	2009			200440	13	POOR		1FBNE31L49 DA85842	BLV-038
Van	Owned	E-350	FORD	2011		YES	137248	11	FAIR		1FBSS3BL0BD A59514	BLV-046
Minivan	Owned	Grand Caravan	DODGE	2018			44710	4	GOOD		2C4RDGGBG0J R176620	BLV-058
Minivan	Owned	Grand Caravan	DODGE	2017		YES	37096	5	GOOD	GRANT	2C7WDGGBG1 HR855098	BLV-110
Minivan	Owned	Grand Caravan	DODGE	2017		YES	18173	5	GOOD	GRANT	2C7WDGGBG7 HR855073	BLV-125
Van	Owned	E-250	FORD	2014		YES	96924	8	FAIR		1FTNS2EW2E DA90339	BLV-29
Van	Owned	E-150	FORD	2014			89809	8	GOOD		1FMNE1BL8E DA71477	BLV-49
Minivan	Owned	Grand Caravan	DODGE	2018			59333	4	GOOD		2C4RDGGBG4J R176619	BLV-94
Minivan	Owned	Grand Caravan	Dodge	2018			65285	4	GOOD		2C4RDGGBG4J R176622	BRV-001

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	VIN	ID #
Van	Owned	E-250	FORD	2014		YES	74741	8	FAIR		1FTNS2EW7E DA90336	BRV-012
Van	Owned	E-350	FORD	2010			174123	12	POOR		1FBNE3BL1A DA50016	BRV-047
Minivan	Owned	Grand Caravan	Dodge	2017		YES	28474	5	GOOD	GRANT	2C7WDGBG4 HR687120	BRV-2
Minivan	Owned	Grand Caravan	Dodge	2019		YES	9983	3	GOOD	GRANT	2C7WDGBG3 KR803012	FV-044
Van	Owned	E-350	FORD	2002		YES	85451	20	FAIR		1FBSS31L23H A19527	FV-075
Minivan	Owned	Grand Caravan	Dodge	2017		YES	30543	5	GOOD	GRANT	2C7WDGBG1 HR838575	FV-112
Van	Owned	Express	CHEVROLET	2010			80602	12	GOOD	GRANT	1GAZGRDG5A 1155100	FV-129
Minivan	Owned	Grand Caravan	DODGE	2014			57015	8	GOOD		2C4RDGBG1E R335828	FV-135
	Owned	Escape	FORD	2016			58391	6	GOOD		1FMCU9GX9 GUC26402	FV-21
Van	Owned	E-150	FORD	2014			63146	8	GOOD		1FMNE1BLXE DA71481	FV-36
Van	Owned	Express	CHEVROLET	2015			131018	7	FAIR		1GAWGPF4F 1109289	FV-54
Van	Owned	E-150	FORD	2014			64895	8	GOOD		1FMNE1BL6E DA71476	FV-57
Van	Owned	Transit	Ford	2017		YES	28161	5	GOOD		1FTYR2CM0H KA31106	MSU-65
Minivan	Owned	Grand Caravan	DODGE	2011		YES	48427	11	GOOD		2D4RN5DG3B R672353	MSU-99
Minivan	Owned	Grand Caravan	DODGE	2016		YES	54266	6	GOOD	GRANT	2C7WDGBG4 GR195511	NV-003
Van	Owned	E-250	FORD	2010		YES	128247	12	FAIR		1FTNS2EW2A DA71736	NV-028
Van	Owned	E-350	FORD	2009			14483	13	FAIR		1FBNE31LX9 DA85845	NV-033
Van	Owned	E-350	FORD	2009			193987	13	POOR		1FBNE31L39 DA85847	NV-035
Minivan	Owned	Grand Caravan	DODGE	2016		YES	48468	6	GOOD	GRANT	2C7WDGBG6 GR195509	NV-06
	Owned	Impala	CHEVROLET	2018			26226	4	GOOD		2G11X5S34J9 124924	NV-108

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	VIN	ID #
	Owned	Impala	CHEVROLET	2018			22964	4	GOOD		2G11X5S32J9124257	NV-109
Minivan	Owned	Grand Caravan	DODGE	2017		YES	23758	5	GOOD	GRANT	2C7WDGGBG7HR853484	NV-124
Minivan	Owned	Grand Caravan	DODGE	2017		YES	27561	5	GOOD	GRANT	2C7WDGGBG8HR855096	NV-126
Van	Owned	E-350	FORD	2007		YES	164415	15	POOR		1FBSS31L17DB41809	NV-23
Van	Owned	E-250	FORD	2008		YES	75127	14	FAIR		1FTNS24L58DA29871	NV-27
Van	Owned	E-350	FORD	2009		YES	112826	13	FAIR		1FBSS31L99DA85850	NV-31
Van	Owned	E-350	FORD	2009			153200	13	POOR		1FBNE31L89DA85844	NV-39
Van	Owned	E-350	FORD	2011			195952	11	POOR		1FBNE3BL1BDA12173	NV-45
Van	Owned	E-350	FORD	2012			176594	10	POOR		1FBNE3BL0CDB31558	NV-8
Minivan	Owned	Grand Caravan	DODGE	2014			80690	8	FAIR		2C4RDGBG2ER190668	NV-87
Minivan	Owned	Grand Caravan	DODGE	2018			33227	4	GOOD		2C4RDGBG8JR176624	NV-98
Minivan	Owned	Grand Caravan	DODGE	2012		YES	21765	10	GOOD	GRANT	2C4RDGBG8CR298645	RES P-128
Van	Owned	E-350	FORD	2012			116589	10	FAIR		1FBNE3BL9CDB31560	SV-10
Minivan	Owned	Grand Caravan	DODGE	2018			23466	4	GOOD		2C4RDGBG6JR176623	SV-100
Minivan	Owned	Grand Caravan	DODGE	2016		YES	11561	6	GOOD	GRANT	2C7WDGGBG5GR195503	SV-11
Minivan	Owned	Grand Caravan	DODGE	2017		YES	19318	5	GOOD	GRANT	2C7WDGGBG2HR838634	SV-111
Van	Owned	E-350	FORD	2007		YES	189501	15	POOR		1FBSS31L87DB41807	SV-25
Van	Owned	E-350	FORD	2009			145740	13	FAIR		1FBNE31L79DA85849	SV-37
Van	Owned	E-350	FORD	2011		YES	129246	11	FAIR		1FBSS3BL9BDA31257	SV-40
Van	Owned	Express	CHEVROLET	2015			117882	7	FAIR		1GAWGPPFF2F1284673	SV-50
Van	Owned	Transit	FORD	2015		YES	91162	7	GOOD		1FTNR2CMXFKB01386	SV-60

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	VIN	ID #
Van	Owned	Transit	FORD	2015		YES	120685	7	FAIR		1FTNR2CM3F-KB01388	SV-61
	Owned	Impala	CHEVROLET	2018			39945	4	GOOD		2G11X5S30J9-148072	SV-74
Minivan	Owned	Grand Caravan	DODGE	2018			32372	4	GOOD		2C4RDGBGXJ-R176625	SV-96
Van	Owned	Express	Chevrolet	2015			142630	7	FAIR		1GAWGPF7F-1109500	V-055
Van	Owned	Express	CHEVROLET	2015			162763	7	POOR		1GAWGPF7F-1109643	V-056
	Owned	Impala	CHEVROLET	2018			32827	4	GOOD		2G11X5S3XJ9-123535	V-107
Van	Owned	Express	CHEVROLET	2018			98700	4	FAIR		1GAWGEFG0J-1335545	V-114
Van	Owned	Express	CHEVROLET	2018			56474	4	GOOD		1GAWGEFG5J-1335511	V-115
	Owned	Explorer	FORD	2018			20607	4	GOOD		1FM5K7B8XJ-GC85712	V-116
Van	Owned	Express	CHEVROLET	2019			64560	3	GOOD		1GAWGEFG7-K1153424	V-117
Van	Owned	Express	CHEVROLET	2019			75610	3	GOOD		1GAWGEFG3-K1158457	V-118
Van	Owned	Express	CHEVROLET	2019			55127	3	GOOD		1GAWGEFG9-K1155868	V-121
Van	Owned	Express	CHEVROLET	2019			55252	3	GOOD		1GAWGEFG9-K1156115	V-122
Van	Owned	Express	CHEVROLET	2019			59967	3	GOOD		1GAWGEFG3-K1156207	V-123
Van	Owned	Transit	FORD	2019		YES	40590	3	GOOD		1FTYR2CM3K-KA06742	V-127
Van	Owned	E-250	FORD	2014		YES	88040	8	FAIR		1FTNS2EW0E-DA90338	V-13
	Owned	Malibu	CHEVROLET	2019			15523	3	GOOD		1G1ZC5ST9KF-158221	V-130
Van	Owned	Transit	FORD	2019		YES	12318	3	GOOD		1FTYR2CM7K-KB19805	V-136
Van	Owned	Transit	FORD	2019		YES	35393	3	GOOD		1FTYR2CM4K-KB12357	V-137
Van	Owned	Transit	FORD	2019		YES	34519	3	GOOD		1FTYR2CMXK-KB19801	V-138
Van	Owned	Transit	FORD	2019		YES	29540	3	GOOD		1FTYR2CM5K-KB19804	V-139
Van	Owned	E-250	FORD	2014		YES	100358	8	FAIR		1FTNS2EW9E-DA90340	V-16

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	VIN	ID #
Van	Owned	E-150	FORD	2014			57406	8	GOOD		1FMNE1BL5E DA71484	V-3 0
Van	Owned	E-350	FORD	2009			195928	13	POOR		1FBNE31L19 DA85846	V-3 4
Van	Owned	E-350	FORD	2011			169714	11	POOR		1FBNE3BL6B DA12170	V-4 2
Van	Owned	Express	Chevrolet	2015			130406	7	FAIR		1GAWGPF6FX 1108910	V-5 2
Van	Owned	Express	CHEVROLET	2015			155244	7	POOR		1GAWGPF6F 1108922	V-5 3
Van	Owned	Express	CHEVROLET	2017			85678	5	FAIR		1GAWGEFFX H1110471	V-6 2
Van	Owned	Express	Chevrolet	2017			97790	5	FAIR		1GAWGEFF5 H1110166	V-6 3
Van	Owned	Transit	FORD	2017		YES	77800	5	GOOD		1FTYR2CM9H KA31105	V-6 4
Van	Owned	E-350	FORD	2012			195892	10	POOR		1FBNE3BL2C DB31559	VS- 009

Southwest Iowa Transit Authority (SWITA)												
Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	Serial Number	ID
Bus	Owned	FORD EL DORADO	Ford	2007		N	171959	15			1FDXE45S37D A43005	713
Bus	Owned	FORD EL DORADO	Ford	2008		Y	235739	14			1FD3E35S28D B46104	904
Bus	Owned	FORD EL DORADO	Ford	2008		Y	263587	14			1FD4E45S38D B47840	905
Bus	Owned	FORD EL DORADO	Ford	2008		Y	265051	14			1FD3E35S88D B47838	906
Bus	Owned	FORD EL DORADO	Ford	2008		Y	138556	14			1FD3E35SX8D B47839	907
Bus	Owned	FORD EL DORADO	Ford	2008		Y	199645	14			1FD3E35S48D B46105	908

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	VIN	ID #
Bus	Owned	FORD ELDORADO	Ford	2010		Y	230775	12			1FDFE45SX9DA88425	1009
Van	Owned	DODGE CARAVAN ADA	Dodge	2010		Y	232560	12			2D4RN4DE6AR164529	1013
Van	Owned	DODGE CARAVAN ADA	Dodge	2010		Y	175264	12			2D4RN4DE2AR164530	1014
Bus	Owned	FORD ELDORADO	Ford	2010		Y	221000	12			1FDFE45S19DA91519	1016
Bus	Owned	Ford Eldorado	Ford	2011		Y	225941	11			1FDFE4FS2BD09613	1201
Bus	Owned	Ford Eldorado	Ford	2011		Y	221241	11			1FSFE4FS4BD09614	1202
Bus	Owned	Ford Eldorado	Ford	2011		Y	264714	11			1FDFE4FS6BD09615	1203
Bus	Owned	Ford Glaval	Ford	2012		Y	167034	10			1FDFE4FS9CD04782	1301
Bus	Owned	Ford Glaval	Ford	2012		Y	235788	10			1FDFE4FS9CD04788	1302
Bus	Owned	Ford Glaval	Ford	2012		Y	223780	10			1FDFE4FS9CD04786	1303
Bus	Owned	Ford Glaval	Ford	2012		Y	235541	10			1FDFE4FS2CD018958	1304
Bus	Owned	Ford Eldorado	Ford	2013		Y	155036	9			1FDFE4FS8CD030242	1305
Bus	Owned	Eldorado	Ford	2012		Y	194900	10			1FDFE4FS4CD030240	1306
Bus	Owned	Ford Eldorado	Ford	2013		Y	157509	9			1FDFE4FS6CD030241	1307
Bus	Owned	Ford Eldorado	Ford	2012		Y	162888	10			1FDFE4FS8CD030239	1308
Sedan	Owned	Ford Taurus	Ford	2012		N	174293	10			1FAHP2EW8CG110979	1401
Bus	Owned	Ford Glaval	Ford	2014		Y	166052	8			1FDFE4FS1ED088306	1405

Vehicle Type (Bus/Van/Vehicle/Other)	Owned/Leased?	Model	Make	Year built	Seating Capacity	ADA Modifications?	Mileage	Age	Condition	Federally funded?	VIN	ID #
Bus	Owned	Ford Glaval	Ford	2014		Y	272754	8			1FDDE4FS5ED A88308	1406
Bus	Owned	Ford Glaval	Ford	2014		Y	172139	8			1FDDE4FS5ED A88305	1407
Bus	Owned	Ford Glaval	Ford	2014		Y	214205	8			1FDDE4FS5ED A88307	1408
Van	Owned	Ford Freestar Se	Ford	2006		N	250994	16			2FMZA51676 BA50952	1501
Bus	Owned	Eldorado Aero Tech	Eldorado	2015		Y	94749	7			1FDDE4FS1FD A25465	1503
Bus	Owned	Eldorado Aerotech	Eldorado	2015		Y	106119	7			1FDDE4FS1FD A25466	1504
Bus	Owned	Eldorado Aerotech	Eldorado	2015		Y	164097	7			1FDDE4FS1FD A25467	1505
Bus	Owned	Eldorado Aerotech	Eldorado	2015		N	113345	7			1FDDE4FS1FD A25468	1506
Bus	Owned	Ford/E450 Cutaway	Ford	2016		Y	139916	6			1FDDE4FS6GD C27199	1601
Bus	Owned	Ford/E450 Cutaway	Ford	2016		Y	145762	6			1FDDE4FS6GD C27200	1602
Minivan	Owned	Dodge ADA minivan	Dodge	2016		Y	91112	6			2C7WDGBG9 GR237526	1603
Minivan	Owned	Dodge ADA minivan	Dodge	2016		Y	89763	6			2C7WDGBG9 GR237527	1604
Minivan	Owned	minivan	Dodge	2016		Y	67188	6			2C7WDGBG9 GR237528	1605
Sedan	Owned	Chevrolet Malibu LS	Chevrolet	2012		N	176178	10			1G1ZA5EU2C F322100	1701

Vehicle Type (Bus/Van/Vehi c/Other)	Owned/L eased?	Model	Make	Year built	Seating Capacity	ADA Modificati ons?	Mileag e	Age	Con ditio n	Federally funded?	VIN	ID #
Bus	Owned	Eldorado 176 WB ADA bus	Eldorado	2017		Y	77472	5			1FDDE4FS5HD C19162	170 3
Minivan	Owned	Braun( DODGE ) Minivan	Dodge	2016		Y	52492	6			2C7WDGBG 7GR382337	170 4
Minivan	Owned	MV-1		2016		Y	93556	6			57WMD2C6 1GM100205	170 5
Bus	Owned	AeroElite 320 33 passen ger		2016		N	14595 1	6			1FDAF5GY0 GEA74345	170 6



## Definitions

Americans with Disabilities Act	The Americans with Disabilities Act (ADA) became law in 1990. The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The purpose of the law is to make sure that people with disabilities have the same rights and opportunities as everyone else. The ADA gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services, and telecommunications.
Coordinated Transit	<p>Coordinated transit is the process of coordinating multiple services to provide cost or time savings. Some of the most common examples of coordinated transit nationwide include:</p> <ul style="list-style-type: none"> <li>● Combining passengers for trips</li> <li>● Sharing dispatching services</li> <li>● Inter-local agreements to provide services across boundaries</li> <li>● Collaborating on training and certifications</li> </ul>
Coordinated Transit Committee	Committee which oversees 5310 Funding for the Omaha-Council Bluffs Metropolitan Area and coordinated transit work in the area.
Long Range Transportation Plan	MAPA's 2050 Long Range Transportation Plan is a 30 year vision for the future of transportation in the Omaha-Council Bluffs region. The MAPA 2050 Long Range Transportation Plan is developed in harmony with Heartland 2050, ConnectGO, and the other planning initiatives undertaken in the region in recent years. As MAPA's adopted regional vision, Heartland 2050 calls for purposefully probing the fundamental building blocks to community vibrancy.
Mobility Management	Mobility management is when a variety of stakeholders from all levels of service, public and private come together to provide easy to use transit options for the community to access. In the MAPA region this most often means providing referral and information resources about the services which best fit a client's needs.
Transportation Management Area	A Transportation Management Area (TMA) is an area designated by the Secretary of Transportation, having an urbanized area population of over 200,000, or upon special request from the Governor and the MPO designated for the area.

# Acronyms

ACS	American Community Survey
ADA	Americans with Disabilities Act
CBSA	Core-based statistical area
COG	Council of Governments
CTC	Coordinated Transit Committee
CTP	Coordinated Transit Plan
DACs	Disadvantaged Communities
FTA	Federal Transit Administration
Iowa DOT	Iowa Department of Transportation
LRTP	Long Range Transportation Plan
MAPA	Metropolitan Area Planning Agency
MPO	Metropolitan Planning Organization
NDOT	Nebraska Department of Transportation
ORBT	Omaha Rapid Bus Transit
ProSeCom	Project Selection Committee
RPAC	Regional Planning Advisory Committee
SWITA	Southwest Iowa Transit Agency
TAP	Transportation Alternatives Program (funding)
TMA	Transportation Management Area
TTAC	Transportation Technical Advisory Committee
USDOT	U.S. Department of Transportation

In final plan:

Minutes from CTC - Aug 17

Minutes from TTAC - Aug 19

Minutes from MAPA Board - Aug 25

# Grant Application

Row 176

<b>Organization Name (if applicable)</b>	True Purpose
<b>Physical Address</b>	1901 Howard St Suite 309, Omaha, NE 68111
<b>Mailing Address</b>	
<b>Website</b>	lifetruepurpose.com
<b>Social Media Accounts</b>	<a href="http://www.facebook.com/purposetrueliving">www.facebook.com/purposetrueliving</a>
<b>Name</b>	Tashiara Wilson
<b>Title</b>	CEO
<b>Email Address</b>	tashiara@lifetruepurpose.com
<b>Phone</b>	+1 (402) 590-0568
<b>Team</b>	Yes
	<p>True Purpose has a diverse mix of community members and partners working expressly to support the organizational structure's purposes of providing housing, coaching, and sustainability. True Purpose's objective is to provide opportunities and build tools that help people and families toward a meaningful future. True Purpose has been able to reach a larger demographic range and aid them in focusing on the relaunch via marketing and engagement initiatives. True Purpose has been able to engage sponsors in dialogue and planning for the wider projected project, as well as the management of teams and individuals, via community outreach initiatives and community gatherings to continue to build a robust "team" that will comprise of minority lead groups and consultants.</p>
<b>Organizational Chart</b>	Please see attachment
<b>Other Completed Projects and/or Accomplishments</b>	True Purpose has continued to support the needs in North and South Omaha community who were deeply impacted by COVID. Our programming allows us creation quality affordable housing, job creation with Kochava Coffee, and our life skills coaching program that helps coach small business and minority business owners.
<b>Proposal Title</b>	True Purpose
<b>Total Budget (\$)</b>	\$750,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$750,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	True Purpose continues to make a positive impact through housing, job placement, and coaching. Purchase an existing building and renovate it accordingly, putting existing programs into active services by having strong community support and presence. Using our pipeline of students from all communities.
<b>Timeline</b>	New construction: 86 row houses: 3 and 4-bedroom row houses with 2-car garages Timeline: Apply for 4% LIHTC allocation: December 2023 Receive 4% LIHTC allocation: April 2024 Financially close and start construction: August 2024 Kochava coffee shop: Location 1901 Howard St Construction on first floor begins November 2022 Construction complete December 2022 Purchase Furniture and Equipment December 2022

<b>Percentage completed by July 2025</b>	75%
<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) 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>	True Purpose, established in 2021, is a 501(c)(3) non-profit organization based in Omaha, Nebraska. True Purpose's goal is to provide opportunities and resources to individuals and families in transition in order to help them grow toward a meaningful future by following a methodical path to success. Tyrece and Tashiara Wilson moved their family to Omaha in 2015 after trying to find their place in Kansas City. The founders were penniless, befuddled, and seeking for a new purpose for themselves and their family after spending three decades in the criminal underworld of the inner city. Two years later, the founders, Tye and Tashiara Wilsons, accepted three homeless persons into their home and embraced them as family. Through self-reflection and experiences, the Wilsons were able to see their own patterns of fleeting escape and ongoing pain, allowing them to provide struggling individuals with a clear perspective on homelessness and come to the realization that the ability to focus on one's own well-being is the key to making long-term improvements in one's life. As a consequence, the organization is built on the beliefs and findings of the most basic practical needs, such as providing food and shelter, before focusing on their mental, spiritual, and physical rehabilitation. The Wilsons envision a flourishing community filled with opportunities for people of all ages and backgrounds to reach their full potential and pursue careers based on a servant leadership model and a faith-based value system. The organization thinks that a person is living their life with real purpose when they live it with true purpose and strive tirelessly to improve the lives of others in their community, one person at a time. The effort involves the construction of low-cost homes in many places around Omaha, as well as aid in acquiring basic life skills and placement in acceptable employment.
<b>Visioning Workshop Findings Alignment</b>	True Purpose will be guided by the outcomes of the Visioning Workshop, which was conducted with community stakeholders from North and South Omaha. To further understand the needs and ambitions of the communities, the Project Team convened an LB1024 Visioning Workshop with community stakeholders from both North and South Omaha. These workshops were designed to elicit meaningful feedback from community stakeholders such as business owners, faith-based organizations, service providers, real estate specialists, and government authorities. Their contributions and by-products will be minority-led, minority-driven attitudes that will provide BIPOC persons with access to programs and services that will lead to sustainable living and employment, as well as long-term facilitation.
<b>Priorities Alignment</b>	Housing and homelessness are among the strategic goals of LB1024, as are community and small business recovery, community well-being, and community assistance and programming. True Purpose continues to promote all of these in the North and South Omaha communities. True Purpose exists to provide creation in affordable housing, life skills coaching, and job placement assistance to people who have experienced the greatest adversity in their lives. Thus, True Purpose combats racial inequity by providing participants with clear routes to achievement. The group believes that genuine life change occurs when all members of society are given equal opportunity. True Purpose offers men and women a "reset" inside a collaborative and renewal-centered atmosphere by

addressing their basic needs and enabling them to focus their energy on healing, conquering, and creating a vision for the future. The group believes that community empowerment starts with one person. To really oppose injustice and advocate for racial equity, organizations must reach out to individuals at all stages of life and extend an invitation to something more, understanding that personal change is the cornerstone for community development and empowerment. The following is a summary of our resource values

<b>Economic Impact</b>	<p>True Purpose's primary goal is to create a community that will live, work, and thrive in the areas identified in this grant. Thus, the economic impact of True Purpose will be greatly impactful in the Omaha community. The organization believes in developing leaders who will become renegotiating authority champions in order to promote minority business owners such as African Americans and other multicultural groups. This is known as community empowerment, and it occurs when all members of the community have access to the same resources. True Purpose will first build the infrastructure and then train the individuals in the community through newly constructed programs and services, including those currently under construction. Economic impact will occur when there is a path to a solution to promote community empowerment by investigating social, cultural, political, and economic factors to improve the community's health and wealth. This is known as economic resilience and the goals, strategies, and actions that can mitigate the effects of an economic incident such as income inequality and Covid-19 recovery to support long-term recovery efforts of success.</p>
	14-20
	30-50
	<p>50,000-70,000 salary staff and these would develop into contract for hire positions. Along with staffing with capacity building through True Purpose efforts.</p>
	<p>According to the State of Nebraska Census, 85.31% of the state's population is White. 4.78% are black or African American. 3.95% for two or more races Other ethnicity: 2.53% This small number of minority populations will be targeted as construction, programming, and services expand to aid relief efforts in the affected regions. Small business owners and businesses in the Qualified Census Tracts ( QCT), such as the projected coffee shop, would prioritize employee engagement and recruiting in the OCT areas listed in this initiative. Contractors, merchants, and suppliers will also visit the OCT areas listed.</p>
<b>Community Benefit</b>	<p>Important social connection and participation. This is achieved by enlisting a large number of community partners to urge individuals to seek assistance. Belonging to a community improves both physical and emotional health. True purpose believes resistant communities' band together and adapt as a bigger community to enhance the local area, promote livability, and provide safety.</p>
	<p>Yes, True Purpose plans to continue its sustainability efforts. True Purpose will offer resources for business and community members by reviewing policies to ensure their long-term success. It also decreased corporate expenditures, allowing for more creative ideas allowing business to think smarter and not work hard. Thus True Purpose's long-term financial health by coming up with a detailed, well-studied plan for strategic development, which we can fund projects that will promotes culture of being environmentally conscious</p>
<b>Best Practices/Innovation</b>	<p>How will this incorporate best/proven practices or demonstrate innovation (e.g., bringing new concepts to Omaha, etc.)? True Purpose will emphasize New Urbanism as a planning and development concept by giving minority groups in North and South Omaha a voice and the ability to design their own communities. See attachment with timeline This means introducing new ideas to Omaha that have previously been unavailable to these minority, immigrant, and refugee groups.</p>
<b>Outcome Measurement</b>	<p>True Purpose will use our four values to measure outcomes. This will in turn allow True Purpose to continue its mission to promote increased education, resulting in the creation of new high-wage employment possibilities, housing, workforce development, and promote social and economic equality.</p>

COMMUNITY We prioritize true connection with our community and choose to welcome individuals who have a different worldview than ourselves. COLLABORATION We believe in the dignity and worth of every individual and that no one's fundamental needs should go unfulfilled. We think that everyone deserves a place at the table and that individual and collective tenacity are necessary for lasting life improvement. COMMITMENT We are committed to creating innovative materials that help individuals transition from striving to purpose. COMPASSION Everything, we do is founded on compassion, caring, and connection.

These outcomes are measured by the individuals that True Purpose is serving and the benefits they are providing along with strategic planning and consulting

Yes, this project will work as a catalyst by raising awareness of concerns affecting the communities of North and South Omaha, which this grant is willing to serve and accomplish. Low-wage employees are confronting a housing issue as a result of innovation and hybridization.

<b>Partnerships</b>	Yes
	Neeraj Agarwal please see MOU
	Please see attached MOU
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	2501 CENTER 1809 Howard 1901 Howard Kochava please see all attachments
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Please see Neeraj Agarwal joint application
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	Yes
	Yes
<b>General Contractor</b>	Yes
	Yes
<b>Request Rationale</b>	Please see Neeraj Agarwal Application
<b>Grant Funds Usage</b>	Please see data sheet for the requested amount. See attachments
<b>Proposal Financial Sustainability</b>	Yes
	Please see Neeraj Agarwal joint application
<b>Funding Sources</b>	Seeking funds through process with DED, NIFA, TIFF and additional donors allows True Purpose to stay focused on their mission and build infrastructure which this application will allow us to complete designated projects and strategic tracking report

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This only allocated more resources	
<b>Scalability</b>	Yes, the project is entirely scalable and will open in stages, with the community and resource center opening first to allow for direct access and the remainder of the project, including conference rooms and office space for MAC-related groups, programs, and administration, starting with phase 2. In the last phase of the renovation, the building's executive leadership office, conference rooms, and event facilities will be fully operational.
<b>Financial Commitment</b>	The organization is completely dedicated to this project and has acquired private contributions and personal funds in addition to reserve funds from the organization for this larger-scale project. The objective is to distribute these funds for match donations and long-term project sustainability. The construction will be finished by 2025, as planned, with a significant portion of the funding coming from donor contributions.
<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>	Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses

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LUEDER CONSTRUCTION

Redfield Building - Kochava Coffee  
Schematic Budget  
July 26, 2022



Lueder  
CONSTRUCTION

Your Vision. Our Mission.

PROJECT NAVIGATION SYSTEM

Preconstruction Services



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## Section 1

## BUDGET DETAIL

### BASE SCOPE

Item #	Task	Units	UOM	Unit Price	Total	Notes
1	Solid Surface Countertop (Front & Back Bar)	116	SF	\$ 65.00	\$ 7,540	
2	Solid Surface Countertop (Transaction Top & B	21	SF	\$ 65.00	\$ 1,365	
3	Rough Carpentry	1	LS	\$ 680.00	\$ 680	
4	Black Melamine Base Cabinets (Provide/Instal	11	EA	\$ 680.00	\$ 7,480	Holt Woodworking
5	Partial Height Wall	216	SF	\$ 18.00	\$ 3,888	Holt Woodworking
6	Wood Slat Wall Paneling	140	SF	\$ 22.00	\$ 3,296	Holt Woodworking
7	Wood Slat Wall Paneling Installation (2 Guys x	140	SF	\$ 22.00	\$ 3,296	Holt Woodworking
8	Countertop Support Brackets	4	EA	\$ 90.00	\$ 360	Holt Woodworking
9	Stain/Finish Wood Slats	140	SF	\$ 4.50	\$ 630	
10	Wood Base	54	LF	\$ 4.00	\$ 216	
11	Paint/Stain Wood Base	54	LF	\$ 1.50	\$ 81	
12	Tile at Back Wall (36" High)	42	SF	\$ 35.00	\$ 1,470	
13	Signage	1	EA	\$ 800.00	\$ 800	
14	Joint Sealants	1	LS	\$ 500.00	\$ 500	
15	Paint/Patch Walls/Finishes	1	LS	\$ 1,200.00	\$ 1,200	
16	Plumbing (Three Compartment Sink)	1	EA	\$ 1,400.00	\$ 1,400	
17	Plumbing (Hand Sink)	1	EA	\$ 500.00	\$ 500	
18	Plumbing (Sanitary Drain x 4 EA)	4	EA	\$ 1,100.00	\$ 4,400	
19	Plumbing (Water Supply)	3	EA	\$ 650.00	\$ 1,950	
20	Plumbing (Instantaneous Water Heater)	2	EA	\$ 800.00	\$ 1,600	
21	Install Owner Furnished Equipment	13	EA	\$ 50.00	\$ 650	
22	Plumbing Connections to Owner Equip.	3	EA	\$ 75.00	\$ 225	
23	Painting (Column/Wall/Etc.)	1	LS	\$ 750.00	\$ 750	
24	Fire Sprinkler	1	LS	\$ 1,800.00	\$ 1,800	
25	Ceiling Hung Track Lighting	1	EA	\$ 2,000.00	\$ 2,000	Hiller Electric (Allowance)
26	Ceiling Hung Pendant Lighting	3	EA	\$ 450.00	\$ 1,350	Hiller Electric
27	Power & Data	1	LS	\$ 17,850.00	\$ 17,850	Hiller Electric
28	Final Clean	1	LS	\$ 750.00	\$ 750	
<b>29</b>	<b>Subtotal - Direct Costs</b>				<b>\$ 68,026</b>	
30	General Conditions	1	LS	\$ 20,940.00	\$ 20,940	
31	Permit	1	LS	\$ 1,891.00	\$ 1,891	
32	GL/BR/Tech.	1	LS	\$ 1,600.00	\$ 1,600	
33	Fee	1	LS	\$ 5,840.00	\$ 5,840	
<b>34</b>	<b>TOTAL</b>				<b>\$ 98,297</b>	

### ALTERNATE SCOPE (ADD CEILING CLOUD WITH FOLD DOWN SECURITY GRILLES)

Item #	Task	Units	UOM	Unit Price	Total	Notes
1	Metal Stud Framing at Ceiling	144	SF	\$ 35.00	\$ 5,040	
2	Drywall	188	SF	\$ 18.00	\$ 3,384	
3	Painting	188	SF	\$ 4.50	\$ 846	
4	Security Grille (Roof Mounted)	384	SF	\$ 30.00	\$ 11,520	
5	Additional Locking Cabinets	8	EA	\$ 680.00	\$ 5,440	
6	Solid Surface Countertops	20	SF	\$ 65.00	\$ 1,391	
<b>7</b>	<b>Subtotal - Direct Costs</b>				<b>\$ 27,621</b>	
8	General Conditions	1	LS	\$ 6,800.00	\$ 6,800	
9	Permit	1	LS	\$ 760.00	\$ 760	
10	GL/BR/Tech.	1	LS	\$ 700.00	\$ 700	
11	Fee	1	LS	\$ 2,507.00	\$ 2,507	
<b>12</b>	<b>TOTAL</b>				<b>\$ 38,388</b>	

## Section 2

## CLARIFICATIONS

### Redfield Building – Kochava Coffee

The following assumptions have been made for construction of the Kochava Coffee space on the first floor of the Redfield Building located at 1901 Howard Street in Omaha, NE.

#### 1.0 General Conditions

- **Supervision**
  - 100% Superintendent
  - Project management as required

#### 1.1 Project Requirements

- **Safety**
  - Materials – PPE
- **Final Cleaning**
  - Spot clean walls
  - Vacuum and edge tile flooring
  - Wipe down wall mounted fixtures
  - Clean inside and outside of cabinets
  - Clean sinks and countertops
- **Dumpsters**
- **Misc. Metals**
  - Countertop support brackets for countertops

#### 5.0 Metals

- **Blocking and Backing**
  - As required
- **Architectural Woodwork**
  - Field finished wood slat veneer finish
  - Painted wood base

#### 6.0 Millwork & Carpentry

- **Cabinets**
  - Open cabinets with black melamine finish at interior & exterior of cabinets
  - Lockable cabinets with doors to have black melamine exterior finish with white melamine interiors
  - Ceiling mounted manual fold down security grilles at perimeter for security
- **Countertops**
  - Countertop allowance of \$65/SF included for mid-range quartz countertop to be selected by Owner

#### 6.2 Cabinets & Countertops

- **Joint Sealants**
  - Where wood panel meets other surfaces
  - Countertops

#### 7.0 Joint Sealants

- **Joint Sealants**
  - Where wood panel meets other surfaces
  - Countertops
- **Gypsum Board**
  - At partial height wall as required
  - Painted drywall metal framed cloud above coffee bar for mounting of security grilles

#### 9.0 Drywall & ACT

### 9.1 Wall Finishes

- **Tile**
  - Accent tile at back wall per plan. \$35/SF material & labor allowance included.

### 9.2 Paint & Wallcoverings

- **Painting**
  - Paint patching at existing walls as required.
  - Painting of metal framed ceiling cloud above coffee bar.

- **Stain**
  - Field finishing of wood slats.

### 10.0 Specialties

- **Signage**
  - \$800 Allowance included for signage.
  - Installation of Owner furnished coffee equipment.

### 21.0 Fire Suppression

- **Fire Suppression Sprinkler System**
  - Reconfigure fire sprinkler piping & heads as required for new coffee bar.

### 22.0 Plumbing

- **Plumbing**
  - Provide and installation of the following plumbing fixtures:
    - Three compartment sink
    - Hand sink
    - Two (2) each instantaneous water heater
    - Provide and installation of sanitary piping and connection to existing sanitary piping (above grade) in lower level
    - Provide and installation of water piping and connection to existing piping in lower level
    - Connection of piping to Owner furnished equipment complete

### 23.0 HVAC

- **HVAC**
  - No modifications to the existing HVAC system is included within the pricing. Pricing assumes existing HVAC system is adequate for new construction.

### 26.0 Electrical & Fire Alarm

- **Electrical**
  - Provide and installation of the following electrical:
    - Brewer, 208v 30 amp
    - Grinder, 208v, 20 amp
    - Grinder, 208v 20 amp
    - Blenders, 120v 20 amp circuit each
    - Ice machine, 208v, 30 amp
    - Toaster over, 208v 30 amp
    - Refrigerated case, 208v 30 amp
    - POS, 120v 20 amp, would not need to be dedicated circuit
    - Fridges, 120v 20 amp each
    - Run all conduit down to basement on a rack across to enter the electrical room from below
    - GFCI outlets included for 2 blenders, 2 fridges, and POS system.
    - Hardwire the following equipment so GFCI will not be required - brewer, 2 grinders, ice machine, toaster over, refrigerated case, Espresso machine

- \$2,000 material allowance included for light fixture and \$1,350 material allowance included for pendant light fixtures at point of sale.

## Section 3

## EXCLUDED / OWNER ITEMS

### The Following Items are Not Included in the Budget:

- New flooring; assumes existing tile flooring is to remain
- Any modifications or upgrades to the existing fire suppression system. Assumes existing fire suppression system is adequate as designed and installed.
- Any modifications or upgrades to the existing HVAC system. Assumes existing HVAC system is adequate as designed and installed.
- Furnishing of any kitchen or coffee equipment including, but not limited to:
  - Brewer's
  - Grinder's
  - Blender's
  - Ice machine's
  - Toaster oven's
  - Refrigerated case
  - Point of Sale (POS) equipment
  - Refrigerators
- Menu boards
- Special permits or environmental permits, if any
- Any utility company fees or assessments, if any
- Material price escalation due to market volatility
- All pricing assumes adequate lead time for material procurement
- Hazardous material testing and abatement
- FF&E
- Architectural Fees
- Audio/Visual
- Card Readers
- Security System
- Internet Termination and Connections

# Section 4 ALLOWANCES

The Following Specific Allowances are Included in the Budget:

1. Countertops.....	\$ 65.00/SF (Material & Install)
2. Wall Tile at Backsplash.....	\$ 35.00/SF (Material & Install)
3. Feature Light Fixture.....	\$ 2,000.00/EA (Material)
4. Pendant Light Fixture.....	\$ 450.00/EA (Material)

## Section 5

## VALUE ANALYSIS

The following value analysis items are presented for your consideration:

- A. Provide prefinished plastic laminate paneling in lieu of wood slat finish at Coffee Bar: (\$ 3,200)
- B. Eliminate painted drywall cloud and provide 6' high mobile security gate in lieu of ceiling mounted security gate: (\$ 33,000)  
Reference: <https://www.apluswhs.com/materials-handling-equipment/crowd-control/portable-security-gate/#P601-18>
- C. Provide white melamine cabinets in lieu of black melamine cabinets: (\$ 800)



## Exhibit 1: Project Summary

18Howard (“project” or “Project”) will serve as the first and largest scale 100% mixed-income new construction project in the Downtown Omaha area.

The project will consist of a 5-story structure that will consist of 120 units on floors 2-5 and over 10,000+ square feet of commercial space. The commercial space will consist of a specialty fitness facility that will be open to the public (e.g. yoga/pilates/barre/spin) and three restaurants (e.g. breakfast/brunch, sandwich/salad, smoothie/juice shop). None of the commercial space will be a community service facility.

There will be a total of one hundred twenty (120) apartments consisting of a mix of studios, one bedroom and two-bedroom units. There will 56 studios, 52 one-bedrooms and 12 two-bedrooms.

The project is a result of Clarity’s continued dedication to building high quality affordable housing in Omaha combined with its goal of developing such affordable housing in core urban areas of Omaha. For too long, affordable housing in Omaha has been essentially limited to North and South Omaha. 18Howard will be an answer to this problem and will serve as the first of multiple affordable housing projects Clarity is planning to develop in Midtown and Downtown Omaha as part of its larger effort to address the strong demand for affordable housing beyond the North and South Omaha areas.









10	11	12	TOTAL
26,460	26,460	26,460	264,600
350	350	350	4,200
			0
			0
26,810	26,810	26,810	268,800

825	825	825	9,726
800	800	800	9,570
490	490	490	5,490
			0
2,115	2,115	2,115	24,786
24,695	24,695	24,695	244,014

0	0	500	1,500
0	0	0	0
25	25	25	300
0	0	0	0
600	600	600	7,200
0	0	0	0
0	0	0	0
0	0	0	13,785
			0
0	0	0	0
0	0	0	0
0	0	0	0
250	250	250	3,000
#REF!	#REF!	#REF!	#REF!
0	0	0	221
0	0	0	600
100	100	100	1,200
3,423	3,423	3,423	41,076
411	411	411	4,929

			0
250	250	250	3,000
0	0	0	0
3,214	3,214	3,214	26,297
			0
0	0	0	110,600
0	0	0	14,175
0	0	0	0
			0
0	0	0	0
0	0	0	0
150	150	150	1,800
100	100	100	1,200
			0
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			0

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Where your community comes together.  
**KOCHAVA COFFEE**

1901 HOWARD STREET  
 OMAHA, NE 68102



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

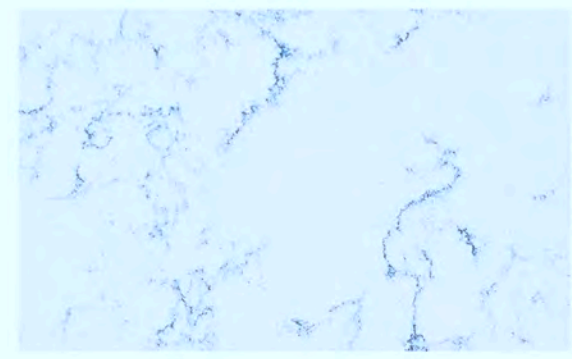
**REAR COUNTERTOP**  
 SOLID SURFACE: CORIAN CARBON CONCRETE



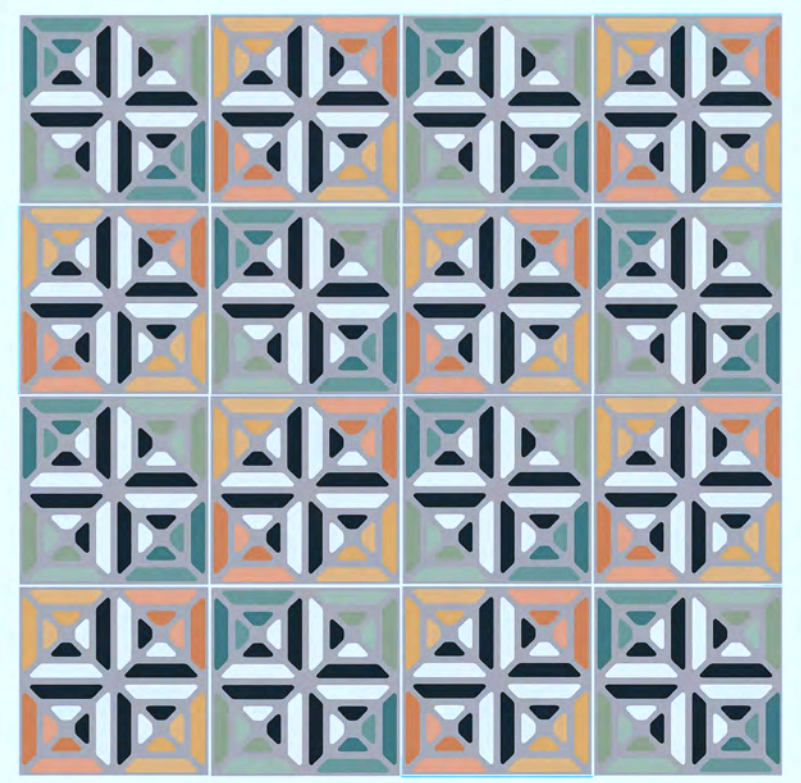
**FRONT COUNTERTOP**  
 SOLID SURFACE: CORIAN DESIGNER WHITE



**FRONT TRANSACTION W/ WATERFALL**  
 QUARTZ: CORIAN BLUE CARRARA



**WALL TILE @ FURRED WALL**  
 PORELAIN TILE: ALLURE FUN SUMMER 01 AND 02



**REAR CABINET FACES**  
 PLASTIC LAMINATE: FORMICA  
 5349-PX FOSSIL PLED FINISH



**SHELVING BEHIND FRONT COUNTER**  
 PLASTIC LAMINATE: FORMICA  
 912-AN STORM INFINITI FINISH



**FRONT COUNTER, DISPLAY CASE, SHELF, GATE**  
 PLASTIC LAMINATE: FORMICA  
 9312-NG PLANKED URBAN OAK  
 NATURAL GRAIN FINISH



# Memorandum of Understanding

## Services Agreement

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This Memorandum of Understanding (MOU) is entered into by and between the following entities: True Purpose ("Partner"), and Neeraj Agarwal ("Developer").

### I. Purpose and Scope of Work

- a) **Purpose:** To establish the general framework for a supportive services Partner shall directly provide or coordinate relative to other supportive service providers for the following two affordable housing projects that Developer shall develop in Omaha, Nebraska: (1) 18howard consisting of a 5-story building with 120 apartments ranging from studios to 2-bedroom units and approximately 10,000+ square feet of commercial space at approximately 18<sup>th</sup> and Howard Street, Omaha, NE 68102 ("18howard") and (2) 2501 Center consisting of approximately 80 3-bedroom and 4-bedroom row houses at approximately 2501 Center Street, Omaha, NE 68105 ("2501 Center")(18howard and 2501 Center shall hereinafter collectively be referred to as the "Projects" or "Projects"). The projects to shall be primarily owned by Developer and its affiliates and Partner is anticipated to be minority owner of each project with the precise anticipated ownership percentages of Partner to be determined prior to the financial closing of each project.
- b) **Scope of Work: Developer:** Developer's scope of work shall include the following duties and obligations:
- 1) Secure all financing necessary for both projects which shall include, without limitation:
    - a. Low Income Housing Tax Credits
    - b. Tax Increment Financing (TIF) and PACE Financing
    - c. Potential 3<sup>rd</sup> Party Donations
  - 2) Hold and direct regular meetings for construction and design team as well as property management company
  - 3) Negotiate, finalize and execute all contracts and partnership agreements
  - 4) Develop progress reports, timeline, and plans for future development
  - 5) Manage construction process and general contractor
  - 6) Facilitate projects from financial closing through construction completion through economic stabilization
- c) **Scope of Work: Partner:** Partner's scope of work shall include the following duties and obligations:
- 1) Direct Supportive Services
    - a. Life skills training and health and wellness
    - b. Job/employment skills training
    - c. Financial literacy
  - 2) Supportive Services Liaison: serve as an intermediary with other supportive service providers to provide onsite and offsite supportive services for both projects.

### IV. Binding Nature

This Memorandum of Understanding shall not be binding on any parties and only serves as reference in order for a formal Development Agreement to be mutually executed.

1) Supportive Service Partner  
  
Signature/Date

2) Developer  
  
Signature/Date 10/9/22



Data Table Breakdown  
True Purpose Operation  
Kochava Coffee Operations

Funding Amount Requested: \$750,000  
2years \$350,000  
1 year \$50,000

Purpose Transitional Housing Ministries

Standard Statement of Budgeted Operations - Unrestricted -

Period Ending: ,

Operating Fund	Current Period			Year to Date			
	Budget	Actual	Over/Under	Budget	Actual	Over/Under	Last Year
<b>Support and revenue</b>							
Direct support:							
OmahaJaycee Foundation	1,000	1,000	-				
Bread for Journey	5,000	5,000	-	-	-	-	
Nebraska Furniture Mart	1,000	1,000	-				-
OCF OVG GRANT	5,000	6,777	1,777				
Individual Donors	2,000	2,000	-				
Board Member Dues	1,700	1,700	-				
Fundrasier	2,000	2,000	-				
<b>Total direct support</b>	<b>17,700</b>	<b>19,477</b>	<b>1,777</b>	-	-	-	-
<b>Revenue: Pending Support</b>							
DED(Granted)	40,000		(40,000)			-	
KOK Church	50,000		(50,000)	-		-	
Lozier Foundation	230,000						
Beloved Community Grant	20,000						
Giving Tuesday Fundraiser	15,000						
<b>Total revenue</b>	<b>355,000</b>	<b>#REF!</b>	<b>#REF!</b>				
<b>Total support and revenue</b>	<b>374,477</b>						
<b>Expenses</b>							
Employee compensation:							
Salaries	240,000		(240,000)			-	
Payroll taxes	1,200		(1,200)			-	
<b>Total employee compensation</b>	<b>241,200</b>		<b>(241,200)</b>			-	
Other Expenses:							
Professional fees Lawyer	3,000		(3,000)			-	
Program and other supplies	5,000		(5,000)			-	
Telephone and communications	3,108		(3,108)			-	
Postage and shipping	200		(200)			-	
Occupancy	22,248	2	(22,246)			-	
Rental and maintenance of equi	500		(500)			-	
Marketing Branding	9,275		(9,275)			-	
Travel	2,000		(2,000)			-	
Conferences and meeting	1,000		(1,000)			-	
Staff Development	1,000		(1,000)			-	
Insurance	700		(700)			-	
Accounting Bland Associates	9,600		(9,600)	-		-	
<b>Total other expenses</b>	<b>57,631</b>		<b>(57,631)</b>				
<b>Total expenses</b>	<b>298,831</b>	-	<b>(298,831)</b>	-	-	-	-
<b>Surplus (deficit) UR revenue/expense</b>	<b>75,646</b>	-	<b>(75,646)</b>				
<b>Net assets summary</b>							
Unrestricted net assets - beginning of year							
<b>Change in unrestricted net assets</b>	<b>75,646</b>	-	<b>(75,646)</b>	-	-	-	
Unrestricted net assets - end of period							

----- End of Statement -----



**Board of Directors**

**Executive Committee**

**Tyrece Wilson**  
President/COO

**Tashiara Wilson**  
CEO

**Contractors**

**Bland and Associates**  
Accountant

**Hamza Haqqi, EdD**  
Strategic Planner

Event Planner

**Neeraj Agarwal**  
Housing Developer

**Executive Assistant**  
Pending

**Interns**  
Pending

**Volunteers**

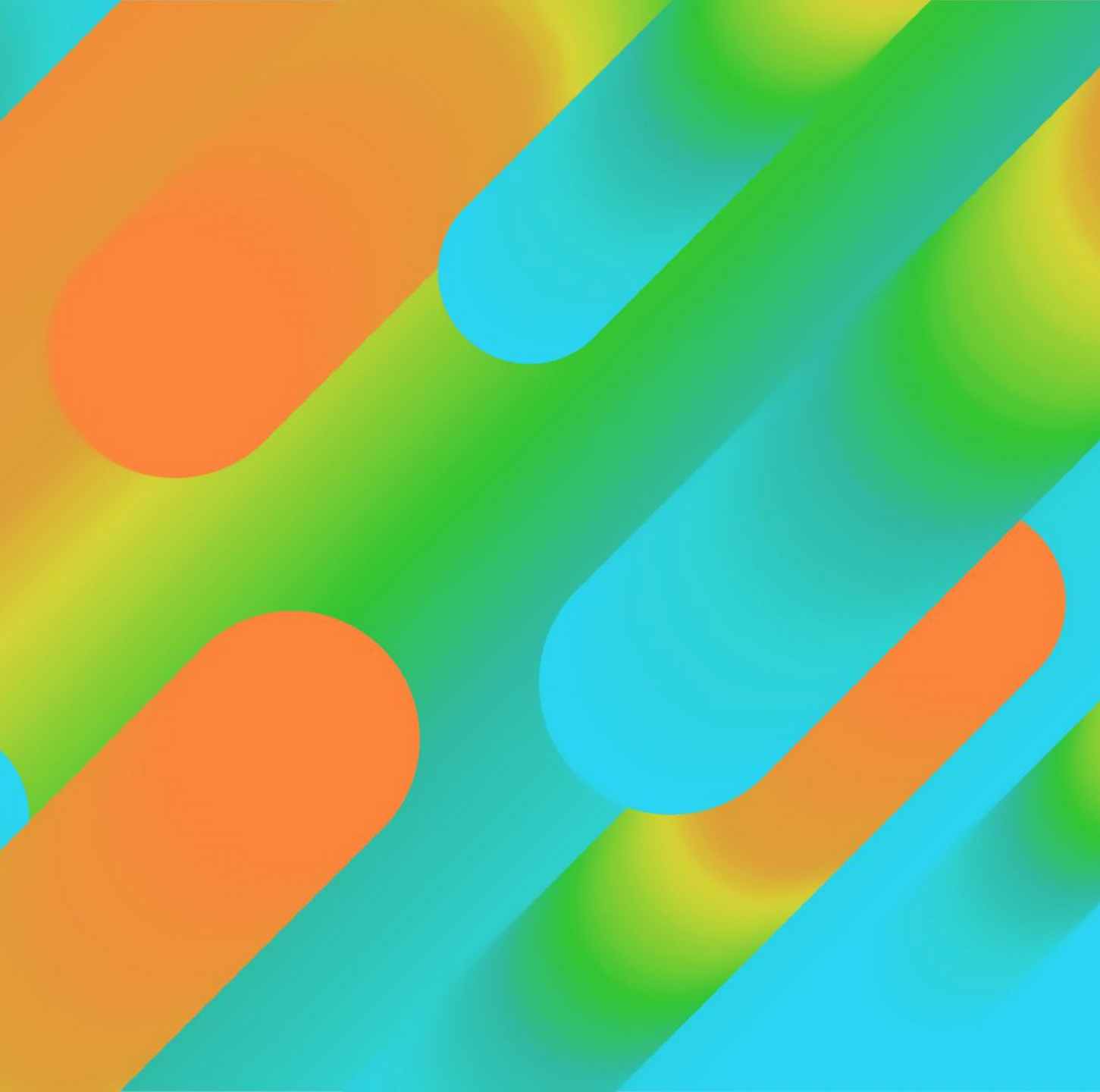
**Operations Coordinator**  
Pending

**Programs Coordinator**  
(Pending)

**Membership Coordinator**  
(Pending)

**Development Coordinator**  
Clarity  
Development

**Marketing Coordinator**  
(Pending)



# TRUE PURPOSE LIVING CURRICULUM (MAN-TO-MAN)

- CORE VALUES
  - EMOTIONAL HEALTH
  - PERSPECTIVE
  - REWIRE YOUR  
THINKING
- 

# True Purpose Mission

## Our Mission

is to provide access to affordable housing within our North Omaha Community. Our aim is to help individuals and families become sustainable through our life coaching curriculum that transition them into independent living.

## Our Values

Community- Where people thrive, where they live and work

Collaboration- All Voices Matter

Commitment- We are passionate about assisting people back into hopeful possibilities for their life

Compassion- Heart's tug to see change within the life of people

# Core Values

Your values are your  
GPS navigation  
system for your life.

Identified, define  
and redirecting your  
life towards  
sustainable life  
change.

# Emotional Health

When we know why we exist as men we will no longer risk our existence

Negative Emotions  
vs.  
Positive Emotions

# REWIRE YOUR THINKING

Are your thoughts  
building you up or  
tearing you down

Playing Offense  
vs  
Defense



# PERSPECTIVE

How do see your  
problems

How do you  
respond to your  
problems

# LIFE CHANGE

Fixed Mindset

Growth Mindset

# BOUNDARIES

Seeing Life With  
Boundaries

Healthy  
Relationships

# Grant Application

Row 177

<b>Organization Name (if applicable)</b>	Pelshaw Group Inc dba THE HUB BUSINESS & TRAINING CENTER
<b>Physical Address</b>	1301 Nicholas Street Suite 205, Omaha NE 68102
<b>Mailing Address</b>	8001 Wildewood Drive, Omaha NE 68127
<b>Website</b>	<a href="http://www.thehubcenter.org">www.thehubcenter.org</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Bob Pelshaw
<b>Title</b>	Project Manager and Developer
<b>Email Address</b>	bob@pelshawgroup.com
<b>Phone</b>	+1 (402) 401-9523
<b>Team</b>	Yes

Project Architect – Steven Shogrin AIA Project Manager & Developer – Pelshaw Group Inc. has 30 years’ experience as a commercial real estate developer Spencer Management LLC is a successful regional minority owned general contractor located in a QCT Lawrence Butler PE is a minority civil engineer located in a QCT LaVon Stennis Williams of Reconnect Inc. has operated a successful job training program for years and will provide Job Training through the proposed Industrial Training Center in this Project

**Organizational Chart**

**Other Completed Projects and/or Accomplishments** Steven L. Shogrin, AIA is a respected architect with over 30 years successful experience in industrial, commercial, multi-family, historic, medical, and institutional projects. Developer – Bob Pelshaw 30 years’ experience as a commercial real estate developer 2001 Acquired and did a historic renovation of the South Omaha City Hall received Historic Tax Credits 2001-05 Acquired and redeveloped the former Sutherlands Lumber into Sutherlands Plaza , received over \$2.1mm in TIF 2001-05 Did site acquisitions for (14) new Walgreens stores in Nebraska & Iowa 2001-2009 Developed, owned, and sold (6) new construction Dollar General Stores (9800 SF each) using over \$600k in TIF 2001-2009 Acquired property & redeveloped into (7) Dollar General Stores I owned and sold using \$300k in TIF 2005 – 2009 Developed, owned, and sold (4) new construction Orscheln Farm & Home Stores (35k SF each) using \$750k in TIF 2007 – 2010 Developed, owned, and sold (17) new construction Pamida Stores (35k SF each) using \$1mm in TIF 2005 - 2012 Worked as fee-based developer for the \$18mm HyVee anchored development Plattsmouth Plaza and received \$2.3mm in TIF 2014 Obtained \$380,000 in TIF for Dan Williams Tighton Distribution Center, Carter Lake IA 2014 – 2015 Obtained \$460k in TIF for new apartments at 35th & Dodge for John Caniglia 2020 Helped secure TIF and CDBG funds for Ames Industrial Park LLC Spencer Management LLC is a successful regional general contractor with successful experience with hundreds of millions of dollars in regional construction and economic development projects. Lawrence Butler PE has successfully performed over a billion dollars of complex civil engineering projects ranging from new construction to neighborhood renewal. LaVon Stennis Williams of Reconnect Inc. through their construction job training program has successfully trained hundreds of disadvantaged people living in QCTs to be able to work new jobs in the construction field

<b>Proposal Title</b>	The Hub Business & Training Center
<b>Total Budget (\$)</b>	\$13,205,768.00

**LB1024 Grant Funding Request (\$)** \$10,386,017.00

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

**Brief Proposal Summary** THE HUB is a proposed small business hub and training center serving covid-impacted and disadvantaged individuals and businesses; specifically supporting and training subcontractors, construction trades, consultants, makers, artists, and self-employed people to grow their businesses and create jobs. Using the successful model of the Hot Shops THE HUB proposes to redevelop 1920 Dorcas into at least 100 separate rental bays used by member subcontractors, businesses, makers, and artists. Bays will range from 100-5,000 SF +/- with flexibility to upsize or downsize space. There is ample parking and outdoor storage space. THE HUB will provide: - Administrative support (mail & logistical support, bookkeeping, operations support, social media support, graphic design). - Industrial Training Center - Tools and equipment to loan/rent: trailers, ladders, scaffolding, lift, concrete tools, metalworking and woodworking tools, welders, stone and tile tools, 3-D printer, plan plotters and printers, and more. - Staging space - Wood and metal workshops - Flex storage inside - Meeting rooms - Photo/video/audio studio - Printing and shipping center - Breakroom - Gallery to sell member's wares - Mentoring - Estimating Services - Advertising and promotion - Monthly breakfast networking and training events. - One-on-one business coaching and mentoring. - On site U-haul truck rental service - COMMUNITY. THE HUB has partnered with Reconnect Success Inc to provide construction job training. Unions and private companies can use the training facility to aid in recruiting and training workers for new construction jobs. Those trained can then be hired by companies in THE HUB, or by private companies we partner with such as McCarthy & Weitz. The Hub Gallery supports job creation and will sell wares of HUB members. THE HUB will be an ongoing source of new jobs, projected to be a minimum of 350 new jobs within the 5-year program period, and operational within 18 months of the grant allocation. Job creation will be tracked through the Training Center attendees, and annual reporting required by businesses operating out of the shops and/or offices of the HUB.

**Timeline** Land Acquisition - after grant funding, complete by March-23  
Soil & Concrete Testing complete by March-23 Preliminary design complete by March-23 Site Survey complete by March-23 Soil Borings complete by March-23 Architectural & Engineering Design complete by June-23 Review Construction Documents complete by Jul-23 Public Bidding of Construction Costs (GC & Subcontractors) complete by Jul-23 review & award bids complete by Aug-23 Construction of Project start in September-23 complete by April-24 Order specialty equipment, finishes, and furnishings September-23 Site Preparation complete by October-23 Utility work complete by October-23 Sidewalks and paving complete by November-23 Interior Finishes complete by April-24 Furnishings & Equipment complete by April-24 Signage complete by May-24 Punchlist items complete by May-24 Final Occupancy Inspection May 24 Launch THE HUB MAY 2024!

**Percentage completed by July 2025** 100%

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

**Community Needs** Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

**Proposal Description and Needs Alignment** The Hub Business and Training Center Project addresses community needs by providing modern industrial, commercial, and office space for South Omaha’s entrepreneurs to locate, operate, and grow their businesses from. It transforms and underutilized industrial asset and will help support economic growth and spur redevelopment in South Omaha. Moving small businesses from garages and yards to The Hub improves the aesthetic and the community’s overall quality of life. It’s not just about real estate, The Hub will provide members that want it full logistical, administrative, bookkeeping, marketing, image, and social media support, as well as secure outdoor storage, staging space, flex storage space, a printing and shipping center, tools and equipment, and fully equipped woodworking metal working shops.

**Visioning Workshop Findings Alignment** Because of a lack of modern commercial and industrial buildings serving small businesses many of these business owners make do and try to run their businesses from their garage, yard, or storage shed. This will strongly impact and diversify the South Omaha economy by allowing existing small businesses the room to grow their business, increase revenues and quality of life, and hire more staff, while improving their home neighborhoods by not operating shops and construction companies from their garages and overstuffed yards. The site is an underutilized industrial building and yard closely located to South Omaha’s strong workforce and entrepreneurs. Using the successful model of the Hot Shops, the Applicant seeks to improve the site and transform what was an underutilized facility into a beautiful, modern business hub and training center providing opportunity for South Omaha entrepreneurs to move from their garages and yards into space that will accelerate their revenue and employment growth. South Omaha has a long history of a strong work force and hard-working business owners. This project also supports investment in the community by creating desperately needed affordable commercial and industrial space and outside storage for South Omaha small businesses to operate and grow, creates at least 3 new Latina owned business to start, an Industrial Training Center, plus over 350 projected jobs over the Program Period.

**Priorities Alignment** The Hub Business & Training Center transforms and fundamentally change an underutilized industrial building and site. Due to the high demand and scarcity of commercial and industrial space in South Omaha the Project will be sustainable and will create long-lasting economic growth by supporting the businesses that will be members of The Hub. The Project will transform, fundamentally change, and have long-lasting economic impact in the lives of the 250 Industrial Training Center participants we expect to train over the 5-year program.

**Economic Impact** What is the anticipated job creation and wages associated with your proposal (temporary and permanent)? create 60 temporary jobs, 350 permanent jobs, 250 of them coming from graduates of the Industrial Training Program.

350

60

Of the 350 jobs created, 342 are in the construction trades which are high-paying in demand jobs. Of the other 8 jobs created, the pay ranges from \$35,000/year to \$70,000/year.

Our bilingual staff will actively work to connect graduates from our Jobs Training Program with members who might need to hire new employees. We’ve established partnerships with McCarthy Building Group and Weitz Construction to refer training program graduates to them for hire, and to let our members know about bidding opportunities with them. We will maintain subscriptions to all plan rooms and bid boards in the Metro and notify our members of bidding opportunities. We will partner with many non-profits in all QCTs to recruit candidates for the job training program, and to connect our members with projects and new business.

**Community Benefit** The Project will not only transform an underutilized industrial property, it will transform and fundamentally change the trajectories of the covid-impacted small businesses from QCTs that will benefit from the facilities, programs, and amenities of the HUB. The Hub is located across the street from Lynch Park, and users of the park and surrounding neighbors will benefit from the improvements and use of the Project site. The surround QCTs will be positively impacted from the vibrancy

this Project will create in the economy and business activity in South Omaha and the Near Downtown neighborhoods which are QCTs.

This Project will ignite the spark of business growth for covid-impacted South Omaha businesses operating from inadequate or substandard space, causing significant economic impact and sustainability in South Omaha from the 60 temporary and 350 new jobs this Project creates and the increased business revenues this Project supports. This Project will provide sustainable services and economic impact in an underserved and depressed area highly impacted from covid.

**Best Practices/Innovation** Omaha lacks a modern business and training center serving small businesses and small contractors with cutting edge amenities and support that usually only big companies can afford. The co-warehousing concept, and tool sharing concepts, are used nationally but relatively new to Omaha, and should have dynamic reception and impact for the members of the Hub.

**Outcome Measurement** Improved job training, increased revenues of members, and creation of new high-wage jobs.  
  
We could measure the high-wage job opportunities with required annual reporting from our members documenting their new hires with their 941 reports and tax returns, and Reconnect Inc can document and track jobs created for their Training Program graduates.

An improvement of this magnitude is bound to build momentum and create additional redevelopment in the surrounding neighborhood. Graduates of our training program could eventually open their own businesses, hiring more employees. We expect our member businesses will be able to expand their businesses and reinvest in their businesses based on the increased revenues our Project will create for them.

**Partnerships** Yes  
  
Reconnect Inc. will be our job training partner; RISE! and Compassion in Action Inc. have committed to refer program participants for the job training, and/or to be members of The HUB. Once launched we will seek to partner with the Salvation Army, Stephen Center, Goodwill Industries, Teen Challenge, Boys & Girls Clubs, area High Schools, Metro Community College, and other groups to help recruit job training candidates and/or small businesses to be members of the HUB.

Reconnect Inc and Compassion in Action Inc.

**Displacement** No

**Displacement explanation**

**Physical Location** 1920 Dorcas which contains about 47,000 SF of underutilized warehouse and office improvements on an industrially zoned site containing around 1.6 acres. It enjoys easy access to I-480 and I-80, and well as the Downtown and South Omaha.

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

**Additional Location Documents** The property is in a designated brownfield area, please see attached.

**Property Zoning** Yes

**Is the project connected to utilities?**

Yes

Yes

**Design, Estimating, and Bidding** No

	No
	Cost per square foot estimated agreed upon with the Project Architect and General Contractor
<b>General Contractor</b>	Yes
	No
	To facilitate making the Project operational as soon as possible, the General Contractor is being retained on a cost-plus basis, which allows us to have maximum say in directing use of community businesses and subcontractors.
<b>Request Rationale</b>	The list price of the Property (attached) and the construction cost per square foot estimate provided by my architect and by my general contractor.
<b>Grant Funds Usage</b>	Without the grant this Project cannot come to fruition.
<b>Proposal Financial Sustainability</b>	Yes
	As the attached 5-Year Proforma shows, while the Project operates at a loss in Year 1, it is projected to be profitable in Year 2, and all net income after tax will be used to fund and sustain the Project
<b>Funding Sources</b>	none
	N/A
	A minimum of \$9.75 mm is needed for this Project to continue.
<b>Scalability</b>	it s scalable to b replicated in multiple locations, funded from operations proceeds, but the Project must be initially completed as proposed to build the synergy, momentum and impact this Project is capable of.
<b>Financial Commitment</b>	Applicant has committed to invest projected profits (pre-tax) estimated to be \$2,819,752 into the Project
<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



# FOR SALE



Omaha, NE



**PRICE: \$1,500,000**

## INDUSTRIAL WAREHOUSE BUILDING

### PROPERTY HIGHLIGHTS:

- Close to downtown and interstate access
- Multiple entry points
- Fenced outside storage
- 3 Dock Doors (1 interior dock door)
- 6 Overhead Doors
- All brick building
- Recently remodeled office space
- 5,100 SF basement
- 1,904 SF second floor apartment
- 12' Ceilings in warehouse area
- Year built: 1900

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Danielle Lowry  
danielle@accesscommercial.com  
C: (402) 690 - 2488

### ADDRESS:

1920 Dorcas Street  
Omaha, NE

### LOT SIZE:

1.58 AC / 68,845 SF

### BUILDING SIZE:

Warehouse: 32,900 SF  
Office: 8,700 SF

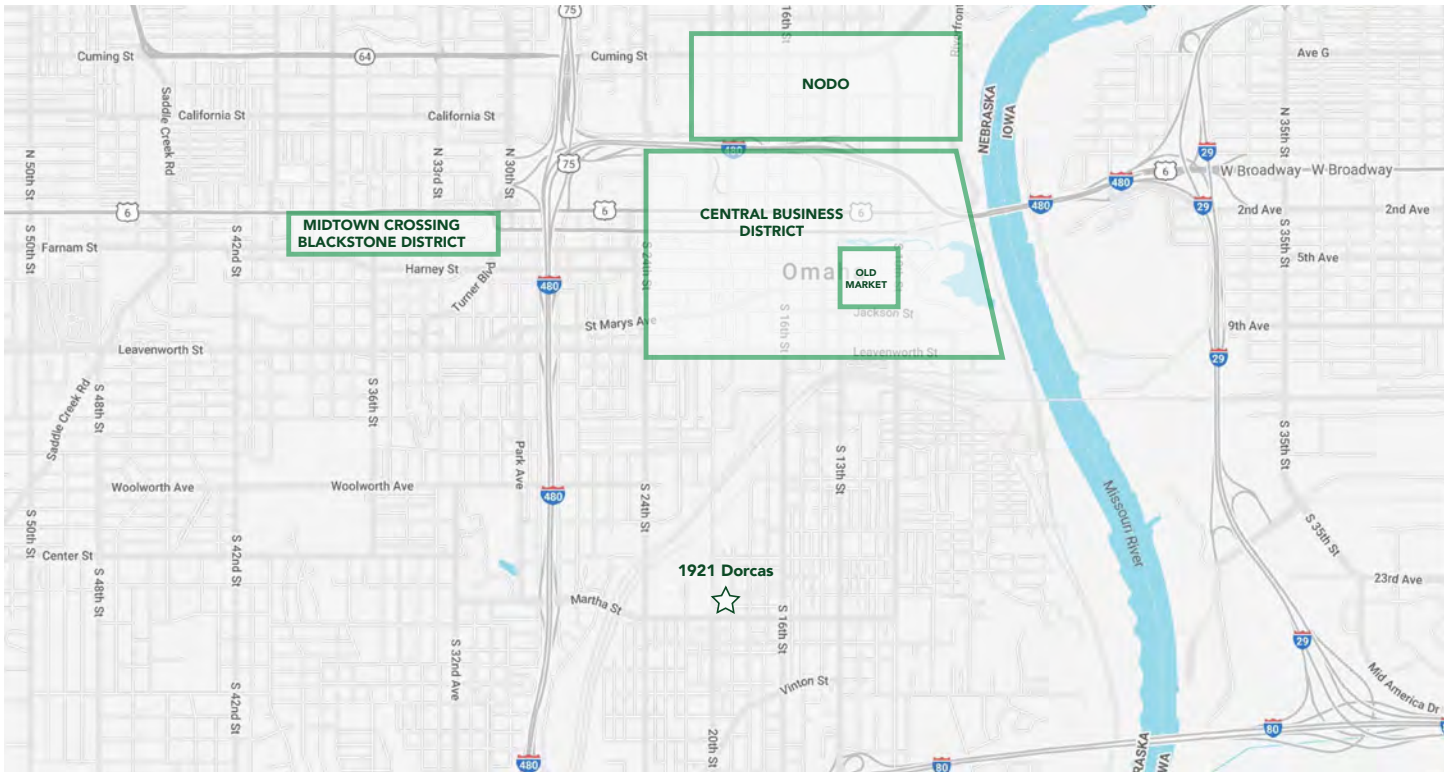
### ZONING:

HI - High Industrial

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

[facebook.com/accesscommercial](https://facebook.com/accesscommercial)  
[instagram.com/accessretail](https://instagram.com/accessretail)  
[linkedin.com/access-commercial-llc](https://linkedin.com/access-commercial-llc)

# 1 AERIAL & DEMOGRAPHICS



## DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Population	22,857	120,247	255,458
Median HH Income	\$43,691	\$50,092	\$53,202
Daytime Population	13,749	109,638	208,466

**29.6**  
MEDIAN  
AGE

**2,578**  
CARS PER  
DAY

**133,585**  
EMPLOYEES  
IN AREA

**7,957**  
BUSINESSES  
IN AREA

CONTACT LISTING AGENT FOR MORE INFORMATION:

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

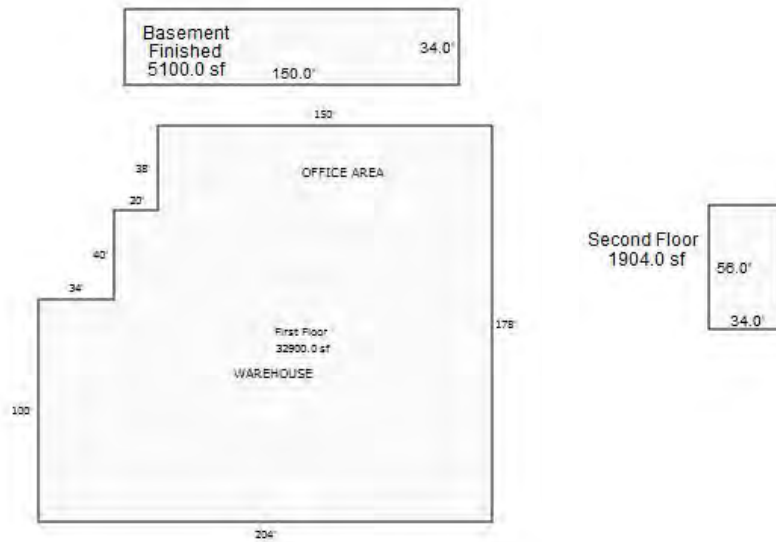
Danielle Lowry  
danielle@accesscommercial.com  
C: (402) 690 - 2488



19th Street



20th Street



CONTACT LISTING AGENT FOR MORE INFORMATION:

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 danielle@accesscommercial.com  
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# 4 INTERIOR PHOTOS



CONTACT LISTING AGENT FOR MORE INFORMATION:

Danielle Lowry  
danielle@accesscommercial.com  
C: (402) 690 - 2488

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## ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



### **DANIELLE LOWRY** **BROKERAGE ASSOCIATE**

Danielle has more than nine years of experience in the real estate industry. She is responsible for the sales and leasing of commercial real estate properties. Danielle holds a degree in Real Estate and Land Use Economics from the University of Nebraska at Lincoln and is a licensed Real Estate Agent in the states of Nebraska and Iowa. She is a member of the International Council of Shopping Centers and is a Next Generation Iowa/Nebraska Chairperson.



CONTACT LISTING AGENTS FOR MORE INFORMATION:

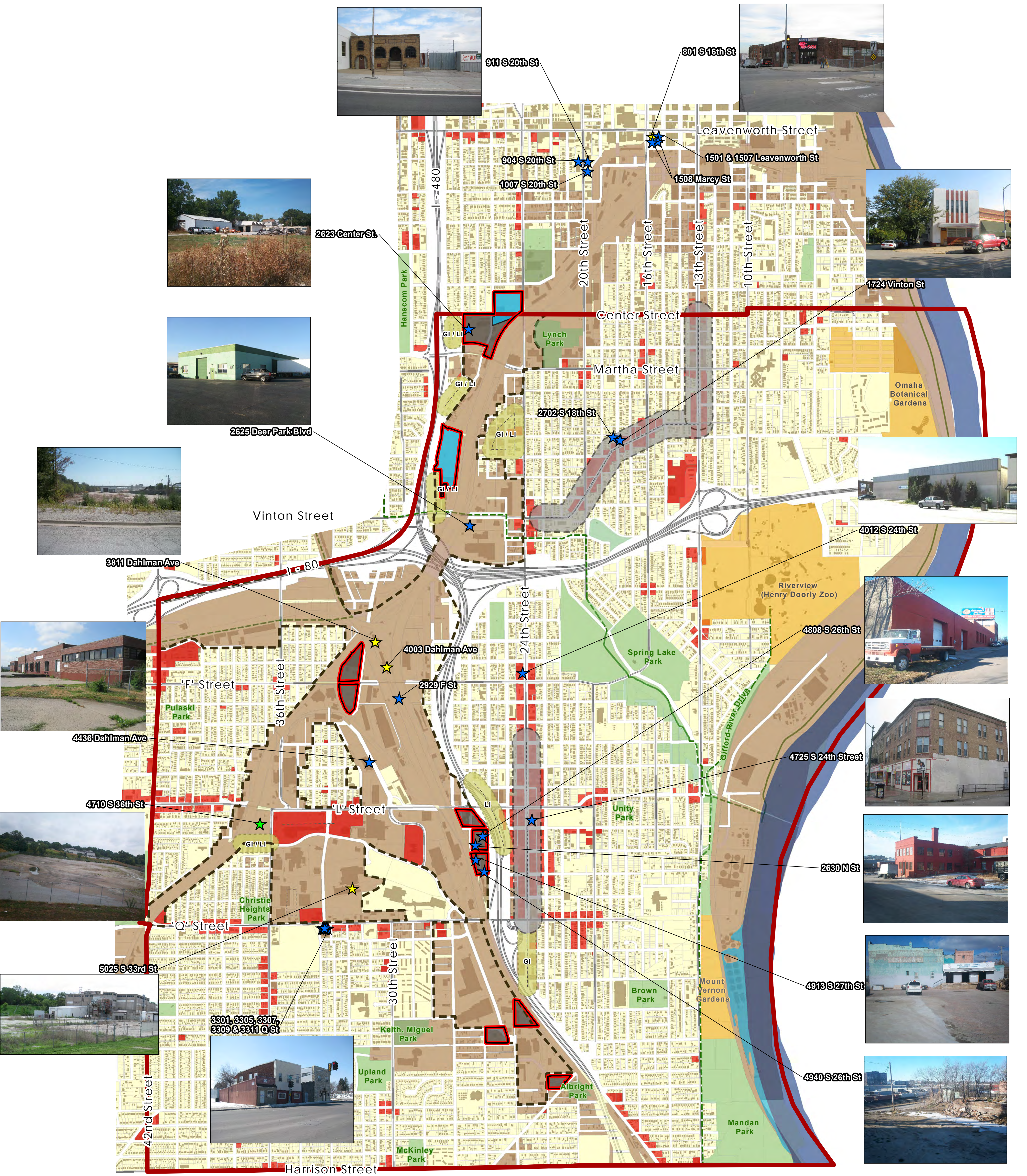
Danielle Lowry  
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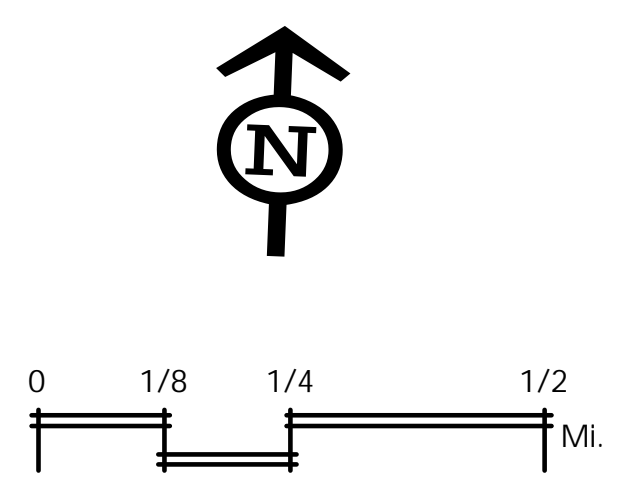
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instagram.com/accessretail



**LEGEND**

South Omaha Development Project Boundary	Approximate Site Boundary
Flood Fringe	Industrial Zoning Footprint
100 Year Floodplain	Potential Industrial Zoning Changes
Parcels	SODP Areas
Building Footprints	"Main Street" Corridor
Civic Open space	Existing Trail
Parks	Proposed Trail
Commercial Zoning	<b>Assessed Site</b>
Industrial Zoning	Hazardous Substances
Anderson Parcels	Petroleum
	Petroleum & Hazardous Substances



**ASSESSED SITES MAP APRIL 2015  
SOUTH OMAHA REDEVELOPMENT AREA  
MAPA BROWNFIELDS COALITION ASSESSMENT GRANT**

**From:** [Danielle Lowry](#)  
**Sent:** Sunday, October 9, 2022 2:40 PM  
**To:** [Bob Pelshaw](#)  
**Subject:** Availability of 1920 Dorcas Street

Bob,

As discussed, my client the owner of 1920 Dorcas Street, had been marketing the Property for some time, and wants a quick sale, from a buyer with confirmed funds. If the Property is still available, should you be notified that you will receive an LB 1024 Grant that you are applying for, then my client will consider selling the Property to you at full price, as-is, where-is.

Thanks,



**Danielle Lowry**  
Broker Associate  
Access Commercial LLC,  
Office: 402-502-1983 | Cell: 402-690-2488 | [danielle@accesscommercial.com](mailto:danielle@accesscommercial.com)  
[www.accesscommercial.com](http://www.accesscommercial.com)  
1303 S. 72nd Street, Suite 209 | Omaha NE | 68124



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ReConnect, Inc.  
1941 So. 42<sup>nd</sup> St. Suite 502 Omaha, NE 68105  
O-(402) 934-4933 – F (402) 502-4576  
[www.reconnectsuccess.com](http://www.reconnectsuccess.com)

September 30, 2022

Mr. Bob Pelshaw  
Pelshaw Group, Inc  
1301 Nicholas Street, Suite 205  
Omaha NE 68102

*sent electronically to [bob@pelshawgroup.com](mailto:bob@pelshawgroup.com)*

Dear Bob:

ReConnect is pleased to write in support of the grant proposal submitted by **THE HUB BUSINESS AND TRAINING CENTER** and to confirm ReConnect's collaboration with THE HUB in providing services to clients that will consist of construction safety training, employment readiness and customer services for the new entrepreneur, and other support as needed for clients served by THE HUB who are looking for jobs, or have been formerly incarcerated or struggle with a conviction history background.

The Hub will provide a unique opportunity to served small minority owned business by filling the void created when the Omaha Small Business Network centered was closed. The closure or downsizing eliminated the only one-stop incubator style program for newly developed small businesses serving the targeted zip code. The absence of OSNBC was noticeably felt by small businesses who struggled during the pandemic by not having a legitimate entity to seek support and guidance during the COVID closures.

ReConnect welcomes this partnership with The Hub as it will complement the reentry support we provide to men and women who are seeking entrepreneurship as part of their reentry plan. We plan to move our successful construction safety training program to The Hub which will allow us to expand the program in terms of the number of participants as well as the frequency in which the safety training is offered. We also plan to have a satellite office at the facility to meet with individuals seeking employment and other reentry support.

The proposed location is an ideal space and pays tribute to the history of African Americans who flocked to South Omaha during the Second Great migration seeking a chance at prosperity the packing industry provided as well as the current generation of Latinos who have relocated to South Omaha to take advantage of similar opportunities.

This letter is non-binding, subject to us finalizing a mutually acceptable agreement on the proposed training program & satellite office, and subject to your successful receipt of the Omaha Economic Recovery Act Grant.

Should you have any questions, please feel free to contact me (402) 740-6034.

With regards  
/s/

LaVon Stennis Williams

Transform- Empower- Inspire

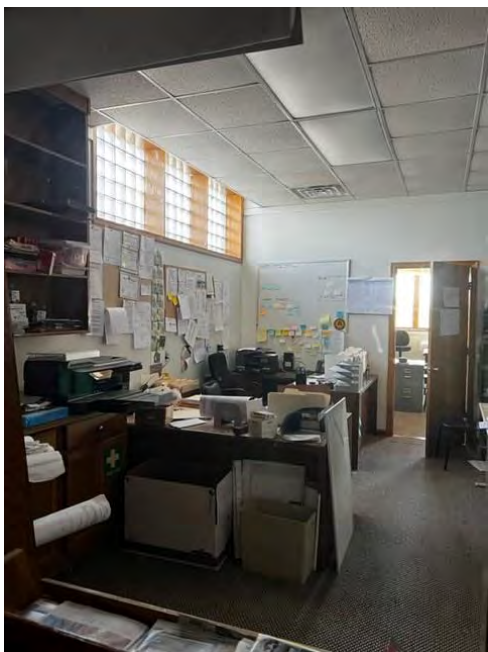
Photos of 1920 Dorcas (the historic JUBILEE MANUFACTURING FACILITY, 47,000 SF +/- improvements on 1.7 acres



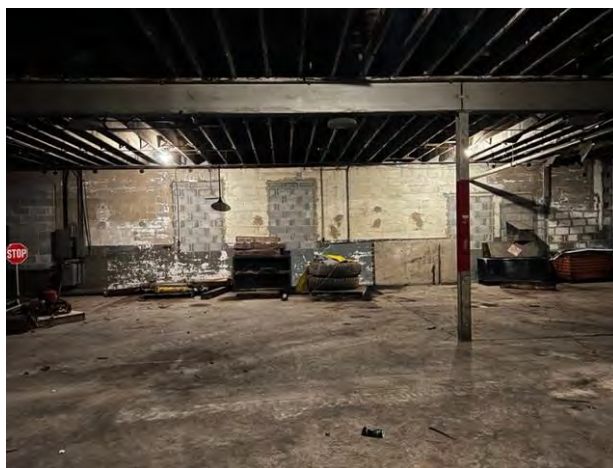
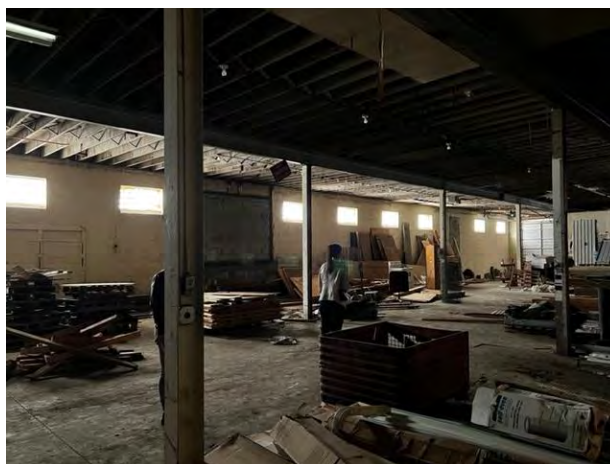
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# THE HUB

## Organizational Chart

Pelshaw Group, Inc. - Developer (Latina owned)

[www.pelshawgroup.com](http://www.pelshawgroup.com)

ReConnect Inc. - Job Training partner

<https://www.reconnectsuccess.com/reconnect2success>

Curt Field, AIA - Lead Architect - Prochaska & Associates

<https://www.prochaska.us/>

Steven L. Shogrin, AIA, Architect

Lawrence Butler, P.E. - Civil Engineering

<https://www.ltbutler.com/>

Spencer Management LLC - Project Manager/General Contractor  
(working on a cost-plus basis)

[www.spencermanagement.org](http://www.spencermanagement.org)

**Midwest Diversity Consulting** - recruiter/facilitator of  
Minority/Disadvantaged subs and those subs in the QCT  
and is a minority female owned Tier 1 firm

[www.midwestdiversity.com](http://www.midwestdiversity.com)

**Note: Lawrence Butler PE & Spencer Management are both  
Black-owned businesses located within QCTs in North Omaha  
Pelshaw Group & MDC are located in a QCT in North Omaha**



THE HUB 5-Year Proforma Income Statement						
	Year 1	Year 2	Year 3	Year 4	Year 5	5 YEAR TOTALS
<b>Income</b>	<b>in construction</b>					
rents: shop bays (net rentable 30,000 SF @\$15/SF full service)		\$ 450,000	\$ 750,000	\$ 944,000	\$ 1,105,000	\$ 3,249,000
rents: office bays & suites (4,000 SF net rentable @ \$20/SF full service)		\$ 100,000	\$ 247,500	\$ 360,000	\$ 420,000	\$ 1,127,500
Gallery income (50% of products sold)		\$ 55,000	\$ 65,000	\$ 75,000	\$ 85,000	\$ 280,000
rental of Industrial Training (when not used by our Program)		\$ 75,000	\$ 135,000	\$ 175,500	\$ 193,050	\$ 578,550
meeting room rental, outside events		\$ 25,000	\$ 45,000	\$ 58,500	\$ 64,350	\$ 192,850
Membership fees (for Administrative services, if desired)		\$ 50,000	\$ 90,000	\$ 117,000	\$ 128,700	\$ 385,700
Shipping income		\$ 12,000	\$ 15,000	\$ 18,000	\$ 21,000	\$ 66,000
Uhaul rental		\$ 75,000	\$ 100,000	\$ 125,000	\$ 150,000	\$ 450,000
<b>Total Income</b>		\$ 842,000	\$ 1,447,500	\$ 1,873,000	\$ 2,167,100	\$ 6,329,600
<b>Expenses</b>	all expenses but payroll in Construction Budget					
Industrial Training Program fees to Reconnect Success Inc.		\$ 100,000	\$ 110,000	\$ 120,000	\$ 130,000	\$ 460,000
Utilities		\$ 60,000	\$ 65,000	\$ 70,000	\$ 75,000	\$ 270,000
Sales taxes		\$ 14,350	\$ 21,000	\$ 26,285	\$ 29,964	\$ 91,599
Elevator expenses		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 20,000
Property Insurance		\$ 20,000	\$ 21,000	\$ 22,000	\$ 23,000	\$ 86,000
Equipment & Tool Expense (maintenance, replacements)		\$ 15,000	\$ 16,000	\$ 17,000	\$ 18,000	\$ 66,000
Repairs & Maintenance		\$ 15,000	\$ 20,000	\$ 25,000	\$ 30,000	\$ 90,000
Janitorial		\$ 30,000	\$ 35,000	\$ 38,500	\$ 42,350	\$ 145,850
Leasing fees	\$ 50,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 130,000
Lawn & Snow		\$ 20,000	\$ 25,000	\$ 25,000	\$ 30,000	\$ 100,000
Legal & Accounting Fees		\$ 5,000	\$ 5,000	\$ 5,500	\$ 5,500	\$ 21,000
Plan Room Subscriptions		\$ 1,800	\$ 2,000	\$ 2,200	\$ 2,400	\$ 8,400
Communications and IT expense	\$ 2,500	\$ 25,000	\$ 28,000	\$ 30,000	\$ 32,000	\$ 115,000
Payroll, Taxes, & Benefits	\$ 93,750	\$ 373,750	\$ 430,100	\$ 450,800	\$ 470,350	\$ 1,725,000
Charitable Contributions		\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 35,000
Reserves for replacements		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000
Operational contingency		\$ 75,000	\$ 80,000	\$ 85,000	\$ 90,000	\$ 330,000
Advertising & Promotion		\$ 50,000	\$ 35,000	\$ 35,000	\$ 40,000	\$ 160,000
Office Supplies & Mailing		\$ 12,000	\$ 15,000	\$ 18,000	\$ 21,000	\$ 66,000
<b>Total Expenses</b>	\$ 146,250	\$ 771,900	\$ 858,100	\$ 910,285	\$ 969,564	\$ 3,509,849
<b>Net Operating Income/(Loss)</b>	\$ (146,250)	\$ 70,100	\$ 589,400	\$ 962,715	\$ 1,197,537	\$ 2,819,752

## THE HUB Total Program Costs

<b>Land Acquisition</b>	\$	<b>1,500,000</b>	
closing costs (legal, title insurance, etc)	\$	<b>30,000</b>	\$ <b>1,530,000</b>
<b>Other Engineering Costs</b>			
Environmental Reports	\$	4,200	
Consulting Fees	\$	5,000	
Site Survey	\$	10,000	
Soil and concrete testing/boring	\$	8,500	\$ <b>27,700</b>
<b>Architectural &amp; Engineering Design Fees</b>			
Architectural & Engineering Design Fees	\$	200,000	
<b>Construction Cost - Based on Architectural Estimate Dated 10-5-22</b>			
Developer Fee (2% of Construction Costs)	\$	164,786	
Builder's Risk Insurance	\$	20,000	
Storm water management & exterior paving	\$	450,000	
Building Renovation Cost (47,000 SF @ \$150/SF)	\$	7,050,000	
Construction Contingency	\$	719,318	\$ <b>8,239,318</b>
<b>Miscellaneous Project Costs/Expenses</b>			
Project Manager (2% of Project Costs)	\$	240,000	
Interior Finishes	\$	400,000	
Furnishings & Equipment: Building	\$	350,000	
Equipment & Tools: for member's use	\$	500,000	
Security and access costs	\$	100,000	\$ <b>1,590,000</b>
<b>Payroll Costs/Expenses</b>			
Year 1 Payroll, Taxes, & Benefits	\$	93,750	
Year 2 Payroll, Taxes, & Benefits	\$	373,750	
Year 3 Payroll, Taxes, & Benefits	\$	430,100	
Year 4 Payroll, Taxes, & Benefits	\$	450,800	
Year 5 Payroll, Taxes, & Benefits	\$	470,350	\$ <b>1,818,750</b>
<b>Total Project Costs</b>	\$		\$ <b>13,205,768</b>
<b>Less: profit from operations during program</b>	\$		\$ <b>(2,819,752)</b>
<b>Requested Grant Funds</b>	\$		\$ <b>10,386,017</b>

## THE HUB Source & Use of Funds

### Source of Funds

Grant Proceeds	\$	10,294,109
Profits from Operations during the Program	\$	2,819,752
	\$	<u>13,159,814</u>

### Use of Funds

Total Project Costs - 5 Year Program	\$	<u>13,159,814</u>
--------------------------------------	----	-------------------

THE HUB Projected Program Payroll													
	Year 1	Year 1 Payroll	Year 2	Year 2 Payroll	Year 3	Year 3 Payroll	Year 4	Year 4 Payroll	Year 5	Year 5 Payroll	5 YEAR TOTALS	5 YEAR TOTAL Payroll	
	# of employees		# of employees		# of employees		# of employees		# of employees		# of employees added during Program		
<b>Full time staff</b>													
Director	1	\$ 45,000	1	\$ 70,000	1	\$ 72,000	1	\$ 74,000	1	\$ 76,000	1	\$ 337,000	
Office Manager	1	\$ 30,000	1	\$ 60,000	1	\$ 62,000	1	\$ 65,000	1	\$ 68,000	1	\$ 285,000	
Administrative Assistant			1	\$ 35,000	2	\$ 72,000	2	\$ 77,000	2	\$ 81,000	2	\$ 265,000	
Graphic Designer			1	\$ 40,000	1	\$ 42,000	1	\$ 44,000	1	\$ 46,000	1	\$ 172,000	
Social Media			1	\$ 35,000	1	\$ 37,000	1	\$ 39,000	1	\$ 41,000	1	\$ 152,000	
Bookkeeper			1	\$ 50,000	1	\$ 52,000	1	\$ 54,000	1	\$ 56,000	1	\$ 212,000	
Caretaker			1	\$ 35,000	1	\$ 37,000	1	\$ 39,000	1	\$ 41,000	1	\$ 152,000	
<b>Total Projected Payroll</b>	<b>2</b>	<b>\$ 75,000</b>	<b>7</b>	<b>\$ 325,000</b>	<b>8</b>	<b>\$ 374,000</b>	<b>8</b>	<b>\$ 392,000</b>	<b>8</b>	<b>\$ 409,000</b>	<b>8</b>	<b>\$ 1,575,000</b>	
<b>Employee Benefits &amp; Taxes</b>													
Benefits for FT staff		\$ 7,500		\$ 32,500		\$ 37,400		\$ 39,200		\$ 40,900		\$ 157,500	
Payroll Taxes		\$ 11,250		\$ 48,750		\$ 56,100		\$ 58,800		\$ 61,350		\$ 225,000	
<b>Subtotal benefits and taxes</b>		<b>\$ 18,750</b>		<b>\$ 48,750</b>		<b>\$ 56,100</b>		<b>\$ 58,800</b>		<b>\$ 61,350</b>		<b>\$ 225,000</b>	
<b>Total Projected Payroll, Benefits &amp; Taxes</b>		<b>\$ 93,750</b>		<b>\$ 373,750</b>		<b>\$ 430,100</b>		<b>\$ 450,800</b>		<b>\$ 470,350</b>		<b>\$ 1,800,000</b>	

# Grant Application

Row 178

<b>Organization Name (if applicable)</b>	Eastern Nebraska Community Action Partnership
<b>Physical Address</b>	2406 Fowler Avenue, Omaha, NE, 68111
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.encapomaha.org">www.encapomaha.org</a>
<b>Social Media Accounts</b>	Facebook: @encap_nebraska; Twitter: @encap_nebraska; Instagram: @EncapNebraska; Youtube: <a href="https://www.youtube.com/channel/UCBokA29tg4SUplExx7HM-ew">https://www.youtube.com/channel/UCBokA29tg4SUplExx7HM-ew</a>
<b>Name</b>	Aaron Bowen
<b>Title</b>	Executive Director
<b>Email Address</b>	abowen@encapomaha.org
<b>Phone</b>	+1 (402) 453-5656
<b>Team</b>	Yes

As an established nonprofit organization providing essential services in Douglas and Sarpy Counties, Eastern Nebraska Community Action Partnership (ENCAP) relies on a strong leadership team and numerous support staff to ensure high-quality services and programs, to act as an effective steward of its resources, and to implement continuous quality improvement practices. Executive Director Aaron Bowen and Deputy Director Jill Connor have a combined thirty years of experience in community and program development, fundraising, contract negotiation, federal grants management, community needs and resources assessment, financial oversight, and staff coaching and development in the nonprofit arena. Additional leadership team members include Nicki Murphy, Program Design and Evaluation Manager; Katie Cue, Human Resources Generalist; Roselyn Peitzmeier, Support Services Manager; Deanna Wagner, Bellevue Food Pantry Manager; Sara Haecke, Senior Accountant; and Mike Vaughn, Chief Financial Officer. Each of these individuals has substantial experience in their respective area of oversight. Other team members who will play a significant role in the project described below include Wilson Rivas, Transportation Supervisor; Paula Dingman, Dispatch Coordinator; and Alexis McGee, Operations and Project Coordinator.

**Organizational Chart** The attached ENCAP Organizational Chart provides a visual representation of the leaders and team members assigned to each of the six (6) primary departments at ENCAP: the agency's Print Shop (North O Print Co.), the Bellevue Food Pantry, Program Design and Evaluation, Senior Wellness, Support Services (Emergency Financial Assistance), Nutrition, and Transportation. The flowchart of supervisory responsibilities includes administration (Executive Director, Deputy Director) and department managers. See attachment "ENCAP Org Chart with Descriptions". A 15-member Board of Directors composed of one-third private sector representatives, one-third publicly elected officials, and one-third individuals with lived experience with poverty or substantial work experience with individuals facing poverty holds ultimate oversight of the agency. This structure is mandated for all Community Action Agencies and is intentionally designed to forge connections between individuals with decision-making power, and the community members who need ENCAP's help most.

**Other Completed Projects and/or Accomplishments** ENCAP has been serving Eastern Nebraska as a 501c3 nonprofit organization since 1965. Our mission is to reduce the power of poverty in Eastern Nebraska through direct service, and results-driven partnerships. We serve approximately 20,000 services to over 11,000 individuals each year, and we are committed to designing programs that effectively respond to these local needs. ENCAP consistently conducts research on promising and evidence-based practices and evaluates the performance and effectiveness of all its programs and activities. Examples of

recent projects and accomplishments that demonstrate ENCAP's influence and impact include: ENCAP published its Transportation and Mobility Challenges of Households Facing Poverty Report in 2020 (see attached). The data indicated that transportation challenges have been a consistent deterrent to individuals and families accessing needed services, and achieving economic stability. With the community's input, we continue to explore how to meet the growing demand for transporting job seekers who face barriers to acquiring and maintaining stable employment. ENCAP is working to establish its North Omaha space at 2406 Fowler Avenue—as a high-impact destination for economic and community development. We are working to renovate portions of our space usable meeting and office spaces for area nonprofits organizations and small businesses to create a stronger hub for change and community development discussions. Aiming to improve the lives of older adults and the futures of vulnerable children in North Omaha, ENCAP has become only the 2nd site in the country to implement the Generation Xchange (GenX) Program, a partnership with the UCLA Department of Medicine (Divisions of Geriatrics and General Internal Medicine), Omaha Public Schools, and UNMC's Center for Reducing Health Disparities. The mission of GenX is to promote greater health and wellness outcomes in at-risk older adults, while simultaneously supporting greater academic and behavioral outcomes for children in kindergarten through 3rd grade. Currently, ENCAP operates this program at Lothrop Elementary and seeks to expand this program to Minne Lusa Elementary in 2023. Finally, on September 30, 2022, ENCAP completed two years of investing \$1.6 million in federal Community Service Block Grant (CSBG) CARES funding in Douglas and Sarpy Counties to combat the impact of the COVID-19 pandemic. This funding arrived with rigorous regulations and monitoring, and ENCAP utilized this funding successfully to help families stay housed, fed, and employed; to increase vaccination rates in North Omaha through funding of a staff position at UNMC's Center for Reducing Health Disparities; to leverage additional new funding; and to build the sustainability of its high-impact programs. If funded under this application to expand the foundational capacity of its transportation program, ENCAP will create a sustainable solution to the long-standing mobility challenges that prohibit too many residents of North Omaha and adjacent neighborhoods who are most vulnerable to poverty from accessing and maintaining gainful employment, and in turn building their savings and overall wealth.

<b>Proposal Title</b>	ENCAP Transportation
<b>Total Budget (\$)</b>	\$8,643,435.00
<b>LB1024 Grant Funding Request (\$)</b>	\$8,643,435.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	<p>If funded, ENCAP will expand its fleet of vehicles, create new, permanent driver and driver support jobs, make needed infrastructure and systems improvements needed to support additional routes, and provide employer-sponsored transportation to and from work for those living in areas of North Omaha with the highest rates of poverty and unemployment. This plan provides substantial, far-reaching benefits to business and available workers, creating a more stable community workforce, generating more productivity, and increasing business profits and household incomes. ENCAP's proposed program has the potential to create wealth a multiple levels in the community. We know that employment is essential to reach economic security; however, based on the data ENCAP collects and its experience with consumers, we know also that if an individual cannot get to work, their opportunities are exponentially limited. Too many jobs that pay a livable wage are inaccessible without reliable transit tailored to the challenges that households living in poverty face. For business owners, offering a mobility solution for its workforce can be far less expensive than the costs of constant rehiring and training. Although mass transit or ride services play a central role in mobility, they are often unable to meet the unique needs of families in our community who face significant economic and social challenges. Transportation to/from employment must include the ability to get children to/from childcare safely; must be timely when a car breaks down or a ride falls through; must be able to pivot quickly in response to changes in our community; and must be responsive to employers. This expansion would create a long overdue transportation solution for communities most adversely impacted by long-term poverty, as well as the health and economic challenges that the COVID-19 pandemic continues to create. It also would strengthen the workforce of</p>

businesses in the community and generate economic growth. With the proper financial support, the ENCAP Transportation Program could be operational at the levels needed to begin to serve the community in year 2 of the award, 50% capacity by the beginning of year 3, and after incremental increases annually, at full capacity in year 5.

**Timeline** ENCAP would utilize funding to create 25 FTE's (generating a total income of \$3,603,600); complete a feasibility study to determine where new transportation routes are needed most, and by what community populations, employers, and educational/training institutions; make substantial fleet and transportation improvements that are necessary for efficient operation of the program at a larger scale; secure appropriate contractors per ENCAP bid procurement policies; work consistently with the zoning commission to ensure there are no zoning concerns; secure the approval of the Nebraska Public Service Commission to operate the program per applicable regulations; and secure contracts with employers and education/training institutions to build the long-term financial sustainability of the program. The timeline for the program is as follows: Year 1: 2023/2024 (following the federal fiscal year July 1, 2023 – June 30, 2024) Personnel Progress: - Hire ARPA Compliance Officer - Hire Transportation / Planning Director - Hire full-time CFO (Mike Vaughn, current CFO currently works part-time via contract) - Hire Attorney (part-time) - Assemble a Community Advisory Team (i.e. community members and leaders who will provide informal oversight and guidance, helping ensure that the program is meeting community needs) Asset Progress: - Complete Feasibility Study including determination of business structure. ENCAP is prepared to explore the idea of a subsidiary for profit business if the feasibility study indicates that this course of action will best meet organizational, community, and employer needs. - Complete Business Plan - Develop and test Ride App (it will take approx. 6-9 months to build and test). ENCAP recognizes the importance of the scheduling app to give the power to people in the community to choose their rides, and to generate data on how to improve the program for people and employers. Our aim is to serve clients with dignity by making this mobility option a simple process that is accessible to all who are in need of the service, providing clients with the opportunity to make choices based on their unique needs, and be prepared to adapt quickly to changing needs with real time data available. - Distribute cConstruction and design RFP and select firm - Explore small land / lot purchase next to 2406 Fowler Avenue (not necessary for current project, but if available, offers a differently designed bus lot configuration). - Consult construction and design team, and city planning office to ensure appropriate zoning for 2421 Templeton lot (to be paved). Year 2: (2024 / 2025): July 1, 2024 – June 30, 2025 Personnel Progress: - Hire Accounting II position (manage purchasing) - Hire Marketing / Small business Manager / (rate negotiator) - Hire Transportation Dispatch Manager - Hire Mechanic (part-time in year 2, moves to full-time in year 3) - Hire 5 full-time drivers, pilot first contracts - Hire Evening Security Personnel (part-time) - Hire Maintenance Staff Asset Progress: - Purchase 15 standard Shuttle buses (based on availability) - Purchase 5 accessible shuttle buses (based on availability) - Purchase 10 standard Minivans - Purchase 3 accessible Minivans - Purchase vehicle navigation and safety equipment - Expend full construction budget – and complete project - Land acquisition of small lot next to 2406 Fowler Avenue if feasible / available YEAR 3: (2025 / 2026): July 1, 2025 – June 30, 2026 Personnel Progress: - Hire 10 full-time drivers - Hire Transportation Dispatch Specialist - Hire Mechanic at full-time hours (vs. part-time from year 2)

**Percentage completed by July 2025** 85%

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

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

**"other" explanation**

**Proposal** In 2020, ENCAP conducted a comprehensive study on

**Description and Needs Alignment**

transportation and mobility challenges facing households in poverty in partnership with over 60 community agencies. The study shed light on the challenges with transportation that underscored households' ability to reach economic stability. On average, respondents experienced six different types of transportation challenges including: the inability to afford Uber, Lyft, or cab services; inability to afford fuel as costs increase; difficulty maintaining or repairing a vehicle; difficulty purchasing a vehicle due to credit; and challenges with using public transit due to distance to the nearest bus stop. In addition, 47.3% of respondents indicated that they do not have others to rely on for a ride, 45% indicated that they have no access to a household vehicle, 46.4% reported that rides from friends or family often fell through, and 44.4% of respondents reported that they were unable to afford vehicle payments. Responses from citizens of North Omaha, areas that include 20 qualified census tracts, showed higher proportions of respondents that faced the primary transportation challenges noted. For example: An average of 53.3% of North Omaha respondents reported difficulty purchasing a vehicle due to credit, an average of 53.3% in comparison to 48.3% of all respondents. An average of 59.6% of North Omaha respondents indicated that they have difficulty repairing or maintaining a vehicle, in comparison to 53.9% of all respondents. An average of 48.9% of North Omaha respondents indicated that they have no access to a household vehicle, in comparison to 45% of all respondents. In addition, 35.7% of North Omaha respondents reported being unable to use public transportation due to the distance to the nearest bus stop, along with 36.7% of NW Omaha respondents. These transportation challenges align with additional community reports that list transportation as a significant variable to navigate to sustain gainful employment for substantial portions of Omaha metro area residents. For example, in the most recent Labor Availability and Hiring Needs Report for Omaha, developed by the Nebraska DOL, it was reported that 26.1% of potential job seekers list proximity to public transportation as an important factor in job selection. This equates to 73,287 individuals of 280,793 total potential job seekers. In addition, 45.6% of potential job seekers listed a lack of job opportunities in the local area as an obstacle to employment and 14% of potential job seekers indicated that transportation was an obstacle to employment. These responses from community members show that it is crucial to the economic recovery and sustainability and wealth growth of North Omaha to address transportation and mobility challenges for potential job seekers and current working adults. Although there are long-term plans to improve the City of Omaha's transportation infrastructure and public transportation system, we know that the benefits of such improvements already are long overdue and rarely meet the needs of residents who face the causes and conditions of poverty each day. Being a successful worker—earning a living wage, having the opportunity for promotion, and establishing a long-term career—stems largely from having the ability to get to and from work on a consistent basis. The problem is as simple as that; however, far too many households remain mired in low-wage jobs with no upward mobility because that problem remains unsolved. Omaha needs multimodal transportation systems that provide adequate transportation for residents to attend interviews and job training, secure living wage jobs, have consistent attendance at work, and ultimately perform at higher levels on a long-term basis. This system must accommodate their unique needs for child transport and navigating urgent, and sometimes crisis, situations. ENCAP's proposed transportation program will meet this unmet need.

**Visioning Workshop Findings Alignment**

The Visioning Workshops summaries identified multiple references to transportation challenges. In the North Omaha workshops, SWOT analyses identified weaknesses with connectivity in the community such as concern that public transit options are limited and do not meet the needs of the current population, and concern that walkability in the community is limited due to safety concerns. In addition, needs identified by participants at the Visioning Workshops included reliable forms of transportation for citizens, alternative routes of transportation, and generally safe and affordable transportation from home to work, school, healthcare, and other important destinations. Visioning Workshops identified concerns about the ability of public transit to meet the needs of the community due to older street structure that limits east to west route availability, Highway 75 causing challenges to efficient public transit, and limited funding to improve public transit systems. At the same time, Visioning Workshop participants identified public-private partnerships creating community investment, momentum, and support as a significant opportunity for the North Omaha area. As a trusted collaborator in North Omaha, ENCAP proposes expansion of its existing transportation to fill several of the major gaps identified in the Visioning Workshops, and we would work



with public transportation, Metro Community College, Heartland Workforce Solutions and other nonprofit partners, and small and large employers to design the most impactful program possible. As the program becomes operational, we would work with the local workforce development system and leading employers to design a rate structure that is sustainable for the local market. ENCAP aims to help businesses recognize the importance of investing in work-related rides, and provide a program on which these businesses can rely on to help maintain a stable and productive workforce.

**Priorities Alignment** Financial support for expansion of ENCAP’s transportation program aligns with the strategic priorities of LB 1024. Expansion of the program would address the economic recovery of the North Omaha community and the following qualified census tracts: 4, 8, 12, 59.01, 59.02, 60, 3, 6, 7, 54, 53, 52, 11, 49, 50, 51, 65.06, 63.02, 63.03, 58; north of Dodge Street and east of 72nd Street, that have been disproportionately impacted by the COVID-19 public health emergency and related challenges. With a diversity of nonprofit organizations, developers, and businesses increasing economic and career opportunities in the community through the available economic opportunity funding, expansion of ENCAP’s transportation program will be a catalyst for individuals and families to take advantage of these opportunities. As mentioned prior, in 2020 ENCAP completed a comprehensive study on transportation and mobility challenges facing households in poverty in partnership with over 60 community agencies. The study emphasized the importance of reliable transportation to a household’s ability to reach economic stability. On average, respondents experienced six different types of transportation challenges including: the inability to afford Uber, Lyft, or cab services; inability to afford fuel as costs increase; difficulty maintaining or repairing a vehicle; difficulty purchasing a vehicle due to credit, and challenges with using public transit due to distance to the nearest bus stop. These findings are consistent with research that suggests that low-income individuals are more likely to take public transit to work due to the high cost of owning and maintaining a vehicle. A study investigating barriers to employment among TANF participants found that approximately one in three individuals (35.5 percent) lost a job or a job opportunity due to transportation challenges. The likelihood of job loss increased with the use of a fixed (i.e. inflexible) route bus service, due to long travel times to and from home, the need to get children to and from care, and work shifts outside of the operating hours. For these reasons, research shows that public transit is not always a solution for households struggling against economic challenges. The people most in need of jobs and opportunities for economic mobility cannot wait for public transit to meet their needs; they need a transportation provider that understands their plight and is able and can adapt nimbly to their life situations. Employers also need a provider who will listen to them and adjust its practices (e.g. changing pick up or drop off times, creating routes to new job sites, etc.) to help prevent workforce interruptions. Growing ENCAP’s capacity to provide work- and education-related transportation will create economic opportunity. Improving the work and training attendance of employees improves business productivity for both small and larger businesses. The availability of work-sponsored transportation has the potential to support the creation of new small businesses in the area, increase the capacity of current businesses, and attract new businesses to the community. In addition, through this project ENCAP will create permanent driver and driver support jobs that pay a living wage and provide health benefits, two essential components of building wealth and economic stability.

**Economic Impact**

25 FTEs including 15 FTE drivers, and 9 FTE support positions and 2- .5 FTE positions including an ARPA Compliance Officer, a Transportation/Planning Director, a CFO, a .5 FTE Attorney, an Accounting II position, a Marketing/Small Business Manager, a Transportation Dispatch Manager, a Mechanic, a .5 FTE Evening Security Personnel, Maintenance staff, and a Transportation Dispatch Specialist.

N/A

ENCAP Transportation Program (ETP) Drivers will be paid \$20/hr and work an average of 6 hrs/day. These positions will be eligible for health benefits, retirement contributions, and PTO. The drivers currently employed by the ETP reside in some of the target zip codes that experience high rates of economic instability including 68105, 68107, 68111, 68112, 68116, 68131, 68152, and 68154.

Expansion of ENCAP's transportation Program would initially create approximately 26 new driver and driver support jobs at ENCAP to be added to the existing team. All jobs at ENCAP offer competitive wages based on current market rates, flexible scheduling, on the job training, and health benefits. Businesses and contractors need a stable workforce to execute their projects. An expanded transportation program customized to meet both employer and worker needs will create a new, essential service that improves economic opportunity and mobility in the Qualified Census Tracts.

**Community Benefit** There are several advantages for employers to provide transportation support to their employees, including but not limited to: attracting and retaining workers, minimizing payroll taxes, enhancing customer access to services and goods, expanding service hours, minimizing individual vehicle gas emissions and conserving energy, reducing required parking, demonstrating company support of work-life balance, and developing their company's reputation as a partner with workers. (FCT, 2022). In turn, these improvements ripple to the entire community and increase its livability and improve households' contributions to the local economy. In the 2020 ENCAP study on transportation and mobility challenges facing households in poverty, 38% of respondents reported being prevented from reaching their place of employment at least once in the past year due to transportation barriers, and over 18% reported being prevented from reaching their place of employment 4 or more times in the past year. In the ENCAP report, 34.4% of respondents reported being prevented from accessing employment opportunities at least once in the previous year, with 15.6% of respondents reporting being prevented from doing so 4 or more times. In addition, of respondents with children under the age of five, 26.2% were unable to transport their child to daycare while they attended work or school activities. Individuals with developmental, mental, and visual disorders—all of whom should have the opportunity to work—have some of the lowest rates of mobility compared to others. In the ENCAP transportation and mobility challenges survey, 50.2% of respondents with a self-reported disability did not have a driver's license, and public transportation and paratransit services were not accessible, reliable, or safe. The majority felt that rides to work would help to maintain employment. The two most frequently reported challenges amongst all populations were the inability to afford Uber, Lyft, or cab services and the cost of gas. In Nebraska, gas costs an average of \$2,943 annually and is rising. This equates to approximately 13.8% of the total income for a family of three living below 100% of the Federal Poverty Level (\$21,330). To reduce expenses, many respondents use the public transit system. However, many of those who are public transit-dependent live in areas that are not well connected. According to reports, 36.2% of respondents in Douglas County were not within walking distance of a bus stop. Many study participants indicated that the current public transit system is inadequate in meeting their needs, citing these challenges in particular: · No service in the early mornings, evenings, and Sundays. · Inability to ride long distances (e.g., taking three hours to travel each way for work or health care). · Inconvenient transfers, especially when needing to make multiple stops. · Difficulty planning trips due to discontinued routes and infrequent or inconsistent pick up times. When asked what resources could be offered to meet their transportation and mobility needs, 28.9% of respondents identified door-to-door ride services as an effective resource to meet their needs. Respondents rated improvements to the public transit system second (14.7%), followed by financial assistance to purchase a vehicle (11.4%). ENCAP's project is a direct response to what community members have indicated is the right approach to decrease mobility challenges in Omaha, especially in North Omaha, and increase income stability for both citizens and businesses. The transportation challenges in the community are historical and far-reaching, and ENCAP's proposed program expansion is an innovative, actionable, and scalable program targeted to reduce the power of these challenges.

According to the ConnectGO Getting to Work Survey (CGTWS) from the Greater Omaha Chamber, Metropolitan Area Planning Agency (MAPA) and Verdis Group, transportation barriers are deterring job candidates from joining organizations with high numbers of available entry level positions, and there is demand for support of free transit passes provided by employers and access to multimodal transportation options. Several organizations reported that potential job candidates cited a lack of access to a car as a barrier. On average, 100 potential candidates could not work at their organization due to a transportation barrier (CGTWS). In addition, according to the NDOL, 7.3% of potential job seekers in the Omaha area cited

lack of childcare as a barrier to employment and 16% cited accessible childcare as an important factor in taking a new job. The ENCAP transportation program would primarily serve zip codes in North Omaha where many of these entry level positions are available, and where many young families live. The target zip codes for the expanded ETP will be 68110, 68111, 68131, 68104, and 68152. These zip codes had the highest unemployment rate claims in 2020 due to COVID-19 and an unemployment rate that was double the rate in Omaha and Douglas County; and have high concentrations of households that do not own a vehicle or have the ability to purchase or maintain a vehicle. Those who reported being unemployed in 2020 in these zip codes were all earning below 100% of the federal poverty level; did not have a high school diploma/GED; were between the ages of 16-44 years; had children under the age of 18; and were primarily Black/African American and American Indian/Alaska Native. These zip codes also have poverty rates that are triple the rate in Omaha and Douglas County and contain a total of 13,957 businesses that are currently hiring and 51 childcare establishments, according to Heartland Workforce Solutions. The first steps in ENCAP's project would be completing a feasibility study in order to determine where routes should begin operating, based on both employer and worker needs, and designing a program that meets the requirements of the Nebraska Public Service Commission. ENCAP will look at such factors as the incidence of workers who have children, but do not own a vehicle and rely on other means of transportation to get to work; of workers with the minimum amount of experience and education required by the most frequently hiring occupations; of available childcare; and of job openings available in the area. ENCAP also will assess the needs of employers in order to determine the transportation strategies best suited to meeting workforce demands. Through this study and subsequent action, ENCAP aims to bridge businesses in need of employees and households in need of stable employment. Improving the connections between workers and employers is essential to building a productive and sustainable workforce, a primary driver of economic progress. According to HWS, there are currently 20,894 total job openings in Douglas County. The top three industries with job openings include Health Care/Social Assistance, Accommodation/Food Services, and Administrative Services. With accessible, adequate transportation provided by ENCAP, these industries have an opportunity to improve recruitment and retention by providing customized commuting options to potential employees. The ENCAP program will provide a more flexible, efficient means of transportation through door-to-door service that will include not only transportation to work, but also to childcare services to allow employees the freedom to work and advance at their job, and transportation to job training, interviews and other necessary steps to long-term employment that may not coincide with public transit options. ENCAP also will work with education/training providers to develop solutions for students who are unable to begin or continue their education due to transportation barriers.

**Best Practices/Innovation**

ENCAP prides itself on being a learning organization with a culture of continual improvement and innovation. Utilizing many types of evidence, including not only demographic and service information, but also descriptive research studies, financial data, survey statistics, and trends in client satisfaction, we generate credible, relevant, and actionable information about our organizational effectiveness, the outcomes of our programs, and ultimately, the extent to which we are achieving our mission. ENCAP does not begin any service or program unless the expected impact—and the path leading to that impact—is clear. Led by Nicki Murphy, ENCAP's Program Design and Evaluation Manager, ENCAP's research and evaluation activities are rooted in the principles and standards of the Code of Ethics of the National Association of Social Workers and the American Evaluation Association. Ms. Murphy assesses the effectiveness and outcomes, both expected and unanticipated, of all agency programs on a regular basis. It is imperative that ENCAP adapts what it offers and how it operates to keep up with the fluidity of poverty, and its proposed transportation program expansion illustrates this pursuit. To this end, we conduct comprehensive Community Needs Assessments to identify the current and anticipated needs of people with low incomes in Douglas and Sarpy Counties. In the years between each full needs assessment, we complete interim studies on emerging issues affecting our target population to learn how we can best respond. The 2020 transportation study is one such example, and these activities will continue during the course of the proposed project. To ensure that the data we collect and the interpretation of that data is not biased, we include research on the effects of poverty that reveal racist structures and systems that perpetuate disproportionate representation of racial and ethnic minorities in

poverty across generations. Understanding and presenting these inequities allows ENCAP to pinpoint those most in need of resources and support to inform our own service delivery, and to illustrate the true needs of those most vulnerable in our community to help inform our community partners and legislators as they make decisions with far reaching implications. The responsibility of every Community Action Agency is to adapt what services it provides and how it provides those services in response to direct experience. Having operated its transportation program for the past decade, including the piloting of various work- and education-related transportation services during the past few years, ENCAP understands the strategies and accompanying efforts necessary to launch the transportation project it proposes. Also recognizing that it cannot do its work alone, ENCAP emphasizes the creation of results driven partnerships in order to maximize its resources and broaden its impact. In addition to collaborating with employers, ENCAP's team will work closely with entities such as Heartland Workforce Solutions, Metro Community College, Metro Area Planning Agency, and peer nonprofit agencies to refine its plan and transportation offerings.

**Outcome Measurement**

As an agency subject to rigorous state and federal reporting requirements, ENCAP is well-equipped to measure and report its success via this project. Our short-term outcomes for the expanded transportation program include the number of new accessible transportation resources created, the number of jobs created with a benefit package, the number of jobs created to increase opportunities for people with low-incomes, The number of individuals who attained a recognized credential, certificate, or degree relating to achievement of educational or vocational skills, the number of unemployed youth who obtain employment to gain skills or income, the number of unemployed adults who obtain living wage employment, the number of unemployed adults who obtain and maintain living wage employment for 90/180 days. Over a longer term, we will partner with local workforce agencies to determine the impact of the program on unemployment rates by zip codes.

ENCAP evaluates each of its programs to determine if they are contributing to our overall mission and producing measurable, positive changes for low-income individuals and communities. We utilize a standardized system, Results-Oriented Management and Accountability (ROMA), to measure and analyze outcome achievement and communicate the difference we are making in the lives of those we serve. ENCAP's Program Design & Evaluation Manager, with assistance from the QA & Data Analysis Coordinator, will track progress towards our identified outcomes through quarterly reports from staff in our expanded transportation program and Human Resources department, and administer a survey to clients we transport that confirms their employment status and other impacts of the program.

The investment of employers in ENCAP's expanded transportation program is a primary component of this project. Although difficult to predict, if successful in taking this program to scale, we believe it could attract long-term investment from employers and other entities focused on building long-term economic stability in the community, especially North Omaha.

**Partnerships**

Yes

Heartland Workforce Solutions: ENCAP's Executive Director serves on the Board of Heartland Workforce Solutions (HWS); and, as a recipient of Community Service Block Grant (CSBG), ENCAP is a required partner of HWS under the Workforce Innovation and Opportunity Act (WIOA). ENCAP will partner with HWS and the Department of Labor to review the needs of workers and employers and impact of the program. Metro Community College: ENCAP will include MCC in its feasibility study in order to determine the transportation needs of students, especially those working while furthering their education in order to earn more income. A college degree or certification is an income accelerator, and it will be important to consider the role ENCAP could play in offering routes to and from MCC's North and South Omaha campuses. Metro Area Planning Agency: ENCAP will work with MAPA leadership as it creates the structure and routing of its program. MAPA's expertise and input will be valuable to creating the most effective and efficient program possible. Nonprofit Peers: ENCAP will work with key nonprofit stakeholders, including but not limited to Heart Ministry Center, Family Housing Advisory Services, North Omaha Community Care Council, Financial Hope Collaborative, Learning Community Centers of North and South Omaha, and others to create a clear picture of the needs of job and career seekers with low incomes,

and to coordinate route offerings. Regional Metropolitan Transit Authority (RMTA) (formerly Metro Transit): ENCAP will build and maintain a healthy relationship with RMTA to work collectively to gauge the barriers to RMTA services that can be addressed by the ENCAP Transportation Program.

ENCAP has a standing MOU with Heartland Workforce Solutions and, as necessary, it will enter into similar agreements with key stakeholders. In all cases where an employer or nonprofit agency seeks to procure transportation services from ENCAP, a formal contract will be executed.

<b>Displacement</b>	No
<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>	No
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Design was estimated and is in the budget. The Construction contractor told us to estimate 6-8% percent of the construction budget. I estimated at 8% to account for incidentals or changes. The construction bid was from JE Dunn construction company. They came onsite, used the property measurements to determine estimated construction costs. The rest of the costs were estimated based on our known costs related to our current transportation program.
<b>General Contractor</b>	No
<b>Request Rationale</b>	
<b>Grant Funds Usage</b>	
<b>Proposal Financial Sustainability</b>	Yes
	Yes. We seek to create employer-sponsored transportation services. Per the pro forma submitted, we project to achieve fiscal sustainability by year 4. Costs rise annually for any program, so ENCAP aims to continue creating new employer partnerships and incrementally increasing rates over time to meet cost demands.
<b>Funding Sources</b>	We will secure contracts with employers to support expanded transportation services. In addition, we will continue to explore new private and public funding opportunities that support this work. ENCAP's Community Service Block Grant (CSBG) funding is a flexible funding source targeted to reducing the causes and conditions of poverty in the community. Beyond the project period, ENCAP will determine if and when application of CSBG funding is necessary to sustain this program.

<b>Scalability</b>	This proposal is scalable. Vehicle availability, the infrastructure to support vehicle upkeep and maintenance, security of assets, and adequate parking are the most significant factors to the success of a transportation program. Once ENCAP secures these with economic recovery funding, it will be able to begin and expand operations on a gradual basis as needed. If more limited funding is offered, ENCAP could offer a scaled down version of the program; however, creating transformational change demands that are able to offer as broad a service as possible.
<b>Financial Commitment</b>	ENCAP has a strong track record of being a highly reliable and effective steward of public funding. As we heard at the Omaha Economic Recovery Public Hearings, recipients of ARPA funding must have the capacity to spend the ARPA funding they receive on a consistent basis, collect the necessary data about their work and outcomes, and meet reporting requirements. We are confident that ENCAP is unique among applicants in its ability to do so. We do not currently have the financial resources to fund this expansion of the ENCAP Transportation Program without this influx of funding from ARPA funds, however, we will continue to support the infrastructure needed to support the program and pursue meaningful commitments from existing and potential funders.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Additional Location Documents (see application for list) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule



MTG 2016025666



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Handwritten file numbers: "70", "02-23240", "02-14560".  
Form fields: FEE, FB, BKP, C/O, COMP, DEL, SCAN, FV.

**WHEN RECORDED (MAIL TO)**

Bank of the West  
520 Main Ave  
Fargo, ND 58124

1060206154-59

Received - DIANE L. BATTIATO



**DEED OF TRUST**

THIS DEED OF TRUST is dated March 29, 2016, among EASTERN NEBRASKA COMMUNITY ACTION PARTNERSHIP F/K/A GREATER OMAHA COMMUNITY ACTION, INC., whose address is 2406 FOWLER AVE, OMAHA, NE 68111 ("Trustor"); BANK OF THE WEST, whose address is Benson-Dundee #21330, 5901 NW Radial Hwy, Omaha, NE 68104 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and BANK OF THE WEST, whose address is 5901 NorthWest Radial Highway, Omaha, NE 68104 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor conveys to Trustee in trust, WITH POWER OF SALE, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in DOUGLAS County, State of Nebraska:

Lots 48, 49, 52, and the East 24.0 feet of Lot 47, and all that part of the vacated alley adjoining said Lot 52 on the West, lying south of the North line of said Lot 52, all being part of Luke and Templeton's Addition; and Lots 1 through 7, Block 1, Gruenig Addition, and all that part of the vacated alley adjoining Lots 1 through 6, Block 1, Gruenig Addition on the North, all as platted and recorded in Douglas County, Nebraska.

The Real Property or its address is commonly known as 2406 FOWLER AVE, OMAHA, NE 68111. The Real Property tax identification number is 1222340002.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the

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**DEED OF TRUST  
(Continued)**

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Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Trustor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Trustor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Trustor or to any other person. The representations and warranties contained herein are based on Trustor's due diligence in investigating the Property for Hazardous Substances. Trustor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Trustor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Trustor's ownership or interest in the Property, whether or not the same was or should have been known to Trustor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

**Nuisance, Waste.** Trustor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Trustor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

**Removal of Improvements.** Trustor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Trustor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

**Lender's Right to Enter.** Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Trustor's compliance with the terms and conditions of this Deed of Trust.

**Compliance with Governmental Requirements.** Trustor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Trustor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Trustor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Trustor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

**Duty to Protect.** Trustor agrees neither to abandon or leave unattended the Property. Trustor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

**DUE ON SALE - CONSENT BY LENDER.** Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Trustor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company



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(Continued)**

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interests, as the case may be, of such Trustor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Nebraska law.

**TAXES AND LIENS.** The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

**Payment.** Trustor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Trustor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

**Right to Contest.** Trustor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Trustor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Trustor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Trustor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Trustor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

**Evidence of Payment.** Trustor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

**Notice of Construction.** Trustor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Trustor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Trustor can and will pay the cost of such improvements.

**PROPERTY DAMAGE INSURANCE.** The following provisions relating to insuring the Property are a part of this Deed of Trust.

**Maintenance of Insurance.** Trustor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Trustor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Trustor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Trustor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least thirty (30) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Trustor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Trustor agrees to obtain and maintain Federal Flood Insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

**Application of Proceeds.** Trustor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Trustor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Trustor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Trustor from the proceeds for the reasonable cost of repair or restoration if Trustor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Trustor as Trustor's interests may appear.

**Trustor's Report on Insurance.** Upon request of Lender, however not more than once a year, Trustor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks

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(Continued)**

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insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Trustor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Trustor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Trustor's failure to discharge or pay when due any amounts Trustor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Trustor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Trustor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**WARRANTY; DEFENSE OF TITLE.** The following provisions relating to ownership of the Property are a part of this Deed of Trust:

**Title.** Trustor warrants that: (a) Trustor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Trustor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

**Defense of Title.** Subject to the exception in the paragraph above, Trustor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Trustor's title or the interest of Trustee or Lender under this Deed of Trust, Trustor shall defend the action at Trustor's expense. Trustor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Trustor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

**Compliance With Laws.** Trustor warrants that the Property and Trustor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

**Survival of Representations and Warranties.** All representations, warranties, and agreements made by Trustor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Trustor's Indebtedness shall be paid in full.

**CONDEMNATION.** The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

**Proceedings.** If any proceeding in condemnation is filed, Trustor shall promptly notify Lender in writing, and Trustor shall promptly take such steps as may be necessary to defend the action and obtain the award. Trustor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Trustor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

**Application of Net Proceeds.** If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

**IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES.** The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

**Current Taxes, Fees and Charges.** Upon request by Lender, Trustor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Trustor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

**Taxes.** The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the Indebtedness secured by this Deed of Trust; (2) a specific tax on Trustor which Trustor is authorized or required to deduct from payments on the Indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by

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(Continued)**

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Trustor.

**Subsequent Taxes.** If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Trustor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

**SECURITY AGREEMENT; FINANCING STATEMENTS.** The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

**Security Agreement.** This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

**Security Interest.** Upon request by Lender, Trustor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Trustor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Trustor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Trustor shall not remove, sever or detach the Personal Property from the Property. Upon default, Trustor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Trustor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

**Addresses.** The mailing addresses of Trustor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

**FURTHER ASSURANCES; ATTORNEY-IN-FACT.** The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

**Further Assurances.** At any time, and from time to time, upon request of Lender, Trustor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Trustor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Trustor. Unless prohibited by law or Lender agrees to the contrary in writing, Trustor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

**Attorney-in-Fact.** If Trustor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Trustor and at Trustor's expense. For such purposes, Trustor hereby irrevocably appoints Lender as Trustor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

**FULL PERFORMANCE.** If Trustor pays all the Indebtedness when due, and otherwise performs all the obligations imposed upon Trustor under this Deed of Trust, Lender shall execute and deliver to Trustor a request for full reconveyance and shall execute and deliver to Trustor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Trustor, if permitted by applicable law.

**EVENTS OF DEFAULT.** Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

**Payment Default.** Trustor fails to make any payment when due under the Indebtedness.

**Other Defaults.** Trustor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Trustor.

**Compliance Default.** Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

**Default on Other Payments.** Failure of Trustor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

**Environmental Default.** Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

**Default in Favor of Third Parties.** Should Grantor default under any loan, extension of credit, security agreement,

**DEED OF TRUST  
(Continued)**

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purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the Indebtedness or Grantor's ability to perform Grantor's obligations under this Deed of Trust or any of the Related Documents.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Trustor or on Trustor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Defective Collateralization.** This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

**Insolvency.** The dissolution or termination of Trustor's existence as a going business, the insolvency of Trustor, the appointment of a receiver for any part of Trustor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Trustor.

**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Trustor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Trustor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Trustor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Trustor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Breach of Other Agreement.** Any breach by Trustor under the terms of any other agreement between Trustor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Trustor to Lender, whether existing now or later.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

**Adverse Change.** A material adverse change occurs in Trustor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

**Insecurity.** Lender in good faith believes itself insecure.

**RIGHTS AND REMEDIES ON DEFAULT.** If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

**Acceleration Upon Default; Additional Remedies.** If any Event of Default occurs as per the terms of the Note secured hereby, Lender may declare all Indebtedness secured by this Deed of Trust to be due and payable and the same shall thereupon become due and payable without any presentment, demand, protest or notice of any kind. Thereafter, Lender may:

- (a) Either in person or by agent, with or without bringing any action or proceeding, or by a receiver appointed by a court and without regard to the adequacy of its security, enter upon and take possession of the Property, or any part thereof, in its own name or in the name of Trustee, and do any acts which it deems necessary or desirable to preserve the value, marketability or rentability of the Property, or part of the Property or interest in the Property; increase the income from the Property or protect the security of the Property; and, with or without taking possession of the Property, sue for or otherwise collect the rents, issues and profits of the Property, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection attorneys' fees, to any indebtedness secured by this Deed of Trust, all in such order as Lender may determine. The entering upon and taking possession of the Property, the collection of such rents, issues and profits, and the application thereof shall not cure or waive any default or notice of default under this Deed of Trust or invalidate any act done in response to such default or pursuant to such notice of default; and, notwithstanding the continuance in possession of the Property or the collection, receipt and application of rents, issues or profits, Trustee or Lender shall be entitled to exercise every right provided for in the Note or the Related Documents or by law upon the occurrence of any event of default, including the right to exercise the power of sale;
- (b) Commence an action to foreclose this Deed of Trust as a mortgage, appoint a receiver or specifically enforce any of the covenants hereof; and
- (c) Deliver to Trustee a written declaration of default and demand for sale and a written notice of default and election to cause Trustor's interest in the Property to be sold, which notice Trustee shall cause to be duly filed for record in the appropriate offices of the County in which the Property is located; and
- (d) With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Nebraska Uniform Commercial Code.

**DEED OF TRUST  
(Continued)**

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**Foreclosure by Power of Sale.** If Lender elects to foreclose by exercise of the Power of Sale herein contained, Lender shall notify Trustee and shall deposit with Trustee this Deed of Trust and the Note and such receipts and evidence of expenditures made and secured by this Deed of Trust as Trustee may require.

(a) Upon receipt of such notice from Lender, Trustee shall cause to be recorded, published and delivered to Trustor such Notice of Default and Notice of Sale as then required by law and by this Deed of Trust. Trustee shall, without demand on Trustor, after such time as may then be required by law and after recordation of such Notice of Default and after Notice of Sale having been given as required by law, sell the Property at the time and place of sale fixed by it in such Notice of Sale, either as a whole, or in separate lots or parcels or items as Trustee shall deem expedient, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States payable at the time of sale. Trustee shall deliver to such purchaser or purchasers thereof its good and sufficient deed or deeds conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including without limitation Trustor, Trustee, or Lender, may purchase at such sale.

(b) As may be permitted by law, after deducting all costs, fees and expenses of Trustee and of this Trust, including costs of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of (i) all sums expended under the terms of this Deed of Trust or under the terms of the Note not then repaid, including but not limited to accrued interest and late charges, (ii) all other sums then secured hereby, and (iii) the remainder, if any, to the person or persons legally entitled thereto.

(c) Trustee may in the manner provided by law postpone sale of all or any portion of the Property.

**Remedies Not Exclusive.** Trustee and Lender, and each of them, shall be entitled to enforce payment and performance of any indebtedness or obligations secured by this Deed of Trust and to exercise all rights and powers under this Deed of Trust, under the Note, under any of the Related Documents, or under any other agreement or any laws now or hereafter in force; notwithstanding, some or all of such indebtedness and obligations secured by this Deed of Trust may now or hereafter be otherwise secured, whether by mortgage, deed of trust, pledge, lien, assignment or otherwise. Neither the acceptance of this Deed of Trust nor its enforcement, whether by court action or pursuant to the power of sale or other powers contained in this Deed of Trust, shall prejudice or in any manner affect Trustee's or Lender's right to realize upon or enforce any other security now or hereafter held by Trustee or Lender, it being agreed that Trustee and Lender, and each of them, shall be entitled to enforce this Deed of Trust and any other security now or hereafter held by Lender or Trustee in such order and manner as they or either of them may in their absolute discretion determine. No remedy conferred upon or reserved to Trustee or Lender, is intended to be exclusive of any other remedy in this Deed of Trust or by law provided or permitted, but each shall be cumulative and shall be in addition to every other remedy given in this Deed of Trust or now or hereafter existing at law or in equity or by statute. Every power or remedy given by the Note or any of the Related Documents to Trustee or Lender or to which either of them may be otherwise entitled, may be exercised, concurrently or independently, from time to time and as often as may be deemed expedient by Trustee or Lender, and either of them may pursue inconsistent remedies. Nothing in this Deed of Trust shall be construed as prohibiting Lender from seeking a deficiency judgment against the Trustor to the extent such action is permitted by law. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Trustor under this Deed of Trust, after Trustor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

**Request for Notice.** Trustor, on behalf of Trustor and Lender, hereby requests that a copy of any Notice of Default and a copy of any Notice of Sale under this Deed of Trust be mailed to them at the addresses set forth in the first paragraph of this Deed of Trust.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Trustor also will pay any court costs, in addition to all other sums provided by law.

**Rights of Trustee.** Trustee shall have all of the rights and duties of Lender as set forth in this section.

**POWERS AND OBLIGATIONS OF TRUSTEE.** The following provisions relating to the powers and obligations of Trustee are part of this Deed of Trust:

**Powers of Trustee.** In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Trustor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the

**DEED OF TRUST  
(Continued)**

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public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

**Trustee.** Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

**Successor Trustee.** Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of DOUGLAS County, State of Nebraska. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Trustor, the book and page (or computer system reference) where this Deed of Trust is recorded, and the name and address of the successor trustee, and the instrument shall be executed and acknowledged by all the beneficiaries under this Deed of Trust or their successors in interest. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

**NOTICES.** Any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Trustor agrees to keep Lender informed at all times of Trustor's current address. Unless otherwise provided or required by law, if there is more than one Trustor, any notice given by Lender to any Trustor is deemed to be notice given to all Trustors.

**FUTURE ADVANCES.** This Deed of Trust secures all future advances made by Lender under this Note, including all amendments, renewals, extensions or refinancings thereof.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Deed of Trust:

**Amendments.** This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Annual Reports.** If the Property is used for purposes other than Trustor's residence, Trustor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Trustor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

**Caption Headings.** Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

**Merger.** There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Governing Law.** This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Nebraska without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Nebraska.

**Choice of Venue.** If there is a lawsuit, Trustor agrees upon Lender's request to submit to the jurisdiction of the courts of Douglas County, State of Nebraska.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Trustor, shall constitute a waiver of any of Lender's rights or of any of Trustor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be

**DEED OF TRUST  
(Continued)**

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considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

**Successors and Assigns.** Subject to any limitations stated in this Deed of Trust on transfer of Trustor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Trustor, Lender, without notice to Trustor, may deal with Trustor's successors with reference to this Deed of Trust and the Indebtedness by way of forbearance or extension without releasing Trustor from the obligations of this Deed of Trust or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**Waive Jury.** All parties to this Deed of Trust hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

**Waiver of Homestead Exemption.** Trustor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Nebraska as to all Indebtedness secured by this Deed of Trust.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Beneficiary.** The word "Beneficiary" means BANK OF THE WEST, and its successors and assigns.

**Borrower.** The word "Borrower" means EASTERN NEBRASKA COMMUNITY ACTION PARTNERSHIP and includes all co-signers and co-makers signing the Note and all their successors and assigns.

**Deed of Trust.** The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

**Default.** The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

**Guaranty.** The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

**Lender.** The word "Lender" means BANK OF THE WEST, its successors and assigns.

**Note.** The word "Note" means the promissory note dated March 29, 2016, in the original principal amount of \$247,541.67 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of this Deed of Trust is March 29, 2031.

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property;

DEED OF TRUST  
(Continued)

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together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

**Trustee.** The word "Trustee" means BANK OF THE WEST, whose address is 5901 NorthWest Radial Highway, Omaha, NE 68104 and any substitute or successor trustees.

**Trustor.** The word "Trustor" means EASTERN NEBRASKA COMMUNITY ACTION PARTNERSHIP.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS.

TRUSTOR:

EASTERN NEBRASKA COMMUNITY ACTION PARTNERSHIP

By: [Signature]  
ALEX GRAY, Executive Director of EASTERN NEBRASKA  
COMMUNITY ACTION PARTNERSHIP

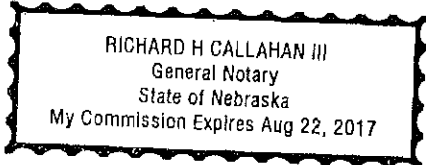
By: [Signature]  
D PAUL HARNETT, Treasurer of EASTERN NEBRASKA COMMUNITY  
ACTION PARTNERSHIP

CORPORATE ACKNOWLEDGMENT

STATE OF Nebraska )  
COUNTY OF Douglas ) SS

On this 29 day of March, 20 16, before me, the undersigned Notary Public, personally appeared ALEX GRAY, Executive Director of EASTERN NEBRASKA COMMUNITY ACTION PARTNERSHIP and D PAUL HARNETT, Treasurer of EASTERN NEBRASKA COMMUNITY ACTION PARTNERSHIP, and known to me to be authorized agents of the corporation that executed the Deed of Trust and acknowledged the Deed of Trust to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Deed of Trust and in fact executed the Deed of Trust on behalf of the corporation.

By: [Signature]  
Printed Name: Richard H Callahan III  
Notary Public in and for the State of Nebraska  
Residing at Omaha, NE  
My commission expires 8-22-2017





**DEED OF TRUST  
(Continued)**

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**REQUEST FOR FULL RECONVEYANCE**

(To be used only when obligations have been paid in full)

To: \_\_\_\_\_, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: \_\_\_\_\_

Beneficiary: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Douglas County, Nebraska Property Record - R1222340002**

Information is valid as of 2022-10-07

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

**Great Feature** → → →

**Taxpayer**

EASTERN NEBRASKA COMMUNITY

ACTION PARTNERSHIP  
 2406 FOWLER AVE  
 OMAHA NE 68111-0000

**Property Information**

<b>Key Number:</b>	2234 0002 12
<b>Account Type:</b>	Ex Charitable
<b>Parcel Number:</b>	1222340002
<b>Parcel Address:</b>	2406 FOWLER AV OMAHA NE 68111-0000
<b>Abbreviated Legal Description:</b>	GRUENIG ADD LOT 7 BLOCK 1 1/2 VAC ALLEY ADJ & E 24 FT LT 47 & ALL LTS 48 & 49 & 52 LUKE & TEMPLETON ADD & 1/2 VAC ALLEY ADJ & ALL LTS 1 THRU 7 IRREG

**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$0	\$0	\$0
<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>
0.0	0.0	0.0	0.0	0.0	

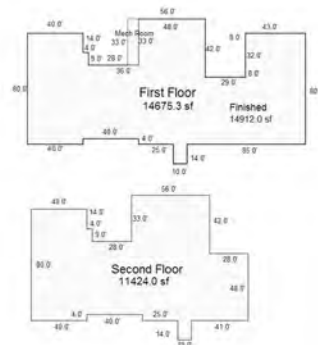
**Improvement Information**

**Building 1**



[CLICK TO ENLARGE IMAGE](#)

2406 FOWLER STREET



[CLICK TO ENLARGE IMAGE](#)

**Square Footage:** 26099.0

**Percent Complete:** 100.0%

<b>Perimeter</b>	726.0	<b>Quality:</b>	Average
<b>Unit Type:</b>		<b>Condition:</b>	Average
<b>Built As:</b>	Office Building	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Package Unit	<b>Rooms:</b>	20.0
<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>	2.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	0.0

<b>Year Built</b>	<b>Year Remodeled</b>	<b>Percent Remodeled</b>	<b>Adjusted Year Built</b>	<b>Physical Age</b>
1971	0	0%	1971	0

<b>Detail Type</b>	<b>Detail Description</b>	<b>Units</b>
Add On	Elevator Hydraulic Passenger	1.0
Add On	Ob Fence Chain Link	3090.0
Add On	Ob Paving Concrete - Average	12000.0
Basement	Finished	14912.0

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



## DAVID L. WYCOFF, GENERAL CERTIFIED APPRAISER

P.O. Box 1462, Bellevue, Nebraska 68005

Office (402) 829-9999 • Cellular (402) 290-5874 • Fax (402) 898-1879 • email [dwycoff@dwycoff.com](mailto:dwycoff@dwycoff.com)

January 26, 2011

Mr. Marc Woodle  
Bank of the West  
13220 California Street  
1st Floor, NE-CAL-01-A  
Omaha, NE 68154

RE: Office Building  
2406 Fowler Avenue  
Omaha, Nebraska 68111  
#10-1805-01-1

Dear Mr. Woodle:

As requested, I have prepared a limited scope narrative appraisal communicated by this restricted use report on the above referenced property. I have inspected the subject property, gathered and analyzed the necessary data and formed an opinion of the value of the above captioned property.

The purpose of this report is to estimate the “as is” market value of the fee simple estate interest to the subject based solely on a sales comparison approach.

Based upon my inspection of the property and the investigation and analyses undertaken, I have formed an opinion of value as of January 16, 2011, the date of last inspection. Subject to the assumptions and limiting conditions set forth in this report, the estimated “as is” market value of the fee simple estate interest to the subject property was:

**One Million Four Hundred Forty Thousand (\$1,440,000) Dollars**

The value opinion was developed subject to the definitions, certifications, assumptions, limiting conditions, hypothetical conditions (if any), etc. in the report and addenda. The above value conclusion excludes furniture, fixtures and equipment unless specifically discussed.

### **Scope of the work**

Based upon a prior agreement with the client, this is a limited scopes narrative appraisal communicated by a restricted report. The depth of research, analysis and discussion is specific to the needs of the client. The report is limited in that of the three typical approaches to value only the Sales Comparison Approach was used. Due to the age of the property a Cost Approach was not warranted. Due to the owner occupant nature of the property an Income Approach is less applicable and reliable. The Cost Approach and Income Approach were not considered necessary for a credible value conclusion.

This report is limited and restricted to use only by the addressee as the sole client and only for internal decision purposes. It is not intended for any other use or user. The appraiser's opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile. Additional scope and items required by USPAP are in the addenda.

### **Location Description**

The subject property is located in the northeast section of Omaha which is a stable, economically diverse Midwestern city. The Omaha Metropolitan Statistical Area (MSA) is located on the eastern border of the State of Nebraska in Douglas County. This area consists of eight counties (as defined by the Bureau of the Census). In terms of population, the Omaha MSA is the nation's 60<sup>th</sup> largest city. The chart below shows the land area encompassed by the Omaha MSA.

For this report, the subject neighborhood is considered as the land uses within a one-mile radius of the subject. The subject neighborhood began to develop 75+ years ago. The neighborhood is a mix of retail, commercial, light industrial and single and multi family residential units.

The main north/south thoroughfares in the area are North 24<sup>th</sup> Street, which is adjacent on the east of the subject property and The North Freeway (Highway 75) approximately three blocks west of the subject. North 24<sup>th</sup> Street is a two-lane, two-way street, Highway 75 is a main transportation route that connects with I-680 a few miles south of the subject. The main east/west road is Sorenson Expressway, which is approximately four blocks north of the subject property. It connects with Arthur C. Storz northwest of the subject. Both are four-lane, two-way thoroughfares. The subject also has access from Templeton Street, a two-lane, two-way street. Other neighborhood streets are mostly two lanes, paved, and provide good access and linkage.

The subject property has southern frontage on Fowler Avenue, across this street is Saratoga Elementary School. To the north of the subject is a small commercial property and then single family homes. Single-family residences are adjacent on the west of the subject. To the east of the subject are a mix of commercial, light industrial and residential uses.

The neighborhood is considered as relatively economically steady. While it ranks statistically among the lower socioeconomic tiers of the metro area, Omaha and private entities have invested substantial resources in the area. Additionally, a variety of community projects and services are in place.

Topography for the area is level to gently rolling. Neighborhood drainage appears to be adequate. There are no natural barriers to growth or expansion.

In summary, the subject is located in an older area of mixed uses. All goods, services, utilities and municipal services are available in the neighborhood or adjoining areas.

The client is very familiar with Omaha and the neighborhood and they will not be discussed further. Additionally details are in the workfile and available upon request. A location map is in the addenda.

### **Description of the Property**

Site - According to County record the irregular shaped site has 61,725 SF. The site has good visibility and access from primary frontage along North 24<sup>th</sup> Street on the east and Fowler Avenue on the south. It also has access from northern frontage along Templeton Street,

The site is basically level at street grade. Drainage appears to be adequate. All utilities are available in sufficient quantities to support most feasible improvements.

No soil tests have been provided, however it is assumed that the soil is adequate to support the current and any feasible improvements. Other than typical utility easements it is assumed there are no other easements, encroachments or deed restrictions that would affect the value of the subject.

No overt evidence of hazardous waste or other environmental concerns was noted during our inspection, and this appraisal is based on the assumption that these items do not adversely affect the property. However, the appraisers are not trained technicians in these issues, and would yield to findings by a qualified specialist. Such findings may cause all or parts of the appraisal to be changed to reflect the effects of said findings.

The subject is within the City Limits of Omaha and is zoned The GO general office district. The GO district allows for relatively intense office development, together with selected complementary commercial uses integrated into such developments. It appears and is assumed the subject conforms to zoning. The Flood Insurance Rate Map 31055 C0237 H revised December 2, 2005 indicates the subject is not in a flood plain.

Improvements - The subject is an irregular shaped masonry building with two levels above grade and a finished lower level partially below grade. The building has 14,675 SF on the main level and 11,424 SF on the second level for 26,099 SF above grade. The basement lower level is 14,912 SF for a gross building area of 41,011 SF.

County records indicate the building was constructed in 1971. The main level is reception area and nicely finished office space. Most of the lower and upper level interior finishes are functional but dated. A full kitchen is in the lower level. The exterior walls are masonry with face brick. Foundation and lower level floors appear to be poured concrete. Upper level floors are concrete over metal deck. Most interior partition walls are concrete block. Roof is reported to be ballasted membrane over rigid insulation and metal deck. Front pedestrian entry doors and windows are insulated glass in metal frames. Rear doors are metal in metal frames.



Interior wall finishes are a mix of painted concrete block and drywall. Ceilings are a mix of suspended acoustic tiles and painted drywall. Floor covers are a mix of carpet, vinyl and terrazzo.

HVAC is by thru-wall electric heater/coolers in the original building. The newer east wing has gas fired boiler heat and roof mounted air conditioning. The building has an adequate water system, water heaters, sanitary waste and vent system typical for age and use of property. Full sprinkler system. Two elevators service all floors.

Asphalt and concrete paving provides adequate parking, drives and sidewalks. Mature landscaping of grass with shrubs and trees.

The subject is currently owned and occupied by Eastern Nebraska Community Action Partnership. According to the owners in the past the structure has been used as a senior citizen center and also a correctional facility.

The subject receives continual maintenance and overall is rated as being in average condition. The main level has attractive updating and remodeling. The lower level and third levels have dated but adequate interior finishes. As a leftover from the senior living center use there are several offices with shared ½ bathrooms between them and also restrooms with showers noted.

While the interior concrete block partition walls reduce flexibility in layout and redesign, the building is considered adequate for the current use and a variety of potential uses. The electric thru-wall HVAC units are not as efficient as other types of units. These items are considered as functional obsolescence and but have minimal effects on overall value. As previously discussed the economic factors for the area in the lower tiers for the metro area, but no other factors outside of the property that would affect value (externalities) are evident. Additional details are in the workfile and addenda.

### **Assessed Value and Taxes**

The subject is considered a nonprofit tax exempt property by the Douglas County Assessor's and the Treasurer's office has no assessed value or taxes due. There is no SID number for this property. In 2006 and 2007 the property had a \$100 tax amount due.

## **Highest and Best Use**

### As If Vacant

The site is large enough to support most feasible improvements. No hazardous or adverse conditions are evident. The site conforms to the minimum size requirements of the GO General Office zoning classification. The legal use of the land is commercial office. Visibility and access are adequate for most commercial uses. The proximity of other commercial properties indicates commercial use of the site is appropriate in the market and illustrates demand. It is my opinion the highest and best use of the subject site "as if vacant" is commercial office within those uses allowed by zoning.

### As Improved

The subject site is improved with a building of commercial office design with paving and associated site improvements. These improvements represent a legally permissible use, and are physically possible to rebuild on this site. The overall building design is functional by current standards and the building layout is considered as adequate.

The improvements have a remaining economic life of more than 30 years. The improvements contribute to the total value of the property, and are expected to do so for some time. Based on this analysis, it is my opinion that the highest and best use of the subject as improved is commercial which includes the current office use.

## **VALUATION**

### **Sales Comparison Approach**

The local market was researched for listings and sales of similar properties. Those considered most similar to the subject and used to estimate value are summarized as follows. The location of the subject and comparable sales are illustrated on the improved sales map on the next page.



- [SEARCH PAGE](#)
- [TREASURER'S HOME PAGE](#)
- [ASSESSOR'S VALUATION PAGE](#)
- [CONTACT US](#)
- [HELP](#)

### Taxpayer Information

ACTION PARTNERSHIP

Mailing Address: 2406 FOWLER AVE  
OMAHA, NE 68111

### Property Information

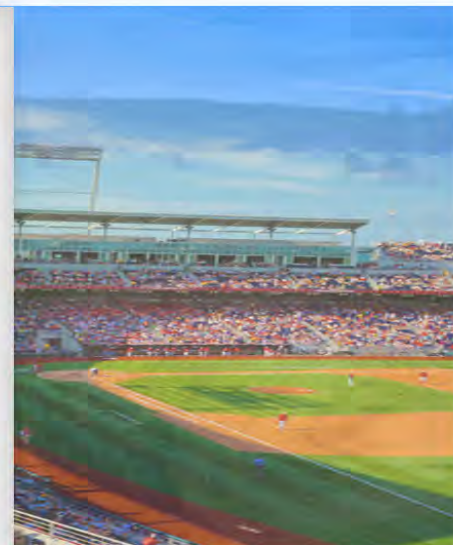
Parcel Number: 1222340002  
Key Number: 2234 0002 12  
Property Address: 2406 FOWLER AVENUE  
Legal Description: GRUENIG ADD LOT 7 BLOCK 1

### Tax Information for 2021

Taxable Value: \$0.00 [Assessor's Valuation Page](#)  
Tax Levy: 2.01719 [Levy Info](#)  
Tax Amount: \$0.00

### Payment History

Tax Year	Tax Amount	Date Posted	Principal	Interest	Advertising	Total
2021	\$0.00	NONE	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$0.00	NONE	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$0.00	NONE	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$0.00	NONE	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$0.00	NONE	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$100.00	06-11-2018	\$100.00	\$14.58	\$0.00	\$114.58



**UNIFORM COMMERCIAL PURCHASE AGREEMENT**  
(This is a legally binding contract. If not understood, seek legal advice)

February 16, 2021

The undersigned Buyer, (whether one or more) agrees to purchase the Property described as follows:

1. **Address:** 2421 Templeton St, Omaha, NE Zip Code 68111
2. **Legal Description (Property):** Luke & Templetons, Lot 46, Block 0 (50 x 132)
3. **Personal Property:** The only personal property included is as follows: None.
4. **Conveyance:** Seller represents that they have good, valid and marketable title, in fee simple, and agrees to convey title to Property to Buyer or his nominee by warranty deed free and clear of all liens, encumbrances or special taxes levied or assessed, and subject to all building and use restrictions, utility easements not exceeding ten (10) feet in width abutting the boundary of the Property, and covenants now of record. In addition, the property must be unoccupied at the time of conveyance.
5. **Assessments:** Seller agrees to pay any assessments for public improvements previously constructed, or ordered or required to be constructed by the public authority, but not yet assessed. Seller is not aware of any public improvements ordered or required to be constructed but not yet constructed.
6. **Purchase Price:** Buyer agrees to pay One (\$1.00) Dollar on the following terms: one and no/100 Dollars (\$1.00) and other valuable consideration (Deposit) deposited with the Seller. In the event of refusal or failure of the Buyer to consummate the purchase, the Seller may retain the Deposit as liquidated damages as Seller's sole remedy for failure to carry out the agreement of sale; it being the agreement of the parties that upon the happening of such event, the Seller may have sustained damages, the exact amount of which would not be easily ascertained and the Deposit set forth above is agreed by the parties to be equitable compensation to Seller for the actual loss which may have been sustained. Balance to be paid in immediately available funds at closing of the sale.
7. **Applicable Conditions:** This Agreement is conditioned upon the happening of each of the following events. If each of the same have not occurred within the time stated, or if receiving the information or inspecting the Property, the Property is no longer acceptable to the Buyer, this offer shall be null and void, and any Deposit returned to Buyer. The Buyer shall waive contingencies.
  - (A) **Survey:** Buyer may obtain a current staked survey prepared by a registered land surveyor within forty-five (45) days of acceptance of this offer. Buyer will pay cost of the survey. Buyer shall notify Seller in writing within ten (10) days after receipt of the survey if the survey discloses material items inconsistent with previous representations, in which case Buyer may terminate this Agreement and the Deposit will be returned to Buyer.
  - (B) **Environmental Review:** Buyer may obtain an Environmental Site Review prepared by an environmental professional within forty-five (45) days of acceptance of this offer. Buyer will pay the cost of the Environmental Site Review. Buyer shall notify Seller in writing within ten (10) days after receipt of the Environmental Site Review if the Review discloses material or site condition items inconsistent with previous representations, or that would encumber site development, in which case Buyer may terminate this Agreement and the Deposit will be returned to Buyer.
  - (C) **Inspection:** Buyer shall have the right to make a complete inspection of the Property and equipment within thirty (30) days of acceptance of this Agreement. In the event Buyer, in Buyer's sole discretion finds the condition of the Property unacceptable, Buyer may notify Seller in writing within said time period and terminate this Agreement and the Deposit will be returned in full.
8. **Taxes:** Urban Taxes: All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes shall be prorated as of the date of closing, and all the prior years' taxes, interest, and other charges, if any, will be paid by Seller.
9. **Conveyance of Title:** Buyer shall provide a current title insurance commitment as soon as practical from Ambassador Title Service, or the title company of Buyer's choice. If title defects are found, Seller must cure them within a reasonable time. If title defects are not cured within a reasonable time period, the Buyer may rescind this Agreement and the Deposit shall be refunded, if applicable. Closing will occur within fifteen (15) days after all contingencies have been removed. **Time is of the essence.** Possession shall be delivered at closing. The cost of an Owner's title insurance policy shall be by Buyer.
10. **State Documentary Tax:** The State Documentary Tax on the deed shall be paid by the Buyer.
11. **Insurance:** Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion, or any other cause, Buyer shall have the right to rescind this agreement, and Seller shall refund the Deposit to Buyer. Buyer agrees to provide his own insurance.

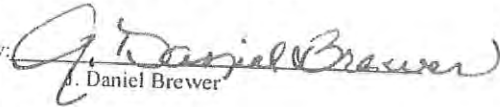
12. **Condition of Property:** Seller represents to the best of Seller's knowledge; information and belief, there are no latent defects in the Property. The property shall be vacant at the time of closing.

13. **Environmental:** Seller represents to the best of the Seller's knowledge, information and belief, there are no conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect thereto.

14. **Extension:** If any of the above contingencies are not satisfied within the time period allowed, but the parties are acting diligently and in good faith to complete said contingencies, the respective time periods shall be reasonably extended.

**THIS OFFER IS BASED UPON BUYER'S PERSONAL INSPECTION OR INVESTIGATION OF THE PROPERTY AND NOT UPON ANY REPRESENTATION OR WARRANTIES OF CONDITION BY THE SELLER OR SELLER'S AGENT.**

SELLER:  
Habitat for Humanity of Omaha, Inc.

By:   
Daniel Brewer


1701 N. 24<sup>th</sup> Street  
Omaha, Nebraska 68110  
402.884.7590  
Fed. ID#: 36-3283625

ACCEPTANCE

2/24/21

2021

The Buyer accepts the foregoing proposition on the terms stated and perform all the terms and conditions set forth, and acknowledges receipt of an executed copy of this agreement except for the following modifications:

WITNESS: \_\_\_\_\_ BUYER:  Aaron Bowen, ENCAP Executive Director   
WITNESS: \_\_\_\_\_ BUYER:  SS#/FED. ID#  47-0488296   
ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

**SELLER RECEIPT AND ACCEPTANCE**

Seller acknowledges a fully executed copy of this agreement and accepts Counter Proposal as set out above, if any.

DATE: \_\_\_\_\_ SELLER: \_\_\_\_\_

File No./Escrow No.: 37190A  
 Officer/Escrow Officer: Lorie Lyon

Ambassador Title Services  
 331 Village Pointe Plaza, Suite 102  
 Omaha, NE 68118  
 (402)884-4500



Property Address: 2421 TEMPLETON STREET  
 OMAHA, NE 68111 (DOUGLAS)  
 (4449 0000 16)

Buyer: EASTERN NEBRASKA COMMUNITY ACTION PARTNERSHIP

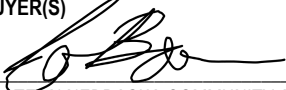
Settlement Date: 4/7/2021

Description	Buyer	
	Debit	Credit
<b>Deposits, Credits, Debits</b>		
Contract sales price	\$1.00	
<b>Title Charges</b>		
Owner's coverage \$5,000.00 Premium \$150.00 to Ambassador Title Services	\$150.00	
Closing Protection Letter Endorsement(s) to Ambassador Title Services	\$25.00	
Settlement or closing fee to Ambassador Title Services \$650.00	\$650.00	
E-File Fee to Ambassador Title Services - Recording \$4.00	\$4.00	
<b>Government Recording and Transfer Charges</b>		
Recording fees: Deed \$10.00	\$10.00	
Transfer Taxes	\$11.25	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	\$851.25	\$0.00
Due From Buyer		\$851.25
<b>Totals</b>	\$851.25	\$851.25

Acknowledgement

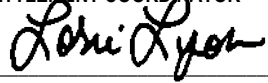
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Ambassador Title Services to cause the funds to be disbursed in accordance with this statement.

BUYER(S)



\_\_\_\_\_  
EASTERN NEBRASKA COMMUNITY ACTION PARTNERSHIP

SETTLEMENT COORDINATOR



\_\_\_\_\_  
Lorie Lyon

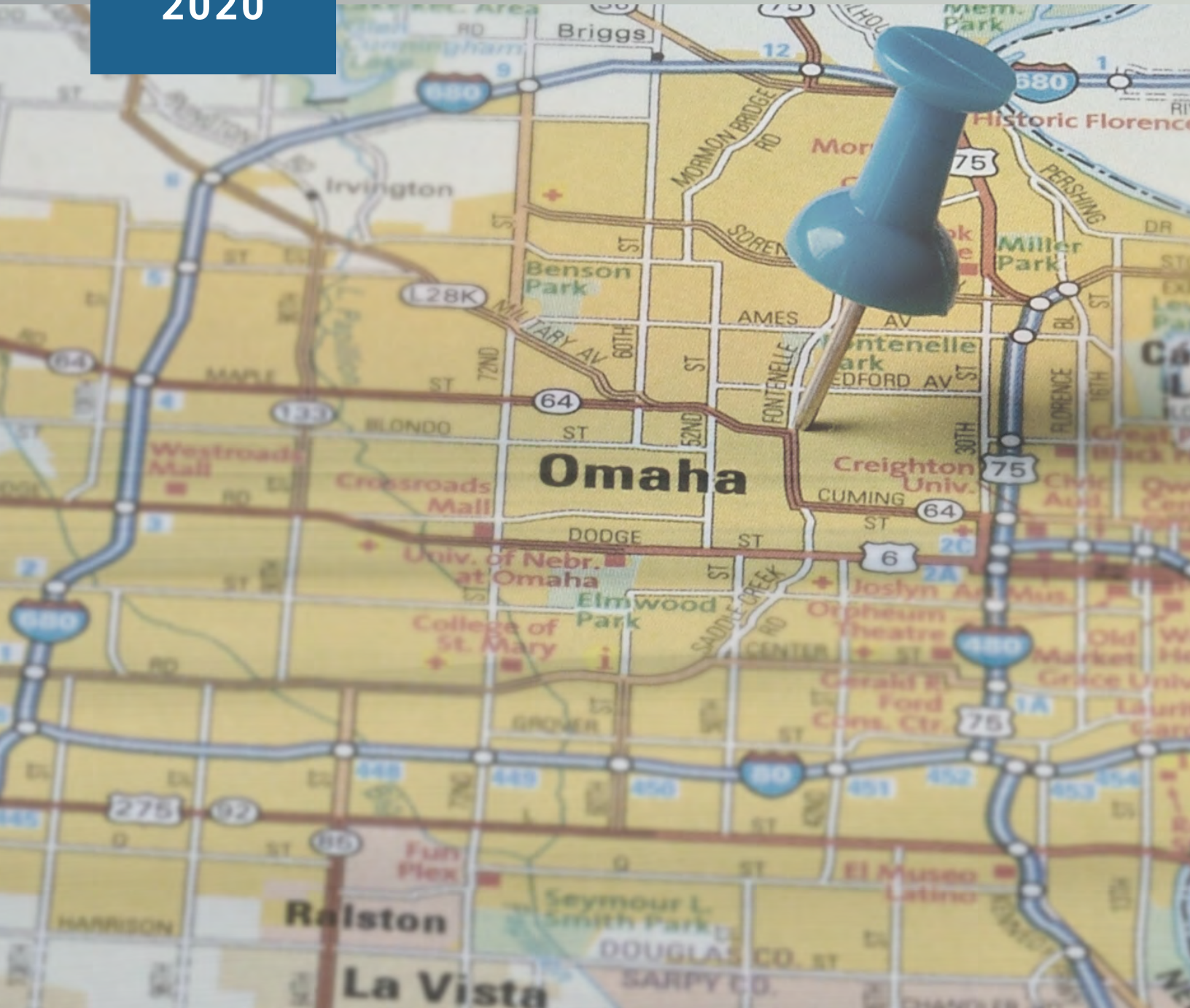


COMMUNITY  
REPORT

2020

# TRANSPORTATION AND MOBILITY CHALLENGES OF HOUSEHOLDS FACING POVERTY

*Eastern Nebraska Community Action Partnership*



PREPARED BY NICHOLE MURPHY, MSW, RESEARCH & EVALUATION MANAGER  
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2406 FOWLER AVENUE | OMAHA, NE 68111 | ENCAPNEBRASKA.ORG





OMAHA, NE SKYLINE

## INTRODUCTION

In early 2019, ENCAP completed a comprehensive Community Needs Assessment that detailed the needs of and resources available to individuals and families with low incomes in **Douglas County and Sarpy County**. Based on its findings, the staff and board created a 3-year strategic plan (2020-2022), which included improving the transportation resources of our clients as one of its primary focus areas.

Aiming to gain a deeper understanding of how transportation barriers can limit access to opportunity and socio-economic mobility, we administered a comprehensive Community Transportation Needs Survey in September 2019 in order to accomplish the following goals: **1) identify the specific types of transportation challenges experienced by residents in ENCAP's Service Delivery Area of Douglas and Sarpy County, 2) identify which population segments have the highest need, 3) evaluate the level of accessibility to key destinations; and 4) determine what resources will best meet residents' needs.** ENCAP recognizes that our work must be grounded in and respond to the needs and preferences of the communities we serve. Subsequently, we will use the information in this report to inform decision making, planning, and resource allocation.

Our findings provide a detailed picture of the transportation barriers individuals with low-incomes face. It is our intent that the results will promote action planning and improved service coordination at the systems level. We encourage community stakeholders, policymakers, experts in the field, local officials, and social service organizations to use the information in this report to develop and execute solutions that will have the greatest impact on the problem. **If your organization uses any of the information included in this document, please use the following citation when referencing information contained in this report: Murphy, N. B. (2020). Transportation & Mobility Challenges of Households Facing Poverty: Community Report (PDF). Eastern Nebraska Community Action Partnership. <https://encapnebraska.org/>.**

If you have questions about any portion of this report, please reach out to:

**Nicki Murphy**, MSW, Research & Evaluation Manager  
nmurphy@encapomaha.org  
(402) 453-5656 ext. 208

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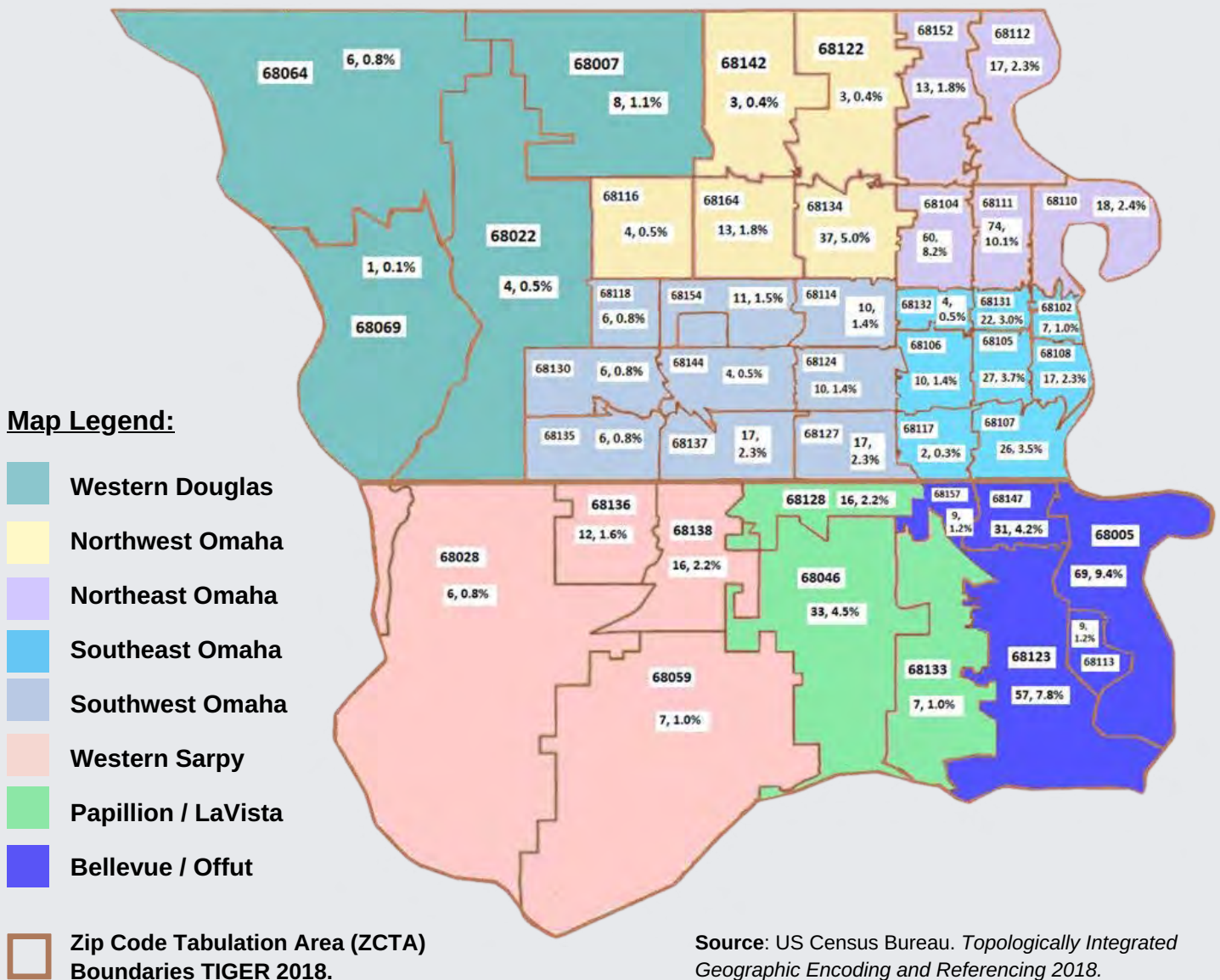
# I. ACKNOWLEDGEMENTS

Eastern Nebraska Community Action Partnership (ENCAP) is indebted to the 63 community partners who participated in survey administration and dissemination, without which this study would not be possible.

## COMMUNITY PARTNERS: 63

Annie E Casey Foundation  
Avenue Scholars  
Bella Care, Inc.  
Bellevue Housing Authority  
Bellevue Public Schools  
Bethlehem House  
Bridge to Independence  
Center for Holistic Development  
Central Plains PALS  
Church of Jesus Christ of Latter-Day Saints  
Clair Memorial United Methodist  
College Possible  
Community Alliance  
Consumer Credit Counseling Services  
Cross Training Center  
Douglas County General Assistance  
Douglas County Health Department  
Douglas County Housing Authority  
Douglas County Youth Center  
Eastern Nebraska Office on Aging  
First United Methodist Church  
GOALS Center  
Heartland Family Service  
Heartland Workforce Solutions  
Immanuel Pathways (PACE)  
inCOMMON Community Development  
Juvenile Probation  
KVC Nebraska  
Latino Center of the Midlands  
League of Human Dignity  
Legal Aid of Nebraska  
Lift Up Sarpy County  
Lutheran Family Service  
Metro Area Continuum of Care for the Homeless  
Metropolitan Area Planning Agency  
Municipal Housing Agency  
National Federation of the Blind  
Nebraska Children and Families Foundation  
Nebraska Children's Home Society  
Nebraska Department of Health and Human Services  
Nebraska Methodist College  
North End Teleservices  
Notre Dame Housing  
NOVA Treatment Community  
Omaha Community Foundation  
Omaha Public Schools  
Outlook Nebraska, Inc.  
Papillion-LaVista Schools  
Paralyzed Veterans of America  
Project Everlast  
Radio Talking Book Service  
Region 6 Behavioral Healthcare  
ResCare  
Sarpy County Cooperative Head start  
Sarpy/Cass County Health Department  
Simple Senior Solutions  
Springfield Platteview Schools  
The Simple Foundation  
Together, Inc.  
University of Nebraska Medical Center  
Wellness Council of the Midlands  
Women's Center for Advancement  
Youth Emergency Services

## II. GEOGRAPHIC DEFINITION & SURVEY INSTRUMENT



Source: US Census Bureau. *Topologically Integrated Geographic Encoding and Referencing 2018.*

## COMMUNITY:

The geographic area for this study includes Douglas and Sarpy counties in Nebraska. We further divided Douglas County into five geographical regions (Northeast Omaha, Southeast Omaha, Northwest Omaha, Southwest Omaha, and Western Douglas County); and Sarpy County into three geographic areas (Western Sarpy, Papillion/La Vista, and Bellevue/Offutt). This community definition is illustrated in the map above.



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## SURVEY INSTRUMENT

The survey instrument used for this study was based on input from ENCAP's leadership team as well as a review of several other transportation-related surveys and resources (See References). It was developed to reflect various mobility-related issues as found in the literature base. Questions were designed to elicit in-depth information regarding the type of challenges experienced, travel behaviors, views on how distance limits access to critical resources and services, and beliefs about potential solutions. The final survey contained 35 questions, including 28 multiple-choice items and seven open-ended items. Surveys were adapted to be fully accessible to members of the blind and vision-impaired community and made available online or in paper format in English and Spanish. Results of Flesch-Kincaid readability show an 8.4 reading grade level and reading ease of 55.7, making the survey content appropriate for persons with varying degrees of literacy.

## III. METHODOLOGY

This report incorporates data from both quantitative and qualitative sources, including primary research obtained through the Community Transportation Needs Survey and secondary research on the transportation needs of low-income individuals. This mixed-methods approach allows for comparisons at the county, state, and national levels.

We used a multipronged strategy involving e-mails, phone calls, postings on social media, and outreach at community events to administer surveys to residents in Douglas County and Sarpy County. ENCAP staff, in collaboration with partner agencies, began survey administration and data collection in September 2019. We first emailed partner agencies to introduce the purpose of the study and provide instructions on how to administer the surveys. ENCAP's Research and Evaluation Manager performed all data input and analyses. To increase participation from residents of all age groups and zip codes, we sent reminder emails and recorded all surveys, including hard copy and scanned submissions, via Survey Monkey.

## RESEARCH QUESTIONS:

This report answers the following research questions:

- What transportation challenges are reported most frequently by all respondents?
- Does age affect the type of transportation challenge experienced?
- Does household size affect the type of transportation challenge experienced?
- Does geographic area affect the type of transportation challenge experienced?
- What travel destinations are the least accessible to all respondents?
- What are the demographic characteristics of respondents with significantly different access to destination scores?
- Where do respondents who reported concerns with distance to key activities live?
- What travel destinations least accessible to respondents with distance concerns?
- What resources do respondents believe will meet their transportation needs?

## SAMPLE APPROACH & DESIGN:

A stratified random sample of 738 individuals age 16 and older residing in Douglas and Sarpy County, Nebraska. Surveys were respondent-driven and non-incentivized. A stratified random sampling technique increased representation by matching characteristics of the sample with characteristics of the population. This sample of residents includes 465 individuals in Douglas County and 273 individuals in Sarpy County. The higher sample within Douglas County reflects the greater population density within the county (1,574 people per square mile versus 664 people per square mile).[1] Quality control procedures were implemented throughout data collection to reduce self-reported bias, followed by oversampling after meeting the goal of 500 responses.

---

[1] U.S. Census Bureau, American Fact Finder. Population, Housing Units, Area, and Density, 2010.  
<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CFt>

## SURVEY MEASURES:

Survey measures include the independent variables of age, household size, age groups of household members, and zip code. \*Dependent variables include transportation challenges, access to travel destination, and travel distance. Yes or no questions measured transportation challenges by asking participants if they or someone in their household experienced one of fifteen challenges within the last 12 months. Participants selected either yes or no for each item. We applied codes of 1=yes and 2=no, with scores of 1 indicating higher need.

Twelve items measured access to travel destination by asking participants how often transportation challenges prevented them from reaching their destination within the last 12 months. For each destination, participants selected one response on a 4-point scale (zero times, 1-3 times, 4-6 times, or seven or more times). We applied codes of zero times=1, one to three times=2, four to six times=3, and seven or more times=4. The least accessible destinations were those with the most answers of 4 or more.

A yes or no question measured travel distance by asking respondents if they had concerns with distance to key activities, such as work or school. We applied codes of yes=1 and no=2 with scores of 1 indicating higher need.

## STATISTICAL ANALYSES:

A statistically significant result is a result that is not likely to occur randomly or by chance, but is instead attributed to a specific cause. For this study, statistical testing was necessary to determine whether there were any meaningful differences between the average scores of respondents in various groups, and to identify the demographic characteristics of those with the highest need. Findings were considered statistically significant if the significance level – the “p-value” – reached .05 or below (for example,  $p = .00$  or  $p < .05$ ), meaning there is less than a 1 in 20 chance that the differences occurred randomly.

Statistical analyses were both descriptive and inferential, with frequencies describing responses to survey questions and multivariate comparisons answering research questions. We compared the scores of respondents in age groups, household sizes, and geographic areas and determined which results were significant by conducting Pearson Chi-square tests, independent samples t-tests, and one-way analysis of variance (ANOVA). For all statistically significant ANOVA results, Tukey post hoc tests determined where differences occurred and by how much. We provide the results of statistical tests throughout this report where appropriate. All analyses were conducted using SPSS and Excel.

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*\*A variable refers to a person, place, thing, or phenomenon that is measured in some way. The independent variable is the presumed cause of changes in the dependent variable.*

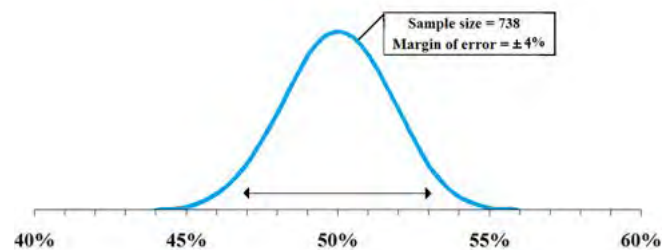
## STATISTICAL ANALYSES: CONTINUED

The likelihood of obtaining statistically significant results increases with a larger sample size. The margin of error associated with a sample size of 738 is  $\pm 4$  percent at the 95 percent confidence level. \*A 95 percent confidence interval with a 4 percent margin of error means that our statistic will be within four percentage points of the real population value 95 percent of the time. For example, if 50 percent of survey respondents answered a particular question with "yes," one could be 95 percent confident that between 45 and 55 percent of the general population would provide the same answer.

*\*The margin of error is the probability that the sample will accurately reflect the attitudes of the population.*

An "N" at the top of each chart or table indicates the total number of responses to questions. The abbreviations M and SD represent the mean (the average of each data set) and standard deviation (the variation in responses), respectively.

Expected Margin of Error for a Sample of 738 Respondents at the 95 Percent Confidence Level



## QUALITATIVE ANALYSIS:

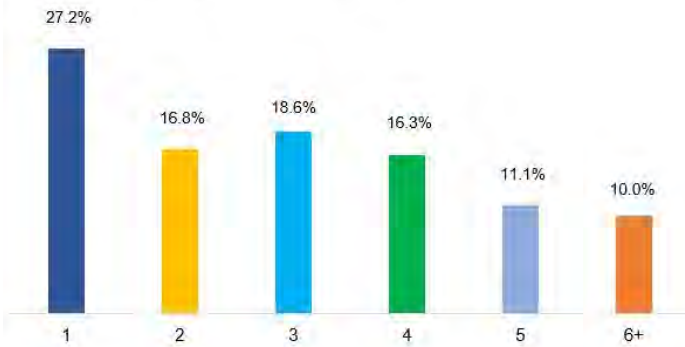
Primary methods of qualitative analyses include grounded theory and research on the transportation barriers of low-income individuals. We used the qualitative analysis software QDA Miner to examine written comments from open-ended responses line-by-line and separate them into broad categories of common themes. We then used an inductive open coding process to identify similarities among and differences between emerging categories of need. Breaking down categories into smaller units of meaning helped to identify subcategories, capture instances of variation, and develop new theories grounded in data from the field.



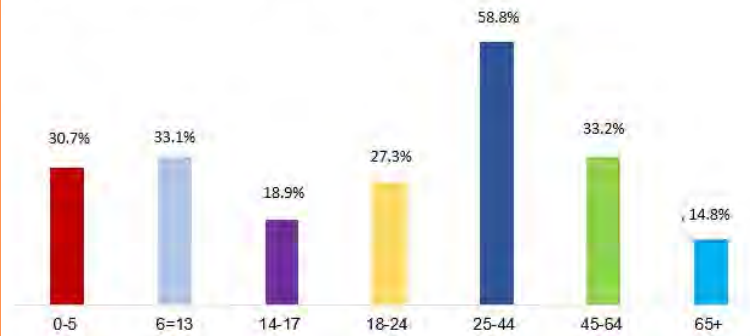
## SAMPLE CHARACTERISTICS

- The age of respondents in this survey ranged from 16 to 91 years.
- The majority, (47.4 percent) were between the ages of 25 and 44 years.
- The average age was 39 years.
- Respondents were asked to indicate the age group of all members in their household.
- The age groups of household members ranged from 0-5 to 65 and over.
- The most frequently reported age group was 25-44 (58.8 percent).
- Household sizes ranged from 1-6 or more.
- A larger share (27.2 percent) were from single-person households.
- Over half of all respondents lived in Douglas County (63.0 percent).

Respondents by Household Size



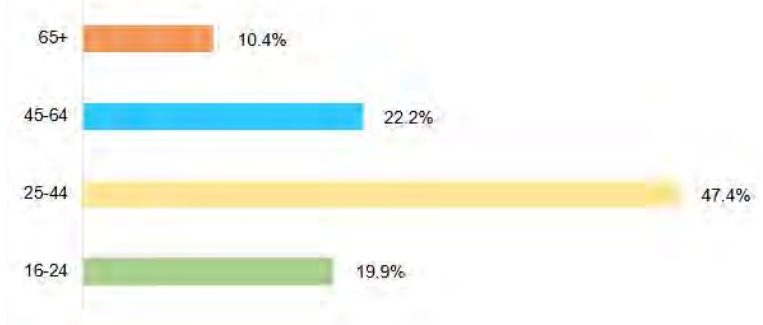
Age Groups of Household Members



Respondents by County

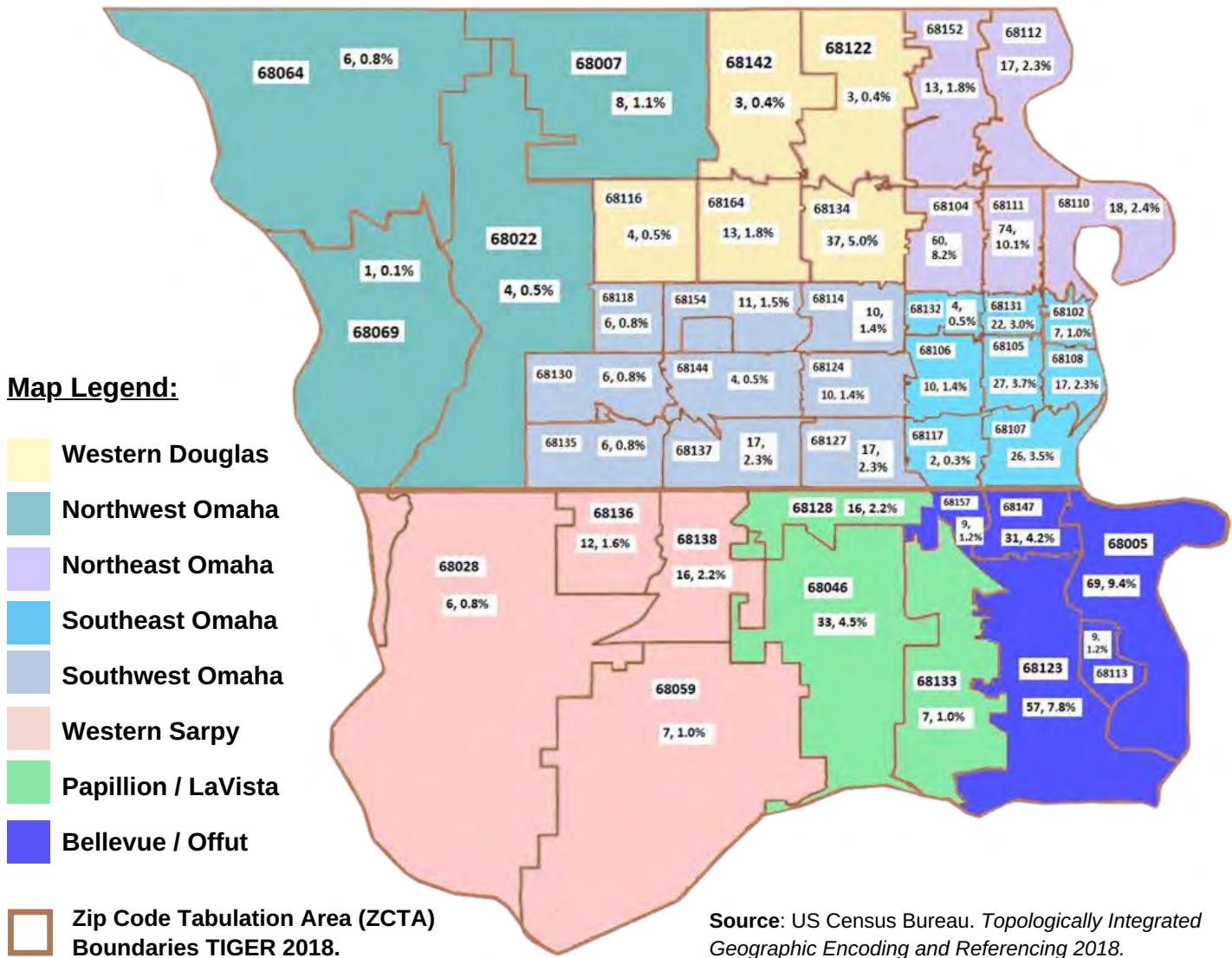


Respondents by Age Group



## SAMPLE CHARACTERISTICS (CONTINUED)

Survey responses were obtained from every zip code in ENCAP's service delivery area with the highest in 68111 in Douglas County (10.1 percent), and 68005 in Sarpy County (9.4 percent).

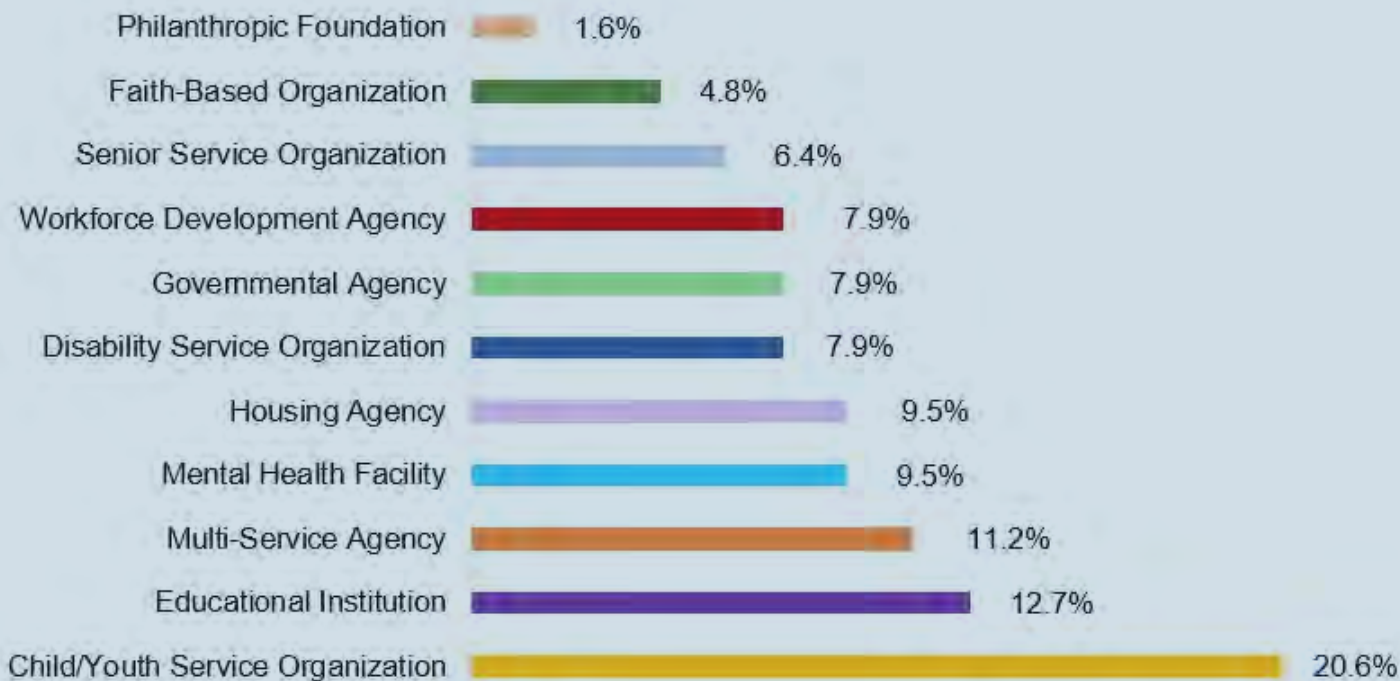




## SAMPLE CHARACTERISTICS (CONTINUED)

Respondents were grouped into categories based on the organization they were receiving services from or that gave them the survey. Nearly a quarter were participating in a child or youth-serving organization (20.6 percent).

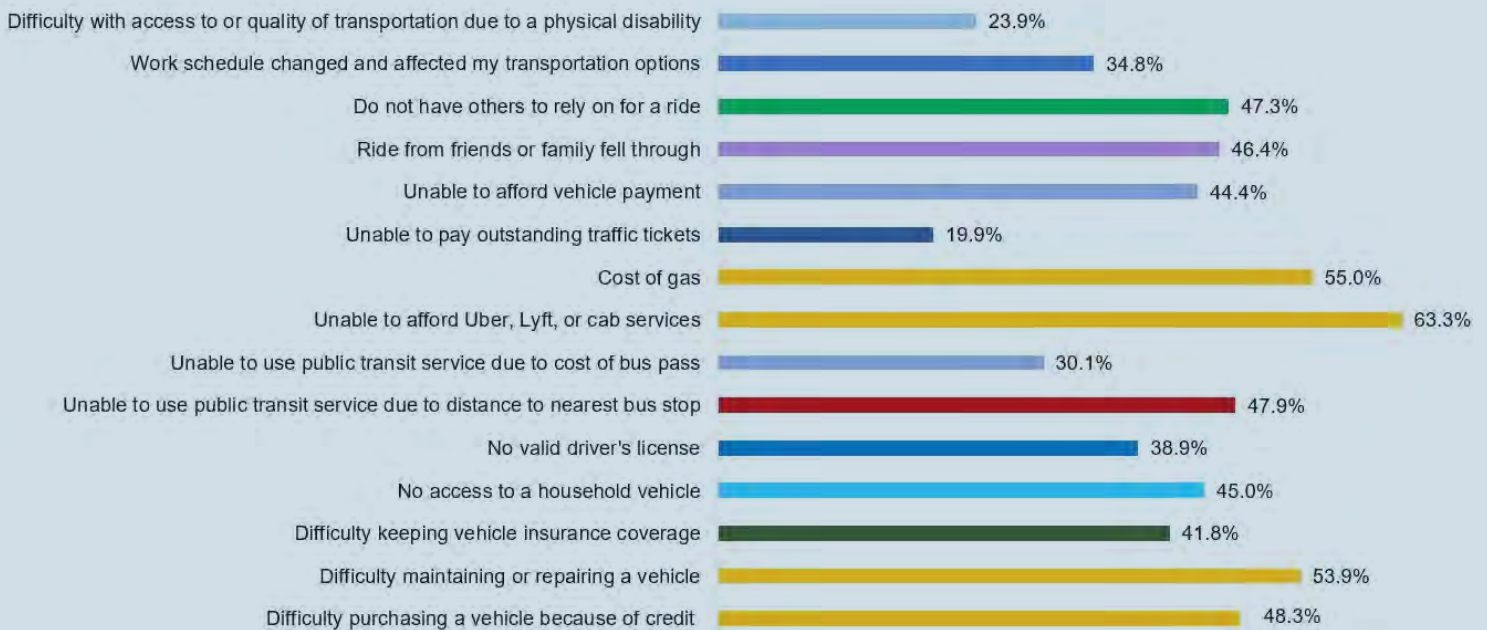
### Respondents by Participating Organization



# IV. TRANSPORTATION CHALLENGES

On average, respondents experienced six different types of transportation challenges, with a mean score of 1.57 (SD=.495). Scores ranged from 1-2, where 1=yes and 2=no. As the chart below demonstrates, the most frequently reported were the inability to afford Uber, Lyft, or cab services at 63.3 percent (n=465), cost of gas at 55 percent (n=404), and difficulty maintaining or repairing a vehicle at 53.9 percent (n=396). Just under half of all respondents had difficulty purchasing a vehicle due to credit (48.3 percent or 355) and using public transit due to distance to the nearest bus stop (47.9 percent or 353).

Percent of respondents who experienced each transportation or mobility challenge within the last 12 months (n=738)



Thirty-seven respondents included the following additional challenges not listed on the survey: inability to use public transit due to lack of service and routes, inability to drive or use public transit due to a developmental, visual, behavioral, or mental health disorder, safety issues and language barriers using ride-sharing services, and unsafe walking or biking conditions.

Transportation challenges appeared to impact subgroups of respondents disproportionately. Analysis of variance (ANOVA) showed a statistically significant difference between the mean scores of each age group. A p value of less than .05 was required for significance. The ANOVA was significant  $F(3,734)= 5.37, p= 0.001$ . The table below demonstrates a strong effect size, with age accounting for 47% of variance in scores.

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	1.01511	3	0.33837	5.36	0.001	2.617
Within Groups	46.24289	733	0.063087			
Total	47.258	736				

Post hoc tests identified a significant relationship between age and the type of challenge experienced. 16-24 year olds were more likely to report not having a valid driver’s license ( $t=1.255, p<.05$ ); 25-44 year old’s were more likely to report difficulty purchasing a car due to credit ( $t=4.063, p<.05$ ); and 45-64 year old’s were more likely to report difficulty maintaining or repairing a vehicle ( $t=1.772, p<.05$ ). Difficulty accessing public transit due to a physical disability and an inability to access public transit due to distance to the nearest bus stop was reported most frequently by the 65 and over age group ( $t=4.830, p<.05$ ). The table below displays frequency distributions.

*Note: in the subsequent tables on pages 11-14, bolded areas represent statistically significant differences, meaning the variation in responses was likely due to age and did not occur by random chance.*

Age Group	Difficulty purchasing a vehicle due to credit	Difficulty maintaining or repairing a vehicle	No valid driver's license	Unable to use public transit due to distance to the nearest bus stop	Difficulty with access to or quality of transportation due to a physical disability
16-24 (n=147)	36.1%	47.6%	<b>46.3%</b>	36.7%	7.4%
25-44 (n=350)	<b>59.1%</b>	53.7%	36.9%	51.4%	20.3%
45-64 (n=164)	45.7%	<b>57.1%</b>	42.9%	45.1%	38.4%
65+ (n=77)	27.3%	50.6%	35.1%	<b>63.6%</b>	<b>66.2%</b>

Respondents with a household size of 1 (M=1.52, SD=.499) reported more challenges as compared to larger households (M=1.60, SD=.491). The type of challenge tended to vary by household size, as shown in the table below. Single-person households were significantly more likely to report no access to a household vehicle (t=-1.401), not having others to rely on for a ride (t=1.096), and difficulty with access to or quality of transportation due to a physical disability (t=-1.757). However, households of 6 or more were more likely to report challenges with the cost of gas (t=-0.251) and difficulty keeping vehicle insurance coverage (t=2.259).

Household Size	No access to a household vehicle	Do not have others to rely on for a ride	Difficulty with access to/quality of transportation due to a physical disability	Cost of gas	Difficulty keeping vehicle insurance coverage
1 (n=199)	<b>56.7%</b>	<b>57.7%</b>	47.2%	53.7%	41.2%
2 (n=124)	50.8%	45.1%	27.4%	57.6%	41.9%
3 (n=137)	37.9%	49.6%	20.4%	53.2%	39.4%
4 (n=120)	30.0%	35.8%	16.6%	49.1%	37.5%
5 (n=82)	36.5%	40.2%	10.9%	54.8%	45.1%
6 (n=74)	50.0%	45.9%	0.09%	<b>63.5%</b>	<b>50.8%</b>

Analysis of independent samples t-test shows that respondents in Douglas County experienced more challenges (M=1.55, SD=.251) as compared to Sarpy County (M=1.62, SD=.246) (p =.000). There was a statistically significant difference in the means between geographic areas, as demonstrated by one-way ANOVA (F (6,612) = 5.70, p =.001). The need was much higher in Western Douglas County (M=1.39, SD=.489), followed by Western Sarpy County (M=1.52, SD=.223), and Northeast Omaha (M=1.52, SD=.246).

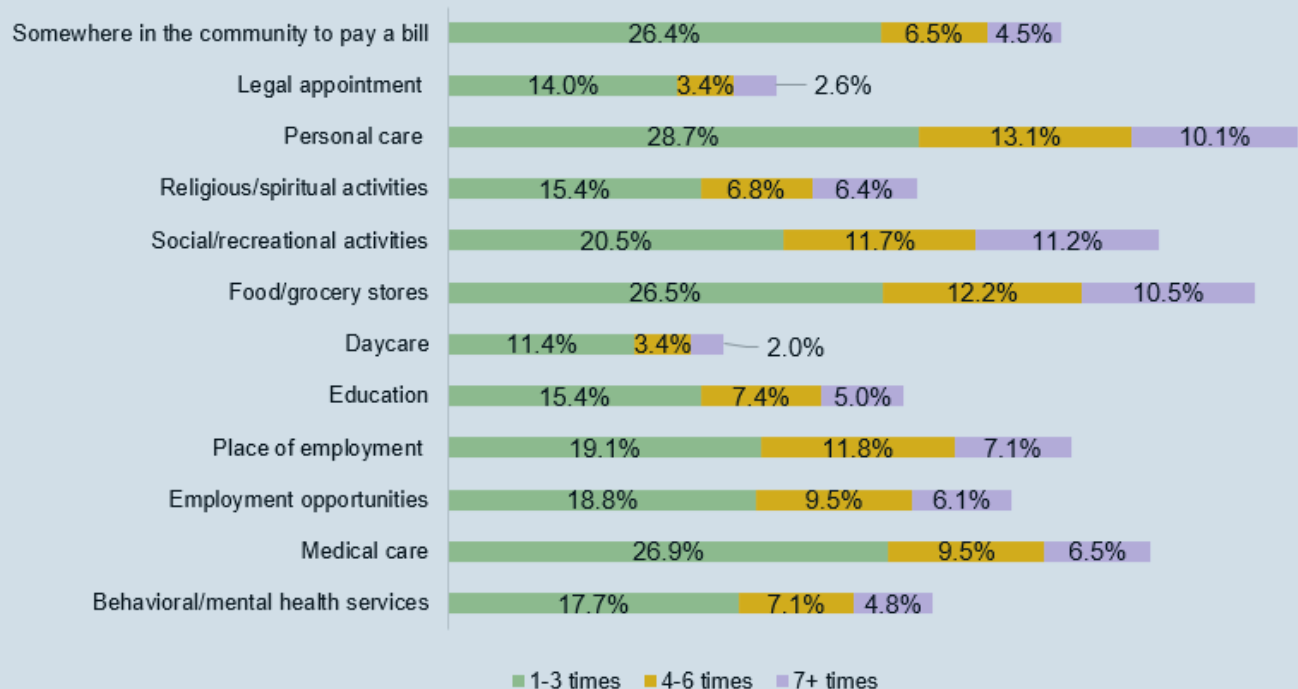
Geographic Area	Difficulty purchasing a vehicle due to credit	Difficulty maintaining or repairing a vehicle	No access to a household vehicle	Unable to use public transit due to distance to the nearest bus stop
Western Sarpy (n=41)	39.0%	46.3%	56.1%	60.9%
Papillion/LaVista (n=56)	39.3%	42.9%	33.9%	64.3%
Bellevue/Offutt (n=176)	45.5%	47.7%	32.4%	63.6%
Northeast Omaha (n=182)	58.2%	62.6%	51.1%	34.6%
Southwest Omaha (n=87)	36.8%	52.8%	41.3%	41.3%
Southeast Omaha (n=115)	49.5%	53.0%	52.2%	35.7%
Northwest Omaha (n=60)	48.3%	56.6%	46.6%	36.7%
Western Douglas (n=21)	<b>61.9%</b>	<b>66.6%</b>	<b>76.2%</b>	<b>85.7%</b>

Respondents from different geographic areas also had considerable variation in the type of challenge reported. Those in Bellevue/Offutt, Papillion/LaVista, Western Sarpy County, and Western Douglas County were significantly more likely to report an inability to use public transit due to distance to the nearest bus stop ( $t=4.036$ ,  $p=.01$ ). No access to a household vehicle was reported most frequently by those in Western Sarpy and Western Douglas County ( $t=4.987$ ,  $p=.00$ ), whereas difficulty purchasing a vehicle due to credit and problems maintaining a vehicle were the primary challenges experienced in Western Douglas and Northeast Omaha ( $t=5.230$ ,  $p=.00$ ).

## ACCESS TO DESTINATION:

Survey results demonstrate that transportation challenges prevented respondents from reaching their travel destinations an average of 1.5 times within the last year ( $M=1.57$ ,  $SD=0.867$ ). Personal care was the least accessible, with 23.1 percent of respondents ( $n=170$ ) unable to access four or more times; followed by social or recreational activities at 22.9 percent ( $n=168$ ); food/grocery stores at 22.7 percent ( $n=167$ ); place of employment at 18.9 percent ( $n=139$ ); and medical care at 16.0 percent ( $n=119$ ).

**Number of times respondents were prevented from reaching their destination within the last 12 months (n=738)**



## ACCESS TO DESTINATION (CONTINUED):

There was wide variation found in destination accessibility between age groups  $F(3, 731) = 8.19, p = .00$ . Relative to all others, 16-24 year olds had the least access to employment, education, and employment opportunities ( $M = 1.64, SD = .863$ ). 25-44 year olds had the least access to food/grocery stores ( $M = 1.97, SD = 1.062$ ) and social or recreational activities ( $M = 1.83, SD = 1.044$ ). The 45-64 age group had slightly lower access to personal care than average ( $M = 1.98, SD = 1.045$ ), but this difference was not statistically significant at the .05 level. Individuals 65 and over had the least access to medical care ( $M = 2.01, SD = 1.013$ ). The table below displays the percent of respondents who were unable to reach their destination four or more times within the last year.

Age Group	Medical care	Employment opportunities	Place of employment	Education	Food/grocery stores	Social/recreational activities	Personal care
16-24 (n=84)	6.8%	42.6%	49.2%	49.1%	11.6%	17.0%	14.3%
25-44 (n=300)	15.7%	18.0%	21.1%	13.7%	28.0%	23.7%	25.4%
45-64 (n=43)	18.5%	14.8%	18.5%	8.0%	23.4%	23.4%	25.9%
65+ (n=25)	28.6%	3.8%	5.1%	2.5%	18.2%	18.2%	23.4%

Travel behavior is often a reflection of the resources available to the household. The US Department of Transportation defines trips for shopping, family or personal business, visits with friends or family, and social/recreational as "discretionary travel." In an auto-dominant society, access to a vehicle changes the destination opportunities and results in differences in discretionary travel. Results of the most recent National Household Travel Survey suggests that persons living in households with fewer vehicles than drivers reported fewer visits with friends and family and social/recreational trips, while those living in households with more vehicles than drivers reported the opposite.[2]

[2] US Department of Transportation, Federal Highway Administration. 2017 National Household Travel Survey Report. Trends in Discretionary Travel. 2019. [https://nhts.ornl.gov/assets/FHWA\\_NHTS\\_Report\\_3D\\_Final\\_021119.pdf](https://nhts.ornl.gov/assets/FHWA_NHTS_Report_3D_Final_021119.pdf)



## ACCESS TO DESTINATION (CONTINUED):

Poverty research demonstrates that financial constraints and social withdrawal that result from feelings of shame cause lower participation in activities such as organized sports, music, exercise, and social, cultural, or community events. According to one study, engaging in leisure activities and social or recreational programming contributes to a higher quality of life by serving as a coping mechanism to alleviate the stress caused by economic instability and marginalization.[3] Specific subsets of the population are more at risk for social deprivation and less likely to experience the positive outcomes associated with leisure and recreation. Data suggest that older adults who stop driving take 59 percent fewer shopping trips, and 65 percent fewer social, family, and other life-enhancing trips.[4] Other studies have found that 61.5 percent of adults with disabilities are unable to drive and make significantly fewer trips for social or volunteer purposes when family members are unavailable to transport.[5]

*Our findings are consistent* with research that suggests that low-income individuals are more likely to take public transit to work due to the high cost of owning and maintaining a vehicle. A study investigating barriers to employment among TANF participants found that approximately one in three individuals (35.5 percent) lost a job or a job opportunity due to transportation challenges. The likelihood of job loss increased with the use of a fixed-route bus service. Reliance on public transit became more complicated when combined with long travel times to and from home, child care arrangements, and work activities that required working non-traditional hours.[6]



[3] Trussell, D. and Mair, H. *Seeking Judgment Free Spaces: Poverty, Leisure, and Social Inclusion*. *Journal of Leisure Research*, 2010, Vol. 42 (4), pp. 513–533.

[4] Broderick, A. *The Future of Rural Transportation and Mobility for Older Adults: Current Trends and Future Directions in Technology-enabled Solutions*. 2018.

[5] Jansuwan, S., Chen, A., & Christensen, K. *Assessing the transportation needs of low-mobility individuals: Case study of a small urban community in Utah*. 2013. *Journal of Urban Planning and Development*, 139 (2).

[6] ICF International, *Individualized Training and Technical Assistance for the TANF Program and Tribal TANF/Child Welfare Demonstration Projects. Overcoming Transportation Barriers: A Path to Self-Sufficiency*, 2009

## ACCESS TO DESTINATION (CONTINUED):

According to the *National Council on Aging*, one in six seniors living alone in the United States faces physical, cultural, and geographical barriers that isolate them from their peers and communities. This isolation can prevent them from receiving services that can improve the ability to live healthy, independent lives.[7] Lack of transportation can significantly impact physical health and wellbeing for older adults by disrupting the continuity of care and causing delays in the delivery of necessary medical services. A national study found that 25 percent of missed medical appointments were due to transportation issues and that patients relying on the bus were twice as likely to miss appointments compared to car users.[8] A recent needs assessment found that transportation barriers hindered doctor's visits for 4.3 percent of individuals in Douglas County and 1.6 percent in Sarpy County.[9] Results of this study show that 43.0% percent of all respondents and 53.2 percent of respondents 65 and older had transportation difficulties that caused them to miss necessary medical appointments at least once within the last year.

Without adequate transportation options, many individuals are denied equitable access to fresh, nutritious food. A national study conducted by the USDA found that households with limited access to supermarkets were more likely to purchase food low in nutrient density at nearby retailers such as convenience stores, fast-food restaurants, and dollar stores than non-access burdened households.



[7] *National Council on Aging, Senior Centers Reach the Hard-to-Reach. 2019.*

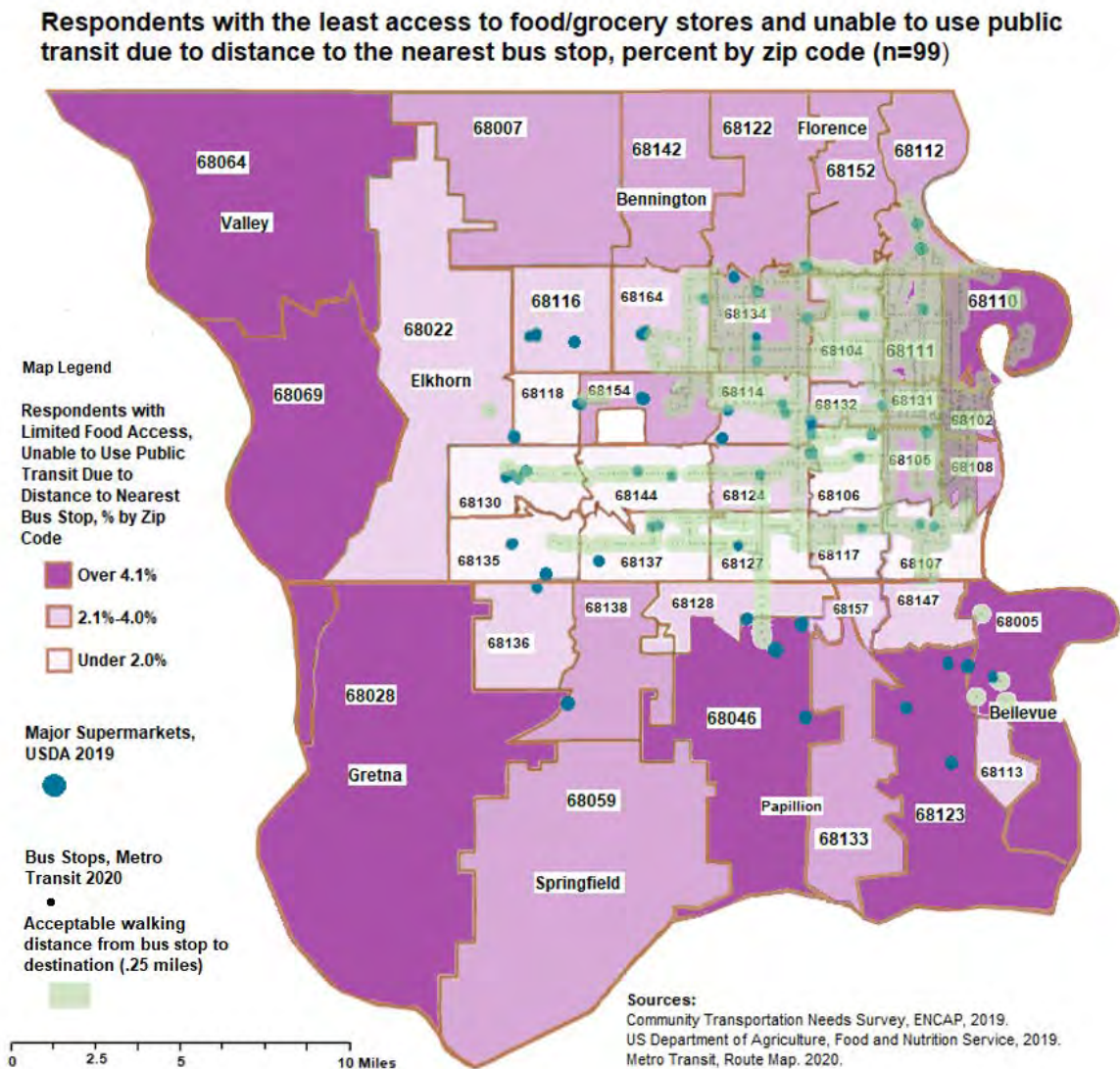
<https://www.ncoa.org/national-institute-of-senior-centers/tips-for-senior-centers/senior-centers-reach-the-hard-to-reach/>

[8] Lee, S., Wielunski, A., Spurgeon, L. and Hernandez, E. *Health Outreach Partners, Rides to Wellness Community Scan Project: 2017.* <https://outreach-partners.org/2017/06/23/rides-wellness-community-scan-project/>

[9] *Professional Research Consultants, Inc. Community Health Needs Assessment: 2018.*

## ACCESS TO DESTINATION (CONTINUED):

There is some evidence that suggests that residents with better access to supermarkets have healthier diets and lower levels of obesity.[10] Research on the local food environment indicates that 23 percent of zip codes in Douglas County (11) and 46 percent in Sarpy County (6) did not have a major supermarket.[11] \*Further analysis of survey respondents with the least access to food reveals that 59.3 percent were not within walking distance of a bus stop and lived the furthest away from a supermarket. According to public health research, an acceptable walking distance to or from a bus stop is .25 miles. The map below shows the unequal distribution of supermarkets relative to the location of bus stops. For example, respondents in Valley without access to a vehicle had to travel 8.8 miles to the closest bus stop in Elkhorn, and walk another two miles to reach the closest grocery store.



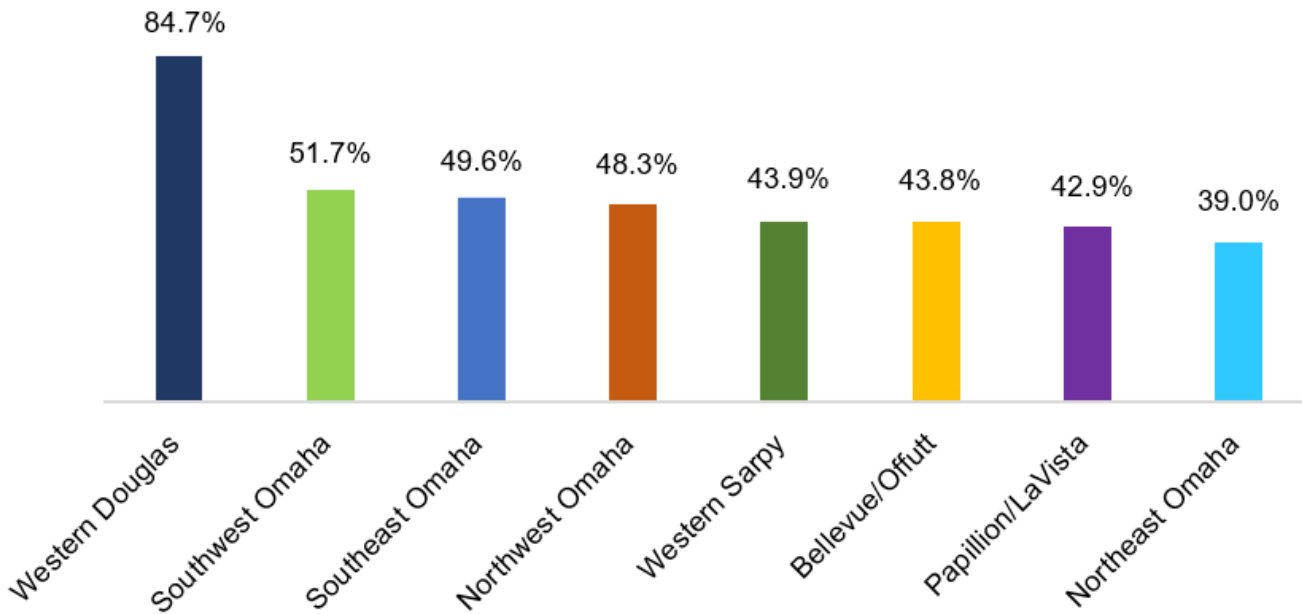
[10] Ver Ploeg, M., Larimore, E., & Wilde, P. *The Influence of Foodstore Access on Grocery Shopping and Food Spending*, US Department of Agriculture. 2017.

[11] US Department of Agriculture, Food and Nutrition Service USDA - SNAP Retailer Locator. 2019.

\*Includes respondents who were unable to access food/grocery stores 4 or more times within the last year.

## TRAVEL DISTANCE:

### Geographic area of respondents who reported concerns with distance to key activities (n=337)



45.7 percent of all respondents (n=337) in the sample were concerned about the distance to key activities. Of those, the majority lived in Western Douglas and Southwest Omaha.

64.1 percent of respondents with the least access to personal care, social or recreational activities, food/grocery stores, place of employment, and medical care indicated that distance was a significant concern. A primary theme was difficulty accessing the public transportation system due to limited or inconsistent routes and long commute times.

Another pattern was having to shorten trips to save on gas costs and avoid excess mileage on older, unreliable vehicles.

**84.7%**  
of respondents in  
Western Douglas County  
reported concerns with  
access to key activities.

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## ACCESS TO EMPLOYMENT AND EMPLOYMENT ACTIVITIES:

Over half of 16-24-year olds reported concerns related to employment and employment opportunities. Many living in Northwest, Northeast, and Southeast Omaha stated that transportation barriers restricted them from pursuing jobs further away and made it difficult to maintain attendance or arrive on time at their current job sites.

***Below are select quotations related to distance concerns for illustrative purposes.***

- "I try to keep my driving limited to under 10,000 miles a year and go places that are close to home as much as I can to avoid the expense of gas, wear and tear, etc. but it's hard when the good/better-paying jobs are further away."
- "I live in Florence nowhere near a bus route, and work is all the way out west. I have no license, no car, and I sometimes have to take an Uber just to get to the bus stop."
- "There is no access to busses in Springfield, and I need to get to work in Omaha. It is hard to keep a job without transportation."
- "I live in Elkhorn and have to commute 22 miles each way for work. I drive an old truck belonging to my parents, and the cost of gas is astronomical. I have no other choice because the car I bought through a Buy Here Pay Here place broke down within six months. On the days I can't afford gas, I'm either late to work or have to call in sick."
- "I don't have the ability to apply to certain jobs because the distance is too great to walk, there are not enough bus routes available from Bellevue, and Uber/Lyft is too expensive. I'm currently looking for work that is close by, but my options are limited to entry-level only."
- "I found a job 20 minutes away, but sometimes friends and family can't come through for a ride, and I worry I'll get fired."
- "It is 21 miles round trip to get to my job five days a week in an old car that won't last much longer. My family can't afford to get another vehicle when this one finally breaks down."

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## **ACCESS TO SOCIAL/RECREATIONAL ACTIVITIES AND PERSONAL CARE:**

Respondents in rural and suburban areas (Valley, Bennington, Elkhorn, and Florence in Douglas; Springfield, Bellevue, and Papillion in Sarpy) articulated a complete disconnect from public transit, few local community resources, and more difficulty commuting into urban areas to complete errands, shop, visit friends or family, and participate in other social activities.

- "Distance is too far due to the household's different schedules and routines. It would take all day on the public bus to get my kids to their sporting events or visit their grandparents in Omaha."
- "It is too far for me to get from 30th and Fort to ENCAP in my wheelchair, especially when it's really cold outside. I worry I will miss out on the knitting groups for seniors this winter."
- "I have trouble getting out to attend social events with my friends if they can't drive me. The number of bus stops between where I live and where I need to go is outrageous. To get from my house to the mall to go shopping, see a movie, or get a haircut is a 45-minute ride, and the mall is only 4-5 miles away."
- "When you don't have a car, it's hard to reach a lot of kid-centered indoor activities and spend time with family having fun."
- "There are not enough kid and family-friendly activities in Bellevue. Running errands and getting to events in Omaha takes a lot of gas and time on the road, and traffic is dangerous."
- "My friends don't want to drive all the way out to west Omaha so I can't get to the DMV to get my license renewed. But I can't afford a car, so even if I had a ride, I would still have problems getting places."
- "I try to keep my driving limited to places that are close to home as much as I can to avoid the expense of gas, wear, and tear, etc. This means I sometimes have to miss out on movies, AA meetings, and social gatherings that are further away."
- "It is not always easy to take my kids to their after-school activities, as the bus system in Bellevue is non-existent, and my car is often in need of repairs."
- "Shopping centers are not close by, and the buses don't take you there. I can't run errands, do most of my personal shopping, or even get to the bank or post office from Papillion when my vehicle breaks down."
- "All special needs activities and social events happen in Omaha. We are in Bellevue. It takes 30-45 minutes to get to an activity. At that point, we end up sitting in our car or hoping for a place to hang out and wait, because driving back and forth is not an option."



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## ACCESS TO MEDICAL CARE:

Predominant themes among older respondents were limited ability to walk to a bus stop, get on and off a bus, difficulty driving in bad weather conditions, and challenges using ADA/Paratransit services. Most comments centered on the distance to medical services (primary care, specialists, and pharmacies), specifically among those living outside the Omaha Metro.

- "I have doctor's appointments that are almost an hour away from where I live due to specialized medical needs. I own a vehicle that does not run properly, so Medicaid will not transport to appointments. There is no public transit system in Bellevue, and the senior complex I live in no longer allows the apartment bus to leave the area."
- "I don't drive anymore due to poor eyesight and other disabilities. When the weather is really bad, it's not safe for me to walk to the doctor's office and places that are further than a block or two away."
- "MOBY does not offer same-day transportation if you miss your ride, so there are times when I am not able to get (from Valley) to Omaha for my dialysis treatments."
- "The bus station is too far of a distance to reach on foot and my doctor's office is 17 miles away in South Omaha. Sometimes family members are unable to transport so I have to cancel."
- "I was recently discharged from a skilled nursing facility after a bad fall in my home and now I have medical appointments 10 miles away that I'm afraid I can't get to."
- "It is hard to get to my daily cancer treatments because they are 20-25 minutes away and there is no access to medical transportation from Papillion into Omaha except the handicap van bus. The cost is too high for those on fixed incomes, and it is unreliable."

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## ACCESS TO CHILDREN'S EDUCATION:

Distance to children's education emerged as a primary theme among many parents in the 25-44 age group living in Bellevue and Papillion/LaVista who were unable to provide their own transportation or had difficulty accessing public transportation. Many cited issues with the school bus system, living outside of their child's school district, or safety concerns with their child walking or biking to school.

- "I live near Ralston and work in Northeast Omaha and Bellevue. I have to drop my last child off at school no earlier than 8, but I'm supposed to be at work at 8. If my kids had transportation to school, we'd have a lot more time together."
- "I have little to no access to good resources or educational opportunities for my child in North Omaha. My daughter's school is not in the neighborhood and I don't have a way to get her there."
- "My child rides his bike currently, but winter is coming very fast. I am not sure how I am going to get him to and from school, as it is a long distance. I am already worried about him crossing a busy road at an intersection that is a high accident area."
- "I have 4 kids, and they attend 3 different schools that are 1, 2, and 8 miles away from where we live. On top of that, I have a new job that is 12 miles away."
- "My daughter does not have a ride to school. She's too young to walk by herself, and I can't walk her because of health issues."
- "I have no working car right now. My children go to school in Bellevue, we live in Papillion, and the school bus is not an option for us."







## ACCESS TO FOOD/GROCERY STORES:

Distance to a healthy source of food was most concerning for those who did not have access to a car, lived in areas with no public transit service, or were not within walking distance to the nearest large retailer.

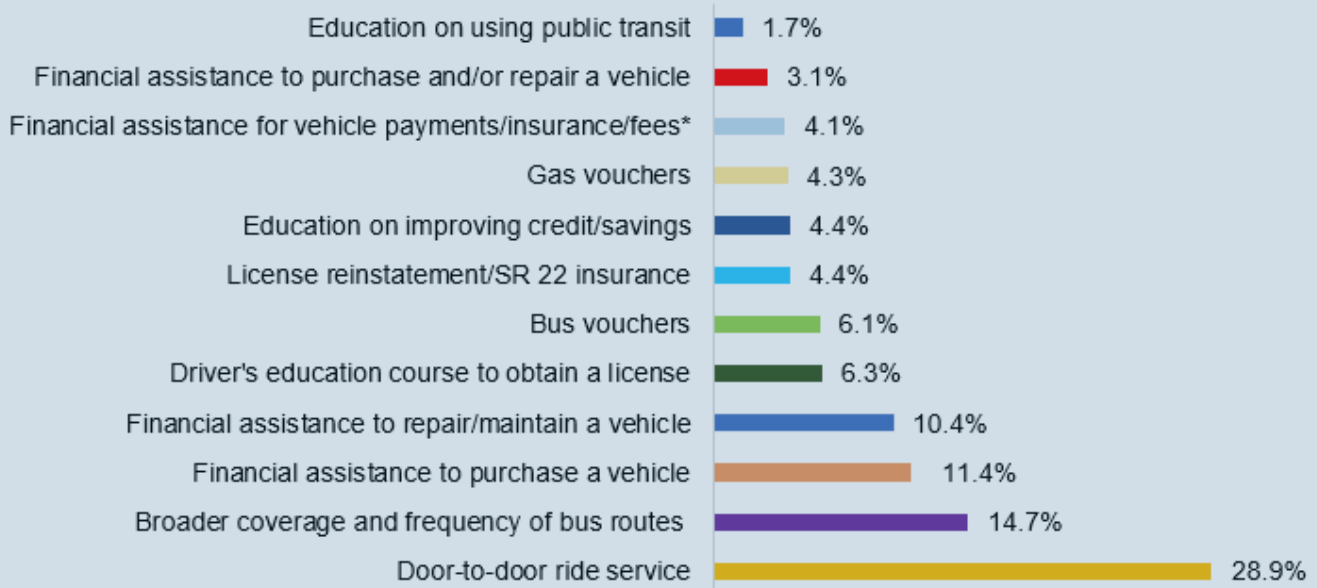
- "I do not have a car, and the bus doesn't run past 6 pm or on Sundays. These are the only times I have available to go grocery shopping, so it's difficult to get to the only store on the other side of North Omaha to buy food."
- "The healthier grocery stores I want to go to aren't located in my neighborhood (South Omaha), so I have to rely on other people to drive me 15 miles or so."
- "The grocery stores and shopping centers where I can buy decent, fresh food are too far away from the Florence area, and I have no reliable means of getting there."
- "Bennington is a small town, and all we really have here are convenience stores and fast-food restaurants. It's hard to find rides to do monthly grocery shopping when you're not connected to public transportation and further away from everything."
- "I can't afford a car due to my low Social Security check amount and I can't count on anyone to pick me up. There are no Wal Marts or Targets in Valley, and it's a struggle to find rides into Omaha to get groceries."
- "There are no buses in the Valley/Waterloo area. I find my freezer and refrigerator empty a lot because I have no rides to the store."



## TRANSPORTATION RESOURCES:

Over a quarter (28.9 percent or 202) identified door-to-door ride services as an effective resource to meet their needs. Respondents rated improvements to the public transit system second (14.7 percent or 103), followed by financial assistance to purchase a vehicle (11.4 percent or 80). The chart below represents the distribution of responses for each major qualitative theme.

**Percent of respondents who believe each type of resource will meet their transportation needs (n=700)**



\*includes car registration fees, vehicle modifications, and outstanding tickets





## RIDE SERVICES:

Almost half of respondents 65 and over (46.9 percent) requested rides to medical care and social activities. They described specific needs for flexible scheduling and transport in handicap or lift-equipped vehicles. Below are several illustrative quotations from respondents in this age group. Data suggest that access to reliable and affordable transportation for medical purposes is associated with increased utilization of health services, improved health outcomes, and a higher likelihood of primary care visits.<sup>[12]</sup>

- "Safe and reliable transportation to doctors' appointments, and that will also give rides on Sundays to social events."
- "A more affordable and dependable ride service like Med Tran or MOBY that can transport me in a wheelchair. Med Tran is sometimes late to pick me up or cancels my ride, and it is expensive to use."
- "I need someone to come to pick me up on days when the weather is bad and take me to the doctor's office, grocery stores, and shopping centers, and sometimes to go do things with my friends."
- "I use a wheelchair and need a van service that I can schedule a day ahead of time to come to west Omaha and transport me to social activities, haircuts, and doctor's appointments."
- "It would be great to schedule a driver to pick me up at home and take me to the YMCA for water therapy and to get a note from my doctor saying I qualify for MOBY."

<sup>[12]</sup> Lee, S., Wielunski, A., Spurgeon, L. and Hernandez, E. Health Outreach Partners, Rides to Wellness Community Scan Project: 2017.

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Over a quarter of respondents in the 25-44 age group (25.1 percent) requested rides to school for their children. Requests were primarily related to the negative impact unreliable transportation has on their child's attendance. Data from the US Department of Education show that 13.5 percent or 1,368 students at Bellevue Public Schools were chronically absent in 2016.[13] According to a recent study on poverty and education, 76 percent of elementary and secondary teachers indicated that poor attendance was a concern for more than 25 percent of their students. Of those with attendance issues, 63 percent cited lack of transportation as a significant barrier.[14]

If poor attendance persists, the impact can undermine children's prospects for academic achievement. Another study released by the Annie E. Casey Foundation found that only 17 percent of students who were chronically absent in kindergarten and 1st grade read proficiently by 3rd grade, and are four times more likely to drop out of high school compared to those with adequate attendance in the early years.[15]

- "Safe and reliable transportation to doctors' appointments, and that will also give rides on Sundays to social events."
- "A more affordable and dependable ride service like Med Tran or MOBY that can transport me in a wheelchair. Med Tran is sometimes late to pick me up or cancels my ride, and it is expensive to use."
- "I need someone to come to pick me up on days when the weather is bad and take me to the doctor's office, grocery stores, and shopping centers, and sometimes to go do things with my friends."
- "I use a wheelchair and need a van service that I can schedule a day ahead of time to come to west Omaha and transport me to social activities, haircuts, and doctor's appointments."
- "It would be great to schedule a driver to pick me up at home and take me to the YMCA for water therapy and to get a note from my doctor saying I qualify for MOBY."

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[13] US Department of Education, *Civil Rights Data Collection: Chronic Absenteeism. Rate by School District. 2015-16.* <https://ocrdata.ed.gov/>

[14] White, M., Hill, I., Kemp, S., MacRae, J., and Young, L. *Poverty and school attendance: Barriers and possible solutions.* 2016. <https://www.bctf.ca/PovertyResearch.aspx>.

[15] Annie E. Casey Foundation, *Early Warning! Why Reading by the End of Third Grade Matters.* 2010. <https://www.ccf.ny.gov/files/9013/8262/2751/AECFReporReadingGrade3.pdf>

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Respondents with developmental, neurological, mental, and visual disorders were among others who needed ride services to participate in social activities. Secondary analyses on those with a self-reported disability found that 50.2 percent did not have a driver's license and were unable to access or navigate public transit.

- "Safe, affordable transport to more than just medical appointments. At times in the evening, not just 9-5. I have an intellectual disability and want a social life, but I have no way to get there."
- "Rides between 72nd Giles going North so I can gain employment, make it to appointments, or classes without walking a long distance which is extremely hard for individuals with special needs like epilepsy."
- "Any type of ride service that is trustworthy and not overly expensive. I don't have a license due to mental illness and have PTSD and anxiety about riding the public bus because I get confused about what to do. Also, people have broken into my home when I'm gone too long."
- "There are not any safe and affordable transportation options for people who have autism and will never be able to drive. I need specialized transport so I can get around in the evenings and socialize. Right now, I can't get out unless a family member or caregiver takes me."



# V. KEY FINDINGS

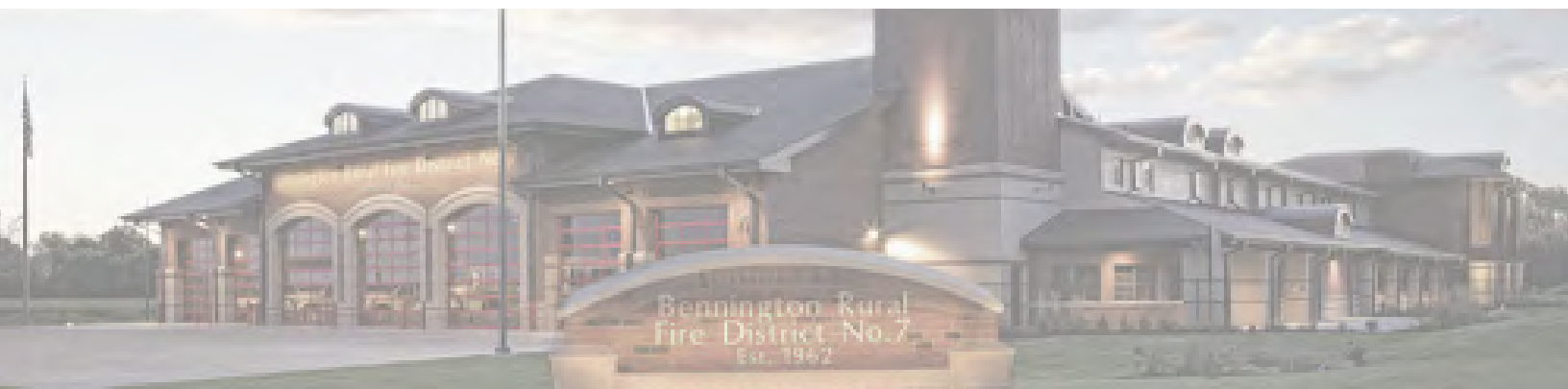
Characteristics of Respondents with the Highest Need and Primary Travel Destinations					
	Older adults (65+)	Residents in rural and suburban areas	Young adults (16-24)	Adults (25-44)	Individuals with disabilities
Medical care	X				
Employment opportunities		X	X		X
Place of employment		X	X		X
Food/grocery stores	X	X		X	
Education			X	(children)	
Social/recreational activities	X	X		X	X
Personal Care	X			X	

- Adults 65 and over were nearly three times as likely to have issues using public transit due to a physical disability (66.2 compared to 23.9 percent on average). Many reported difficulties walking to a bus stop, getting on and off a bus, and driving in adverse weather conditions. \*Some cited concerns with the cost and reliability of ADA/Paratransit services. This age group experienced the least access to medical care (28.6 percent missed a doctor’s appointment four or more times within the last year compared to 16.0 percent on average). 46.9 percent requested rides to health care appointments, social activities, and supermarkets with flexible scheduling and transport in handicap or lift-equipped vehicles.
- Respondents in rural and suburban areas (Bellevue/Offutt, Papillion/LaVista, Western Sarpy County, and Western Douglas County) were much more likely to report an inability to use public transit due to distance to the nearest bus stop (68.6 percent versus 47.9%) and no access to a household vehicle (56.1 percent versus 45.0 percent on average). Destination accessibility among respondents in these areas mirror those found in the literature. Respondents in Valley, Bennington, Elkhorn, Florence, Springfield, Bellevue, and Papillion reported a severe shortage of community resources and no access to public transit, resulting in decreased ability to travel to employment opportunities, major grocery stores, retail shopping, and social or recreational activities.

*\*MOBY ADA/Paratransit is a shared, advance reservation origin-to-destination complementary paratransit service for ADA certified residents who are unable to use Metro Transit’s conventional ADA accessible fixed-route network. MOBY service mirrors the geographic areas, days, and hours of the fixed bus routes.*

## KEY FINDINGS (CONTINUED):

- 16-24 year olds were least likely to have a valid driver's license (46.3 percent versus 38.9 percent on average), and over half reported concerns related to job instability due to transportation barriers. 49.2 percent were unable to access employment, employment opportunities, and education four or more times in the last year. Of respondents with children under the age of five, 26.2 percent or 11 were unable to transport their child to daycare while they attended work or school activities. The results of the Transportation Pilot survey provide preliminary evidence that ENCAP's ride services effectively improve attendance rates at work and school and facilitate greater access to job opportunities. As a result, young adults have increased chances of maintaining employment and meeting their career and educational goals.
- Respondents age 25-44 experienced the most transportation challenges (1.54 verses 1.57 on average) and the least access to their destination (1.64 verses 1.57 on average). They also reported the most difficulty with the cost of gas (59.4 percent compared to 55.0) and purchasing a vehicle due to credit (59.1 percent compared to 48.3% on average). More respondents in this age group were unable to access grocery stores (28.9 percent compared to 22.7) and their children's' social/recreational activities. Although they were more likely to request improved public transit services than other groups, a large portion stated that rides in the evening to multiple destinations (running errands, grocery shopping, etc.) would reduce commute times and provide their family with healthier food options. The remainder—a quarter of parents in Bellevue and Papillion/LaVista—believed that transportation to school would improve their child's attendance rates.
- Individuals with developmental, mental, and visual disorders had one of the lowest rates of mobility compared to others in this study. Findings were consistent with previous research that suggest many individuals with disabilities are unable to drive and heavily reliant on family members to navigate their community. 50.2 percent of respondents with a self-reported disability did not have a driver's license, and public transportation and paratransit services were not accessible, reliable, or safe. The majority felt that rides to work would help to maintain employment, and rides to social activities in the evening and on weekends would result in stronger, more diverse social support networks and greater independence.





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## KEY FINDINGS (CONTINUED):

The two most frequently reported challenges were the inability to afford Uber, Lyft, or cab services (63.3 percent) and the cost of gas (55.0 percent). In Nebraska, gas costs an average of \$2,943, annually<sup>[16]</sup>, or 13.8 percent of the total income for a family of three living below 100 percent of the Federal Poverty Level (\$21,330). To reduce expenses, many respondents use the public transit system. However, many of those who are transit-dependent live in areas that are not well connected. 63.8 percent of respondents in Sarpy County and 36.2 percent in Douglas County were not within walking distance of a bus stop. The most common reasons for using public transit include affordability, lack of a vehicle, and inability to drive. Many participants indicated that the current public transit system is inadequate in meeting their needs, citing these challenges in particular:

- No service in the early mornings, evenings, and Sundays.
- Inability to ride long distances (e.g., taking three hours to travel each way for work or health care).
- No service in smaller towns outside the Omaha Metro (Valley, Elkhorn, Bennington, and Florence in Douglas County; Gretna, Springfield, Papillion, and Bellevue in Sarpy County).
- Inconvenient transfers, especially when needing to make multiple stops.
- Difficulty planning trips due to discontinued routes and infrequent or inconsistent pick-up times.

### Specific challenges related to MOBY/Paratransit include:

- Drivers are frequently late to pick up.
- Rides are canceled.
- More expensive to use (\$2.50 each way).
- Curb-to-curb service creates barriers for members of the blind and vision-impaired community (i.e. difficulty navigating sidewalks).

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<sup>[16]</sup> Center for Neighborhood Technology, *Housing and Transportation Affordability Index*. 2020.  
<https://htaindex.cnt.org/map/>.



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## VI. LIMITATIONS

While this study is designed to be comprehensive, certain population characteristics — such as rural areas and those who only speak a language other than English or Spanish — are slightly underrepresented in the data. The rural population in particular proved more difficult to reach due to the few service providers in Western Douglas and Sarpy County available to collect the data and the short duration the surveys were open. Having gained this insight, we intend to develop and implement more effective outreach strategies in future studies. Finally, the survey instrument developed for this study were not standardized measurement tools and have not undergone formal testing to establish validity or reliability. However, the use of a self-constructed tool was necessary due to the lack of existing surveys that would accurately measure all variables of interest.

## VII. CONCLUSION

This study explored the travel behavior associated with transportation barriers and access to critical resources across various demographic characteristics. Responses successfully capture the diverse experiences of members of the low-income community, including but not limited to persons with disabilities, the visually impaired, persons at risk of homelessness, older adults, and youth aging out of foster care. Results strongly indicate that individuals with low incomes are confronted with numerous, complex, and multidimensional issues related to transportation. The availability and accessibility of transportation options affect access to employment, food, health care, and other community resources associated with daily living. Further empirical research is required to address gaps in the existing body of literature related to the efficacy of transportation initiatives in the United States, particularly those which promote increased access to services.

ENCAP will use the results of this study to explore new directions in programming that expands the transportation resources for individuals and families facing poverty. Although long-term transportation solutions are being developed through Douglas County and Sarpy County, the community needs to prioritize immediate actions to ensure that all members of the community have ready access to reliable and affordable transportation options. Without these options, populations facing poverty, and who are consistently underresourced, are not able to access the broad span of social and economic opportunities available in ENCAP's service area.

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## VII. REFERENCES

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16. Center for Neighborhood Technology, Housing and Transportation Affordability Index. 2020. <https://htaindex.cnt.org/map/>.

# IX. APPENDICES

## APPENDICES A: COMMUNITY TRANSPORTATION NEEDS SURVEY

Within the last 12 months, did anyone in your household experience any of the following transportation and mobility challenges? (Check all that apply)	Yes	No
1. Difficulty purchasing a vehicle because of credit		
2. Difficulty maintaining or repairing a vehicle		
3. Difficulty keeping vehicle insurance coverage		
4. No access to a household vehicle		
5. No valid driver's license		
6. Unable to use public transit service due to distance to nearest bus stop		
7. Unable to use public transit service due to cost of bus pass		
8. Unable to afford Uber, Lyft, or cab services		
9. Cost of gas		
10. Unable to pay outstanding traffic tickets		
11. Unable to afford vehicle payment		
12. Ride from friends or family fell through		
13. Do not have others to rely on for a ride		
14. Work schedule changed and affected my transportation options		
15. Difficulty with access to or quality of transportation due to a physical disability		

Within the last 12 months, HOW OFTEN did transportation prevent you from getting to: (Check the response that applies to you)	None	1-3 times	4-6 times	7+ times
1. Behavioral/mental health services				
2. Medical care				
3. Employment opportunities				
4. Place of employment				
5. Education				
6. Daycare				
7. Food/grocery stores				
8. Social/recreational activities				
9. Religious/spiritual activities				
10. Personal care (hair, shopping, errands, etc.)				
11. Legal appointment (for example, getting to court date, meeting with attorney, etc.)				
12. Somewhere in the community to pay a bill				

If you have a transportation concern that is not listed above, please provide more details:

\_\_\_\_\_

What type of resource would help you meet your transportation needs (please be specific)?

\_\_\_\_\_

What is your zip code? \_\_\_\_\_

Is distance to key activities (work, school, etc.) a concern for you? \_\_\_Yes \_\_\_No

If yes to above, please explain:

\_\_\_\_\_

What is your age? \_\_\_\_\_

How many people are in your household? \_\_\_\_\_

Please check ALL age groups included in your household.

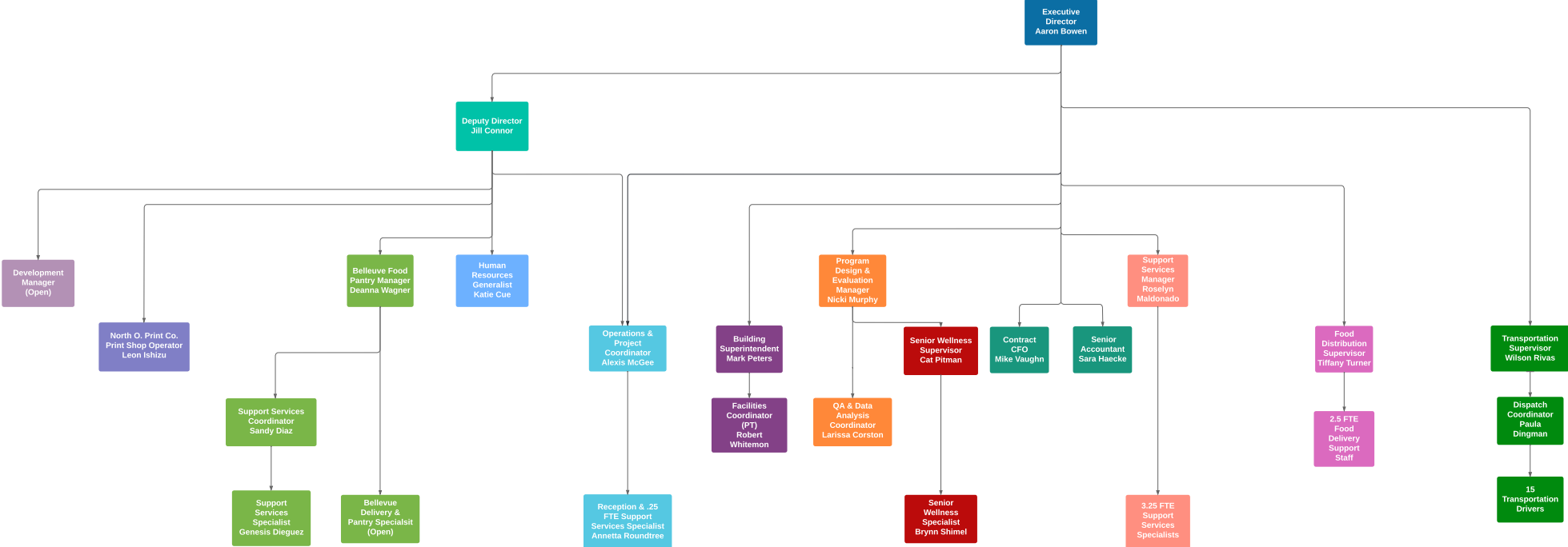
0-5     6-13     14-17     18-24     25-44     45-64     65+

If you are not a current ENCAP client, please share the name of the agency that provided you with this survey:

\_\_\_\_\_

# ENCAP ORGANIZATIONAL CHART

Date Updated: 09/07/2022



**Department Key**

- Print Shop** - What started out as a simple idea has transformed into a fully functioning print shop that distributes gear nationwide. North O Print Co. is a small screen printing shop that produces brand boosting apparel and accessories to people and organizations who want to pay it forward by purchasing quality products that support a great cause. As a social enterprise, North O Print Co. supports ENCAP's mission of reducing the power of poverty in our community.
- Belleuve Pantry** - The Belleuve Food Pantry provides emergency food support to households facing food insecurity in Sarpy County. To increase access to food support, in June 2021, a food delivery option was added for anyone experiencing a transportation or mobility barrier. In addition to food, emergency rent & utility assistance, along with case management and community resource referral is also available.
- Program Design & Evaluation** - ENCAP prides itself on being a learning organization with a culture of continual improvement and innovation. To this end, we conduct research on promising and evidence-based practices and evaluate the performance and effectiveness of all programs and activities. Utilizing many types of evidence, including not only demographic and service information, but also descriptive research studies, financial data, survey statistics, and trends in client satisfaction, we generate credible, relevant, and actionable information about our organizational effectiveness, the outcomes of our programs, and ultimately, the extent to which we are achieving our mission.
- Senior Wellness** - Helps older adults 60+ maximize their independence through evidence-based exercise, gardening, cooking, and nutrition classes and outings in the community. These classes and activities help to build strength, increase flexibility, and reduce the risk of falls so that seniors may remain independent longer-term.
- Support Services** - Offers emergency rent & utility assistance, along with case management, employment support, financial education, community connection, and public benefits assistance. All services are designed to increase social and economic well-being and improve the participant's ability to access community resources independently and prevent future financial crises.
- Nutrition** - Delivers monthly food boxes to seniors 60+ with little to no income, offers a community garden to clients and neighbors. Driver team provides door-to-door food delivery to individual households through service agreements with Douglas County Community Response and Women's Center for Advancement.
- Transportation** - Provides rides to and from school to OPS students enrolled in ESL/migrant programming or who are experiencing homelessness, and seniors 60+ attending program activities at ENCAP.

# Serving Douglas And Sarpy Counties Since 1965.

**ENCAP** has been providing social and human services to people facing poverty in Douglas and Sarpy Counties since 1965. Major program areas include:

**CRISIS ASSISTANCE:** Offers emergency rent and utility assistance, along with case management, employment support, financial education, community connection, and public benefits assistance. All services are designed to increase social and economic well-being and improve the participant's ability to access community resources independently, and prevent future financial crises.

**SENIOR WELLNESS:** Helps older adults 60+ maximize their independence. Until COVID-19 halted in-person interactions, ENCAP offered seniors classes to help them build strength, increase flexibility, and reduce the risk of falls. Since vaccinations became widely available, seniors have returned to ENCAP for evidence-based exercise, gardening, cooking and nutrition classes, and outings in the community.

**FAMILY WELL-BEING:** Prevents families from entering the child welfare system and helps them build resiliency through a coalition of community partners in Douglas County via Community Response (DCCR) ENCAP Support Services Staff connect families to hardship assistance and provide ongoing coaching.

**FOOD & NUTRITION:** Delivers monthly food boxes to seniors 60+ with little to no income, offers a community garden to clients and neighbors, and operates the Bellevue Food Pantry. Driver team provides door-to-door food delivery to individual households through service agreements with Douglas County Community Response and Women's Center for Advancement. We added food delivery service to Bellevue in summer 2021.

**TRANSPORTATION:** Provides rides to and from school to OPS students enrolled in ESL/migrant programming or who are experiencing homelessness, to job seekers, and seniors 60+ attending program activities at ENCAP. We collaborate with Project Everlast Omaha to give daily rides to and from work, including transport of their children, to young adults who have aged out of foster care and are working to establish independence.

## Eastern Nebraska Community Action Partnership

2406 Fowler Ave • Omaha, NE 68111 • 402-453-5656



@encapnebraska

[encapnebraska.org](http://encapnebraska.org)



**Eastern  
Nebraska  
Community  
Action**

## ENCAP's Board of Directors

is composed of one-third private sector representatives, one-third elected officials or their designees representing our service area, and one-third representatives of the low-income community.

### Board Members

Aban Laa

Azar Web III

Chalis Bristol

Cindy Grove  
*(Mayor of Valley)*

Claudia Granillo

Dan Esch  
*(Douglas County Clerk)*

Dawn Cornelius

Jennifer Gaughan

Jennifer Mayhew

Maranda Adams

Michael Sands

Murjani Chotman

Nick Townley, MD

Sue Hester  
*(Designee of Bellevue City Council  
Member Thomas Burns)*

Tom Weigent

Aaron Bowen  
*(Executive Director)*



**Eastern  
Nebraska  
Community  
Action**

# Annual Report 2021

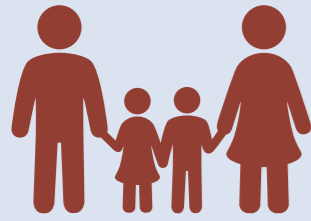


**ENCAP's mission is to reduce the power of poverty  
in Eastern Nebraska through direct service  
and results-driven partnerships.**

[encapnebraska.org](http://encapnebraska.org)

# Impact Numbers (FY21)

October 1, 2020 – September 30, 2021



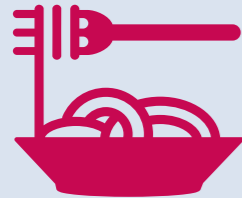
**21,971** services were provided to **11,920** individuals.



**5,553** individuals received food assistance through the Bellevue Food Pantry



**5,200** meal kits were delivered to individual households experiencing food insecurity



**17,064** food boxes were distributed to **1,422** low-income seniors through the Commodity Supplemental Food Program (CSFP).



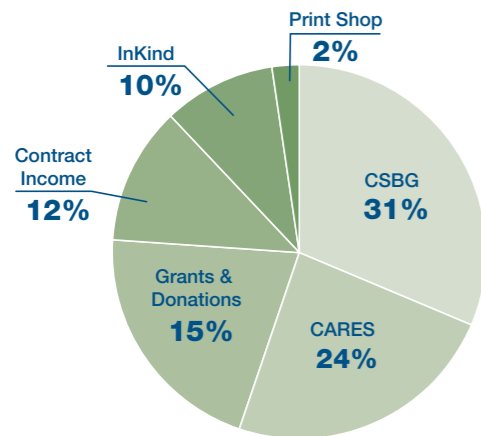
**1,100** safe rides to school and aftercare programs were provided to approximately **330** ESL, migrant, and homeless students (pre-K to high school)



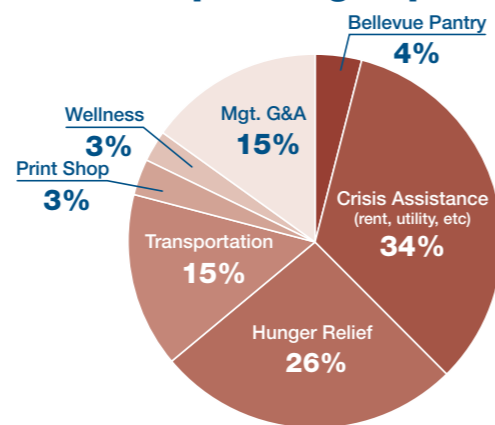
**4,467** individuals (1,489 households) avoided homelessness as a result of emergency rent or utility assistance

## Financials

### Revenue



### Operating Expenses



### Net Assets

12/31/2020	1,168,819
12/31/2021	1,611,445

- Contract Income is income received from transportation and food delivery contracts.
- InKind represents food provided from the USDA through the CSFP to counter food insecurity.

- Crisis assistance**—emergency rent & utility assistance, case management
- Nutrition**—Providing food support to those in need and facing food insecurity
- Transportation**—This program helps transport individuals (students, elderly, etc.) in addition to transporting food
- Print Shop**—North O Print Co. is a small social enterprise that offers screen printed apparel (northoprintco.com).
- Mgt General & Administrative**—represents expenses used to support the entire operations and impact each program

- CSBG is the Community Services Block Grant, federal funding for designated for Community Action Agencies (CAAs) to combat poverty.
- In response to the COVID-19 pandemic, CAAs received an additional portion of CSBG funding via the CARES Act. This funding expires on 9/30/22.
- CARES represents monies issued by the DHHS to be used in years 2020-2022.

As the designated Community Action Agency for Douglas and Sarpy Counties, ENCAP receives federal anti-poverty funds via the Community Service Block Grant (CSBG). As a recipient of these funds, we are required to leverage those CSBG funds to secure non-federal support. This non-federal support is essential to building and developing innovative programming and sustaining the agency's most high-impact services.

## 2021 Highlights: Strong Partnerships = Strong Programs

In 2021, the COVID-19 pandemic and resulting economic fallout continued to cause significant hardship in our community, especially for households already facing health, housing, and food insecurity challenges due to poverty. When a family reaches stability after crisis, they gain hope and a greater sense of wellbeing. Your steadfast commitment to ENCAP's work bolstered our ability to respond.

- ENCAP distributed \$400,000 in crisis assistance.** Support Services is a core component of ENCAP's efforts to prevent and reduce the impact of poverty on households in its service area. Staff provide services that align with an evidence-based, Social Work program model. Each participant is offered case management services with the goal of enhancing their overall well-being and building skills and knowledge to better respond to future challenges.
- ENCAP launched a food delivery program designed to provide households with supplemental meal packages delivered right to their doorstep, increasing access to sufficient food, and reducing food insecurity. When the program began in 2020, 30 families received food deliveries each week. **During FY21, this number grew to 100 families per week covering 20 of 31 zip codes in Douglas County** via referrals through agencies partnering with **Douglas County Community Response** (<https://douglascountycr.org>).
- ENCAP changed to a meal-based delivery program, meaning the items supplied are now coordinated with recipe suggestions so that families can make a meal out of the food delivered. Up to 90% of the products in each meal box are donated through community partners **including Food Bank for the Heartland, Whispering Roots, and Saving Grace perishable food rescue**. We select one donated food item to feature each week, and ensure that all of the food groups are represented (dairy, grain, fruit, vegetable,



**“Without transportation services, I do not think I would be able to provide for me and my child. It's scary.”**

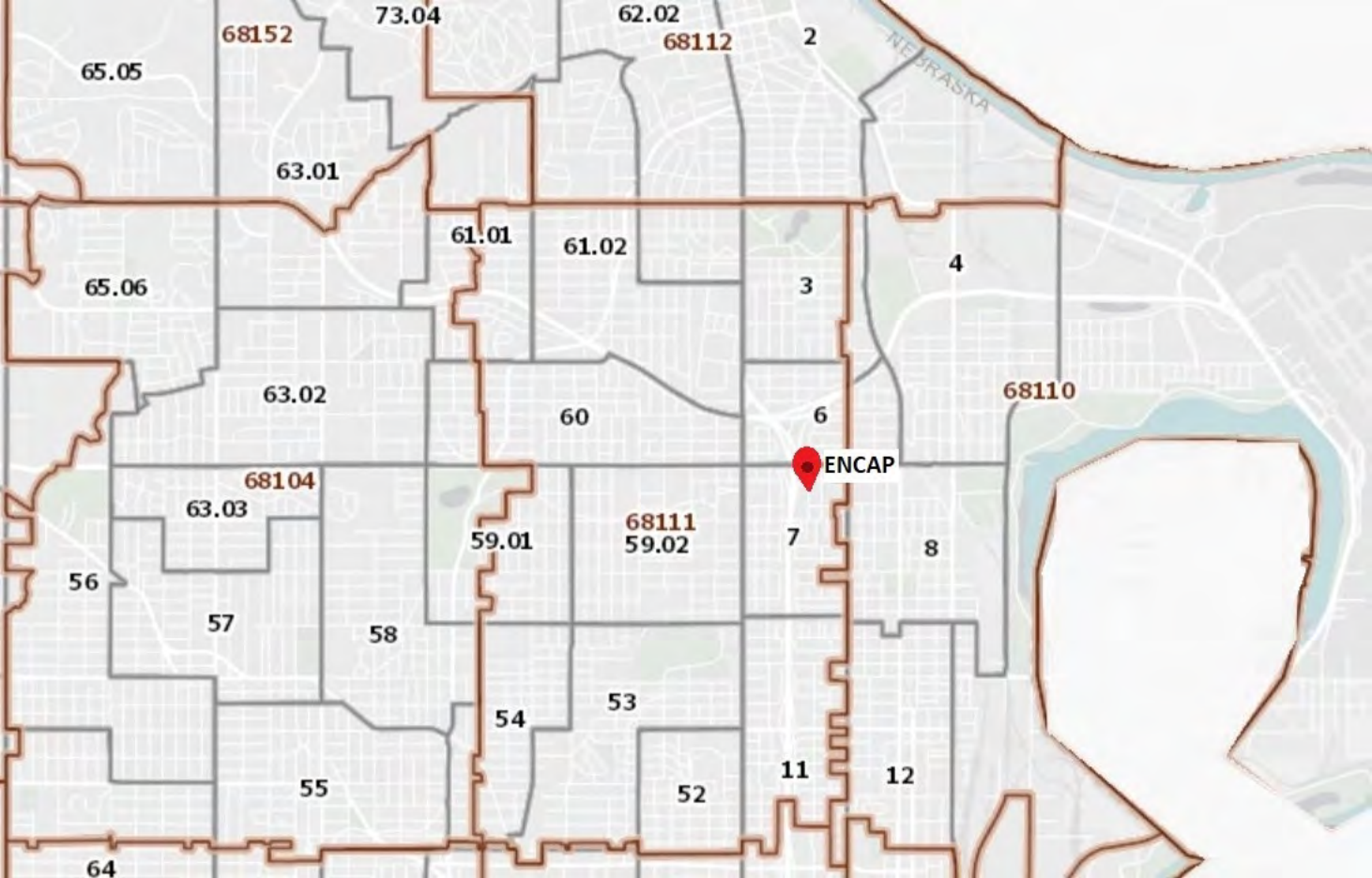
and protein) by incorporating the USDA guidelines for “My Plate” when developing the contents of the box.

- Research has found a strong relationship between physically inactive lifestyles and the onset of chronic conditions that can lead to disability in later years. **ENCAP implemented two evidence-based programs – Bingocize and Healthy Moves for Aging Well – that aim to maximize independence of older adults by building strength, increasing flexibility, and helping to reduce the risk of falls.** Last year 67% of Health Moves participants improved in one or more fitness tests. 100% improved lower body strength, agility, and dynamic balance. 75% improved upper body flexibility; 67% improved upper body strength and aerobic endurance; and 50% improved lower body strength and flexibility. Beyond improving their health, our seniors are important social connections and peer encouragement.

## Thank You For Your Financial Support!

Collaboration is at the core of our work to reduce the power of poverty in the community. Together we are emerging stronger and making a meaningful difference. ENCAP is generously supported through the Community Services Block Grant, City of Bellevue's Community Development Block Grant program, USDA's Commodity

Supplemental Food Program, Weitz Family Foundation, Omaha Community Foundation, William and Ruth Scott Family Foundation, The Lozier Foundation, Sherwood Foundation, Midlands Community Foundation, Veteran Support Association, Inc., and private donations from individuals, churches, and community groups.



65.05

68152

73.04

62.02

68112

2

63.01

65.06

61.01

61.02

3

4

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60

6

68110

68104

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59.01

68111  
59.02

7

8

56

57

58

54

53

55

52

11

12

64

ENCAP

NEBRASKA

Yellow dotted line indicates ENCAP owned property at:  
2406 Fowler Ave  
and 2421 Templeton

Red dotted line indicates property acquisition opportunity.



Templeton

24th Street

Fowler Ave

0 50 100 150 ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.





**3-Year Proforma - ARPA Budget**

	<u>Year 1<sup>1</sup></u>	<u>Year 2<sup>2</sup></u>	<u>Year 3<sup>3</sup></u>	<u>Total</u>	<u>Year 4 (Ongoing)</u>
Program Revenue		\$273,000	\$1,638,000	\$1,911,000	\$2,416,074
Capital Investment					
Planning Costs	\$80,000			\$80,000	
Construction Buildout		\$1,975,494	\$0	\$1,975,494	
Equipment & Technology	\$230,000	\$271,515	\$0	\$501,515	
Vehicle & Fleet Costs		\$1,630,000	\$0	\$1,630,000	\$0
Personnel & Operating Costs					
Drivers		\$270,400	\$811,200	\$1,081,600	\$843,648
Non-Driver Program Costs	\$419,100	\$758,920	\$860,320	\$2,038,340	\$894,733
Administrative	\$62,865	\$154,398	\$250,728	\$467,991	\$260,757
Operating & Maintenance		\$467,595	\$400,900	\$868,495	\$416,936
Other					
Total Costs	\$791,965	\$5,528,322	\$2,323,148	\$8,643,435	\$2,416,074
<b>Operating Income</b>	<b>-\$791,965</b>	<b>-\$5,255,322</b>	<b>-\$685,148</b>	<b>-\$6,732,435</b>	<b>\$0</b>

<sup>1</sup>Year one costs are just feasibility, business plan & ride/share app buildout

<sup>2</sup>Year 2 expenses include all infrastructure costs less the feasibility and business plan costs and 5 drivers/vehicles operating for 1/2 of the year

<sup>3</sup>Year 3 expenses include typical operating expenses for a full year with 15 drivers and vehicles

**ENCAP ARPA PROPOSED BUDGET REQUEST 2023 - 2026**

ITEM	YEAR 1 (23/24)	YEAR 2 (24/25)
<b>PERSONNEL</b>		
Compliance Officer (ARPA grant, data tracking, grant reporting)	\$ 67,600.00	\$ 67,600.00
Transportation / Planning Director	\$ 97,500.00	\$ 97,500.00
Chief Financial Officer	\$ 234,000.00	\$ 234,000.00
Attorney	\$ 20,000.00	\$ 20,000.00
Accounting II Position (manage purchasing, and contract tracking)	\$ -	\$ 65,000.00
Marketing / Business Manager (rate negotiator)	\$ -	\$ 71,500.00
Transportation Dispatch Manager	\$ -	\$ 67,600.00
Transportation Dispatch Specialist	\$ -	\$ -
Mechanic	\$ -	\$ 47,320.00
Drivers (x5 in year 2; x 15 in year 3)	\$ -	\$ 270,400.00
Security (evening personnel)	\$ -	\$ 20,800.00
Maintenance Staff		\$ 67,600.00
Administrative & Shared Allocations (Personnel)	\$ 62,865.00	\$ 154,398.00
<b>OTHER</b>		

ITEM	YEAR 1	YEAR 2
Feasibility Study	\$ 50,000.00	\$ -
Business Plan Development	\$ 30,000.00	\$ -
Ride App. (don't panic Labs)	\$ 230,000.00	\$ -
Annual App Maintenance, hosting, upkeep	\$ -	\$ 10,000.00
Tablets, cases, and mounts for busses / vans	\$ -	\$ 24,750.00
Dispatch / communications equipment (2-way radios etc)	\$ -	\$ 89,265.00
Cameras and software on vehicles	\$ -	\$ 16,500.00
Registration/ Licensing on 33 vehicles	\$ -	\$ 181,500.00
Tools for bus maintenance	\$ -	\$ 75,000.00
Ongoing use items (tires, oil, power steering fluid, washer fluid, antifreeze etc, cleaning / detailing)	\$ -	\$ 39,600.00
Hydraulic lift for shuttle busses (in maintenance garge)	\$ -	\$ 25,000.00
Vehicle Wraps / marketing	\$ -	\$ 115,500.00
Safety gear and extinguishers for all vehicles	\$ -	\$ 13,695.00
AED Devices on vehicles	\$ -	\$ 66,000.00
Environmental disposal fees?	\$ -	\$ 25,000.00
Tire disposal fees?	\$ -	\$ 5,000.00
Fuel	\$ -	\$ 27,300.00
Ongoing vehicle repairs	\$ -	\$ 25,000.00
<b>ASSETS</b>		
ITEM	YEAR 1	YEAR 2
15 Shuttle Buses	\$ -	\$ 825,000.00
5 Accessible Shuttle Buses	\$ -	\$ 350,000.00
10 Standard minivans	\$ -	\$ 245,000.00
3 Accessible minivans	\$ -	\$ 150,000.00
Bobcat with brush and bucket for snow removal	\$ -	\$ 60,000.00
<b>CONSTRUCTION</b>		
ITEM	YEAR 1	YEAR 2

General Conidtions (Contractor management, project supervision, administration time, and : PBI: Permits, Bonds, Insurance)	\$ -	\$ 66,315.00
Demo Trees	\$ -	\$ 8,750.00
Site Grading	\$ -	\$ 18,750.00
Chain Link Fence	\$ -	\$ 64,025.00
Automatic Gates	\$ -	\$ 50,000.00
Light Poles & Base	\$ -	\$ 23,200.00
Lighting Conduit & Wire	\$ -	\$ 10,000.00
Concrete Enterances	\$ -	\$ 36,000.00
Parking / Lot Paving	\$ -	\$ 300,000.00
Storm Sewer	\$ -	\$ 30,992.00
Utility Tie in at Street	\$ -	\$ 10,500.00
Misc. Landscaping	\$ -	\$ 7,500.00
Wash Bay Building	\$ -	\$ 290,822.00
Dual Covered Bus Canopies	\$ -	\$ 151,470.00
Security Cameras & equipment for outside parking area	\$ -	\$ 7,500.00
Construction Design (per Dunn)	\$ -	\$ 99,670.16
Land acquisition of small lot next door will pave or utilize as wash bay building (construction price already built into different line item - this is just for acquisition)	\$ -	\$ 500,000.00
Tool Shed	\$ -	\$ 50,000.00
Redevelopment of onsite space to facillitate increased staff	\$ -	\$ 250,000.00
	<b>YEAR 1 TOTAL</b>	<b>YEAR 2 TOTAL</b>
<b>TOTALS</b>	<b>\$ 791,965.00</b>	<b>\$ 5,528,322.16</b>

YEAR 3 (25/26)	NOTES
\$ 67,600.00	Calculations: \$25/hr x 2080 hrs = \$5200.00 + 30% for benefits (\$15,600) = <b>\$67,600 x 3 years = \$202,800</b>
\$ 97,500.00	Calculation: \$75,000 / yr + 30% benefits (\$22,500) = <b>\$97,500 x 3 years = \$292,500</b>
\$ 234,000.00	Calculation: \$180,000 / yr + 30% benefits (\$54,000) = <b>\$234,000 x 3 years = \$702,000</b>
\$ 20,000.00	Public Service Commission filings and ongoing contract support (approx. <b>65 hrs / yr x \$300 / hr = \$20,000 x 3 years = \$60,000</b> )
\$ 65,000.00	Calculations: \$50,000 / yr + 30% benefits (\$15,000) = <b>\$65,000 x 2 yrs = \$130,000</b>
\$ 71,500.00	Calculation: \$55,000 / yr + 30% benefits (\$16,500) = <b>\$71,500 x 2 years = \$143,000.00</b>
\$ 67,600.00	Calculation: \$25 / hr x 2080 hrs = \$52,000 + 30% benefits (\$15,600) = <b>\$67,600 x 2 years = \$135,200</b>
\$ 54,080.00	Calculation: \$2 / hr x 2080 hrs = \$41,600 + 30% benefits (\$12,480) = <b>\$54,080</b>
\$ 94,640.00	Calculation: \$35 / hr x 2080 hrs = \$72,800 + 30% benefits (\$21,840) = <b>\$94,640 (full time one year) + \$47,320 (part time one year) = \$141,960</b>
\$ 811,200.00	Calculations: \$20/hr x 2080 hrs = \$41,600 + 30% for benefits (\$12,480) = \$54,080 x 5 FTE's = <b>\$270,400 (x 3 in year 3 for 15 drivers) = \$811,200. TOTAL = \$1,081,600</b>
\$ 20,800.00	Calculations: \$20/hr x 1040 hrs = \$20,800 <b>\$20,800 per year x 2 years = \$41,600</b>
\$ 67,600.00	Calculations: \$25/hr x 2080 hrs = \$52,000 + 30% for benefits (\$15,600) = <b>\$67,600 x 2 years = \$135,200</b>
\$ 250,728.00	

YEAR 3	NOTES
\$ -	
\$ -	
\$ -	New app build, test, implementation
\$ 10,000.00	Ongoing hosting, technology upgrades and maintenance
\$ -	$\$750 \times 33 = \$24,750$
\$ -	$\$2,705 \times 33 = \$89,265$
\$ -	$\$500 \times 33 = \$16,500$
\$ 82,500.00	33 vehicles x \$5,500 (license, registration, plates, taxes, insurance) = \$181,500 (for year 3 I just cut this to \$2,500 per vehicle for registration renewal)
\$ -	
\$ 39,600.00	
\$ -	based on local estimates
\$ -	$\$3,500 \times 33 = \$115,500$
\$ -	jumper cables $\$180 \times 33$ vehicles = \$5,940 + extinguishers $\$50 \times 33 =$ \$1,650 + first aid kits $\$185 \times 33 =$ \$6,105 TOTAL = \$13,695
\$ -	1 device per vehicle = $\$2,000 \times 33 =$ \$66,000
\$ 25,000.00	pump out service 4 times per year
\$ 5,000.00	
\$ 163,800.00	
\$ 75,000.00	
YEAR 3	NOTES
\$ -	$15 \times \$55,000 = \$825,000$
\$ -	$5 \times \$70,000 = \$350,000$
\$ -	$7 \times \$35,000$
\$ -	$3 \times \$50,000$
\$ -	
\$ -	
YEAR 3	NOTES

\$	-	
\$	-	1250.00 per tree x 7 = \$8750.00
\$	-	37,500 SF x \$.50 / sf = \$18,750.00
\$	-	I think we should add \$10k more here to have a higher fence - not sure what height they figured this at
\$	-	25,000 x 2 gates = \$50,000
\$	-	\$5,800 x 4 = \$23,200
\$	-	\$2,500 x 4 = \$10,000
\$	-	\$18,000 x 2 = \$36,000
\$	-	37,500 sq ft x \$8 / sq ft = \$300,000
\$	-	\$36,000 per acre x .086 acres = \$30,992
\$	-	
\$	-	
\$	-	\$200 / sq ft x 1,200 sq ft = \$240,000 + PBI, Contingencies + Fees (\$50,822) = \$290,822
\$	-	\$25,000 each x 5 = \$125,000 + PBI, Contingencies + fee (\$26,470) = \$151,470
\$	-	
\$	-	This is 8% of the total construction budget that Dunn gave us. They said figure 6-8% of total construction budget for design (I'm assuming this is architecture fees).
\$	-	TOTALLY OPTIONAL acquisition, plus and / or wash bay building and mechanical building with lifts
\$	-	
\$	-	
<b>YEAR 3 TOTAL</b>		<b>TOTAL</b>
\$	<b>2,323,148.00</b>	\$ <b>8,643,435.16</b>

LINE ITEM
Admin
Overhead
Admin
Admin
Admin
Admin
Admin
Overhead
Overhead
Overhead
Drivers
Overhead
Overhead



LINE ITEM
Up front costs
Up front costs
Equipment/Technology
Operating and Maintenance Costs
Equipment/Technology
Equipment/Technology
Equipment/Technology
Operating and Maintenance Costs
Equipment/Technology
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Equipment/Technology
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
LINE ITEM
Capital Assets
Capital Assets
Capital Assets
Capital Assets
Capital Assets
LINE ITEM



## REVENUE PROJECTION

YEAR 2 - 5 drivers, 5 vehicles in use full days

Price per hour	hours per day	How many drivers	TOTAL / DAY	TOTAL / WK
\$ 70.00	6	5	\$ 2,100.00	\$ 10,500.00

YEAR 3 REVENUE 15 drivers, 15 vehicles in use full days

Price per hour	hours per day	How many drivers	TOTAL / DAY	TOTAL / WK
\$ 70.00	6	15	\$ 6,300.00	\$ 31,500.00

YEAR 4 REVENUE 18 drivers, 18 vehicles in use full days

Price per hour	hours per day	How many drivers	TOTAL / DAY	TOTAL / WK
\$ 70.00	6	20	\$ 8,400.00	\$ 42,000.00

FULL potential CAPACITY = 33 vehicles and full 6 hours per day for each

Price per hour for contract	hours per day	How many drivers	TOTAL / DAY	TOTAL / WK
\$ 70.00	6	33	\$ 13,860.00	\$ 69,300.00

**TOTAL / .5 years (26 weeks)**

\$ 273,000.00

**TOTAL / YR (52 weeks)**

\$ 1,638,000.00

**TOTAL / YR (52 weeks)**

\$ 2,416,074.00

**TOTAL / YR (52 weeks)**

\$ 3,603,600.00

**ENCAP ARPA PROPOSED BUDGET REQUEST 2023 - 2026**

ITEM	YEAR 1 (23/24)	YEAR 2 (24/25)
<b>PERSONNEL</b>		
Compliance Officer (ARPA grant, data tracking, grant reporting)	\$ 67,600.00	\$ 67,600.00
Transportation / Planning Director	\$ 97,500.00	\$ 97,500.00
Chief Financial Officer	\$ 234,000.00	\$ 234,000.00
Attorney	\$ 20,000.00	\$ 20,000.00
Accounting II Position (manage purchasing, and contract tracking)	\$ -	\$ 65,000.00
Marketing / Business Manager (rate negotiator)	\$ -	\$ 71,500.00
Transportation Dispatch Manager	\$ -	\$ 67,600.00
Transportation Dispatch Specialist	\$ -	\$ -
Mechanic	\$ -	\$ 47,320.00
Drivers (x5 in year 2; x 15 in year 3)	\$ -	\$ 270,400.00
Security (evening personnel)	\$ -	\$ 20,800.00
Maintenance Staff		\$ 67,600.00
Administrative & Shared Allocations (Personnel)	\$ 62,865.00	\$ 154,398.00
<b>OTHER</b>		

ITEM	YEAR 1	YEAR 2
Feasibility Study	\$ 50,000.00	\$ -
Business Plan Development	\$ 30,000.00	\$ -
Ride App. (don't panic Labs)	\$ 230,000.00	\$ -
Annual App Maintenance, hosting, upkeep	\$ -	\$ 10,000.00
Tablets, cases, and mounts for busses / vans	\$ -	\$ 24,750.00
Dispatch / communications equipment (2-way radios etc)	\$ -	\$ 89,265.00
Cameras and software on vehicles	\$ -	\$ 16,500.00
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Tools for bus maintenance	\$ -	\$ 75,000.00
Ongoing use items (tires, oil, power steering fluid, washer fluid, antifreeze etc, cleaning / detailing)	\$ -	\$ 39,600.00
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Vehicle Wraps / marketing	\$ -	\$ 115,500.00
Safety gear and extinguishers for all vehicles	\$ -	\$ 13,695.00
AED Devices on vehicles	\$ -	\$ 66,000.00
Environmental disposal fees?	\$ -	\$ 25,000.00
Tire disposal fees?	\$ -	\$ 5,000.00
Fuel	\$ -	\$ 27,300.00
Ongoing vehicle repairs	\$ -	\$ 25,000.00
<b>ASSETS</b>		
ITEM	YEAR 1	YEAR 2
15 Shuttle Buses	\$ -	\$ 825,000.00
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<b>CONSTRUCTION</b>		
ITEM	YEAR 1	YEAR 2

General Conidtions (Contractor management, project supervision, administration time, and : PBI: Permits, Bonds, Insurance)	\$ -	\$ 66,315.00
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	<b>YEAR 1 TOTAL</b>	<b>YEAR 2 TOTAL</b>
<b>TOTALS</b>	<b>\$ 791,965.00</b>	<b>\$ 5,528,322.16</b>

YEAR 3 (25/26)		NOTES
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\$	250,728.00	



YEAR 3	NOTES
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\$ 10,000.00	Ongoing hosting, technology upgrades and maintenance
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\$ 163,800.00	
\$ 75,000.00	
YEAR 3	NOTES
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\$ -	
YEAR 3	NOTES

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\$	-	\$18,000 x 2 = \$36,000
\$	-	37,500 sq ft x \$8 / sq ft = \$300,000
\$	-	\$36,000 per acre x .086 acres = \$30,992
\$	-	
\$	-	
\$	-	\$200 / sq ft x 1,200 sq ft = \$240,000 + PBI, Contingencies + Fees (\$50,822) = \$290,822
\$	-	\$25,000 each x 5 = \$125,000 + PBI, Contingencies + fee (\$26,470) = \$151,470
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\$	-	This is 8% of the total construction budget that Dunn gave us. They said figure 6-8% of total construction budget for design (I'm assuming this is architecture fees).
\$	-	TOTALLY OPTIONAL acquisition, plus and / or wash bay building and mechanical building with lifts
\$	-	
\$	-	
<b>YEAR 3 TOTAL</b>		<b>TOTAL</b>
\$	<b>2,323,148.00</b>	\$ <b>8,643,435.16</b>

LINE ITEM
Admin
Overhead
Admin
Admin
Admin
Admin
Admin
Overhead
Overhead
Overhead
Drivers
Overhead
Overhead

LINE ITEM
Up front costs
Up front costs
Equipment/Technology
Operating and Maintenance Costs
Equipment/Technology
Equipment/Technology
Equipment/Technology
Operating and Maintenance Costs
Equipment/Technology
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Equipment/Technology
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Operating and Maintenance Costs
Capital Assets
Capital Assets
Capital Assets
Capital Assets
Capital Assets
LINE ITEM





## PROPOSED ENCAP Timeline for ARPA FUNDING REQUEST (2023 – 2026)

**YEAR ONE:** 2023/2024 (*following the federal fiscal year July 1, 2023 – June 30, 2024*)

### Personnel Progress:

- Hire ARPA Compliance Officer
- Hire Transportation / Planning Director
- Hire CFO
- Hire Attorney (part-time)
- Assemble a Community Advisory Team

### Asset Progress:

- Complete Feasibility Study including determination of business structure to best meet community need.
- Complete Business Plan
- Develop and test Ride App (it will take approx. 6-9 months to build, test, go live)
- Distribute Construction and design RFP and select firm
- Explore small land / lot purchase next to 2406 Fowler Avenue (*not necessary for current project, but if available, offers a differently designed bus lot configuration*).
- Consult construction and design team, and city planning office to ensure appropriate zoning for 2421 Templeton lot (to be paved).

**YEAR TWO:** (2024 / 2025): *July 1, 2024 – June 30, 2025*

### Personnel Progress:

- Hire Accounting II position (manage purchasing)
- Hire Marketing / Small business Manager / (rate negotiator)
- Hire Transportation Dispatch Manager
- Hire Mechanic (part-time in year 2, moves to full-time in year 3)
- Hire 5 full-time drivers, pilot first contracts
- Hire Evening Security Personnel (part-time)
- Hire Maintenance Staff

### Asset Progress:

- Purchase 15 standard Shuttle buses (based on availability)
- Purchase 5 accessible shuttle buses (based on availability)
- Purchase 10 standard Minivans
- Purchase 3 accessible Minivans
- Purchase vehicle navigation and safety equipment
- Expend full construction budget – and complete project

- Land acquisition of small lot next to 2406 Fowler Avenue if feasible / available

**YEAR THREE:** (2025 / 2026): *July 1, 2025 – June 30, 2026*

Personnel Progress:

- Hire 10 full-time drivers
- Hire Transportation Dispatch Specialist
- Hire Mechanic at full-time hours (vs. part-time from year 2)

**TOTAL NUMBER OF JOBS CREATED: 25 FTE's**

# Grant Application

Row 179

<b>Organization Name (if applicable)</b>	Dean Enterprise, LLC
<b>Physical Address</b>	5511 North 52nd Street, Omaha, Nebraska 68104
<b>Mailing Address</b>	Same as shown above.
<b>Website</b>	N/A
<b>Social Media Accounts</b>	N/A
<b>Name</b>	Charles Dean Hill, Jr.
<b>Title</b>	Primary Developer
<b>Email Address</b>	cdhill1424@gmail.com
<b>Phone</b>	+1 (402) 763-7478
<b>Team</b>	Yes
	<p>PRIMARY DEVELOPER: DEAN ENTERPRISE, LLC -- Owner/Director, Charles Hill, Jr. DEVELOPER/MENTOR: SPARK CDI -- Executive Director &amp; Co Founder, Jamie Berglund; Senior Director, Angela Smith PROJECT MANAGEMENT: FUZE DEVELOPMENT -- Project Director, Darwin Goodsell; Project Manager, Darrin Moy BUILDER: RIVER STONE CUSTOM HOMES -- Construction Director, Rick Bilek; Project Manager, Neal Schmitt SALES &amp; MARKETING: GOODSSELL REALTY ENGINEERING &amp; ARCHITECTURE: LAMP RYNEARSON -- Senior Survey Project Manager, Matt Tinkham LAW FIRM: BAIRD HOLM, LLP -- Attorney, Tristin S. Taylor FINANCING: ACCESS BANK -- Loan Originator, Nancy L. Thompson</p>
<b>Organizational Chart</b>	My Power Point ORGANIZATIONAL CHART (titled "Hartman Hills Org Chart") is attached.
<b>Other Completed Projects and/or Accomplishments</b>	<p>I, Charles Hill, Jr., am a first-time entrepreneur seeking to realize my vision of creating affordable pocket neighborhood housing on a vacant lot in an established neighborhood. I was born and raised in this neighborhood and have maintained strong ties to it ever since. The lot has been cleared of the mature trees that once stood there and is now ready for development. For the past 17 years, I have been steadily employed with Omaha Public Power District as an Electrical Line Technician. I am a hard worker with a strong work ethic. I am now ready to take on the role of entrepreneur, with the goal of helping people in North Omaha achieve their dreams of home ownership and the creation of generational wealth for their families. Goals – My goal is to transform an unused, vacant lot in an established area by building affordable, residential, pocket neighborhood homes that provide: • value for the community; • affordable housing options; • community re-development; • expanded usage of land and resources; • a revenue stream for the city; and • opportunities for home ownership. This proposal could also potentially spark new interest in the neighborhood and attract new connections, other developers and businesses who may want to invest here.</p>
<b>Proposal Title</b>	Hartman Hills, a Pocket Neighborhood Development
<b>Total Budget (\$)</b>	\$1,960,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$1,960,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	I seek to develop a vacant, one-acre lot by constructing five detached, single family, residential homes on a cul-de-sac road.



In addition to building the homes, the roadway, a sidewalk and street lighting, we will also need to add infrastructure (including power, water, gas, and sewer), along with green space and landscaping. The location is 5517 North 52nd Street in Omaha, Nebraska 68104. Construction is targeted to begin in May, 2023, with an estimated completion date of May, 2024.

<b>Timeline</b>	My TIMELINE is listed below. I have also attached an Excel chart (titled "HARTMAN HILLS SCHEDULE") which illustrates this timeline. TIMELINE – Starts May 1, 2023 and Ends May 6, 2024 1 – SURVEYING – Start 5/1/23 and End 5/8/23 2 – UTILITY EXCAVATION – Start 5/8/23 and End 6/5/23 3 – WATER/SEWER INSTALLATION – Start 5/29/23 and End 7/24/23 4 – SITE GRADING – Start 7/10/23 and End 7/31/23 5 – PAVING – Start 7/24/23 and End 7/31/23 6 – UNIT FOUNDATIONS – Start 8/14/23 and End 9/25/23 7 – FRAMING WORK – Start 9/11/23 and End 10/30/23 8 – UTILITIES CONNECTION – Start 10/23/23 and End 11/27/23 9 – EXTERIOR WORK – Start 10/23/23 and End 12/4/23 10 – INTERIOR WORK – Start 12/4/23 and End 2/26/24 11 – INTERIOR UTILITIES – Start 1/22/24 and End 4/1/24 12 – EXTERIOR FINISH WORK – Start 1/15/24 and End 4/15/24 13 – INTERIOR FINISH WORK – Start 2/26/24 and End 5/6/24 14 – LANDSCAPING – Start 10/30/23 and End 12/4/23
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Other Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	My proposal fills current gaps in housing, develops low usage land, meets affordable housing needs, revitalizes an older, well established neighborhood with new growth, adds to Omaha's tax base through property taxes, and provides new customers for nearby surrounding retail businesses.
<b>Proposal Description and Needs Alignment</b>	My proposal pursues the growing and popular "pocket neighborhood" concept of building a small cluster of homes gathered around a shared open space. Pocket neighborhoods are designed to provide a natural scale of sociability and a sense of community, while preserving personal privacy. This project will bring in new construction and enhanced housing for entry-level and next-level families. It also will produce well built, lasting homes that promote generational wealth through home ownership. It also re-energizes an existing underserved, underdeveloped neighborhood.
<b>Visioning Workshop Findings Alignment</b>	My proposal provides: <ul style="list-style-type: none"> <li>• access to safe, high quality housing;</li> <li>• housing affordability at market rates ;</li> <li>• accessible housing opportunities for all income levels;</li> <li>• mixed income housing;</li> <li>• affordable housing for working people;</li> <li>• access to affordable housing; and</li> <li>• more affordable and mixed income housing to increase density (for retirees, first-time home buyers and working class/middle income households).</li> </ul>
<b>Priorities Alignment</b>	My proposal aligns with LB1024's strategic priorities as follows: <ul style="list-style-type: none"> <li>• It helps improve the housing density in the community;</li> <li>• It is targeted to provide new housing within 18 months of the start of construction; and</li> <li>• In developing this new "pocket neighborhood" community, the required public and private infrastructure will include utilities to the residents and the laying of drinking water mains, lines, pipes, or channels.</li> </ul>
<b>Economic Impact</b>	My proposal provides opportunities for creating generational wealth, along with providing community construction job opportunities. It also produces the economic impact to local

	businesses which accompanies increased home ownership. It also increases the community tax base through property taxes. My plan includes development of a Home Ownership Association (HOA) to maintain home exteriors, lawns, roads, driveways and sidewalks.
	Permanent jobs will be created for the landscaping, lawn maintenance and snow removal on the street, sidewalks and driveways. Permanent jobs also will be created for painting provided by the HOA.
	Potentially up to 100 construction jobs will be created.
	Wage levels would be higher than minimum-wage-paying jobs, as the average construction wage pays \$20 or more per hour.
	The HOA will provide ongoing jobs, but the new residents will also provide increased revenue for the surrounding businesses and economy.
<b>Community Benefit</b>	This project provides a community benefit by: <ul style="list-style-type: none"> <li>• adding density to the Hartman Avenue Neighborhood Association community;</li> <li>• reinvigorating an older, established neighborhood with housing opportunities for entry-level, middle-class and senior individuals;</li> <li>• producing affordable housing options that promote the creation of generational wealth for persons who haven't previously had that opportunity;</li> <li>• creating community construction job opportunities;</li> <li>• producing the positive economic impact to local businesses which accompanies increased home ownership;</li> <li>• increasing the community tax base through property taxes; and</li> <li>• creating a positive sense of community through a Home Ownership Association that will maintain home exteriors, lawns, driveways and the new street.</li> </ul>
	This proposal: <ul style="list-style-type: none"> <li>• strengthens the existing community;</li> <li>• provides affordable housing choices; and</li> <li>• provides stability, quality, safety and affordability.</li> </ul>
<b>Best Practices/Innovation</b>	The "pocket neighborhood" is a new and innovative concept that is gaining popularity around the country. It provides a new housing option in an established neighborhood. It also provides housing units on smaller lots that are easier to maintain, and which are less expensive and more affordable.
<b>Outcome Measurement</b>	The outcome will allow my business to continually invest in the Hartman Avenue community with more affordable, quality housing for entry-level families, next-level families and seniors. The outcome will increase the tax base and provide economic growth by adding more customers for nearby local businesses.
	When these homes are eventually re-sold by their new owners, they will provide instant equity for these individuals, and produce the generational wealth opportunities which accompany home ownership.
	No, but these homes will provide increased equity for their owners over time.
<b>Partnerships</b>	Yes
	I will work with the Hartman Avenue Neighborhood Association to provide information and promote and market this development.
	None at present, as such partnerships are contingent upon receiving approval and funding to move forward with this proposal.
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	The physical location of this project is at 5517 North 52nd Street in Omaha, Nebraska 68104. It is at the intersection of North 52nd Street and Hartman Avenue.
<b>Qualified Census Tract</b>	Within one or more QCTs

<b>Additional Location Documents</b>	My Plans and detailed descriptions, including pictures and a map of the site location/surrounding area are attached.
<b>Property Zoning</b>	No
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	Yes
	Yes
<b>General Contractor</b>	Yes
	Yes
<b>Request Rationale</b>	I considered all cost funding allocations, as well as the anticipated costs associated with inflation. To build these quality, mixed density, affordable homes, I had to take into account the costs for construction, engineering, architecture, surveying, legal easements, acquisition of the lot, clearance of the many large (living and dead) trees for site preparation, as well as marketing and promotion expenses.
<b>Grant Funds Usage</b>	Grant funds will be used for utility infrastructure, roadway, sidewalk, lighting, landscaping, engineering, design, construction and marketing.
<b>Proposal Financial Sustainability</b>	Yes
	After the initial investment, I do not foresee any ongoing fiscal operations.
<b>Funding Sources</b>	I submitted an intent letter to the Qualified Census Tract Affordable Housing Program on October 7, 2022.
	A Letter of Intent was submitted on October 7, 2022 to the Qualified Census Tract Affordable Housing Program. The Application Close Date is October 18, 2022. All grant funds must be obligated by December 31, 2024, and all grant funds expended by December 31, 2026.
	Yes. This proposal is entirely dependent on the Omaha Economic Recovery Act Bill (LB 1024) Grant. My project cannot proceed with this funding.
<b>Scalability</b>	Yes, this proposal is scalable. However, with a smaller funding amount, the scope of the project would be reduced in size. For example, the number of homes to be built would be fewer than the five homes I am currently hoping to build on the unused, vacant lot.
	This project proposal is intended for maximum impact and most efficient usage of space. As previously noted, the project can be scaled back to divide the unused space into fewer lots that would be bigger in square footage, but this would also reduce the number of homes to be built to fewer than five.
<b>Financial Commitment</b>	Dean Enterprise, LLC has acquired the vacant lot and paid the financial expense towards land clearing (removal of many old, mature trees). Dean Enterprise, LLC has also paid for the Land Surveyor's Certification.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<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 Proposal Budget/Sources and Uses Schedule
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		Per Unit Cost	ROM # on 5 SFH	5 SFH ROM Total
Land	1	Land	45,000	
Labor and Material	2	HVAC	18,000	90,000
		Electrical	13,000	65,000
		Fixtures	2,200	11,000
	2	Plumbing	10,000	50,000
		Fixtures	2,800	14,000
	2	Concrete Walls Footing	17,000	85,000
	3	Concrete Flatwork	9,500	47,500
	2	Sprinkler	2,000	10,000
	2	Drywall	9,600	48,000
	2	Roofing	4,500	22,500
	2	Gutters	900	4,500
	2	Insulation	4,500	22,500
	2	Garage Doors	1,400	7,000
	2	Flooring	6,000	30,000
	2	Water Proofing	1,200	6,000
	2	Sod	2,000	10,000
	2	Earthwork	5,000	25,000
Labor	3	Finish Trim Work	2,800	14,000
	3	Paint/Stain	6,000	30,000
	3	Siding Lap	2,700	13,500
		Caulker	1,200	6,000
	3	Siding Stone	2,500	12,500
	3	Deck/Patio	3,500	17,500
	3	Framing	18,000	90,000
Materials	4	Lumber	38,500	192,500
	4	Deck/Patio	7,000	35,000
	4	Siding	4,500	22,500
	4	Stone Siding	1,500	7,500
	4	Windows/Doors	9,500	47,500
	4	Cabinets	5,500	27,500
	4	Cabinet assem/install	1,700	8,500
	4	Countertops	4,500	22,500
	4	Glass/Mirrors Sdoor	1,000	5,000
	4	Millwork	3,500	17,500
	4	Landscape	500	2,500
	4	Appliances	3,300	16,500
Tax, Insurance, Permits	5	Tax	750	3,750
	5	Survey	450	2,250
	5	Insurance	2,500	12,500
	5	Utility	2,000	10,000
	5	Dumpster	1,500	7,500
	5	Permits	5,200	26,000
	5	Loan Interest	4,500	22,500
	5	Overhead	25,000	125,000
	5	Sales Commission	17,400	87,000
Private Infrastructure	5	Misc.		365,000
Public Works	6	Eng		27,000
	6	W/S/R		85,000
	6	Connection/City Fees		50,000
		Cost	<b>331,600</b>	<b>1,960,000</b>
		Sale Price	355,000	1,775,000
		Delta	<b>23,400</b>	<b>(185,000)</b>



Search Google Maps



Restaurants



Hotels



Things to do



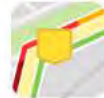
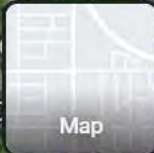
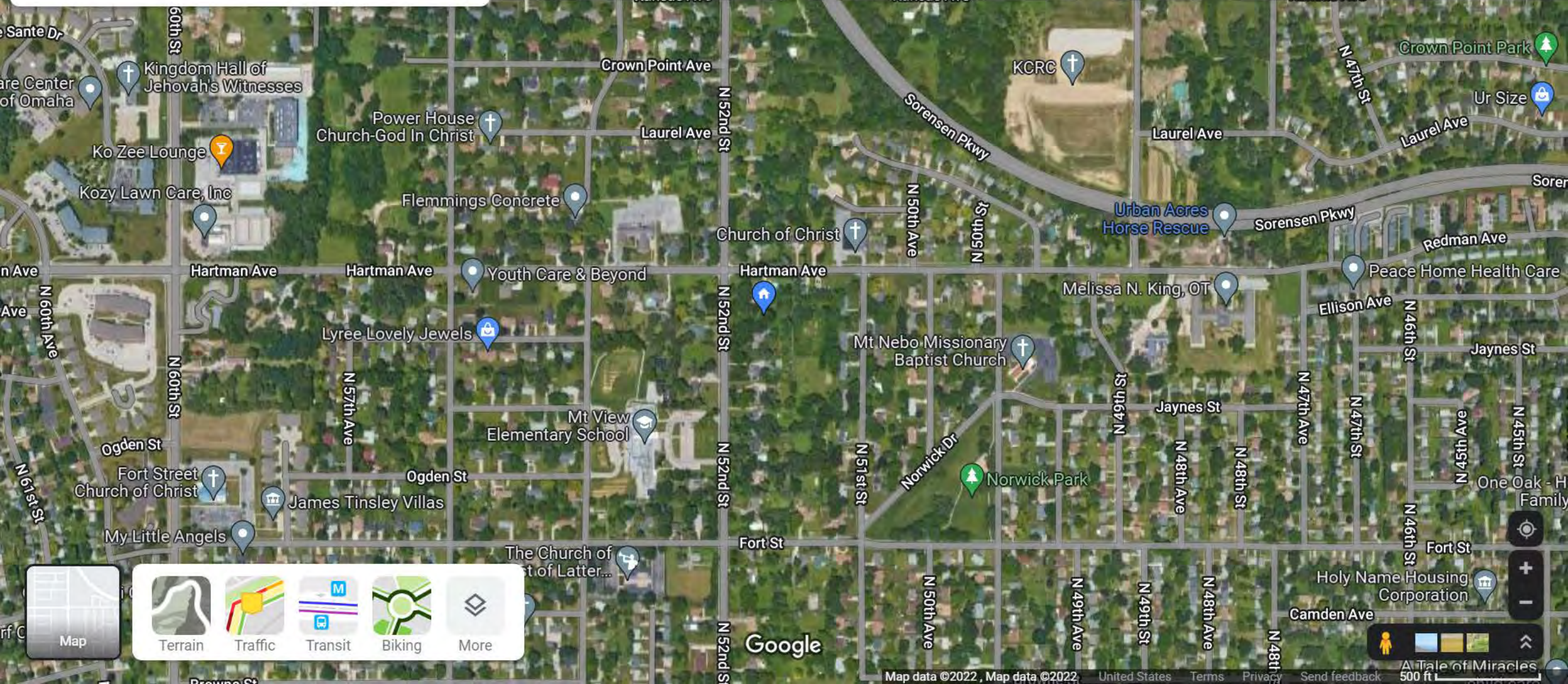
Museums



Transit



Pharmacies



Terrain

Traffic

Transit

Biking

More

Google

5620 N 52nd St

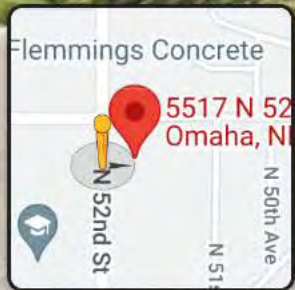
Omaha, Nebraska



Google



Street View - Jul 2022

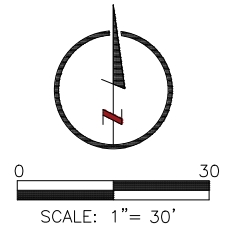


SPEED  
LIMIT  
30  
END  
SCHOOL  
ZONE

Google



# LAND SURVEYOR'S CERTIFICATE



## LEGEND

- PROPERTY LINE
- OHP OVERHEAD POWER
- FENCE
- BUILDING
- MONUMENT FOUND
- OTP OPEN TOP PIPE
- PTP PINCHED TOP PIPE
- BOLLARD
- CABLE PEDESTAL
- POWER POLE
- SANITARY MANHOLE
- REINFORCED CONCRETE PIPE

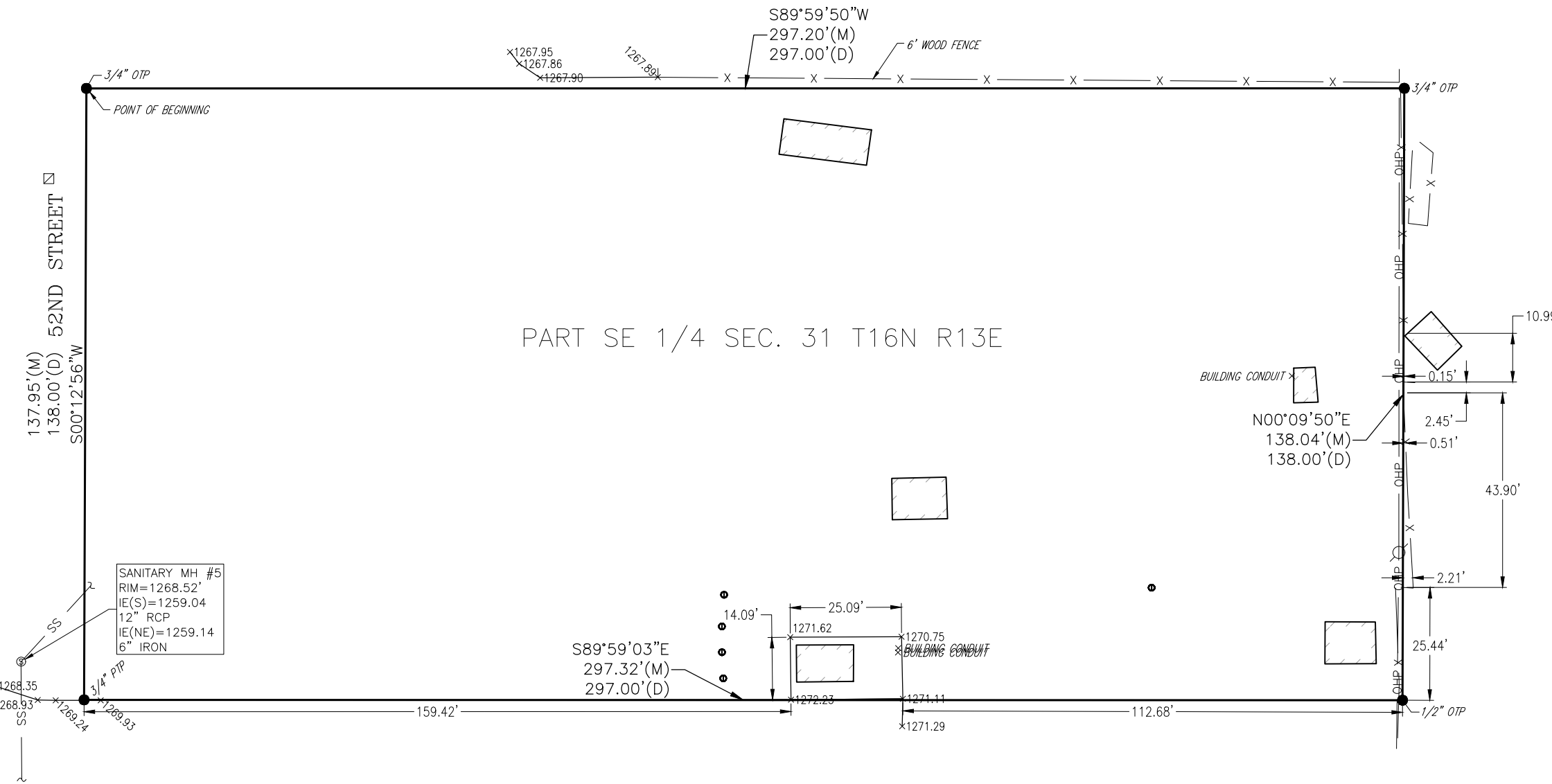
## LEGAL DESCRIPTION

COMMENCING AT A POINT 168 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 13, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, THENCE EAST AND PARALLEL TO THE SOUTH LINE OF HARTMAN AVENUE, 297 FEET; THENCE SOUTH AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 31, 138 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID HARTMAN AVENUE, 297 FEET TO THE EAST LINE OF 52ND STREET; THENCE NORTH ALONG THE EAST LINE OF 52ND STREET, 138 FEET TO THE PLACE OF BEGINNING.

## LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE OF SIGNATURE: \_\_\_\_\_



**LAMP RYNEARSON**  
LAMP RYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402) 496-2498

FORT COLLINS, COLORADO  
4715 INNOVATION CIR., STE. 100 (970) 228-0342

KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816) 361-0440

<b>DESIGNER / DRAFTER</b> BRYSON KELLER
<b>REVIEWER</b> MATTHEW R. TINKHAM
<b>PROJECT NUMBER</b> 0122026.01
<b>DATE</b> 02-16-2022
<b>SURFACE LOCATION</b>
<b>BOOK AND PAGE</b>

LAND SURVEYOR'S  
CERTIFICATE

L:\Engineering\0122026 Hartman Rows Survey\SURVEY DRAWINGS\BASE MODELS\0122026\01.dwg, 2/16/2022, 9:05:28 AM, BRYSON KELLER, LAMP RYNEARSON



**Douglas County, Nebraska Property Record - R0240130000**

Information is valid as of 2022-10-07

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

**Great Feature** → → →

**Taxpayer**

HILL JR CHARLES D

5511 N 52 ST  
OMAHA NE 68104-0000**Property Information****Key Number:** 4013 0000 02**Account Type:** Residential**Parcel Number:** 0240130000**Parcel Address:** 5517 N 52 ST  
OMAHA NE 68104-0000**Abbreviated Legal Description:** LANDS SEC-TWN-RGE 31-16-13 S 138 N 306 E 297 W 330 FT S 1/2 SE 1/4 - 0.94 AC**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$30,100	\$0	\$30,100
<b>2021</b>	\$30,100	\$0	\$30,100
<b>2020</b>	\$30,100	\$0	\$30,100
<b>2019</b>	\$21,100	\$0	\$21,100
<b>2018</b>	\$21,100	\$0	\$21,100
<b>2017</b>	\$8,300	\$0	\$8,300

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

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.94	40986.0	0.0	297.0	138.0	

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



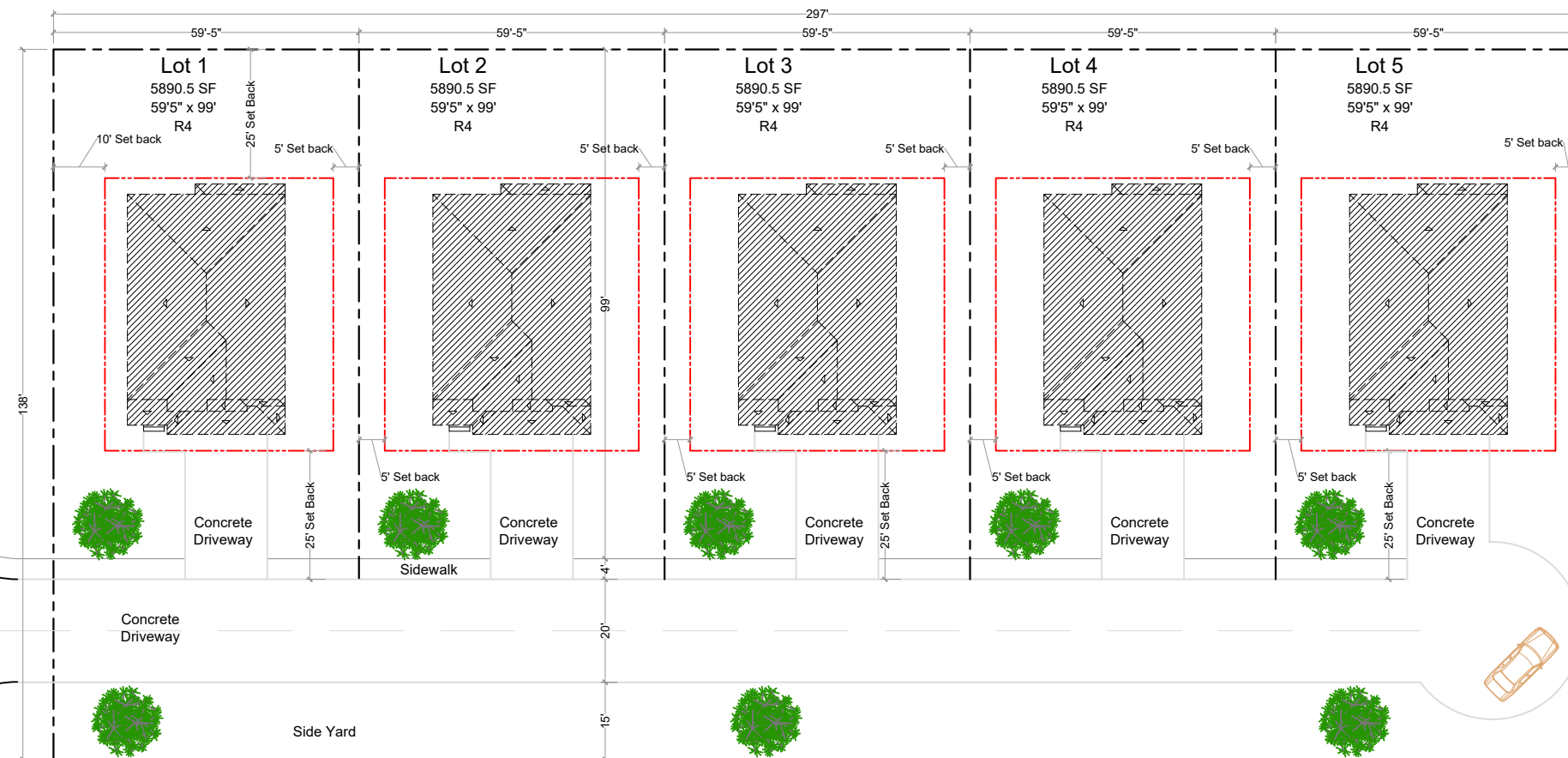
Hartman Ave

### Lot 1 / Lot 2 / Lot 3 / Lot 4 / Lot 5 Area Calculations per Lot

Pervious	5890	Sq. Ft.
Impervious	1823	Sq. Ft.
<b>Total Lot Area</b>	<b>4067</b>	<b>Sq. Ft.</b>
House	707	Sq. Ft.
Garage	418	Sq. Ft.
Driveway	450	Sq. Ft.
Walkway	32	Sq. Ft.
Stoop	39	Sq. Ft.
Patio	177	Sq. Ft.
<b>Total Impervious</b>	<b>1823</b>	<b>Sq. Ft.</b>

- LOT CONTOURS
- - - SETBACK CONTOURS
- CONCRETE DRIVE

N 52nd St



North

# PLOT PLAN

SCALE 1/32"=1'

NOTE: All utilities & site work to be done per code and per subdivision requirements

Hartman Hills / Single Family Design / Zone R4

5517 North 52nd Street Omaha, NE 68104

Plot Plan

CLIENT Dean Enterprise LLC

DATE 10-07-2022

DRWN BY A.B.

CHKD BY C.H.

DATE 10-07-2022

REVISIONS

JOB NO.

SHEET NO.

2  
OF  
10















# Grant Application

Row 180

<b>Organization Name (if applicable)</b>	801S16, LLC
<b>Physical Address</b>	801 South 16th Street Omaha, NE 68108
<b>Mailing Address</b>	10404 Essex Court, Suite 101 Omaha, NE 68114
<b>Website</b>	none
<b>Social Media Accounts</b>	none
<b>Name</b>	Andrea Macias
<b>Title</b>	Development Coordinator
<b>Email Address</b>	amacias@whitelotusgroup.com
<b>Phone</b>	+1 (402) 408-0005
<b>Team</b>	Yes
	Andrea Macias, Development Coordinator - 10 years, Alex Bullington, Project Manager , 7 years, Eric Wolfe, AIA/Designer (30 years), Howard Shrier, Lund Company, 15 years, Zak Olsen Ronco Construction, Melissa Gengler, Historic Consultant (20 years), AJ Campbell, Architect HBA, 20 years
<b>Organizational Chart</b>	see attached.
<b>Other Completed Projects and/or Accomplishments</b>	Historic Revitalizations: Hotel Deco - 89 Room Boutique Hotel Turner Court Apts - 48 unit multifamily project 1401 Jones - Omaha Public Library Project Colonial Hotel - apartment conversion, Blackstone District Liberty Campus - Grand Island Veterans Campus
<b>Proposal Title</b>	801 S. 16th
<b>Total Budget (\$)</b>	\$5,918,874.00
<b>LB1024 Grant Funding Request (\$)</b>	\$1,500,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	801S16, LLC is wholly owned by DANA Partnership, LLP (dba White Lotus Group), and involves a 55,000 sf former automotive dealership building that was purchased 5 years ago. The Project, located adjacent to a QCT, is at 801 South 16th Street, or 15th and Leavenworth. Its existing use has been as a thrift store and dog daycare facility. Being located on Leavenworth, the property offers great accessibility to people interfacing with the site. Current bus routes and walkability options connect this location with the rest of the Old Market and downtown Omaha. Given its historic and existing uses, there are environmental challenges with demolition, and its neighbor's diesel engine business has caused the site to deemed a brownfield site. We are seeking the assistance of ARPA to afford to have the existing thrift store relocate to a more fitting location, allowing this project to maximize its full potential. The redevelopment would reinvigorate the top level built along the street entry and provide for 65 underground stalls which could be used by the City of OMaha for the new public library less than .25 miles from the site.
<b>Timeline</b>	See Attached Schedule
<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)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	Needs to densify major and minor arterial road opportunities enhance utilization of our multimodal transportation offerings. Taking an underutilized structure, and rehabilitating it for better use aligns with improving the quality of life for area residents and enhancing investment in environmentally challenged areas.
<b>Visioning Workshop Findings Alignment</b>	Creating More business opportunities Developing more tech and creative spaces and evolving startup ecosystems in Omaha. Increasing density where possible
<b>Priorities Alignment</b>	Upcycling 801 South 16th should increase employment in the area It will increase investment in neighboring, under utilized assets It will improve safety both from environmental challenges as well as personal
<b>Economic Impact</b>	40
	40
	30
	\$20 per hour to \$75 per hour
	WE would implement a 5% project set aside for minority and disadvantaged subcontractors
<b>Community Benefit</b>	Leavenworth serves as a connector from East and West on the south side, and increased upcycling of structures improves safety, quality of living and investment.
	The building is obsolete relative to today's standards, and making an investment to move the thrift store and bring in creative / tech office space would boost employment, jobs, and economics to the area.
<b>Best Practices/Innovation</b>	We have used global Mechanical Plumbing and Electrical engineers to evaluate and upgrade historical structures to well above code required standards. Our goal would be to employ that standrad to this project.
<b>Outcome Measurement</b>	Job Creation, Property Tax Valuations, Co-investment in the area.
	Economic Development (City of Omaha) - Invested Capital, Jobs Created, Sales Tax Revenue, Property Tax Revenue.
	Yes, it should encourage additional investment along Leavenworth and the south side of the old market.
<b>Partnerships</b>	No
<b>Displacement</b>	Yes
<b>Displacement explanation</b>	We would move the existing thrift store; however, that move has been planned and would not negatively affect the business.
<b>Physical Location</b>	801 South 16th Street, Omaha, NE 68108 South side between 15th and 16th and Leavenworth
<b>Qualified Census Tract</b>	Adjacent to one or more QCTs

<b>Additional Location Documents</b>	see attached
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	Yes
	No
<b>Design, Estimating, and Bidding</b>	No
	No
	Comparable project being managed current with .25 miles from site (1401 Jones)
<b>General Contractor</b>	No
<b>Request Rationale</b>	The cost to upgrade and improve an existing structure to better reflect the goals of the city and program can only be done through a soft souce (ie. ARPA).
<b>Grant Funds Usage</b>	The funds would be used to subsidize the design, historic consulting and rehabilitation of teh structure.
<b>Proposal Financial Sustainability</b>	Yes
	Our firm has a CPA/Controller that works with our engineering and construction management staff. Upon updating engineering with city of omaha public works approvals and bonding, a general construction contract alongside engineering and marketing fees defined, we would see to submit payment applications with associated lien waivers (approved by 3rd party engineer) for payment or reimbursement. That would continue until final pay application and payment.
<b>Funding Sources</b>	We believe that federal historic tax credit equity could be used to augment. We would avoid TIF, but also utilize Valuation Incentive Program (capping property taxes for an 8 year period).
	We can achieve historic tax credit approval by 1Q23. Debt/Equity are already sourced, and the VIP program can be admitted upon qualifying as a historic revitalization project.
	no.
<b>Scalability</b>	no.
<b>Financial Commitment</b>	We would be providing the equity in the building and securing additional debt to bridge the historic tax credit equity and capital necessary to move the existing tenant and rehabilitate the building. We estimate ownership capital risk at over 3.5MM
<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"/>

**File Uploads**

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

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# 801 South 16th



	Scope	End Date	Start Date	Notes	Column5	Column6
1	Design Engagement	11/1/22	2/1/23	Includes Minority/Disadvantage Inclusion		
2	Historic Part 1 & 2 Submission	1/1/23	2/15/23	Includes Response time from SHPO and NPS		
3	Permit Set	2/1/23	2/28/23	Permitting and bidding		
4	Construction Start	3/1/23	4/1/23	Historic rehabilitation		
5	Pre-Lease Marketing	6/1/22	2/15/23	Lease Sourcing - LUND Company		
6						
7						

**801 S 16th Street**  
**White Lotus Group**  
**Operating Proforma Summary**

	Year				
	1	2	3	4	5
Operating Income					
Gross Rents	340,000	346,800	353,736	360,811	368,027
CAM Recoveries	136,000	139,944	144,004	148,182	152,483
Other Income	78,000	78,000	78,000	78,000	78,000
Less Vacancy	(47,600)	(48,674)	(49,774)	(50,899)	(52,051)
<b>Total Operating Income</b>	<b>506,400</b>	<b>516,070</b>	<b>525,966</b>	<b>536,094</b>	<b>546,459</b>
Operating Expenses					
Management Fees	13,600	13,872	14,149	14,432	14,721
Grounds Maintenance	6,800	7,004	7,214	7,431	7,653
Trash Removal	1,700	1,751	1,804	1,858	1,913
Utilities	3,400	3,502	3,607	3,715	3,827
Maintenance	13,600	14,008	14,428	14,861	15,307
Property Taxes	68,000	70,040	72,141	74,305	76,535
Insurance	11,900	12,257	12,625	13,003	13,394
Other	17,000	17,510	18,035	18,576	19,134
<b>Total Operating Expenses</b>	<b>136,000</b>	<b>139,944</b>	<b>144,004</b>	<b>148,182</b>	<b>152,483</b>
<b>Net Operating Income</b>	<b>370,400</b>	<b>376,126</b>	<b>381,962</b>	<b>387,911</b>	<b>393,976</b>
Total Debt Service	203,940	203,940	203,940	203,940	203,940
<b>Net Cash Flow</b>	<b>166,460</b>	<b>172,186</b>	<b>178,022</b>	<b>183,972</b>	<b>190,036</b>

ROI 10.74%

Sources	
ARPA Grant Funds	1,500,000
Debt Financing	2,247,111
Federal HTCE	621,763
Developer Equity	1,550,000
<b>Total Sources</b>	<b>5,918,874</b>

Uses	
Building Acquisition	1,550,000
Core and Shell	2,500,000
Building Permits	37,500
Construction Contingency	125,000
Architectural	350,000
Leasing Commission	223,374
Consultant Fees	150,000
Construction Interest	233,000
Development Fee	750,000
<b>Total Uses</b>	<b>5,918,874</b>

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the 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 DOUGLAS - 28		3 Date of Sale/Transfer Mo. ____ Day ____ Yr. ____		4 Date of Deed Mo. ____ Day ____ Yr. ____	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address 601 N 51st St City Omaha State NE Zip Code 68132 Phone Number (402) 558-3796 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) 801S16, LLC a Nebraska limited liability company Street or Other Mailing Address 105 N 31st Ave # 100 City Omaha State NE Zip Code 68131 Phone Number (402) 408-0005 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA			

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"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Executor <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	
<input type="checkbox"/> Ex-spouse					

14 What is the current market value of the real property? \$1,525,000	15 Was the mortgage assumed? (If Yes, state the 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 transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Integrity Title Services <input type="checkbox"/> No
18 Address of Property 801 S 16th St, 1501 & 1507 Leavenworth St Omaha, NE 68108	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee in Box 6
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
See Attached Exhibit A

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

22 Total purchase price, including any liabilities assumed	22	\$ 1,525,000.00
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.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,525,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

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.

<b>sign here</b>	Arun Agarwal Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	(402) 408-0005 Phone Number Managing Member Title 10/9/2015 Date
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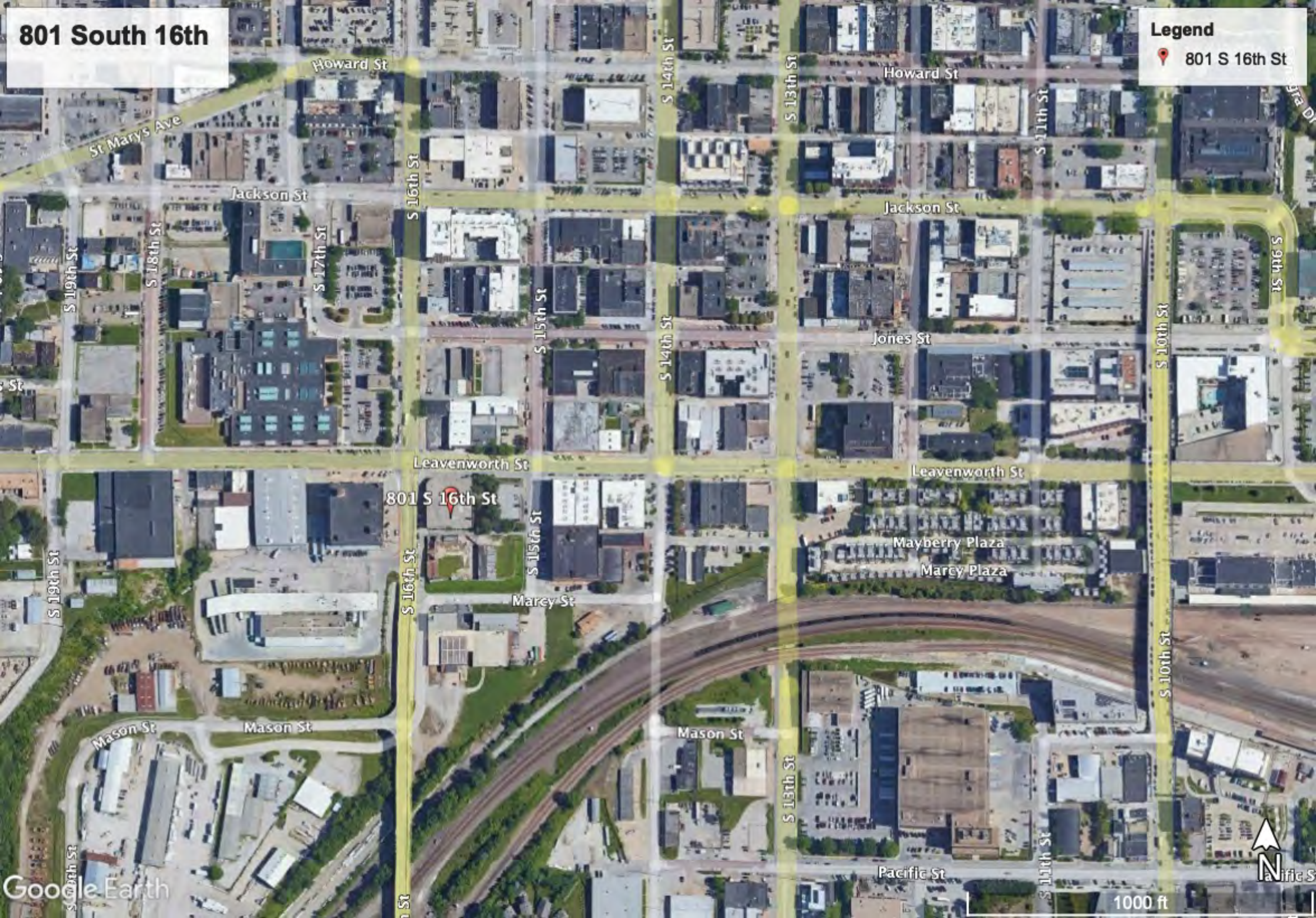
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. ____ Day ____ Yr. ____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data



801 South 16th

Legend

📍 801 S 16th St



801 S 16th St

1000 ft

Google Earth



801 South 16th

**Legend**  
📍 801 S 16th St

801 S 16th St

S 16th St



801 South 16th

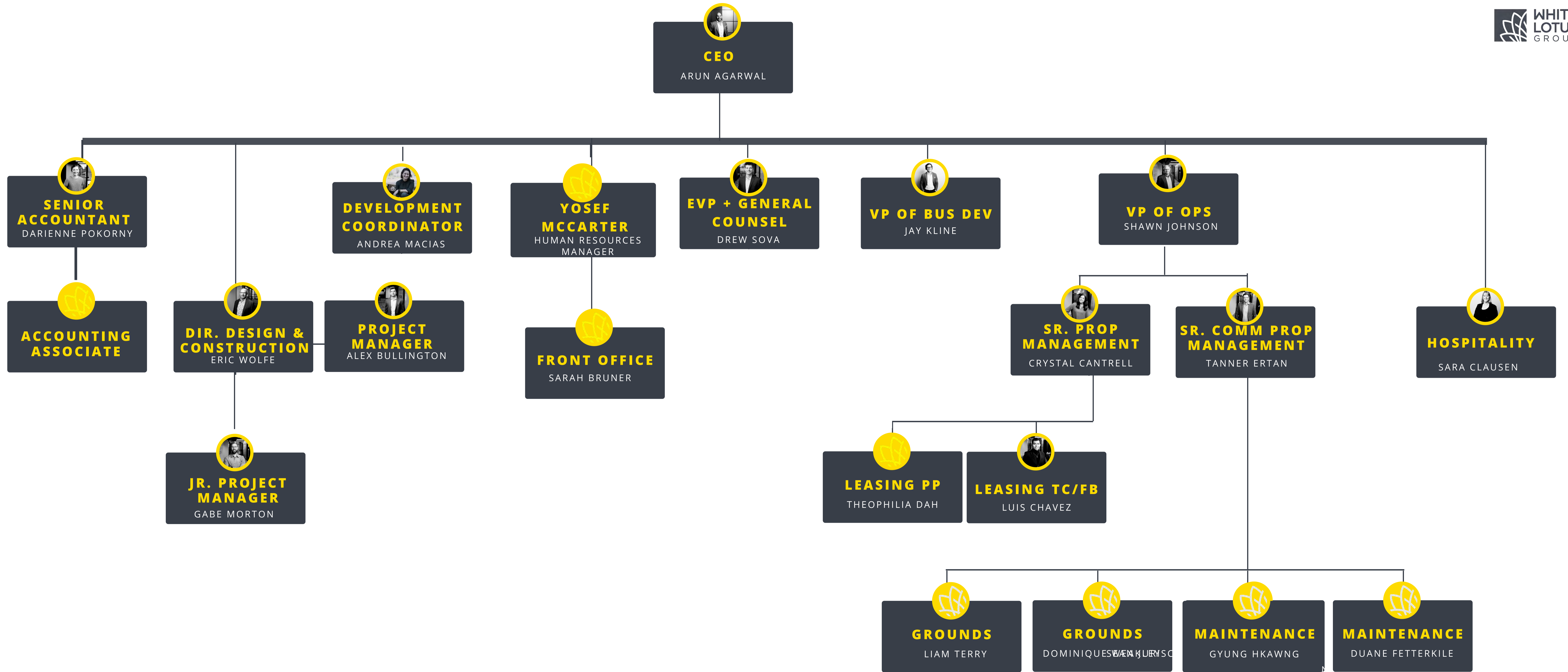
**Legend**  
📍 801 S 16th St



ONE WAY

THE IMAGIUM  
We have...  
Vintage Clothes







# ARUN AGARWAL

## CEO

### WHITE LOTUS GROUP

Arun is a former Wall Street investment banker at Prudential Securities who has primarily focused on healthcare and real estate initiatives. Arun began his own private equity firm in 2002, returning to Omaha, Nebraska to set up a home base for White Lotus Group. White Lotus Group, under the management of Arun, continues to facilitate projects within the real estate and healthcare markets with projects totaling over \$1.5 billion. Arun is a graduate from the Wharton School of Finance at the University of Pennsylvania of 1998, where he was awarded the Wharton Award for Academic Achievement. He serves on the following organizations and boards: Scienture, TinkRworks, NanoThernastics, Greater Omaha YMCA, HELP Foundation and Bemis Contemporary Arts.



## EXPERIENCE

20 Years Experience



## EDUCATION

Wharton School of Finance at the University of Pennsylvania



## ENGAGEMENT

Board Member of Scienture, TinkRworks, NanoThernastics, Greater Omaha YMCA, HELP Foundation and Bemis Contemporary Arts.



## CONTACT

aagarwal@whitelotusgroup.com

## SELECT PROJECT EXPERIENCE:



- I-80 Logistics Hub | Papillion, NE
- Brook Valley Industrial Park | La Vista
- Lincoln Logistics Hub | Lincoln, NE
- Outlook Nebraska Industrial | Omaha, NE
- RTG Medical HQ | Fremont, NE
- Nebraska Realty Omaha HQ | Omaha, NE
- Baxter Auto HQ | Omaha, NE
- Ames Innovation Center | Omaha, NE
- Burr Ridge Park | Chicago, IL
- Ames Plaza | Omaha, NE
- Learning Community | Omaha NE
- Hotel Deco | Omaha, NE



# DREW SOVA

## EVP + GENERAL COUNSEL

### WHITE LOTUS GROUP

Drew is a graduate of Creighton University, where he earned his B.S.B.A. with a focus in accounting. Upon graduation, he joined a “Big 4” accounting firm spending two years in the audit and assurance department. Thereafter, Drew earned his Juris Doctor from the University of Nebraska College of Law, and spent the last eight years as an associate attorney and partner at a national law firm representing investors, developers and community development entities in transactions focused on utilizing government incentives, including various tax credits, for finance and real estate transactions.



## EXPERIENCE

10 Years Experience



## EDUCATION

Creighton University  
B.S.B.A. with accounting focus

Juris Doctor from the University  
of Nebraska College of Law




## CONTACT

[dsova@whitelotusgroup.com](mailto:dsova@whitelotusgroup.com)

Drew is now the Executive Vice President and General Counsel for White Lotus Group, where he will focus on leading development operations on certain WLG projects, as well as managing the day to day internal and external legal efforts of WLG’s development program. Outside of work, Drew enjoys getting outdoors as much as possible with his wife Carrie, and their three children, Brady, Lily and Josh.

## SELECT PROJECT EXPERIENCE:



Prior to WLG, counseled Investors and Developers in closing real estate development projects in over 20 states, assisting in the deployment of hundreds of millions of dollars of tax credit incentives and bridge financing. Such development projects included:

- Boutique and nationally branded hotels
- Multi-family residential complexes
- State university medical schools and systems
- Manufacturing plants
- Non-profit community wellness centers



# ANDREA MACIAS

## DEVELOPMENT COORDINATOR

### WHITE LOTUS GROUP

Andrea is an Economist and Project Manager graduate of the EAFIT University in Medellin, Colombia. At an early stage of her career, she worked for a non-profit organization developing projects to promote economic development and business productivity improvement in her hometown. Later her passion for entrepreneurship helped her to create a start-up in the electrical industry that introduced her to the real estate development and construction industry and has managed commercial and residential projects since then.

In 2019 She moved to Omaha and has worked in the Small business ecosystem coaching minority small business owners in the construction industry.

Andrea is now the Development Coordinator for White Lotus Group.



## EXPERIENCE

13 Years Experience



## EDUCATION

Universidad EAFIT-Colombia  
Economics

Universidad EAFIT-Colombia  
Project Management



## CONTACT

amacias@whitelotusgroup.com

## SELECT PROJECT EXPERIENCE:



Prior to WLG:

- New Isagen headquarters -Medellin, Col
- Electric utility connection - Isolated communities, Col
- Mas Casino Panamericano - Envigado, Col
- Multiple Luxury Houses



# JAY KLINE

## VP OF BUSINESS DEVELOPMENT WHITE LOTUS GROUP



### EXPERIENCE

15 Years Experience



### EDUCATION

University of Nebraska at Omaha -  
BA in International Studies with a  
concentration in International  
Business and Leadership



### ENGAGEMENT

One Omaha - Board Member  
Benson High School - Board  
Member  
UNO's International Studies  
Community Advisory Board  
Member



### CONTACT

[jkline@whitelotusgroup.com](mailto:jkline@whitelotusgroup.com)

Jay is a graduate of the University of Nebraska at Omaha, earning his BA in International Studies with a concentration in International Business and Leadership. After graduation, for nearly a decade, Jay was a member of LEO A DALY'S business development team initially focusing on reinforcing the success of the company's Federal Program. In 2011, he began overseeing the company's business interests in the Kingdom of Saudi Arabia, and after a successful three years overseas, Jay came home and became the Small Business Program Manager. Parallel to his time at the company, he co-founded 'House of Loom' - a place where the community could gather for music, art and educational events while promoting social progress.

Jay is now the vice president of business development at White Lotus Group and maintains and manage the company's relationships while identifying opportunities locally and regionally for the company to grow. Jay is Board President of One Omaha, an organization designed to empower people where they live through education, training, and engagement to develop thriving neighborhoods. He also chairs Benson High School's Design & Construction Academy's Advisory Board and sits on UNO's International Studies Department, Community Advisory Board. He has two awesome children, Vesper and Ayrton, with his wife Holly who is clearly the better half.

### SELECT PROJECT EXPERIENCE:



- I-80 Logistics Hub | Papillion, NE
- Civic Corner Redevelopment | Omaha, NE
- Lincoln Logistics Hub | Lincoln, NE
- 1401 Jones | Omaha, NE
- RTG Medical | Fremont, NE
- West Dodge Pointe Office B | Omaha, NE





# ERIC WOLFE

## DIRECTOR OF DESIGN & CONSTRUCTION

### WHITE LOTUS GROUP

Eric graduated with honors from the University of Nebraska at Lincoln's College of Architecture and has been a licensed professional architect in Nebraska since 1987. He founded Metro Project Services (MPS), an architectural design and planning firm and Development Associates (DVA), a development and construction consulting firm. Most recently he served as the Director of the Residential Division for Ronco Construction. Eric joined the White Lotus Group team in 2020 and is responsible for managing all construction and design aspects of White Lotus Group's development projects. Eric's extensive portfolio of commercial, residential, industrial, office and hospitality projects allows him to be extremely proficient in design/build, value engineering and fast tracked construction methods. He has served on several homeowner's association boards and in his free time enjoys hiking, camping and attending Husker football games.



### EXPERIENCE

35 Years Experience



### EDUCATION

University of Nebraska - Lincoln  
B.S. in Architecture



### ENGAGEMENT

Member of the Omaha Real Estate Investor Association,  
Omaha Landlord Association



### CONTACT

[ewolfe@whitelotusgroup.com](mailto:ewolfe@whitelotusgroup.com)



### REGISTRATIONS

Licensed Architect - NE

American Institute of Architects (AIA)  
International Council of Building Officials (ICBO)  
National Fire Protection Association (NFPA)

### SELECT PROJECT EXPERIENCE:



- I-80 Logistics Hub | Papillion, NE
- Brook Valley Industrial Park | La Vista
- Lincoln Logistics Hub | Lincoln, NE
- Outlook Nebraska Industrial | Omaha, NE
- RTG Medical HQ | Fremont, NE
- Baxter Auto HQ | Omaha, NE
- Ames Innovation Center | Omaha, NE
- Hotel Deco | Omaha, NE
- Blackstone Station | Omaha, NE
- Colonial Hotel | Omaha, NE
- Dundee Flatts | Omaha, NE



# SHAWN JOHNSON

## VICE PRESIDENT OF OPERATIONS

### WHITE LOTUS GROUP



#### EXPERIENCE

30 Years Experience



#### EDUCATION

University of Nebraska - Lincoln  
B.S. in Agriculture



#### ENGAGEMENT

Member of the Building  
Owners and Managers  
Association



#### CONTACT

[sjohnson@whitelotusgroup.com](mailto:sjohnson@whitelotusgroup.com)

Shawn received his bachelor's degree from the University of Nebraska-Lincoln in Agriculture and began his career in real estate while attending college. After working in asset and property management in Kansas City, Shawn moved back to Nebraska to begin a 28 year career with Mutual of Omaha as Vice President of Corporate Real Estate, managing the company's local and national real estate portfolio. Shawn joined the team at White Lotus Group in 2021 as Vice President of Operations, overseeing the tactical execution of the company's assets. Shawn is a member of the Building Owners and Managers Association and CoreNet Global and has a Nebraska Real Estate License and a Private Pilot License. Shawn is an avid outdoorsman, enjoys riding and restoring motorcycles and spending time at the lake with his wife Sheri and sons, Zack and AJ.

#### SELECT PROJECT EXPERIENCE:



- Timbercrest Apartments | Bellevue, NE
- Turner Park Apartments | Omaha, NE
- Armor Storage | IA, KS, NE
- Fontainebleau Apartments | Bellevue, NE
- Grand Island Veterans Campus | Grand Island, NE
- New North Makerhood | Omaha, NE



## **CRYSTAL CANTRELL SENIOR PROPERTY MANAGER WHITE LOTUS GROUP**



### **EXPERIENCE**

15 Years Experience



### **EDUCATION**

Fort Collins, Colorado  
B.S. in Business Management



### **CONTACT**

ccantrell@whitelotusgroup.com

As a Senior Property Manager at White Lotus Group, Crystal manages a portfolio mix of both residential and commercial properties. She provides asset management over our third-party residential properties and heads the WLG maintenance and grounds division. Crystal attended school in Fort Collins, Colorado where she received a degree in Business. Her passion will forever be property management and Real Estate. Before returning to Nebraska in 2012, Crystal worked for two large property management companies in Colorado, managing several hundred units, and specializing in new construction lease-ups. Crystal joined the White Lotus team in 2019 and has shaped our residential and maintenance teams into what they are today. Her passion is people, and her goal is to always provide outstanding customer service and tenant satisfaction. Crystal spends her free time with her kiddos and enjoys the occasional true crime podcast or country music concert.

### **SELECT PROJECT EXPERIENCE:**



- Conducted a 440 Unit New Construction Residential Lease Up
- Led \$2.1 million in value-add property renovations that resulted in a \$612,000 increase in annual revenue
- Increased residential monthly NOI by \$76,000 in 16 months by understanding market trends and managing expenses
- Successfully hired and developed the WLG maintenance division



# AMES INNOVATION

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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

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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

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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

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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***

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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

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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.