

H.16

**ORIGINAL PROPOSAL
SUBMISSIONS
#301-320**

Grant Application

Row 301

**Organization Name
(if applicable)** Kenzeaton LLC

Physical Address 5809 Longview St. Papillion NE 68133

Mailing Address

Website

**Social Media
Accounts**

Name Kevin W Melcher

Title Owner/Registered Agent

Email Address kmelch44@gmail.com

Phone +1 (402) 208-7536

Team No

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments**

Proposal Title Multi Unit Affordable Housing

Total Budget (\$) \$11,000,000.00

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

Proposal Type Capital project

**Brief Proposal
Summary** Construction of a 50 unit affordable living housing with mixed used retail shop near North 16th Street Omaha NE.

Timeline Process will start once funds are secured

**Percentage
completed by July
2025** 100%

Funding Goals Long-Lasting Economic Growth (i.e., a proposal that will foster

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

Community Needs 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 Creating new infrastructure and gainful employment for residents of tract 8.

Visioning Workshop Findings Alignment The community lacks new affordable housing in the area along with sustainable employment. This project will address both of these issues.

Priorities Alignment Post pandemic residents are struggling to find gainful employment opportunities and affordable housing.

Economic Impact Anticipate 100 jobs will be created with wages set at \$25-\$30/hour

20

200-300

\$25-\$30/hour

Job opportunities will be provided to companies based in approved census tracts

Community Benefit The community will benefit from affordable housing, jobs creation, and community development. Housing will also encourage new residents to move into the census tract being supported.

This proposal contributes to community sustainability by improving quality of life for current and future residents living in the neighborhood.

Best Practices/Innovation

Outcome Measurement

The project will lead by example of how to positively impact the community with affordable housing and job creation.

Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	In tract 8 of QCT, Near North 16th St. 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
	Based off of current cost per door for multi unit housing
General Contractor	No
Request Rationale	Based off of current cost per door for multi unit housing and amount needed for down payment.
Grant Funds Usage	Funds will be used as down payment to finance the remainder of the project.
Proposal Financial Sustainability	No
	Financing will be provided to Kenzeaton LLC to complete the project.
Funding Sources	

Scalability

Financial Commitment

Organization is committed to financing remainder of funds needed to complete project.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgme



LB1024 Funding Sources Acknowledgment



Public Information



File Uploads

Grant Application

Row 302

Organization Name (if applicable)	YBusiness Solutions LLC
Physical Address	5421 N 103rd Street, Suite 406, Omaha NE 68134
Mailing Address	PO Box 34726, Omaha NE 68134
Website	https://ybusiness.solutions
Social Media Accounts	https://www.facebook.com/YBusiness.Solutions/
Name	Irene Tryon
Title	Technical Accountant
Email Address	advisor@ybusiness.solutions
Phone	+1 (402) 972-0279
Team	Yes
	<p>Irene Tryon, Technical Accountant-• 40+ years entrepreneur (tax & accounting firm, child care facility, nail technology school) • 20 years business advisory training • 6 years volunteer business mentor (SCORE) Vernon Tryon, IT Director and trainer-• 20+ years (information technology) • 10 years (system network administrator) • 5 years (technical computer training) • 5 years (co-director childcare facility) Tamika Lathan, Project Manager, Administrator-• 20 years business management • Business network development • International sales, software support • Project management, operations management</p>
Organizational Chart	Irene Tryon-Owner/founder, Trainer Vernon Tryon- IT Director, Trainer Tamika Lathan-Administrator, Project Manager
Other Completed Projects and/or Accomplishments	YBusiness Solutions LLC has completed over 1000 hours of mentoring and business advisory services. Curriculum and programs have been developed for youth and seniors who may need training to start a business. Irene has developed a financial app to help small business owners manage their tax accounts. This app will be used to train, manage and teach demos using YBusiness Solutions Training Academy portal.
Proposal Title	YBusiness Solutions Training Academy
Total Budget (\$)	\$825,000.00
LB1024 Grant Funding Request (\$)	\$825,000.00

Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	YBusiness Solutions LLC is currently formed as a Limited Liability Company under Nebraska Sate laws on May 3, 2019. YBusiness Solutions LLC provides mentoring for small business owners, and technical management training for automated customized workflow management systems. This system is designed by our team and is fully customizable for clients who need Secure Portal Access, Marketing System, CRM Management System, File Sharing & Exchange, Calendar & Scheduling, Billing & Subscriptions, Managing Projects and Tasks, Managing Teams, White Label Branding & Customization, Contracts & E-signatures. YBusiness Solutions Training Academy is the platform build to train, both youth and seniors who are looking to start a business, manage a business or need personal development skills. Programs also include cybersecurity, understanding taxes, financial fundamentals, and other classes as needed.
Timeline	I would like to secure the rental agreement asap for the ideal location for the academy. The anticipated completion date to move into this location would be within the next 60 days. The next phase would be preparing materials, ordering equipment, moving and arranging. The delivery of computer equipment may take 90 to 120 days for large shipments unless we order as needed. Training classes are 4 weeks in duration. The class schedule are 2-to-4-hour sessions per week depending upon the schedule the student selects the hours are from 3pm to 6pm.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Both youth and seniors need a safe environment to learn, meet others and become comfortable with managing their finances. Our training programs will have a positive impact to avoid homelessness among both youth & seniors. This can be avoided by learning cybersecurity to protect their identity and their financial well-being by not becoming a victim or target for fraud. Personal development, and mentoring will provide continuing support and growth for businesses and the customers they serve.

Visioning Workshop Findings Alignment Lack of social connections due to covid-19 shut downs will now be inspired by giving options for students to learn virtually or in-person. Jobs will become available as the businesses are developed, hire employees and stabilize their income again, The lack of income, family loss or health issues can be reversed by education and awareness for businesses to manage their finances for trouble times like shut-downs.

Priorities Alignment Sustainability is a priority that YBusiness Solutions Training Academy could achieve. According to U.S. Census Bureau's 2017 National Population Projections, by 2030 all baby boomers will be older than age 65. Therefore, education will be required to teach youth at an early age to produce and serve this population. Also, seniors who want to start a business for other seniors would benefit the community by serving their needs, stabilizing their finances while enjoying life, or become independent.

Economic Impact The anticipated job creation for our company will be 5 to 6 permanent employees The proposed jobs will be as follows: Staff & Interns \$20hr/8 hours per week Administrator \$35hr/20hrs per week Marketing staff \$1200 per month (2) Technical staff \$3000 per month The anticipated job creation for the youth and seniors to hire others are endless. For every 30 students we teach, if only 5 start a business, and hire up to 25 employees, would generate up to 1500 jobs for these small businesses. According to the Small business Administration, small companies create 1.5 million jobs annually and account for 64% of new jobs created in the United States.

5

0

\$20 per hour to \$35 per hour

Sustainability: According to U.S. Census Bureau's 2017 National Population Projections, by 2030 all baby boomers will be older than age 65. Therefore, education will be required to teach youth at an early age to produce and serve this population.

Community Benefit This proposal will create improvement to the North and South Omaha community by creating opportunities for youth and high school students to learn how to start a business, understand taxes, control their finances and develop themselves using their gifts while discovering purpose.

The community benefits from networking, building relationships and learning from others. Being taught by seasoned business owners who have been successful in the same community will greatly impact the quality of life of others. If you never own, manage or started a business, people tend to not learn from the in-experienced.

Best Practices/Innovation Starting a business brings excitement, joy and overwhelming support in Omaha. Media can bring positive energy within the community. Our goal is to use funds to generate awareness, shine light on the new business, create opportunities for new digital ideas to continue educational programs for various types

of businesses. Free advertising, creating awareness, using social media, annual awards, showcases and any other ideas created to support youth and senior who completes these programs. This would be no cost to the businesses who successfully launch their business from completing programs from this proposal.

Outcome Measurement	Improving the education for youth as early as age nine will impact their mental and physical development. This stage is when they begin to understand and know right from wrong. Our program will measure outcomes by the effects of encouragement, personal development and self-discovery. The ability to structure their thoughts will also be measure by assessment & enrollment questioners to gage understanding..
	The Brandon Hall Group's is learning measurement tool often use to measure the learning and performance of a program. This model will allow our program to measure the specific learning outcomes to identify the learning programs impact on the organizational outcomes before starting
	no
Partnerships	Yes
	We plan to partner with The Elevator who provides a hub of activity for ecommerce and small business to streamline and grow their business. We will partner with other organizations who will invite our training programs to be shared in their environment.. We plan to partner with other senior business owners in various industries to provide real life testaments for encouragement and empowering role models. Other partnerships will be developed in the future. • SCORE of Omaha for businesses who may not afford the mentoring program. SCORE volunteers will provide free business mentoring.
	pending with The Elevator
Displacement	No
Displacement explanation	
Physical Location	The ideal location is 4606 N 56 street in the QCT area. Estimated space will be 2500 square feet at the rate of \$12 sqft. Another possible location is 1402 Jones Street, Omaha Nebraska, 68102. There are 2 office spaces-186 square feet each, training room, receptionist area, co-worker area, seated classroom stadium style for 30 or more students. The area is within a few blocks from the QCT area 20th & Leavenworth.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	See attached for 1402 Jones Street
Property Zoning	Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding

Yes

No

General Contractor

No

Request Rationale

Not available

Grant Funds Usage

Accountant \$6000/\$18000 Insurance: \$1500/\$4500 Building Rent: \$48,000/\$144,000 Media/Marketing: \$18,000/\$54,000 Office supplies \$100 month Legal & Professional Fee \$12000/\$36,000 Computer Equipment (30 students) \$39,300 Payroll and Taxes \$476,100

Proposal Financial Sustainability

Yes

The cost of operating, payroll and taxes will be \$114,700 per year

Funding Sources

None

none

no

Scalability

yes

We could split the cost of the rental space with our existing tax and bookkeeping business.,

Financial Commitment

We are committed to use the funds according for its intended purpose

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgme



LB1024 Funding Sources Acknowledgment



Public Information

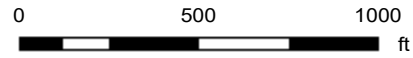
File Uploads

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



Legend

- Parcels
- Property Lines



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

Printed from dogsis.org:
10/09/2022 19:54:11

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.

Douglas County, Nebraska Property Record - R0315900003

Information is valid as of 2022-10-07

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

Taxpayer

WHEELHOUSE #1 LLC

 5110 MAYBERRY ST #122
 OMAHA NE 68106-0000

Property Information

Key Number:	1590 0003 03
Account Type:	Industrial
Parcel Number:	0315900003
Parcel Address:	1402 JONES ST OMAHA NE 68102-0000
Abbreviated Legal Description:	CITY LOTS LOT 8 BLOCK 172 LTS 7 & 8 BLK 172 132 X 132

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$446,100	\$2,292,100	\$2,738,200
2021	\$446,100	\$1,987,900	\$2,434,000
2020	\$446,100	\$1,987,900	\$2,434,000
2019	\$446,100	\$1,987,900	\$2,434,000
2018	\$446,100	\$1,987,900	\$2,434,000
2017	\$446,100	\$1,835,800	\$2,281,900

Sales Information

Sales Date:	2021-12-20	View Document
Deed Type:	WD	Book: 2021 Page: 166482
Price:	\$4,130,000	
Grantor:	OEC Real Estate Holdings LLC	
Grantee:	Wheelhouse #1 LLC	
Valid/Invalid:	Valid	
Exclusion Reason:		

[Show All Transactions](#)

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.4	17424.0	0.0	0.0	0.0	

Land Attributes

<i>Attribute</i>	<i>Attribute Description</i>
Location	Inferior -20

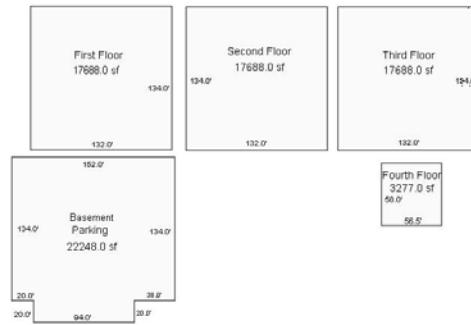
Improvement Information

Building 1



[CLICK TO ENLARGE IMAGE](#)

STORAGE WAREHOUSE
1402 JONES STREET



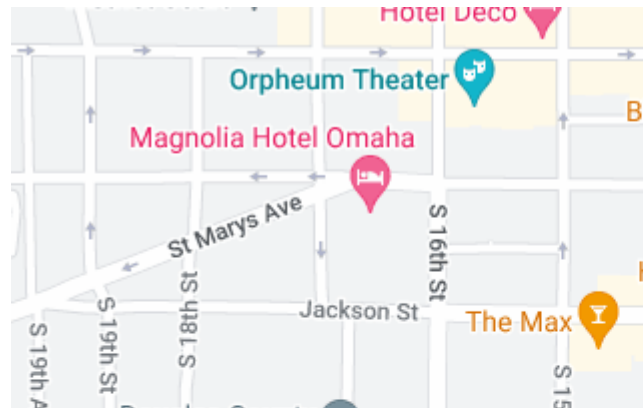
Sketch by Apex Media™

[CLICK TO ENLARGE IMAGE](#)

Square Footage:	56341.0	Percent Complete:	100.0%
Perimeter	532.0	Quality:	Good
Unit Type:		Condition:	Average
Built As:	Storage Warehouse	Condo Square Footage:	0.0
HVAC:	Warm and Cool Air Zone	Rooms:	0.0
Exterior:		Units:	1.0
Interior:		Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	4.0
Floorcover:		Foundation:	
		Sprinkler Square Footage:	78589.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1921	2002	0%	1986	0

Detail Type	Detail Description	Units
Add On	Craneways	450.0
Add On	Elevator Electric Freight	1.0
Add On	Elevator Electric Passenger	1.0
Add On	Porch Open Upper Deck	1200.0
Basement	Storage	22248.0



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

YBusiness Solutions LLC
YBusiness Solutions Training Academy
2022 DED Proposal

	per month		12 months
Accountant \$6000/\$18000	500	12	\$ 6,000.00
Insurance: \$1500/\$4500	1500	12	\$ 18,000.00
Building Rent: \$48,000/\$144,000	4000	12	\$ 48,000.00
Media/Marketing: \$18,000/\$54,000	1500	12	\$ 18,000.00
Office supplies \$100 month	100	12	\$ 1,200.00
Legal & Professional Fee \$12000/\$36,000	1000	12	\$ 12,000.00
	8600		
Computer Equipment (30 students)			\$ 19,650.00
• Laptops \$495/30/\$14850			\$ 14,850.00
• Monitors-\$1500			\$ 1,500.00
• Accessories			\$ 500.00
• Video Camera			\$ 600.00
Fireproof File Storage \$1200			\$ 1,200.00
• Desktop Printers (2) \$1000			\$ 1,000.00
Payroll & Taxes \$256,234/\$769,902			gross
Staff & Interns \$20hr/8 hours per week/5	800	36	28800
Administrator \$35hr/20hrs per week/5	3500	36	126000
Marketing staff \$1200 per month	1200	36	43200
Technical staff \$3000 per month(2)	6000	36	216000
	\$ 11,500.00		414000
Total request	\$ 825,000.00		11500
			8600
		monthly expense	20100

Fiscal Financials	
Operating	\$ 103,200.00
Payroll & taxes	\$ 11,500.00
	\$ 114,700.00

YBusiness Solutions LLC
YBusiness Solutions Training Academy
2022 DED Proposal

36 months

\$ 18,000.00		
\$ 54,000.00		
\$ 144,000.00		
\$ 54,000.00		
\$ 3,600.00		
\$ 36,000.00	2500	8320
\$ 309,600.00	30000	3640
\$ -		14400
\$ -		72000
\$ -		124800
\$ -		223160
\$ -		33474
\$ 39,300.00		256634 769902

Taxes

4320
18900
6480
32400
62100
\$ 476,100.00

Grant Application

Row 303

Organization Name (if applicable)	Grace Home Solutions
Physical Address	11305 Chicago Cir Omaha NE 68154
Mailing Address	
Website	www.ghsbuys.com
Social Media Accounts	@ghsbuys
Name	Grace-Daniele Kouassi
Title	101 Affordable Omaha!
Email Address	grace@ghsbuys.com
Phone	+1 (308) 224-4075
Team	Yes
	Grace-Daniele Kouassi- CEO/ Melissa Pederson- Director of Operations/ Nick Pacal-Director of Sales/ Vanessa Rafols-Director of Marketing/ Fidel Kouassi- Head of Construction Management
Organizational Chart	
Other Completed Projects and/or Accomplishments	We have completed multiple projects in the North Omaha and South area that consisted in purchasing residential real estate and adding value to them.
Proposal Title	101 Affordable Omaha!
Total Budget (\$)	\$5,000,000.00
LB1024 Grant Funding Request (\$)	\$5,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	Grace Home Solutions is an entity owner by Kehud Royal Estates (the mother company). Grace Home Solutions' goal is to purchase and renovate 101 existing homes by 2024. This goal will be achieved by marketing to existing homeowners in the following zip codes: 68110, 68111, 68112 and 68131. We then plan on helping 101 other families purchase those homes through strategic partnerships with local banks and businesses such American National Bank and Habitat for Humanity. Our

plan is to market, find, and acquire single family houses in North Omaha in order to remodel them and help families in need find an affordable home. Our mission is to improve lives in our community one house at time. Grace Home Solutions is owned by an African woman named Ahou Grace Daniele Kouassi who has immigrated to the United States at the age of 16. She has found a passion in helping families in need in the North Omaha community by providing an easy hassle-free process to buy and/or sell their homes. Through this project, we plan on impacting the lives of 500-1000 people given the fact that the average family we plan on helping has 5 members.

Timeline	Starting in January 2023, we plan on purchasing and renovating 25 homes each quarter. During that time, our goal is to find and assist families get prepared for the purchase of their affordable homes.
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Percentage completed by July 2025	100%
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Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
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Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
------------------------	---

"other" explanation

Proposal Description and Needs Alignment	Grace Home Solutions' goal is to purchase and renovate 101 existing homes by 2024. This goal will be achieved by marketing to existing homeowners in the following zip codes: 68110, 68111, 68112 and 68131. We then plan on helping 101 other families purchase those homes through strategic partnerships with local banks and businesses such American National Bank and Habitat for Humanity. Our plan is to market, find, and acquire single family houses in North Omaha in order to remodel them and help families in need find an affordable home. Our mission is to improve lives in our community one house at time.
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Visioning Workshop Findings Alignment	We believe that our plan aligns with the visioning workshop summary because of the cultural and economical aspect of our project. 101 Affordable Homes is designed to provide affordable home ownership to families whom otherwise would have never qualified to have anything. We have decided to do it in North Omaha because of the reach cultural
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Priorities Alignment	We believe our proposal aligns with LB1024 because it will be focused in the main areas LB1024 focuses. It aims at
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enhancing the quality of lives of the people living in these areas.

Economic Impact We plan on creating jobs through our strategic partnerships with the construction companies we will use.

N/A

30 jobs

\$20-\$40 per hour for our construction workers

We plan on partnering up with local businesses such as Luna Construx and Rooforia.

Community Benefit We believe that home ownership provides pride. The population in North Omaha consists mainly of rentals. Rentals that are sometimes not taken care of by the landlords. Children grow up in an unclean environment which is not theirs on top of that. With our program, we plan on helping 101 families move into freshly remodel homes that are affordable but that are also theirs.

We believe our proposal contribute to community economic sustainability because the homes being purchased will allow each family to build a strong economic foundation given the fact that they will own an asset which will increase in value over time. It will also help the families improve their credits-if need be.

Best Practices/Innovation Best practices will be incorporated by providing a hassle free and easy way for 101 families to purchase their homes in an area which has a strong history of pride.

Outcome Measurement Improved education is definitely an outcome which we want to measure. We believe that homeownership is tied to children's excelling at school. Being in a clean and beautiful environment has a positive psychological benefit for children performance.

We plan on taking surveys after the 101 families are all installed in their new homes and asking about the children's performance at school.

Not sure at this moment.

Partnerships Yes

American National Bank, Frontier Bank, Platinum Title and Escrow, ExP Realty.

Yes.

Displacement No

Displacement explanation

Physical Location 11305 Chicago Circle Omaha NE 68154

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	Previous working relationship
Request Rationale	see attached
Grant Funds Usage	We will use the funds to market and acquire existing properties. We will then renovate the properties and help the families purchase them.
Proposal Financial Sustainability	Yes
	The money received from the sale of the properties will be reused for further investments.
Funding Sources	N/A
	N/A
Scalability	The project is scalable.
	Marketing, home purchase, home renovations, payroll, others
Financial Commitment	We have already invested over \$150,000 in the purchase and renovations of 1407 N 33rd St Omaha NE 68131 and 3011 N 28 Avenue Omaha NE 68111.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

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

Douglas County, Nebraska Property Record - R2029800004

Information is valid as of 2022-10-07

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

Great Feature → → →

Taxpayer

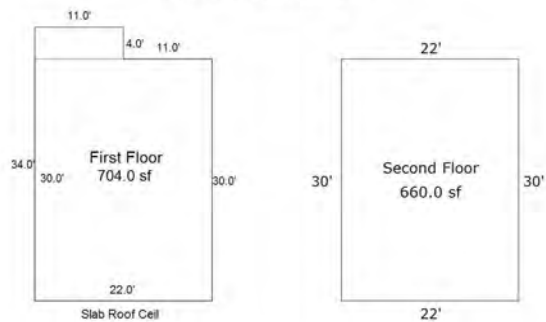
KEHUD ROYAL ESTATES LLC

11305 CHICAGO CIR
OMAHA NE 68154-0000**Property Information****Key Number:** 2980 0004 20**Account Type:** Residential**Parcel Number:** 2029800004**Parcel Address:** 1407 N 33 ST
OMAHA NE 68131-0000**Abbreviated Legal Description:** PROSPECT PLACE LOT 8 BLOCK H S 58 N 107 W 62.5 FT 58 X 62.5**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$15,800	\$54,400	\$70,200
2021	\$15,800	\$47,300	\$63,100
2020	\$15,800	\$47,300	\$63,100
2019	\$3,800	\$42,900	\$46,700
2018	\$3,800	\$41,000	\$44,800
2017	\$500	\$41,000	\$41,500

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

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.08	3654.0	0.0	63.0	58.0	

Improvement Information**Building 1**[CLICK TO ENLARGE IMAGE](#)1407 N 33 ST
2 1/2 STORY UNFIN
Bsmnt Block 8 ft 660.0 sf[CLICK TO ENLARGE IMAGE](#)

Square Footage:	1364.0	Percent Complete:	100.0%
Perimeter	0.0	Quality:	Average
Unit Type:		Condition:	Poor
Built As:	2 1/2 Story Unfin	Condo Square Footage:	0.0
HVAC:	Forced Air	Rooms:	11.0
Exterior:	Frame Siding	Units:	1.0
Interior:	Drywall	Baths:	2.0
Roof Cover:	Composition Shingle	Bedrooms:	4.0
Roof Type:	Hip	Stories:	2.5
Floorcover:	Allowance	Foundation:	Block
		Sprinkler Square Footage:	0.0

<i>Year Built</i>	<i>Year Remodeled</i>	<i>Percent Remodeled</i>	<i>Adjusted Year Built</i>	<i>Physical Age</i>
1915	0	0%	1915	0

<i>Detail Type</i>	<i>Detail Description</i>	<i>Units</i>
Appliance	Allowance	1.0
Basement	Bsmnt Block 8 ft	660.0
Fixture	Additional Fixtures	1.0
Fixture	Base Fixtures	1.0
Fixture	Bath Full	2.0
Garage	Built In	1.0
Porch	Slab Roof Ceil	240.0

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

Perimeter:	0.0	Quality:	Average
Unit Type:		Condition:	Poor
Built As:	Ranch	Condo Square Footage:	0.0
HVAC:	Central Air to Air	Rooms:	5.0
Exterior:	Frame Siding	Units:	1.0
Interior:	Drywall	Baths:	1.0
Roof Cover:	Composition Shingle	Bedrooms:	2.0
Roof Type:	Gable	Stories:	1.0
Floorcover:	Allowance	Foundation:	Block
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1915	0	0%	1915	0

Detail Type	Detail Description	Units
Appliance	Allowance	1.0
Basement	Bsmnt Block 8 ft	840.0
Fixture	Base Fixtures	1.0
Fixture	Bath Full	1.0
Porch	Encl Solid Wall	120.0

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

Owner- Grace
• Create and Lead
• Expansion R&D & Doing
• Big Relationships with lenders and vendors
• Creative Problem Solving
• Create and uphold Culture
• Raise capital for closing deals

Director of Operations- Melissa Pederson
• Lead, Manage & hold Accountable
• Reports finances
• Remove Obstacles for departments
• Process mapping
• More on logic

Marketing- Vanessa
• Lead Generation & Management
• CRM updates

Head of Sales- Nick Pacal
• Overseeing Appointments
• Deal Analysis
• Networking
• Testimonials
• Daily Training

Head of COnstruction- Fidel Kouassi

Finance- Hayes & Associates
• Reports
• AR/AP
• Office
• Process Mngt.
• Budgets

Social Media & Content Creation- Vanessa
• Facebook, Instagram, LinkedIn, Blog, Articles, video's, SEO,
• Create and maintain websites
• Content Creation

Acquisitions- Nick Pacal
• # of appointments
• # of offers
• Conversation Rate %
• Follow Up Process

Lead Mngt.- Nick Pacal
• Vetting the Lead
• Set Appointments
• Follow Up
• Data Entry

Dispositions - Jessica Marin
• Buyers Leads
• Email Blast
• Networking
• Client Relations
• Exit Strategy

Transaction Coordination
• Title Company
• Closings
• Scheduling
• Lending Coord.

Process Mngt.- Melissa
• Documenting
• Foundational Friday's
• Creating & Updating Processes
• Tracking KPIs daily
• Keeping written records

Reports- Hayes & Associates
• P & L
• Month End reconciliation
• Property Summary
• Cashflow Report
• Book Keeping

HR- Alliance Group
• Payroll (W2/W9)
• Create Copmpany/Employee Manual for all positions
• Hire/Fire
• Performance Review

Acquisitions #1- Cesar
Acquisition #2:
Acquisition #3-
Acquisitions # 4-

LM#1: Ashley

LM #2: Danielle

LM #3: Latrell

Buyers Leads- Jessica Marin
• Vetting
• Quality
• Acq. Plan
• CRM Input

Email Blast- Jessica Marin
• Proforma/SOW /Pics
• Text & email blast
• CRM

Closings- Tasha Hess
• A-B
• B-C
• HUD Review

Title Company- Tasha Hess
• Lien Search
• Prepare HUD
• Scheduling

Acquisitions #1- Cesar

Acquisition #2:

Acquisition #3-

Acquisitions # 4-

LM#1: Ashley

LM #2: Danielle

LM #3: Latrell

Networking- Jessica Marin
• REIA's
• Meet Up
• Wholesaler
• Realtor's
• Events

Client Relations- Jessica Marin
• Phone Calls
• Emails
• Negotiations
• Contracts

Lending Coord.- Tasha Hess
• Note
• Mortgage
• Docs
• Lender Request
• Lender Payoff

Scheduling- Tasha Hess
• Signatures
• EMD
• POF

Acquisitions #1- Cesar

Acquisition #2:

Acquisition #3-

Acquisitions # 4-

LM#1: Ashley

LM #2: Danielle

LM #3: Latrell

Exit Strategy- Wes/Grace
• Wholesale
• Owner Finance
• Lease w/Option
• Fix and Flip
• Wholetail

Acquisitions #1- Cesar

Acquisition #2:

Acquisition #3-

Acquisitions # 4-

LM#1: Ashley

LM #2: Danielle

LM #3: Latrell

Planning & Budgets- Hayes & Associates
• Create/ Update/ Maintain
• Annual & Quarterly Tax Planning

Marketing	\$500,000
Payroll	\$500,000
Home Purchases	\$2,000,000
Home Renovation	\$1,500,000
Others	\$500,000

Grant Application

Row 304

Organization Name (if applicable)	SA Consulting L.L.C
Physical Address	4540 N 65TH AVE
Mailing Address	16910 L Cir
Website	None at this time.
Social Media Accounts	None at this time.
Name	Steven Abraham
Title	Owner
Email Address	mooreabraham@yahoo.com
Phone	+1 (402) 594-9062
Team	No
Organizational Chart	Owner. Director of job creation. Director of trade skill education. Director of education outreach. number of community health workers 6. number of maintenance worker 2. number of grounds keepers 2.
Other Completed Projects and/or Accomplishments	Integrate training with programs that are designed to promote functional "Life Skills", "Financial literacy", and "Conflict Resolution Skills". Give all CRC participants a fair and unbiased environment that promotes a healthy lifestyle throughout the duration of 12 to 18 months. Connect returning citizens with housing organizations that will allow them to receive housing vouchers after their self-sufficiency goals.
Proposal Title	Conflict Resolution Center
Total Budget (\$)	\$800,000.00
LB1024 Grant Funding Request (\$)	\$5,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The mission of conflict resolution center is to empower individuals to be successful upon their return back into society. CRC understands that there is a problem that needs to be addressed when it comes to effective programs for formally incarcerated individuals that have changed their lives. CRC will use a mix of new and old techniques that have been proven by

evidence-based data that enables a proper process in helping citizens and returning citizen see value in themselves and in their community.

Timeline	one year for apartments to be developed.
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	provide substance abuse counseling provide affordable housing, provide assistance to help individuals get employed and stay employed, and financial literacy for preparation for home ownership.
Visioning Workshop Findings Alignment	community health workers roles will be as a liaison to the CRC participants. It is very important that these community health workers must be relatable and certified to be considered a community health worker Making community connections with employers and employment support groups with the help of the community health worker. It allows for a better chance of employment and better matching capabilities with actual work, education, and housing needs Working with housing assistance providers will be important so that along with employment, education, and resolved conflict issues they will no longer need the support of CRC.
Priorities Alignment	"Prepare land parcels for affordable housing or conduct other eligible affordable housing interventions under the federal American Rescue Plan Act of 2021 including production, rehabilitation, and preservation of affordable rental housing and affordable homeownership units within qualified census tracts which are located in a city of the metropolitan class.": create 42 units of two- and three-bedroom apartments to provide affordable housing that includes services to help individuals become homeowners the qualified census track. "Financial literacy program to improve economic and health outcomes for individuals residing in qualified census tracts.": help individuals

get jobs that align with their dreams and teach individuals about better money management skills.

Economic Impact employing community health worker to do outreach, directors for direct supervision, staff to maintain inside building and outside building quality, and owner for oversight of all operations, will employ an HR personnel.

14

0

\$15 to \$50 an hour.

community health workers will work with residents of the housing development and help get them to counseling appointments to stay in compliance with the contract for living in the development.

Community Benefit create safe housing while improving neighborhood safe outcomes. help address substance use and mental health issues by having individualized assistance.

garden space, much needed jobs to help address social determinants, better housing options to help individuals get ready for home ownership in the qualified census tract.

Best Practices/Innovation this program will be unique to this region bringing much needed services to address the social determinants.

Outcome Measurement improved education, job creation, housing placement, outpatient individual and group sessions.

through data collected during outreach and appointments kept.

no

Partnerships Yes

on the edge and Bailey's counseling.

both.

Displacement No

Displacement explanation

Physical Location 4538 and 4510 N 65th Avenue. has been prepped for development and preliminary design done by Alley Poyner Macchietto.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	Yes
	No
	an estimated amount to complete the project in one stage.
General Contractor	No
Request Rationale	will provide with corrected numbers.
Grant Funds Usage	to build two buildings that provide 42 units and parking spaces for 42 units of two- and three-bedroom apartments. these are service based and affordable housing development which will have office space for staff and a community engagement area.
Proposal Financial Sustainability	Yes
	four streams of funding that will help promote wellness, job creation, safe homes, and other crucial services.
Funding Sources	care management and competency counseling, housing vouchers, general rent collections, and community treatment.
	once it is determined what this organization would qualify for from this funding opportunity.
	no.
Scalability	it can be completed in one stage.
Financial Commitment	the organization financial commitment to the proposal will be from the four streams of funding.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads

Grant Application

Row 305

Organization Name (if applicable)	Local Art Plug
Physical Address	5306 Woodlane Dr Papillion, Ne 68133
Mailing Address	808 Conagra Dr STE 400, Omaha, NE 68102
Website	https://localartplug.com/?v=7516fd43adaa
Social Media Accounts	Fb: https://www.facebook.com/localartplug LinkedIn: https://www.linkedin.com/company/local-art-plug/ IG: https://www.instagram.com/local_artplug/
Name	Xavier Jackson
Title	Founder & CEO
Email Address	xavier.jackson@localartplug.com
Phone	+1 (402) 319-9046
Team	Yes

Xavier Jackson Founder & CEO has a Bachelors of fine arts with a double major of broadcast production and AD/PR, Minors in English and Art and is an Artist/Creative who feels the burden and can closely relate to those whom we are trying to help. Jeff Collins CTO has 10 years experience working in the Adobe Creative Suite, specializing in illustrator and Lightroom. Currently working in the web3 space focusing on block-chain development and physical art-to-NFT systems. Currently sit on one Board of Amplify Arts and the Advisory committee of P4Kids, both community focused non-profits.

Organizational Chart	Xavier Jackson Founder & CEO has a Bachelors of fine arts with a double major of broadcast production and AD/PR, Minors in English and Art and is an Artist/Creative who feels the burden and can closely relate to those whom we are trying to help. Jeff Collins CTO has 10 years experience working in the Adobe Creative Suite, specializing in illustrator and Lightroom. Currently working in the web3 space focusing on block-chain development and physical art-to-NFT systems. Currently sit on one Board of Amplify Arts and the Advisory committee of P4Kids, both community focused non-profits. Below we will attach a more detailed description of our partnerships. Millwork Commons Culxr House Skatefest Amplify Arts Benson First Friday RE4M Jesuit Academy Omaha Chamber of Commerce Start center Omaha Julian Business advisors The start-up collaborative Fabric Lab Sparq Webberized Omaha Summer Arts Festival Missouri Valley High Rise Omaha P4kids Keep Omaha Alive Keep Lincoln Alive 500 Millenials 1MC LNK Nebraska Innovation Campus St. Vincent De Paul Cali Commons Split Gallery Noise nuvision startup grind infinite 8
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institute bad seed coffee supply zen coffee Do Space Husker
venture fund Maverick venture fund Nebraska prototype grant

Other Completed Projects and/or Accomplishments We have thrown a plethora of events centered around boosting the creative community and bringing them to new audiences. This list is an overview of our major events/accomplishments. All of these projects relate to our proposal, because all of these activities were the catalyst and validation for a larger more consistent creative home. Which is what we are looking to create for future generations. Bridging the Gap: Emerging & Established Art Show I/O Summit 2019, 2021, 2022 Cox Get started Pitch Competition Local Art Plugs web series Omaha Art Scavenger hunt Skatefest Omaha Creatives & Coffees Breathe: Covid Explored NFTformationals Plugged in: An NFT experience After school programming OSAF Metaverse creation/NFT Asset creation Nebraska Innovation Campus Collaboration North Omaha Trail mural project Hope through urban eyes

Proposal Title The L.A.P. Campus (The Outlet)

Total Budget (\$) \$7,000.00

LB1024 Grant Funding Request (\$) \$5,808,480.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary Local Art Plug's mission is to make art accessible to everyone and provide resources for artists to take their careers to new heights. We do this by providing artists with connections to the community, opportunities for growth, and opportunities to earn extra income. We have multiple locations in mind where our plan will be successful and we are open to collaboration. Our current focus is to purchase the property at 822 Pacific St, Omaha, NE 68108. With the purchase of this property, we will be able to expand our services, build a creative community hub open to all, and develop tiny homes to create an artist village in South Omaha that is easily accessible. We currently work with elementary students through after-school arts education and see this as a great need for both high school students and adults. Operating on a 3-year timeline, the first year will be spent developing community programs and STEM classes, as well as community engagement and outreach. We will also begin developing the land designated for the Artists' Village. Year 2 will see an expansion of offerings in STEM and programming, with Year 3 seeing the completion of the Artists' Village and furthering community partnerships. South Omaha has a lower percentage of the population employed, 63 percent. As a result, South Omaha has a higher percent unemployed, five percent, or an unemployment rate of seven percent. South Omaha's median household income is over \$40,000 less than the BTDC. South Omaha's median earnings are just less than \$20,000 of the BTDC. Educational attainment is a common explanation for income disparity; however educational attainment does not close the income gap for South Omaha. The work we do will give not only South and North Omaha a chance to close the wealth gap without the need to go back to a traditional school. Once we receive funding we'll be able to expand our programming to 81 schools within 15 minutes of our location and impact 8,000+ unemployed people 16 years and

older in both South and North Omaha to create a more connected, prosperous, employed, and skilled City.

Timeline Year 1: STEM = curriculum development, educating partner solicitation Community Hub = program development, community engagement + outreach Artist Village = Rehab, land development Year 2: STEM = Community Partnerships, expanded offerings Community Hub = facility development, Art+Wellness programming (youth, young adult, adult). Artist Village = Homes installed, Artist solicitation, cohort planning Year 3: Continued growth in our 3 areas of focus and evaluation for moving forward after a full year of programming and artist village residencies All construction and renovations will be completed

Percentage completed by July 2025 100%

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

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

"other" explanation

Proposal Description and Needs Alignment Our proposal is to create not only a destination for tourists to visit and utilize but a safe space that is a community resource that uplifts current and future generations within North and South Omaha. Our proposal focuses on re-using existing infrastructure adding some slight additions that will accommodate multiple residents and be a community center for those looking to better themselves and their lives. We're looking to serve the diverse populations of North and South Omaha with STEAM educational courses, rentable venue/gallery space, affordable housing, community center with state-of-the-art technology to create and explore new ideas and offer financial and mental health services. Teaching multilingual courses will allow us to broaden our impact even more.

Visioning Workshop Findings Alignment Our proposal aligns with the visioning workshop summary capitalizing on the strengths of both north and south Omaha, mitigating the weaknesses in each area, leaning into the opportunities in both sectors, and acknowledging, but mitigating the threats that each possesses. We will cater to the diverse and rich culture of Omaha by offering multi-lingual courses aimed at providing the tools and skills to live a better life.

Currently, spaces that offer the creative community a gathering place to explore, learn, and grow are limited to non-existent in their capacity to help grow this sector of entrepreneurs. By capitalizing on the lack of existing infrastructure and repurposing older properties to fit the community's current needs. We can invest directly in the people in these diverse populations, by offering STEAM educational courses, rentable venue/gallery space, affordable housing, and a community center with state-of-the-art technology to create and explore new ideas. We plan to also offer financial and mental health services to those in need. Local Art Plug will give the youth and unemployed of the north and south the tools and skills to enter the workforce as well-paid professionals. By creating this creative hub that focuses on life, work, and play we can better serve the artist to fuel growth internally and externally. The Outlet would not only bring in visitors and artists from out of state, but also provide a way to change the current stigma of South O and/or North Omaha. To ensure that outside investment never makes its way into this project we would like the community to take ownership through the purchase of shares in a community investment trust.

Priorities Alignment To forward Local Art Plug’s mission of making art accessible and aligning with LB1024’s strategic priorities. Our proposal aims to build a sustainable art community center/gathering hub and to do that we are proposing to purchase the property at 822 Pacific St, Omaha, NE 68108, however, we have multiple locations in mind where our plan will work and are open to collaborating on this cause. Using this space, we will be able to expand our artist-focused services, build a creative community hub, and develop an ‘Artist Village. From day one we will be able to offer courses focused on STEAM careers and teach job-ready skills to those seeking a college alternative. We see this type of alternative career path education as vital to the future of North & South Omaha. Operating on a 3-year timeline, the first year will be spent developing community programs and STEM classes, as well as community engagement and outreach. We will also begin developing the land designated for the Artists’ Village. Year 2 will see an expansion of offerings in STEAM, programming, and services, with Year 3 seeing the completion of the Artists’ Village and furthering community partnerships.

Economic Impact 34 \$30k-\$75k permanent \$20-\$30 an hour temp

18

16

\$30k-\$75k permanent \$20-\$30 an hour temp

Temporary jobs can begin immediately and will supply skilled trade workers with consistent work till the facility is completed. We will hire contractors and laborers that represent the community we are moving into. Our permanent jobs will give those with skills a place to work and grow. We will also offer AR, VR, and XR services to companies as needed lessening the brain drain of Nebraska talent.

Community Benefit Allowing the community to have ownership investment trust, will help to spread wealth to families in the area. It will also diversify the local economy by creating Nebraska’s first artist’s village. A place that rents affordable housing to traveling and local artists.

This proposal will turn a private greenspace into a community oasis. It would improve South Omaha's access to high-speed internet, state-of-the-art technology, gallery/venue rental space, affordable housing options, and educational courses to help stimulate economic growth ranging from finance to mental health to entrepreneurship.

Best Practices/Innovation

It will diversify the local economy by creating Nebraska's first artist's village. A place that rents affordable housing to traveling and local artists, it will boost Omaha's creative talent by giving them state-of-the-art tech to explore, create, and capitalize on the future of digital media through the use of NFTs, Web3, VR, AR, and XR. These services can be utilized in conjunction with local businesses offering in-state resources for their VR, AR, or XR needs.

Outcome Measurement

Schools reached, adults educated/graduate with job placement, facility foot traffic, ticket sales, rentals, and income to debt ratio.

Schools reached - excel sheet to keep track of the total number of schools, number of students, number of return or continual students, Grades before & after, behavior before & after - Executive director Adults graduated/educated - Retention, Drop out rate, finish rate, job placements, wage increase % filed on an excel sheet, demographics, location - Executive director Facility foot traffic - How many visitors per day track with a hand ticker at the front door to greet guests- Building Staff Ticket Sales - How many were sold, for what price, what events were the most successful/least successful, how can we improve the guest experience - Operations director Rentals - Vacancies vs Occupancies, tenant experience - building staff, Operations director Income to debt- Comparing expenses to income, evaluating current practices for sustainability and growth- Executive director and Operations Director

Yes, as we expand, we want to become innovative leaders in the field of digital and experiential art. We look to expand the possibilities of art and how we experience it through cutting-edge technology-driven exhibitions and experiences. We are also looking to expand upon the artists' village that we are creating. To do this we will need to purchase the plot of land next to this building to create the first of its kind in the midwest full sensory art museum. Finally, we want to take this model and continue to expand to different communities with satellite locations to make an even larger impact.

Partnerships

Yes

Please refer to attached upload

Other Formal Agreements

Displacement

No

Displacement explanation

Physical Location

Our idea can work in multiple locations, but we feel this space is the perfect location to foster community and mentor eager minds. The property is located at 822 Pacific St, Omaha, NE

68108. Originally built in 1890 as the heating facility for the Burlington railroad station and other businesses along 10th street. This location isn't unique for its historical charms, but also its placement within the community. Upon entering you instantly feel transported to a private garden outside of the city, it gives you an overwhelming feeling of inspiration and peace. The facility and its nearby smoke stack are in tip-top shape, both have been inspected and approved by masons within the last two years. The roof has been replaced within the last 3 years. There is a geothermal heating system reducing utility costs and ample space for hosting people and events. The previous owner is a historian who's kept the building's original integrity intact giving it an industrial look with a well-manicured garden. This building will need some slight interior and cosmetic upgrades as well as a driveway extension and rear entrance created. Minor fixes would not prevent us from setting up and serving the community from Day one.

Qualified Census Tract Adjacent to one or more QCTs

Additional Location Documents Please refer to attached upload

Property Zoning Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding No

No

Estimates from contractors and online research

General Contractor No

Request Rationale Please refer to attached upload

Grant Funds Usage Funds from LB1024 will be used for the acquisition & rehabilitation of the property located at 822 S Pacific Street, developing undeveloped property for tiny home installation, purchasing tiny homes (4 total), purchasing equipment & supplies, research and development of programming, and wages for work therein.

Proposal Financial Sustainability Yes

please refer to pro forma

Funding Sources Venture capital investment \$15,000 - November - in progress
Maverick venture fund investment \$25,000- December - in progress
Husker venture fund investment \$25,000 - December - in progress
Nebraska prototype Grant 2 to 1 matching ratio \$75,000 for app, website, metaverse creation - January - March - dependent on husker venture fund timeline
Out of state Venture Capital Funding

Venture capital investment \$15,000 - November - in progress
Maverick venture fund investment \$25,000- December - in progress
Husker venture fund investment \$25,000 - December - in progress
Nebraska prototype Grant 2 to 1 matching ratio \$75,000 for app, website, metaverse creation - January - March - dependent on husker venture fund timeline . Out of state venture capital funding

Acquisition & Rehab Funds

Scalability Yes, as we expand, we want to become innovative leaders in the field of digital and experiential art. We look to expand the possibilities of art and how we experience it through cutting-edge technology-driven exhibitions and experiences. We are also looking to expand upon the artists' village we are creating. To do this we will need to purchase the plot of land next to this building to be able to create a home and build the first of its kind in the midwest full sensory art museum. Finally, we want to take this model and continue to expand to different communities with satellite locations to make an even larger impact. We are currently operating within the smaller components version of this proposal.

We currently host events at different locations throughout the city bringing artists to communities and audiences they normally wouldn't interact with. Local art plug educates artists on best practices while giving back to the youth with after-school programming. Local art plug collaborates with local organizations and nonprofits to highlight community causes and issues. The budget reflects these offerings at a high level through a consistent space to host artists, a space to better serve our youth, and resources to create and explore their curiosities. The proposal for scaling would include the purchase of nearby property and renovation.

Financial Commitment We plan to use the funds received from venture investment and maverick venture as capital if needed totaling a \$40,000 commitment and we're not opposed to the collection of good debt, by taking out a loan (conventional or FHA) to help mitigate cost for a property that would quickly turn a profit within a year and become self-sustaining within 2.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Additional Location Documents (see application for list)
Environmental assessment of subject site. Is the property a brownfield site? Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma



I want to...



725

1003

822

S 9th St

Pacific St

Pacific St

821

S 8th St

801
(101-412)

723

719 717



1:500

I want to...



BURLINGTON DEPOT

S 9th St

Pacific St

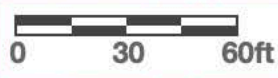
Dahlman Neighborhood Association REET

8 LOFTS (101-412)

Pacific St

S 8th St

TOWNS AT LITTLE BY THE



Partnerships expanded:

Millwork Commons is a community center located right between North Omaha and downtown bridging these two sectors together. They are also a promotional partner who allows us to use their space and collaborates with us on events of different natures. We worked together in the past for Plugged in!: An NFT experience.

Culxr House is a grassroots community org that works primarily in North Omaha. They are also a promotional partner who allows us to use their space and collaborates with us on events of different natures. We teamed up through NFTformationals that educated the community on WEB3 and NFT possibilities.

Skatefest Omaha is a promotional partner who collaborates with us on events of different natures. We were inaugural partners and curators of the first skateboard auction and creative cultural area which helped fund skatefest through its first year in business.

Amplify Arts is a sponsor who is also a promotional partner who collaborates with us on events of different natures. They also help us with our after-school programming by providing funding and artists to send to schools.

Benson First Friday is a promotional partner that allows us to use their space and collaborates with us on events of different natures. By working with them in the past we have gained a lot of insight into how to build a sustainable arts community. To this day they continue to open doors and make connections for us. They allowed us to host an Omaha mural scavenger hunt in the heart of Benson.

RE4M is a promotional partner who collaborates with us on events of different natures. RE4M uses its clothing brand for the greater good, we've partnered with RE4M as they push what's possible for clothing while giving back to the community.

Jesuit Academy is our first after-school partner, they are an all-male mostly black catholic school located in the heart of North Omaha.

Omaha Chamber of Commerce is one of our first partners, they offer sponsorship, guidance, and connections as needed.

Start center Omaha is one of our first partners, they offer sponsorship, guidance, and connections as needed.

Julian Business advisors are one of our first partners, they offer sponsorship, guidance, and connections as needed.

The start-up collaborative is one of our first partners, they offer sponsorship, guidance, and connections as needed.

Fabric Lab is one of our newer partners, they offer sponsorship, guidance, and connections as needed.

Spark is one of our newer partners, they offer sponsorship, guidance, and connections as needed. We're looking forward to assisting them in the creation of murals along the north Omaha trail.

Webberized is one of our newer partners, they offer on sight podcasts, collaboration, and promotion as needed.

Omaha Summer Arts Festival is one of our newer partners, we are creating a metaverse and NFT collection with utilities for this year's upcoming festival helping push them into the future.

Missouri Valley schools is our second after-school program partner located in rural Iowa. Allowing us to expand our reach into the surrounding areas that need it most.

Rise Omaha offers sponsorship, connections, and collaborations for events

P4kids offers sponsorship, connections, and collaborations for events

Keep Omaha Alive offers sponsorship, connections, and collaborations for events. We partnered on a series titled "Local Art Calls" which gave artists a voice during the pandemic.

Keep Lincoln Alive offers promotions and connections

500 Millennials offers promotion and connections

1MC LNK hosted our foundation and connected us with the creative community in Lincoln.

Nebraska Innovation Campus will host us next year from July 1st till August 31st as we continue to bridge the creative gap between Omaha and Lincoln.

St. Vincent De Paul is a partner that offers space and promotional services for our events. We are currently in talks for a festival that will take place next year titled " Hope through urban eyes"

Cali Commons was one of our first partners and allowed us to have our very first show titled Bridging the Gap: Emerging & Established Art Show.

Split Gallery is a local art gallery that is long time supporter and collaborator

Noise has been our media partner in the past. They did in-depth coverage of our involvement with Omaha's first-ever skate festival titled Skatefest Omaha.

Nuvision is a local media company that captures photos and videos for our events. They have partnered with us in the past to host events

startup grind local chapter that focuses and connects the startup community. They have been sponsors and partners for past events.

infinite 8 institutes not only have been partners in past events. They will also assist us with Metaverse creation for the 2023 OSAF.

bad seed coffee supply is a current business partner that hosts our bi-weekly creatives gathering titled "Creatives & Coffee"

zen coffee is a current business partner which acts as a backup space if needed for "Creatives & Coffee"

Do Space is a digital partner who collaborates with us on events, offers sponsorships, and a space for us to bring the youth of Omaha.

Nebraska Arts Council is a newer partner that offers funding, guidance, and artists for our after-school programs.

Husker venture fund investment partner who can offer guidance.

Maverick venture fund investment partner who can offer guidance.

Nebraska prototype grant investment partner who can offer guidance.

Potential Properties & Locations:

<https://www.crexi.com/properties/839635/3510-south-24th-street>

<https://www.propertyshark.com/cre/commercial-property/us/ne/omaha/2929-ed-creighton-avenue/>

[https://www.nebraskarealty.com/properties/commercial#/search/map@40.68758892919408,-97.65611587308516,7/611efdde4016d100076a4e52\[61a8409ebd361300092feeb2\]/details?bounds=43.08761997495364,-94.01414809964766,38.19790821599049,-101.29808364652266](https://www.nebraskarealty.com/properties/commercial#/search/map@40.68758892919408,-97.65611587308516,7/611efdde4016d100076a4e52[61a8409ebd361300092feeb2]/details?bounds=43.08761997495364,-94.01414809964766,38.19790821599049,-101.29808364652266)

<https://www.crexi.com/widgets/22/properties/177638/nebraska-2760-deer-park-boulevard?recommlid=7745c8e4892c314abb1829fc002baa37>

<https://www.crexi.com/widgets/22/properties/870529/nebraska-1200-s-17th-street?recommlid=7745c8e4892c314abb1829fc002baa37>

https://www.zillow.com/homedetails/822-Pacific-St-Omaha-NE-68108/118847055_zpid/

<https://www.crexi.com/widgets/22/properties/632428/nebraska-1920-dorcas-st?recommlid=e8f3ea42de35bfa6cc8b1412b851711d>

BUDGET	
Building Purchase:	\$ 895,000.00
Construction/Renovation (\$200/sqft x 3,527sqft):	\$ 705,400.00
State of the Art technology	\$3,240,000.00
TOTAL	\$ 4,840,400.00
20% Contingency	\$ 968,080.00
TOTAL	\$ 5,808,480.00

PRO FORMA				
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Expenses:	2023	2024	2025	2026
Payroll	\$ 30,000.00	\$ 90,000.00	\$ 189,000.00	\$ 319,000.00
Professional services (accounting, marketing, etc.)	\$ 6,000.00	\$ 7,500.00	\$ 10,000.00	\$ 12,500.00
Contractors (Courses, events, etc.)	\$ 30,000.00	\$ 45,000.00	\$ 60,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 30,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Building expenses (utilities, mortgage, upkeep)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00
Classes (STEAM, Mental Health, Finance, etc)	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00	\$ 40,000.00
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
Total:	\$ 158,000.00	\$ 276,500.00	\$ 403,000.00	\$ 545,500.00
Revenue:				
ARPA	\$ 5,808,480.00	-	-	-
Micro Apartments (\$750 per month x4)	-	\$ 36,000.00	\$ 43,200.00	\$ 51,840.00
Video game playtime (50 kids/day x 7 days/wk @ \$1 fee)	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00	\$ 26,208.00
Education bootcamps (\$20 per adult 25 max 4x a month)	\$ 12,000.00	\$ 24,000.00	\$ 28,800.00	\$ 34,560.00
Art Exhibition Fees (20% of sales 2x/month)	-			
Venue rentals (5,000/day)	-			
Art studio bookings (\$10 an hour 8hr max 7 days a week 2 studios)	\$ 26,880.00	\$53,760	\$64,512	\$77,414.40
esports tournaments (\$10 participation fee 10 max \$10 entry fee 40 max 2x/month)	\$6,000	\$12,000	\$14,400	\$17,280
Glamping Domes (\$80 per night 3 units)	\$10,080	\$20,160	\$24,192	\$29,030.40
Coffee shop day (\$600 per day avg)	-	\$172,800	\$207,360	\$248,832
Bar/venue night (\$27,500 per month avg)(not including \$10 entry fee)	-	\$330,000	\$396,000	\$475,200
High quatliy printing (\$15 per print)	-			
Total:	\$ 64,060.00	\$ 666,920.00	\$ 800,304.00	\$ 960,364.80



I want to...



725

1003

822

S 9th St

Pacific St

Pacific St

821

S 8th St

801
(101-412)

723

717



Imagery



Pottawattamie County, IA, Maxar, Microsoft

I want to...



CBD-ACI-1(PL)

725

RR-ACI-1(PL)

1003

CBD-ACI-1(PL)



S 9th St

Pacific St

Pacific St

821

R8-ACI-1(PL)-PUD

801
(101-412)

S 8th St

723

719 717



0 30 60ft

1:500

BUDGET									
Building Purchase:	\$ 895,000.00								
Construction/Renovation (\$200/sqft x 3,527sqft):	\$ 705,400.00								
State of the Art technology	\$3,240,000.00								
TOTAL	#####								
20% Contingency	\$ 968,080.00								
TOTAL	#####								
PRO FORMA									
Expenses:	2023	2024	2025	2026	2027				
Payroll	\$ 30,000.00	\$ 90,000.00	\$ 189,000.00	\$ 319,000.00	\$ 319,000.00	year 1 (ED: 30k), year 2 (ED 60k/Operations Dir. 30k), year 3 (ED 75k,			
Professional services (accounting, marketing, etc.)	\$ 6,000.00	\$ 7,500.00	\$ 10,000.00	\$ 12,500.00	\$ 15,000.00				
Contractors (Courses, events, etc.)	\$ 30,000.00	\$ 45,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00				
Programming supplies/equipment	\$ 30,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00				
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00				
Building expenses (utilities, mortgage, upkeep)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00				
Classes (STEAM, Mental Health, Finance, etc)	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00				
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00				
Total:	\$ 158,000.00	\$ 276,500.00	\$ 403,000.00	\$ 545,500.00	\$ 548,000.00				
Revenue:						#####			
ARPA	#####	-	-	-	-				
Micro Apartments (\$750 per month x4)	-	\$ 36,000.00	\$ 43,200.00	\$ 51,840.00	\$ 62,208.00				
Video game playtime (50 kids/day x 7 days/wk @ \$1 fee)	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00	\$ 26,208.00	\$ 31,449.60				
Education bootcamps (\$20 per adult 25 max 4x a month)	\$ 12,000.00	\$ 24,000.00	\$ 28,800.00	\$ 34,560.00	\$ 41,472.00				
Art Exhibition Fees (20% of sales 2x/month)	-								
Venue rentals (5,000/day)	-								
Art studio bookings (\$10 an hour 8hr max 7 days a week 2 studios)	\$ 26,880.00	\$53,760	\$64,512	\$77,414.40	\$92,897.28				
esports tournaments (\$10 participation fee 10 max \$10 entry fee 40 max 2x/mo)	\$6,000	\$12,000	\$14,400	\$17,280	\$20,736				
Glamping Domes (\$80 per night 3 units)	\$10,080	\$20,160	\$24,192	\$29,030.40	\$34,836.48				
Coffee shop day (\$600 per day avg)	-	\$172,800	\$207,360	\$248,832	\$293,593.40				
Bar/venue night (\$27,500 per month avg)(not including \$10 entry fee)	-	\$330,000	\$396,000	\$475,200	\$570,240				
High quatliy printing (\$15 per print)	-								
Total:	\$ 64,060.00	\$ 666,920.00	\$ 800,304.00	\$ 960,364.80	#####				

Grant Application

Row 306

Organization Name (if applicable)	Banister's Leadership Academy
Physical Address	4913 Dodge Street Omaha, NE 68132
Mailing Address	PO Box 4002 Omaha, NE 68104
Website	www.banistersacademy.org
Social Media Accounts	Banister's Leadership Academy
Name	Akile Banister
Title	Chief Executive Officer
Email Address	ab@banistersacademy.org
Phone	+1 (402) 571-4293
Team	No
Organizational Chart	The Recruitment Specialist, Program Team Lead, Program Specialist, and Support Specialist work directly with the youth and families we serve. Assure high-quality program services and support for youth and their families. Maintain sufficient levels of communication and positive relationships to ensure a cooperative and productive work environment and to avoid performance and other program-related issues—Monitor youth academic progression, grades, attendance, tardiness, and reduction of behavioral suspensions. Staff case manage the employment program participants.
Other Completed Projects and/or Accomplishments	Banister's Leadership Academy has facilitated the Y2M Employment Program in Omaha and Grand Island over the last three years. The Y2M Employment Program in Omaha has been held during the summer at King Solomon Church rental space until recently being moved to the Hope Center. Participants have received work experience leading to permanent employment, exposure to business professionals, paid stipends for work and supplemental programming support.
Proposal Title	Y2M Employment Program
Total Budget (\$)	\$2,577,500.00
LB1024 Grant Funding Request (\$)	\$100,000.00
Proposal Type	Service/program

Brief Proposal Summary

Y2M is an experiential learning program that provides youth and young adults employment opportunities, personal and leadership development. Y2M is designed on the evidenced based model: Career Launch Take Control which was developed by the national Boys & Girls Club of America. Participants age 14-24, provide peer led programming, gain work experience (that leads to permanent employment) and receive a weekly stipend. Y2M provides impactful engagement during high-risk evening/weekend hours to youth and young adults. Y2M activities build leadership and employment skills. Once a week, community leaders from diverse cultural and occupational backgrounds speak to participants and answer questions about their occupation and career pathway. Participants attend two outings during which they can demonstrate the values that learned over the course of the program. The geographic program area includes zip codes; 68104, 68111, and 68110 which have some of the highest unemployment and crime in the city. • Like in Banisters Leadership Academy's Family Navigator program, mentees who participate in Y2M will participate in activities designed to build leadership and team working skills. At least once a week, community leaders from diverse cultural and occupational backgrounds will speak and answer questions about their occupation, their values, and tell the mentees how they got to where they are. Participants will receive a meal each day the program runs and students who attend every session in a week will receive a stipend at the end of that week. • According a 2019 report from the US Census Bureau, an estimated 14.7 percent of Omaha Metro Area teens ages 16 – 19 who were seeking employment were unable to find it. That is over seven thousand teens who want to work but have been unable to find a suitable job. • Fewer young people are seeking or finding jobs and summer programs for teens are few and many are already at capacity. Step-Up alone rejected over six-hundred applications from teens seeking to participate. Many young people will have unoccupied time during which they may get into trouble. The Y2M project will give those youth something constructive to do during those free hours.

Timeline

The Y2M Employment Program starts in June every year and the employment cohort works throughout the year with their assigned employer. The participant age range is 15-24. High school participants work 20 hours per week during the summer and participate in reduced program hours during their school year. The students transition through 3 phases of the program; paid summer work experience years 1-2, paid internships 3, and permanent employment with company partners. Young adults work 20 hours per week in the summer and increase their hours to 30 hours a week after passing the initial 3-month probationary period. Their employer then gradually increases their hours to full time status. The participants receive case management assistance from staff and are set on a track for full-time employment or entrepreneur ventures.

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)

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

"other" explanation Career pathways and entrepreneurship for participants.

Proposal Description and Needs Alignment The Y2M Employment Program specifically addresses lack of jobs/unemployment and channeling life trajectories of youth and young adults in North Omaha. The work experience and subsequent employment provides opportunities to sustainable career pathways. Banister's programs address Out-of-School-Time issues with unsupervised youth engaging in deviant behavior and disproportionate minority contact with BIPOC students being overwhelmingly represented in the juvenile justice system. There's a need for family and youth support services in Douglas County. Some factors include social isolation and exposure to traumatic events at the individual level; frequent conflict, parental substance-abuse, and child maltreatment at the family level; and violent and distressed or resource-deprived neighborhoods at the community levels. Additional factors; highest reported crime rates for juveniles; highest unemployment rates; and the most economically disadvantaged families compared to the city. Douglas County statistics identified the following community challenges; African-American arrest for youth was 2,087 total, equating to 22.1%. The Nebraska Commission on Law Enforcement reported the following disproportionate minority contact statistics for African American as the following; 35.9% are in youth detention, 28.1% are tried in adult court. The disparities increase in regards to gender of those same youth. African-American males comit felonies at 82.9% compared to 14.8% for females, with misdemeanors at 67.3% for males and 30.6% for females. Y2M is an experiential learning program that provides youth employment opportunities, personal and leadership development. Y2M is designed on the evidenced based model: Career Launch Take Control which was developed by the national Boys & Girls Club of America. Participants gain work experience and receive a weekly stipend. That transitions into permanent employment and career pathways. This is an experiential learning employment program that removes the barriers marginalized young people experience due to lack of opportunities and nepotism that permeates local work spaces.

Visioning Workshop Findings Alignment The program aligns with the vision to address the issue of lack of jobs/employment and increasing local businesses. North Omaha has been neglected by the larger city initiatives and Chamber of Commerce business development and employment opportunities. The Y2K program creates employment and entrepreneur opportunities for young adults as well as career pathways. This creates equitable opportunities for marginalized populations to access gainful employment and change their life trajectories. Participants will have increased protective factors and reduced risk. Y2M focuses on developing leadership in youth and helping them to critically think and make informed decisions that impact their lives. The risks and criminogenic factors targeted are as follows: (1) Individual: drug/alcohol use, learning disabilities, anxiety and depression, antisocial attitudes, defiance to authority, lack of concern for others and inappropriate use of time. All of these are addressed in on site programming. (2) Family: lack of supervision, low parental warmth, abusive parents and parental substance abuse. BLA offers parent engagement opportunities and parent support with community referrals to address personal needs of the adults. (3) Education/Community: truancy, low achievement,

attachment and literacy, high crime neighborhood and disenfranchised neighborhoods. Programming offers strict academic monitoring and assistance through our partnership with the public schools district. Neighborhood concerns are addressed by offering alternative activities in safe environments. (4) Peers: deviant peer groups are addressed as Y2M builds friendships amongst mentees and encourages a team environment.

Priorities Alignment The program aligns with the vision to address the issue of lack of jobs/employment and increasing local businesses. North Omaha has been neglected by the larger city initiatives and Chamber of Commerce business development and employment opportunities. The Y2K program creates employment and entrepreneur opportunities for young adults as well as career pathways. This will have positive impact on their families and increase economic growth in the community.

Economic Impact The Y2M Employment Program creates jobs for young adults and a career pathway. The participants will receive wages between \$15-22 per hour based on their employer site. The career pipeline transitions from paid work experience to paid internships to permanent employment.

Banister's will employ 150 youth and young adults between the ages of 15-24 at partner company sites annually.

Not applicable.

The employment wages are \$15-22 per hour based on job assignments.

The employment opportunities are for individuals who reside in the following zip codes; 68104, 68111, and 68110 which have some of the highest unemployment and crime in the city.

Community Benefit This will provide economic growth in the community, while creating sustainable jobs for marginalized populations. The permanent jobs will positively impact the participants lives by providing a livable wage. The participants in the entrepreneur track will create businesses in the community and help the neighborhoods and community thrive.

This will impact the quality of life for participants and their families. The long-term employment will impact the local economy and the lives of the participants.

Best Practices/Innovation Y2M is designed on the evidenced based model: Career Launch Take Control which was developed by the national Boys & Girls Club of America. The program will include participants from ages 15-24 on 2 career tracks.

Outcome Measurement Banister's will measure outputs for the number of jobs participants occupy. The outcomes measured are; Increased academic success by 60% (grades, behavior, engagement, reduction in absenteeism, tardiness and truancy from school). Increase in measurements of hope, motivation, social support, adult relationships and self-efficacy based on a self-report on Hope Scale Assessment. Increased leadership and employment skills for participants by 70%. Program Evaluation: Banister's utilizes the Goal Setting Formative Questionnaire

(Gaumer Erickson & Noonan) and a program evaluation tool designed by an independent researcher, Dr. Richard Weiner, PhD. Dr. Richard Weiner, Ph.D., MLS, Professor of Law and Psychology at the University of Nebraska Lincoln, conducts program evaluation and assessment of BLA's evidence-based models used. Most of the assessment is specifically related to personal development. BLA staff specifically implement program components that build self-esteem, increase self-efficacy by developing leadership and employment skills, providing positive adult mentors to build quality relationships with participants, program activities that help students build social capital and shift to a future-focused mindset.

Dr. Richard Weiner, Ph.D., MLS, Professor of Law and Psychology at the University of Nebraska Lincoln, conducts program evaluation and assessment of BLA's evidence-based models used with his research team.

No

Partnerships Yes

Omaha Public Schools - Recruitment of participants, Kroc Center -Recruitment of participants, Heartland Workforce Solutions - employment services, BCBS- Ignite program - career services

Displacement No

Displacement explanation

Physical Location Participants reside in North Omaha and the site locations are; Blackburn or Hope Center. The employment opportunities are for individuals who reside in the following zip codes; 68104, 68111, and 68110 which have some of the highest unemployment and crime in the city.

Qualified Census Tract Within one or more QCTs

Additional Location Documents Not applicable

Property Zoning No

Is the project connected to utilities?

No

No

Design, Estimating, and Bidding No

No

N/A

General Contractor No

Request Rationale Participants in the employment program receive a wage of \$15-22 per hour based on an initial 20 work week, That is increased through each program phase until full time employment has occurred.

Grant Funds Usage Funding will be used to cover half the costs of the employment program. Funds will pay work stipends and employment skills training for participants. The program will serve 150 participants and have the greatest impact. This will not be possible without the funding.

Proposal Financial Sustainability No

Banister's will manage the fiscal responsibilities of the funding. We will use funds from other sources to meet the total budget.

Funding Sources Secured: Office of Violence Prevention, Sherwood, Lakin Foundation, Willams and Ruth Scott Foundation, and The Weitz Foundation

Anticipated: Lakin Foundation

Yes, the program would not be able to serve 150 participants and have the greatest impact.

Scalability It is scalable and the phases will allow scalability and transitioning of employee costs to the employers.

The ultimate goal is to have the employers assume the costs of full time employment as participants transition to their payroll.

Financial Commitment Banister's is committed to this program. The employment opportunities can change the lives of young people in the community and their families. We have secured partial funding for this program. With recent reduction of employment opportunities for young people in North Omaha, this would have significant impact personally and economically for the area.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgment

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Organizational Chart Proposal Budget/Sources and Uses

2022 Key Staff Responsibilities

Akile Banister	Founder & CEO
Daniel Nutt Jr	Executive Assistant
Linel Quinn	Coordinator
Byron Rhodes	Recruitment Specialist (Douglas County, Nebraska)
Michelle Deutsch	Program Team Lead (Douglas County Nebraska)
Stacey Phillips	Program Team Lead (Douglas County Nebraska)
Diamond Osayande	Leadership Program Specialist (Douglas County Nebraska)
George Burns	Leadership Program Specialist (Douglas County Nebraska)
Tiffany Hamner	Leadership Program Specialist (Eastern Nebraska)
Naomi Harvey	Program Team Lead (Eastern Nebraska)
Kelly Goldblatt	Leadership Program Specialist (Eastern Nebraska)
Justin Heng	Leadership Program Specialist (Eastern Nebraska)
Cindi Rudder	Leadership Program Specialist (Eastern Nebraska)
Marlon Coleman	Leadership Program Associate (Eastern Nebraska)
Sayra Garica	Program Team Lead (Eastern Nebraska)
Katie Kimes	Leadership Program Specialist (Eastern Nebraska)
Monica Lueking	Youth and Family Support Specialist (East Central Nebraska)
Sue Twidwell	Youth and Family Recruitment Specialist (West Central Nebraska)
Tiffany Hernandez	Youth and Family Specialist (West Central Nebraska)
Ronnie Stubbs	Leadership Program Specialist (West Central Nebraska)
Delicia Mata	Leadership Program Specialist (West Central Nebraska)
Kathy Seigler	Youth and Family Specialist (Western Nebraska)
Andre Ward	Youth and Family Specialist (Western Nebraska)
Toi Riggs	Leadership Program Specialist (Western Nebraska)
Caroline Schilling	Leadership Program Associate (Western Nebraska)
David Omondi	Leadership Program Specialist (Western Nebraska)
Shawnee Christner	Leadership Program Specialist (Western Nebraska)
Julie Johnson	Leadership Program Associate (Western Nebraska)

The Recruitment Specialist, Program Team Lead, Program Specialist, and Support Specialist work directly with the youth and families we serve. Assure high-quality program services and support for youth and their families. Maintain sufficient levels of communication and positive relationships to ensure a cooperative and productive work environment and to avoid performance and other program-related issues—Monitor youth academic progression, grades, attendance, tardiness, and reduction of behavioral suspensions.

Revenue	
Grants-Foundation/Corporate \$277,500.00	
Grants-Federal/State/City \$2,300,000.00	\$2,577,500.00
Expenses	Amount
Salaries and Wages	
Program Personnel (Full-Time)	\$120,000.00
Program Personnel (Part-Time)	\$20,000.00
Total Salaries and Wages	\$140,000.00
Insurance, Benefits & Related Taxes	
Health & Dental Insurance (Full-Time Personnel)	\$11,400.00
Workers' Compensation (2% of Salaries)	\$2,800.00
Total Insurance, Benefits & Related Taxes	\$14,200.00
Operating Expenses	
Program Rent	\$10,000.00
Office Rent	\$4,800.00
Program Supplies	\$15,000.00
Program Apparel	\$6,000.00
Marketing Materials & Printing	\$4,000.00
Database Management System	\$5,000.00
General Liability Insurance	\$3,000.00
Outreach Events	\$2,500.00
Program Evaluation	\$5,000.00
Program Stipends <ul style="list-style-type: none"> \$15 per hour for 20 hours a week at 52 weeks 	\$2,343,000.00
Staff Training	\$10,000.00
Technology Expense	\$10,000.00
Travel	\$5,000.00
Total Operating Expenses	\$2,423,300.00
Total Expenses	\$2,577,500.00

Grant Application

Row 307

Organization Name (if applicable) Q.U.E.E.N.S. Butterfly House

Physical Address

Mailing Address 4723 N 129th Ave Omaha, NE. 68164

Website queensbutterfly.org

Social Media Accounts Facebook

Name Demetrius D. Gatson

Title Executive Director/Founder

Email Address dgatson@queensbutterfly.org

Phone +1 (402) 805-3603

Team No

Organizational Chart Currently I am the only employee at Queens Butterfly House.

Other Completed Projects and/or Accomplishments Queens Butterfly House is a new organization. I am currently in the process of working with an attorney to obtain my 501 (c)3. I do however have a fiscal sponsor which is Rise Academy (Reentry Program).

Proposal Title Queens start up proposal

Total Budget (\$) \$0.00

LB1024 Grant Funding Request (\$) \$1,000,000.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary This proposal is for funding a Safe House (transitional Home). Queens Butterfly House will be a 501 (c)3. The goal of this proposal is to allow Queens Butterfly House to purchase a home and provide safe, affordable, and stable housing for women returning from incarceration to the North Omaha metro area. Queens Butterfly will provide Various cognitive classes such as Thinking for a change, Moral recognition therapy, and 7 Habits of a highly effective woman. Queens butterfly is a part of the Safe House Network reentry project created by Ms. Susan Burton in Los Angeles California. I am currently a Reentry specialist for The Rise Academy. Which means I have a

connection with many of the ladies currently. I have also been working with Rosalyn Cotton Parole Board Chair on the elements of what makes for a successful safe Home. Queens is on a Quest for Understanding, Educating, and Empowering Nobel Sistahs. By allowing these ladies to live Holistically into becoming the best version of themselves. My dream is to place Queens in North Omaha to 1. bring up the property value in the community by beautifying and maintaining the property. 2. Have a home for these returning citizens to have access to transportation, Heartland Workforce Center, and Metropolitan Community College. Queens has plans to collaborate with Metro to provide education in each lady's field of choice. I have also spoken with and will collaborate with the Nebraska Department of Corrections which will provide a small grant to each individual that may be indigent. This grant will only cover the first 90 days of a resident's stay. After which time they will pay 30% of their income for rent with \$500 being the maximum. As a formerly incarcerated individual who was once part of the problem, I know that I am closest to the solution. My qualifications extend further than my lived experience. I am currently a Social Work/Criminology student at the University of Nebraska at Omaha as well. I want to be able to not just show but to explain the steps of reentry to each lady through holistic support and by holding them accountable for themselves. Queens brings it's own supportive staff via the Safe House Network.

Timeline	Once the proposal/grant is awarded Queens will be able to purchase the house, outfit it, and move forward with the opening of the Queens Butterfly Safe House and Cognitive self-change programming.
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)
Community Needs	Other Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	Provide education and mental Health/substance abuse counseling to returning citizens so they can better serve the North Omaha community.
Proposal Description and Needs Alignment	Queens Butterfly House will be providing Housing to system-impacted individuals which will cut down on the number of homeless individuals post-incarceration. Also, Queens will provide mental health and substance abuse counseling to assist individuals into becoming the best version for and of themselves.
Visioning Workshop Findings Alignment	This proposal will provide housing and jobs to returning citizen.

Priorities Alignment	Purchasing the home and not leasing the property allows Queens to become part of the beautification of North Omaha as property owners. It also allows the residents to develop a sense of pride in their property.
Economic Impact	My plan is to hire 2 new staff members to carry out the Peer Support Staff at \$40,000 each per year. 1 Case manager at \$50,000 per year
	4
	0
	unknown
	unknown
Community Benefit	This proposal will improve the neighborhood it lands in via homeownership/pride. It will diversify the community by giving second chances to a great marginalized group of individuals. It will also increase livability by helping the resident obtain housing in the North Omaha area once they have reach self-sustainability.
	Quality of life will improve not just for the residents but also for the community by allowing the residents a 2nd chance at life.
Best Practices/Innovation	N/A
Outcome Measurement	Improve education, Job skills, employment, as well as create new jobs in the community
	Queens will continue to keep track of all data of each resident.
	no
Partnerships	Yes
	Metropolitan Community College: by providing trade programming, or traditional 2-year associate degrees. Also, Heartland Workforce Center: providing job skills and resume building. Lastly with University Nebraska of Omaha for mental health and substance abuse counseling. Also, with Rise Academy as my fiscal sponsor.
	None
Displacement	No
Displacement explanation	
Physical Location	There isn't a physical location as of yet.
Qualified Census Tract	Within one or more QCTs

Additional Location Documents	N/A
Property Zoning	No
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	N/A
General Contractor	No
Request Rationale	The \$1,000,000 asked for will be used to pay the wages of 2 new employees as well as the executive director. To also purchase and outfit a home as well as allow Queens to have an emergency fund to assist residents with food, bus passes and at least a 30-day supply of personal hygiene when they are returning to the community. The remaining will be used as operational money for basic household needs (lights gas, water, and WiFi).
Grant Funds Usage	Queens plans to purchase a home, Outfit the Home and provide wages for 2 more employees. Along with health care for the employees.
Proposal Financial Sustainability	Yes
	unknown, I'm sorry my plan is to hire an accountant/ CPA parttime.
Funding Sources	Due to becoming a member of the Safe House Network Queens has been awarded a \$50,000 grant by the network. Which can be used as capital or organizational funds
	The Safe House grant should be complete and awarded by December 2022
	unknown
Scalability	This proposal can be completed in smaller components, however the most component of the proposal if for Queens to purchase a house.
	House; Max \$300,000, wages \$220,000, app. \$12,500

household basic necessities,

**Financial
Commitment**

Not sure what this means.

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**



**LB1024 Funding
Sources
Acknowledgment**



Public Information



File Uploads

Grant Application

Row 308

Organization Name (if applicable)	Don's Barbershop LLC & Cafe
Physical Address	4001 Ames Ave Omaha NE, 68111
Mailing Address	
Website	
Social Media Accounts	Facebook - Don Fantroy /Dons Barbershop
Name	Donald Fantroy
Title	Owner
Email Address	donfantroy1@gmail.com
Phone	+1 (402) 812-3242
Team	Yes
	Donald Fantroy-owner, master barber 13yrs barbering and 20yrs business management. Dominique Smith- lead barber/master barber 10yrs experience in barbering Timothy Evans- master barber 12yrs barbering Mckenzie Jordan- janitorial services 7yrs experience
Organizational Chart	Donald Fantroy-Owner/Master Barber Dominique Smith-Lead Barber/Master Barber Timothy Evans-Master Barber McKenzie Jordan-Janitorial Services
Other Completed Projects and/or Accomplishments	Don's Barbershop has been serving the north Omaha community since 2009. People come to not only receive haircuts but advice, guidance and a push in the right direction. Don's Barbershop has been blessed to see many kids grow up and attend college and become successful adults.
Proposal Title	DON'S BARBERSHOP & CAFE REHAB
Total Budget (\$)	\$525,500.00
LB1024 Grant Funding Request (\$)	\$525,500.00
Proposal Type	Capital project Combination of capital project and service/program Service/program
Brief Proposal Summary	Don's Barbershop LLC is looking forward to purchasing and rehabbing the property at 4001 Ames Ave where it has been in business for over 13yrs. Don's Barbershop LLC would like to

modernize the outdated building with new electrical wiring, heating & AC, indoor/outdoor energy efficient lights, flooring, plumbing, led/neon signage, barber workstations, cafe commercial equipment, roof, windows, paint and a nice parking lot. This building is very historical and is in a prime location of north Omaha. Many kids including my son have grown up in the barbershop and have went on to college after receiving academic scholarships as well as sports scholarships! Improving the quality of lives one haircut at a time is Don's Barbershop mission! Purchasing and remodeling the building is the blessing Don's Barbershop prays for and North Omaha deserves. Thank you for this opportunity to finally update Don's Barbershop and the Cafe. The Community is going to love it!

Timeline Don's Barbershop and Cafe is projecting completion June 2023.

Percentage completed by July 2025 100%

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

Community Needs 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 Don's Barbershop offers a place where the people in the community can get haircuts, network, eat and socialize while learning from many different agencies that frequent the shop teaching about health, sex, school, finance, voting, etc.

Visioning Workshop Findings Alignment Through Don's Barbershop and cafe, the community will benefit from our hair care services, support group, networking and good food. Don's Barbershop and Cafe by providing jobs and sharing resources to those who live in the community, will definitely improve the quality of many lives!

Priorities Alignment Don's Barbershop and Cafe will energize and transform the community, providing long term economic needs, food, hair care services, mentoring the youth, and positive networking for everyone.

Economic Impact 50 plus

15 plus

40 plus

Barber \$25 per hour/haircut.

Don's Barbershop will utilize local contractors from Future Construction Specialties at 3131 S. 19th Street Omaha Nebraska 68108, - H.H.E.R.S. LLC 1461 Lothrop Street Omaha Nebraska 68110 and other businesses in the community to rehab the building.

Community Benefit With a nice "face lift" and new up to date led signage the North Omaha will love looking at this historical building! The community will benefit because the building will be updated and no longer appear to be desperately needing a rehab. People will be pleased to work there and enjoy stopping by to receiving quality services.

By creating new jobs and better working conditions, the quality of life will improve.

Best Practices/Innovation A new modernized building will bring inspiration to the community, causing the people to dream and aspire to pursue their goals.

Outcome Measurement improved community awareness through social networking and increased high wage job opportunities.

They will be measured by new ideas, concept, new businesses that arise from the people in the community.

No

Partnerships Yes

Churches and other nonprofit organizations stop by Don's Barbershop to bring literature on a wide variety of topics,

None

Displacement Yes

Displacement explanation During rehab renovations the Cafe will be closed. Don's Barbershop will operate out of a commercial trailer.

Physical Location 4001 Ames Ave Omaha Nebraska 68111 This is a prime location in north Omaha. 40th & Ames, SW Corner lot. Don's Barbershop has been operating business here for over 13 years. I named the Barbershop after my son Don Hannon. WE grew up here, working every day except Sundays. I always told him if God wills, one day he will own this building/business. This location means everything to us.

Qualified Census Tract Within one or more QCTs

Additional Location Documents see attachments

Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	Yes
General Contractor	Yes
	No
	Didn't have enough time to set one up.
Request Rationale	See attachment
Grant Funds Usage	Don's Barbershop LLC is looking forward to purchasing and rehabbing the property at 4001 Ames Ave where it has been in business for over 13yrs. Dons Barbershop would like to modernize the outdated building with new electrical wiring, heating & AC, indoor/outdoor energy efficient lights, flooring, plumbing, led/neon signage, barber workstations, cafe commercial equipment, roof, windows, paint and a concrete parking lot. This building is very historical and is in a prime location of north Omaha.
Proposal Financial Sustainability	No
	The income of the business will continue operations after the initial investment
Funding Sources	None
	No
Scalability	No
Financial Commitment	Don's Barbershop LLC is fully committed to completing this project. We are committed to utilizing the funds provided to follow through with the plans in this proposal.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and	<input checked="" type="checkbox"/>

**Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**



Public Information



File Uploads

Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

H.H.E.R.S. LLC*Helping Hands Enterprise Renovation Service LLC***QUOTE**

OCTOBER 9, 2022

H.H.E.R.S. LLC
 1461 Lothrop Street
 Omaha, NE. 68110
solutions3324@gmail.com
 (915) 799-4844

To:
 Donald Fantroy
 4001 Ames Ave..
 Omaha, Nebraska

FOR:
 Commercial Building Renovation
Don's Barber Shop & Café LLC
 Omaha, NE.

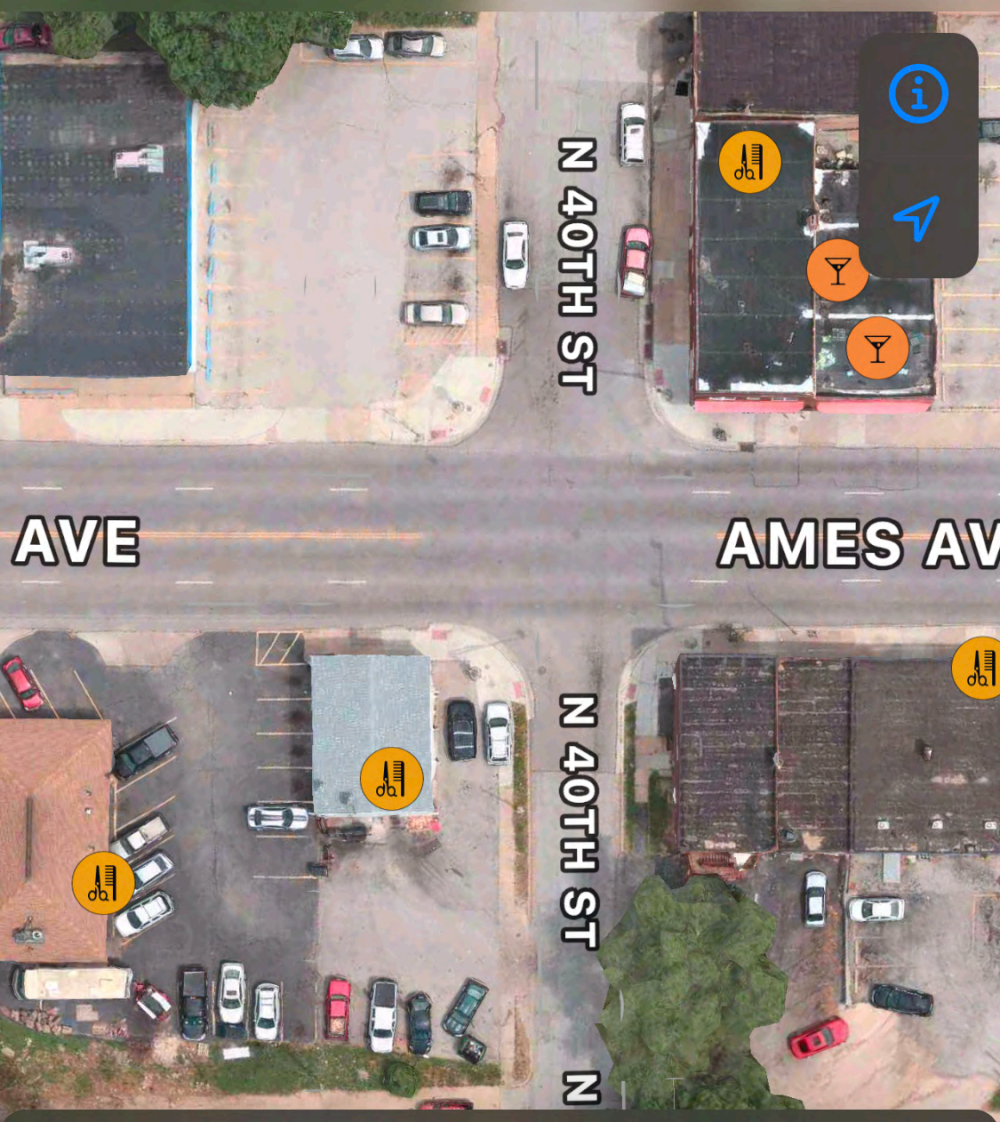
Description	Amount
• INTERIOR RENOVATION	
DEMO:	\$35,000
PLUMBING: <ul style="list-style-type: none"> • All installation and plumbing accessories included • Water Heater • Sump Pump • Toilets, Lavatories, Faucets, and any items necessary to complete bathrooms 	D
Electrical <ul style="list-style-type: none"> • Removal of all existing wiring • Installation of all new wiring • Installation of three new Fuse Panel Boxes • Includes all switches and outlets • Includes all lighting 	\$38,000
HVAC <ul style="list-style-type: none"> • New Furnace • New A/C System • New Duct Work • New Kitchen Ventilation System & Ducting 	\$35,000
FRAMING & Structural / Concrete & Asphalt <ul style="list-style-type: none"> • Repair of Exterior and Interior Block Work • Installation of Stucco on Exterior • Replacement of Basement structural Supports • Installation of Basement Foundation Drainage • Installation of New Footings to Support Interior Flooring • Removal & Install of New Basement Concrete Floor 	\$18,900

Description	Amount
RADON <ul style="list-style-type: none"> ● Installation of Complete Radon System 	\$1,975
NEW DOORS & Windows: <ul style="list-style-type: none"> ● Replacing all door hardware and hinges 	\$15,000
DRYWALL:	\$23,000
PAINTING: <ul style="list-style-type: none"> ● Prepping and priming of finished surfaces ● Includes all interior finishes ● Washing of Building ● Refinishing of exterior metal fascia paneling with DTM paint ● Refinishing of existing ceiling grid ● Refinishing of entry ceiling ● Refinishing of exterior 	\$18,000
Flooring & Tile:	\$17,300
DOOR HARDWARE:	\$1,500
CASE WORK:	\$1,900
CEILINGS: <ul style="list-style-type: none"> ● USG Mars 24"x24"x3/4" (86785) ● All necessary Mains, Wall Angle and corner grid included 	\$3,000
SUBTOTAL	\$208,575
<ul style="list-style-type: none"> ● All Other Work Included in the Contract 	
EXTERIOR <ul style="list-style-type: none"> ● Concrete Sidewalk ● Asphalt Parking Lot Repairs & Resurfacing ● Signage ● Windows ● Doors ● Roof & Gutters Replacement ● Painting ● Siding / Stucco ● Parking Lot Stall Blocks ● Parking Lot Striping ● Exterior Lighting 	

Description	Amount
<p>INTERIOR</p> <ul style="list-style-type: none"> ● Flooring ● Ceiling Grid Ceiling Tiles ● Lighting ● Five Barber Stations ● Five Big Mirrors ● Electrical Outlets ● Electrical Switches ● New Electrical Boxes ● Interior Doors ● Interior Trim ● Interior Paint 	
<p>Bath Remodels</p> <ul style="list-style-type: none"> ● New Shut Offs ● New Commercial Toilets ● New Plumbing Lines <ul style="list-style-type: none"> ○ Supply ○ Waste ● Flooring ● Ventilation ● Lighting 	
<p>Kitchen</p> <ul style="list-style-type: none"> ● Exhaust ● Stove / Grille ● Fryer ● Sink ● Electrical Lines & Box ● Gas Lines ● Flooring ● Paint ● Prep Tables ● Freezer ● Refrigerator ● Lighting ● Wall & Flooring Repairs ● Fire Extinguisher ● Cellar Door ● Tables ● Chairs ● Lighting 	

Description	Amount
BASEMENT <ul style="list-style-type: none"> ● Steps ● Concrete Floor ● Repair Block Walls ● Install Radon Unit ● New Furnace ● New A/C Unit ● New Duct Work ● New Ventilation System ● Repair Structural Deficiencies ● Handrails ● Lighting ● Plumbing Waste & Supply Pipes & Lines ● Framing ● Remove Dirt & Install Concrete Over Dirt Ledges ● Remove Old & Install New Water Heater ● Remodel Basement Bathroom <ul style="list-style-type: none"> ○ Plumbing Lines ○ Shut Offs ○ Toilet ○ Sink ○ Floor ○ Lighting ○ Ventilation 	
--SUPPLY OFFICE TRAILER EQUIPPED WITH POWER TO CONTINUE BUSINESS--	
<p style="text-align: right;">All Other Work Included in the Contract SUBTOTAL</p>	<p style="text-align: right;">\$216,925</p>
<p style="text-align: right;">CONTRACT SUBTOTAL</p>	<p style="text-align: right;">\$425,500</p>
<p style="text-align: right;">PROJECT TOTAL</p>	<p style="text-align: right;">\$425,500</p>

Make all checks payable to H.H.E.R.S. LLC



N 40TH ST

AVE

AMES AV

N 40TH ST

N





Google



Don's Barber Shop



Don's Barber Shop

Recently viewed



4001 Ames Ave

Recently viewed

Don's Barber Shop

4.2 ★★★★★ (60)

Barber shop · 12 mi



As the owner of Griffwood LLC, Gary Griffin is offering to sell to Donald Fantroy, owner of Don's barber shop & cafe, the building where his business is located. The building is located at 4001 Ames Ave in Omaha Nebraska. The sale of the building will include the land where it is located and all of the contents in the building owned by Griffwood LLC. The sale of this property at 4001 Ames Ave is being offered to Donald Fantroy by Gary Griffin for \$100,000 with the understanding that Donald Fantroy will be responsible for paying any and all of the closing costs for this purchase.

Signature Gary Griffin

Date 10/6/22

**X Health
Care**
4001 AMES AVE
Don's Barber Shop
402-933-9777

DON'S BARBER SHOP



402-933-9777

DON'S BARBER SHOP



4001 Ames Ave





NOW
OPEN

**Santitas
Deli**
402-833-8777
Dew's Barber Shop
402-477-7777

Dew's Barber Shop

402-833-8777





FRESH CHICKEN & SALAD!

HOT CHICKEN SALAD



Grant Application

Row 309

Organization Name (if applicable)	Binyard LLC
Physical Address	2604 Jack Pine st, 68123
Mailing Address	2604 Jack Pine st
Website	ivwilcox@gmail.com
Social Media Accounts	
Name	Harleynda Wilcox
Title	CEO
Email Address	ivwilcox@msn.com
Phone	+1 (253) 222-2242
Team	Yes
	Primary Contact: Harleynda Wilcox, MBA, 253-222-2242, Chief Executive Officer, ivwilcox@gmail.com Consultant and Technical Advice: Spark Organization, Jeff Spiehs Olsson, Administrative Specialist: Ivan Wilcox Communications Specialist: Katrina Wilcox Architect – Technical Expert: Daville Philips Accountant – TimCo Tax Associates Legal Counsel – James Stanton
Organizational Chart	Binyard Investment and Development is a lean organization committed to developing projects that add value to the Omaha community at large while uplifting underserved communities. Our permanent staff include Harleynda Wilcox as chief developer and executive officer with an administrative specialist and communications specialist reporting to her. We outsource finance & accounting and legal to professional services firms and select and select general contracting and architect firms based on the needs of the project.
Other Completed Projects and/or Accomplishments	Harleynda Wilcox is a former Postal Service executive (Postmaster, Redmond, Washington), MBA graduate and a graduate of the Spark Developer Academy. As CEO of Binyard Investment and Development, LLC she has acquired six properties in the Omaha metro within the impact zone with plans to develop projects that bring affordable, safe housing to the area.
Proposal Title	Benny Street Four-Plex
Total Budget (\$)	\$899,716.00

**LB1024 Grant
Funding Request (\$)** \$337,970.00

Proposal Type Capital project

Brief Proposal Summary This project provides housing with onsite daycare and wrap-around social support services for single-parent students and their children. The result is improved long-term outcomes for these families, and improved capacity for local government housing resources. The United States Interagency Council on Homelessness estimated that there are about 2,400 homeless Nebraskans and about 1,000 homeless students. The Benny Street Four Plex provides a safe affordable housing for residents of the North Omaha 68110 zip code. According to 2020 Statistics, this is the most poverty-stricken area of the city. Additional housing on a otherwise on occupied lot establishes more residents and per capital spending in the neighborhood leading to enhanced stimulation of the local area.

Timeline This project is currently in its early stages with Essential Partnerships being formed and cemented. A meeting with city planning has been scheduled for the earliest possible availability. An architect and engineer have been obtained to look at the grounds and discuss a more detailed project timeline

Percentage completed by July 2025 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs 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 Use of the land to provides affordable housing and will increase per capital income in the neighborhood. This is in alignment with the community need to increase residents, and thus increase capital in the neighborhood. Moreover, it aligns with the need to increases the estetics and the quality of life in the neighborhood.

Visioning Workshop Findings Alignment The proposed location and creates investment and development in North Omaha without displacing existing members of the community. The beneficiaries of developing undeveloped land into multi-Family Affordable Housing is an investment into the viability of the community.

Priorities Alignment The neighborhood has not had new development in more than a generation, the investment will have a sustaining impact on the community.

Economic Impact	30 temporary Construction jobs with average pay of \$56,000 a year and Increased income in the area.
	30
	56 to 75 thousand dollars a year.
Community Benefit	Increased per capital income in the area. Increased quality of life.
	More improved estetics will added to the morale of the community.
Best Practices/Innovation	Increased residents increase the capital the exchanges hand in the community.
Outcome Measurement	Additional interest and investment in the neighborhood.
	Increase in new and remodeled homes. Increase of people moving into the neighborhood.
	Yes, the willingness to invest in the area will enhance other developer's interest in the community and its access to the city core.
Partnerships	Yes
	Ray Zimmerman of Nebraska Department of Economic Development, for Consultation, Non-Profit Association of the Midland for Affiliate Services BJ Butler of the City of Omaha, Consultation Prairie Stem Of Omaha, for Consultation, Deana Walocha of the Land Bank Angel Starks of Sparks Organization. I am willing to partner with any stakeholder or entity that can help establish these initiatives. Non-Profit Association of the Midlands Contractor: I will contract with local companies to ensure revenue stays in the local area. I have reached out to local Contractors Ronco; however, given the short timeline for reply, no final commitments have been made yet.
	none at this time but i am working with several non-profit organizations
Displacement	No
Displacement explanation	
Physical Location	1508 Benny Street
Qualified Census Tract	Within one or more QCTs
Additional Location	

Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

Calculated costs have been made based on national construction ratios.

General Contractor No

Request Rationale The request is for approximately 80% construction and development cost. The area is economically suppressed and otherwise would not obtain capital because the COC return would not be achievable early on. The ARPA investments goals legitimized the need to make such an investment to enhance the quality of life and viability in the area.

Grant Funds Usage Assist with construction Finance

Proposal Financial Sustainability Yes

Funding Sources Home Loan, equity in Land, ARPA Gap Financing

Scalability Binyard Investment and Development owns 6 vacant lots that could accommodate multifamily residents. These Locations include: 4747 Laurel, 4722 Laurel, 3603 Grant, 4835 Taylor, 6125 N 24th Street, and 1508 Benny Street.

Financial Commitment Binyard Investment and Development intends to invest, through financing, via Home Financing. Gap funding would be covered by ARPA.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process

Acknowledgme

LB1024 Funding
Sources
Acknowledgment



Public Information



File Uploads

Pro Forma

INCOME PROPERTY DEVELOPMENT BUDGET

white space indicates data entry

PROJECT: **Benny**
 NUMBER OF UNITS: **4** TOTAL COST PER UNIT: **224,929**

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
ACQUISITION								
Build Acquisition		0.00%	0				0	
Land Acquisition	12,000	1.33%			12,000			
SITE IMPROVEMENTS								
Demolition	0	0.00%	0			0	0	0
On-Site Imp.	40,000	4.45%	40,000				40,000	40,000
Off-Site Imp.	30	0.00%			30			
CONSTRUCTION								
Rehabilitation	0	0.00%	0			0	0	0
New Construction	676,700	75.21%	676,700				676,700	676,700
General Requirements	0	0.00%	0			0	0	0
Contractor Overhead	0	0.00%	0			0	0	0
Contractor Profit	0	0.00%	0			0	0	0
P & P Bond or LOC	0	0.00%	0			0	0	0
Contingency	67,670	7.52%	67,670			0	67,670	67,670
Permits & Impact Fees	6,767	0.75%	6,767			0	6,767	6,767
Furnishings	12,000	1.33%	12,000				12,000	12,000
Relocation	0	0.00%	0				0	0
Other	200	0.02%	200			0	200	200
PROFESSIONAL FEES								
Architect & Engineer	20,000	2.22%	20,000			0	20,000	20,000
Real Estate Legal	0	0.00%	0			0	0	0
Consultants	0	0.00%	0			0	0	0
Developer Fee	0	0.00%	0			0	0	0
Environmental	2,000	0.22%	2,000			0	2,000	2,000
Cost Certification	0	0.00%	0			0	0	0
Accounting	5,000	0.56%	5,000			0	5,000	5,000
Survey	1,000	0.11%	1,000			0	1,000	1,000
Other	200	0.02%	200			0	200	200
CONSTRUCTION FINANCE								
Title and Recording	2,000	0.22%	2,000			0	2,000	2,000
Constr. Interest	3,462	0.38%	3,462			0	3,462	3,462
Constr. Loan Fees	1,000	0.11%	1,000			0	1,000	1,000
Appraisal	4,000	0.44%	4,000			0	4,000	4,000
Market Study	0	0.00%	0			0	0	0
Lender Legal	2,000	0.22%	2,000			0	2,000	2,000
Other	0	0.00%	0			0	0	0
PERMANENT FINANCE								
Perm. Loan Fees	3,462	0.38%		3,462				
Credit Enhancement	0	0.00%		0				
Title and Recording	0	0.00%		0				
Lender Legal	1,500	0.17%		1,500				
Other	0	0.00%		0				
SOFT COSTS								
Property Taxes	165	0.02%	165			0	165	165
Constr. Insurance	3,300	0.37%	3,300			0	3,300	3,300
Other Depreciable Soft		0.00%	0			0	0	0
Tax Credit Appl. Fee	0	0.00%		0				
Tax Credit Mon. Fee	0	0.00%		0				
Marketing Expense	5,000	0.56%		5,000				
Organizational Exp.	0	0.00%		0				
Other Amort. Soft		0.00%		0				
Syndication Expense	0	0.00%			0			
Tax Opinion	0	0.00%			0			
Leaseup Expense	4,000	0.44%			4,000			
RESERVES								
Rentup Reserve	7,000	0.78%			7,000			
Operating Reserve	17,261	1.92%			17,261			
Bond D/S Reserve	0	0.00%			0			
Working Capital	0	0.00%			0			
Other	2,000	0.22%			2,000			
DEVELOPMENT COST	899,716	100.00%	847,464	9,962	42,291	0	847,464	847,464

10%
1%

8%

0.05%

Benny

White space indicates data entry

RENT AND EXPENSE ASSUMPTIONS

Unit Type	# Units	Max Rent	Utility Allow	Mo. Rent	Ann. Rent	SF	\$/SF
1 bed room	2	794		794.00	19,056		0.00
2 bed room	2	974		974.00	23,376		0.00
				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
				0.00	0		0.00
				0.00	0		0.00
TOTAL	4			0.00	42,432		0.00

ASSUMPTIONS	Percent
Rent Inc./Year	2.00%
Op Cost Inc./Year	3.00%
Reserves Inc./Year	3.00%
Vac. Year 1	25.00%
Vac. Year 2	7.00%
Vac. Year 3 & Future	7.00%

COMMERCIAL RENTS

Description	Leasable SF	\$/SF/Year	Annual Rent
Total Commercial	0		0
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
TOTAL TENANT CONTRIBUTIONS	0		0

COMMERCIAL ASSUMPTIONS	Percent
Rent Inc./Year	2.00%
Op. Cost Inc./Year	3.00%
Reserves Inc./Year	3.00%
Vac. Year 1	50.00%
Vac. Year 2	20.00%
Vac. Year 3 & Future	20.00%
Other Income Increase	0.00%
Weighted Op. Exp.	3%

TOTAL INCOME	42,432
Residential Income	42,432
Commercial Income	0
Tenant Contributions	0
Other Income	0
TOTAL INCOME	42,432

OPERATING EXPENSES	TOTAL	Per Unit	Percent of EGI
Management Fee	0	0	0.0%
AdvertiselMarket	0	0	
Legal	0	0	
Administrative	0	0	
Utilities	0	0	
Trash	0	0	
Maintenance/Repairs	0	0	
Grounds	0	0	
Real Estate Property Tax	0	0	
Insurance	0	0	
Other	20,000	5,000	
Total Operating Expenses	20,000	6,000	47.13% Percent of Revenue
Replacement Reserves	1,000	250	
Other	0	0	
Total Operating Exp. and Reserves	21,000	5,250	49.49% Percent of Revenue

PRO FORMA (page 2 of 5)
PRE-TAX CASH FLOW

REVENUES	YEAR												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Gross Residential Rent	42,432	43,281	44,146	45,029	45,930	46,848	47,785	48,741	49,716	50,710	51,724	52,759	53,814
+ Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
- Residential Vacancy	10,808	3,030	3,099	3,152	3,215	3,278	3,345	3,412	3,480	3,550	3,621	3,693	3,767
= Residential Income	31,824	40,251	41,056	41,877	42,715	43,569	44,440	45,329	46,236	47,160	48,104	49,066	50,047
Gross Commercial Rent	0	0	0	0	0	0	0	0	0	0	0	0	0
+ Tenant Contributions	0	0	0	0	0	0	0	0	0	0	0	0	0
= Commercial Rent	0	0	0	0	0	0	0	0	0	0	0	0	0
- Commercial Vacancy	0	0	0	0	0	0	0	0	0	0	0	0	0
= Commercial Income	0	0	0	0	0	0	0	0	0	0	0	0	0
= Effective Gross Income	31,824	40,251	41,056	41,877	42,715	43,569	44,440	45,329	46,236	47,160	48,104	49,066	50,047
Operating Expenses													
Management Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertise/Market	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal/Administrative	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities and Trash	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance/Repairs and Grounds	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Property Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
- Other	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515
= Total Operating Expenses	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515
- Transfer to Reserves	1,000	1,030	1,061	1,093	1,128	1,169	1,194	1,230	1,267	1,305	1,344	1,384	1,426
- Other Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
= Net Operating Income	10,824	18,621	18,777	18,930	19,079	19,224	19,365	19,502	19,634	19,760	19,881	19,997	20,108
- Debt Service (p+i) bank	14,522	14,522	14,522	14,522	14,522	14,522	14,522	14,522	14,522	14,522	14,522	14,522	14,522
- Other Debt Service (p+i)	0	0	0	0	0	0	0	0	0	0	0	0	0
- Interest Only Loan Payments	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service - Deferred Loans	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service (p+i) Developer	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service - CF Loan	0	0	0	0	0	0	0	0	0	0	0	0	0
= Cash Flow	(3,698)	4,099	4,255	4,408	4,557	4,702	4,843	4,979	5,111	5,238	5,359	5,475	5,584
- Partnership Management Fees													
- Incentive Management Fees													
= Cash Flow Available for Distribution	(3,698)	4,099	4,255	4,408	4,557	4,702	4,843	4,979	5,111	5,238	5,359	5,475	5,584
Debt Coverage Ratio- Bank Loan	0.75	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.38
Debt Coverage Ratio- All loans	0.75	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.38
Cash on Cash (=CF/EO)	-0.09	0.10	0.11	0.11	0.11	0.12	0.12	0.12	0.13	0.13	0.13	0.14	0.14

SOURCES OF FUNDS

Benny

white space indicates data entry

PROJECT ASSUMPTIONS

% Commercial	
Anticipated Year of Sale	
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.)	2
LIHTC Occupancy Percentage	0%
Bldg. Acquisition Eligible 1=yes, 0=no	0

INVESTMENT ASSUMPTIONS

Investor Tax Rate	
Investor Ownership	99.99%
Basis for Equity (1=Sale Rate, 2=IRR, 3=\$Amt.)	3
1. LIHTC Sale Rate	\$0.00
2. Expected Internal Rate of Return (IRR)	
3. Equity Investment Committed	\$40,000.00

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	

LIHTC 4% Rate

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	0
Nebraska AHTC Equity Rate (min \$0.60)	\$0.60

EQUITY ATTRACTED

Equity Attracted Based on Sale Rate	\$0
Equity Attracted Based on IRR	\$0
Equity Attracted Based on Dollar Amount	\$40,000

DEBT ATTRACTION CALCULATION

	Requirements	Loan Amt.
Debt Coverage Ratio	1.25	\$176,024
Loan to Value Ratio	75%	\$173,079
Capitalization Rate	8.00%	
Stabilized NOI	\$18,462	
Fair Market Value	\$230,772	
Loan Amount, 1=\$Amt., 2=DCR, 3=DCR and LVR	3	
Bank Loan Committed	\$0	
Loan Amount Based on DCR	\$176,024	
Loan Amount Based on DCR and LVR	\$173,079	

PROPOSED PERMANENT FINANCING

	Amount	Rate	Amortization	Maturity	Pymts. Begin	Refi Balloon?	Source
BANK	173,079	7.50%	30	15			Bank
Amortizing Loan							
Amortizing Loan							
Interest Only Loan					1		
Interest Only Loan					1		
Deferred Loan	348,667	0.00%	20	20	21		Gap Finance (ARPA, HOME, AHTF, AHP)
Deferred Loan					16		
Developer Loan					2		
Cash Flow Loan					40.00%	% of CF	
TOTAL LOANS	521,746						
Grant - Non Basis	0						
Grant - Other	0						
TOTAL GRANTS	0						
EQUITY	40,000						
TOTAL SOURCES	561,746						

TOTAL DEV. COST	899,716				
- TOTAL SOURCES	561,746				
GAP	337,970				
CASH FLOW	1	2	3	4	5
	-3,698	4,099	4,255	4,408	4,557
ACTUAL IRR	0.00%				

RENTAL HOUSING DEVELOPMENT BUDGET

PROJECT:

0

NUMBER OF UNITS:

4

ITEM	Permanent Uses	Construction Uses
ACQUISITION		
Build Acquisition	0	0
Land Acquisition	12,000	12,000
Subtotal	12,000	12,000
SITE IMPROVEMENTS		
Demolition	0	0
On-Site Imp.	40,000	40,000
Off-Site Imp.	30	30
Subtotal	40,030	40,030
CONSTRUCTION		
Rehabilitation	0	0
New Construction	676,700	676,700
General Requirements	0	0
Contractor Overhead	0	0
Contractor Profit	0	0
Subtotal	676,700	676,700
OTHER CONSTR.		
P & P Bond or LOC	0	0
Contingency	67,670	67,670
Permits & Impact Fees	6,767	6,767
Furnishings	12,000	12,000
Relocation	0	0
Other	200	200
Subtotal	86,637	86,637
PROFESSIONAL FEES		
Architect & Engineer	20,000	20,000
Real Estate Legal	0	0
Consultants	0	0
Developer Fee	0	0
Environmental	2,000	2,000
Cost Certification	0	0
Accounting	5,000	5,000
Survey	1,000	1,000
Other	200	200
Subtotal	28,200	28,200
CONSTRUCTION FINANCE		
Title and Recording	2,000	2,000
Constr. Interest	3,462	3,462
Constr. Loan Fees	1,000	1,000
Appraisal	4,000	4,000
Market Study	0	0
Lender Legal	2,000	2,000
Other	0	0
Subtotal	12,462	12,462
PERMANENT FINANCE		
Perm. Loan Fees	3,462	3,462
Credit Enhancement	0	0
Title and Recording	0	0
Lender Legal	1,500	1,500
Other	0	0
Subtotal	4,962	4,962
SOFT COSTS		
Property Taxes	165	165
Constr. Insurance	3,300	3,300
Other Depreciable Soft	0	0
Tax Credit Appl. Fee	0	0
Tax Credit Mon. Fee	0	0
Marketing Expense	5,000	5,000
Organizational Exp.	0	0
Other Amort. Soft	0	0
Syndication Expense	0	0
Tax Opinion	0	0
Rentup Expense	4,000	4,000
Subtotal	12,465	12,465
RESERVES		
Rentup Reserve	7,000	0
Operating Reserve	17,261	0
Bond D/S Reserve	0	0
Working Capital	0	0
Other	2,000	2,000
Subtotal	26,261	2,000
DEVELOPMENT COST	899,716	875,455

ITEM	Permanent Sources	Construction Sources
BANK	173,079	148,818
Amortizing Loan	0	0
Amortizing Loan	0	0
Interest Only Loan	0	0
Interest Only Loan	0	0
Deferred Loan	348,667	348,667
Deferred Loan	0	0
Developer Loan	0	0
Cash Flow Loan	0	0
TOTAL LOANS	521,746	497,485
Grant - Non Basis	0	0
Grant - Other	0	0
TOTAL GRANTS	0	0
EQUITY	40,000	40,000
TOTAL SOURCES	561,746	537,485
TOTAL DEV. COST	899,716	875,455
- TOTAL SOURCES	561,746	537,485
GAP	337,970	337,970

Grant Application

Row 310

Organization Name (if applicable)	The Lund Company
Physical Address	450 Regency Parkway, Suite 200, Omaha, Nebraska 68114
Mailing Address	
Website	www.lundco.com
Social Media Accounts	Facebook, LinkedIn, Instagram
Name	Jason Fisher
Title	CEO
Email Address	jfisher@lundco.com
Phone	+1 (402) 598-5276
Team	Yes

The Lund Company (Lund) is an alliance member of the Cushman & Wakefield platform. Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop and live. It has been providing the Omaha market with a full suite of services including brokerage, property management, project and development services, asset management and more since 1981. It also has presence in Des Moines, Kansas City, Northwest Arkansas and St. Louis. Lund is a major Omaha employer, supporting 420 residents with sustainable jobs. The Lund Company has a well established leadership team with a combined 100+ years of working together supporting Omaha. Lund's leadership team is: John Lund, Chairman: As founder of The Lund Company in 1981, John Lund has over 40 years of comprehensive commercial real estate experience, ranging from general brokerage and asset management to development and consulting services. John has focused his energies and developed the Company into one of the leading full service commercial and investment real estate firms that markets and manages over eight million square feet of properties in a five-state region, valued at over \$1 billion. John is involved in the acquisition, disposition and exchange of commercial real estate investment properties. He is responsible for the overall asset management of a portfolio currently comprising 30 partnerships that are valued at \$400 million. Tanya Shapiro, President: Tanya joined Cushman & Wakefield/The Lund Company in 2012 and has more than 20 years of leadership and commercial real estate experience with both local and national private property management organizations. As President of Cushman & Wakefield/The Lund Company, Tanya oversees the physical, operational, and financial aspects of the Company's

portfolio of multi-family communities and commercial properties. Tanya's primary responsibilities are managing client accounts and assisting in the growth and development of staff, as well as the overall firm. Her role involves expanding and securing new business, managing project portfolio that meets or exceeds projections, motivating staff to provide outstanding client service, and participating in the internal management of the company. Jason Fisher, CEO: Jason serves as Chief Executive Officer of Cushman & Wakefield/The Lund Company, which has been among the top commercial real estate brokerage firms in the Omaha and Eastern Nebraska region for over 40 years. Jason leads over 350 professionals offering a full range of services, including brokerage, valuation and consulting, client representation, property/facility management, along with project management and development. Starting with The Lund Company in 2004, Jason became president in 2010 and assumed the role as CEO in 2022. With Jason's innovation and commitment to customer service, the Company has seen remarkable growth with annual revenues increasing from \$4 million, in 2004, to over \$21 million currently. In addition to providing strategic leadership, establishing long-range goals, strategies, plans and policies for the Cushman & Wakefield/The Lund Company, Jason has played a critical role in many of Omaha's significant real estate projects, several of which have won prestigious, local Development Project and/or Deal of the Year awards. Ryan Hill, Chief Financial Officer: Ryan is responsible for overseeing all company accounting practices, including departmental and property level, and ensures compliance with accounting standards imposed by all Federal and State agencies. Ryan oversees the financial reporting and strategic planning of related party real estate portfolios, including industrial, office, retail, land and multi-family. He assists with financial analysis of all contemplated real estate acquisitions, dispositions, developments, and refinancing activities. Ryan has provided financial planning, budgeting, forecasting, reporting and the coordination of financing on a

Organizational Chart

Its leadership team also includes the Chief Information Officer (Tony Young) and the Executive Director of Capital Markets (Dwayne Sieck). Project Team: This grant proposal is to support the "Cottage Grove Townhomes" project at 3012 Cottage Grove Avenue, Omaha, Nebraska 68131, located in the qualified census tract #51, zoned R7. The project team is comprised of: Jason Fisher, CEO, The Lund Company - Project Lead, 40 years Tim Mettenbrink, Senior Strategic Advisor, The Lund Company, 40+ years Carisa Ames, Senior Project Manager, The Lund Company, 18+ years Tanya Shapiro, President, The Lund Company, 20+ years Alley Poyner Macchietto, Architecture Consultants Lund has 3 primary divisions: Project Management and Development Services Property Management Brokerage Services This grant proposal will be managed by the Development Services team with Jason Fisher, CEO serving as the key employee leading the project.

Other Completed Projects and/or Accomplishments

Lund has a rich history of adding to the Omaha commercial scene over its 40 years of achieving its mission, To be a catalyst that maximizes the value of real estate to building owners, occupants, the community and the environment. Its noteworthy accomplishments include: Initial development of Omaha's Blackstone District. Developed an overall vision for this once thriving commercial corridor and led a group of investors that assembled six properties in an effort to change what had become a blighted area. Between 2007 – 2010, spearheaded efforts with community leaders to create a

Business Improvement District (BID), change traffic patterns to two-way, improve street-scaping and a pedestrian experience and realize his vision for the area. Redevelopment of 450 Regency Parkway. Led a group of investors to purchase and rehabilitate this dilapidated building that had sat vacant for three years. The group took a challenging floor plan with a 4-story atrium and creatively found a way to turn it into a Class A, multi-tenant office building. The first redevelopment of its kind in the area, several properties have been modified utilizing some of the design characteristics in this project. In essence, the building is brand new. A new entry façade and a completely renovated interior, which added windows wherever possible, created a very modern and transparent aesthetic. PayPal / Ebay Operation Centers. Phase I consisted of A 115,000 SF build-to-suit project; phase II was a 127,000 SF facility that completed PayPal's operational campus and housed 1400+ employees. Securities of America Headquarters. Development and capital formation for a 90,000 SF building and phase II a 68,000 SF, \$21 million project. 15950 West Dodge Road. Speculatively developed a 92,000 SF, \$18M, 4-story Class A office building. 450 Regency. Redevelopment of a vacant, Class B office building into one of Omaha's most unique and prestigious Class A buildings in the area. Project cost \$19M. Received CRE Summit Development of the Year award in 2012. Landmark Building. Redeveloped the existing 275,000 SF, 15-story office building and added a Marriott Autograph hotel, The Farnam, to the space. Project cost \$65M. Received CRE Summit Development of the Year award in 2022.

Proposal Title	Omaha Tower Project
Total Budget (\$)	\$46,500,000.00
LB1024 Grant Funding Request (\$)	\$16,500,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	This grant proposal is to support the "Omaha Tower" project, converting the office space to a 55+ active adult community located in the qualified census tract #68.06, zoned R7; creating 120 units (majority 2-bedroom) providing built-in broadband access (1 Gig) and a coffee shop to bring in retail traffic. The tower is at 2120 South 72nd Street, Omaha, Nebraska 68124, purchased by Lund in 2017 for \$20,000,000. This grant request is comprised of 2 parts further explained in the narrative. Lund is requesting \$16,500,000 via this ARPA grant and is committed to investing \$30,000,000 bringing the total project total \$46,500,000.
Timeline	Lund has completed conceptual design and forecasted budget. Upon approval of this grant proposal, Lund will engage Alley Poyner Macchietto to complete design and set schedule where the grant is fully funded by July 2026 as required..
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 a) Proposal Description and Needs Alignment This grant proposal is to support the "Omaha Tower" project, converting the office space to a 55+ active adult community located in the qualified census tract #68.06, zoned R7; creating 120 units (majority 2-bedroom) providing built-in broadband access (1 Gig) and a coffee shop to bring in retail traffic. The tower is at 2120 South 72nd Street, Omaha, Nebraska 68124, purchased by Lund in 2017 for \$20,000,000 This grant request is comprised of 2 parts: 1) The iconic Omaha Tower was originally constructed in 1976. Standing 15 stories tall, this office tower has been a significant part of Omaha's architecture and is the tallest building outside of downtown. The property is located on a major intersection at 72nd & Mercy Road. The property consists of the 182,770 SF office tower and a 565-stall attached parking garage and sits on 5.29 acres of land. Once a very prominent and successful part of the Omaha office market, it has been declining for several years. Major shifts in the office market and new development and continued migration of office west on Dodge has accelerated dramatically since the West Dodge Expressway completion in 2006. Aksarben Village developed almost 2 million square feet over the last 12 years. Current vacancy in the Tower is 45% and will jump to 70% next year when the major tenant in the building moves. Market shifts have been a big part of the Tower's decline. The age and design of the building have been a contributing factor. Despite continued investments to update the overall interior appearance, the property has relatively small floor plates, making it difficult for most office users who have migrated away from private offices and emphasized more open planning. In addition, a major design preference in office architecture is for open ceilings with floor to ceiling heights that are significantly higher than what can be accommodated at the Tower. Add the damaging impact of Covid-19 on the office demand and this once prominent property is at a pivotal moment in its existence. It is clear that without a major shift it likely is functionally obsolete within the next 10-years. Our team has been exploring alternative uses for the Tower. We feel strongly that the best future use is to convert this office building into a 55+ residential property supporting an active lifestyle. (\$15 million of grant funds will support this endeavor) 2) The existing coffee shop space on the first floor will be renovated to provide a place for individuals with developmental disabilities to learn a viable trade, obtain workplace training and peer-to-peer mentorship from community volunteers and perhaps, tenants. This concept is being modeled after the successful Bitty and Beau's coffee shop in Wilmington, North Carolina (franchises available). Over 43% of adults with developmental disabilities remain

unemployed, and of the 57% in employment, many are paid below minimum wage in programs that teach work skills; and that underpayment means less choice for these adults who also are living well beyond the average age of 63. These statistics support the creation of jobs to teach critical learning skills (soft skills, work skills and social skills) at an earlier juncture than post high school graduation. With the proposed Coffee Shop location inside the Omaha Tower, there is a viable opportunity to include those who need a different type of supervised workforce engagement, where security, innovative supervision and networking in a service learning environment can meet the needs of the developmentally disabled. The 55+ community, work environment coaching, Ipads, easy ordering menus, visual and auditory recipes, and even collegiate students in Special Education, Physical and Recreational Therapy, teaching, sociology and social work, can all come together to form a community of people that transcends the common coffee retailers to provide more than a cup of java on ice. (\$1.5 million)

Visioning Workshop Findings Alignment

The South Omaha vision workshop's key takeaways identified the following topics which will be addressed by the "Omaha Tower Project" proposal: Culture cultivates local reinvestment Strong small business community Opportunity to leverage community reinvestment area Build upon existing vibrancy and demand Diversity of culture and talent can be leveraged The Omaha Tower located at 72nd and Mercy corridor is in a community reinvestment area. This proposal will allow the building to be financially feasible to convert from office space to a 55+ active adult residential living. The 55+ active adult community could provide spacious 1 and 2 bedroom apartment homes for rent with features such as washer and dryer, an elevator, pet friendly units and extra storage. Tower residents are also seeking zero home maintenance responsibilities and freedom from homeowner costs and property taxes. Tower residents would be surrounded by others in the same age range and at a similar stage in life who share similar hobbies, life goals and interests. Omaha Tower apartments are designed for the active adult. The Keystone Bike Trail is nearby and pickleball courts have become quite desirable among this population. Note: Omaha is ranked the 18th highest city with pickleball courts per capita. Abundant assembly space will be included in the design for family reunions and community meetings. The creative integration of a coffee shop which will provide jobs for people with developmental disabilities is a unique way of building a strong community and supporting a unique small business model built upon diversity and inclusivity; thru generational integration.

Priorities Alignment

This project aligns with the Nebraska Legislative LB1024 strategic priorities of being located in the Qualified Census Tract 68.06, is properly zoned (R7), by fostering a desirable residential transformation and will improve the residential and workforce lives of those in the South Omaha community. 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 impact Invest in broadband infrastructure (hardware and software public access) Community & Small Business Recovery Bolster capacity in workforce The Lund Company will build in a 1 Gigabit broadband and public internet access to residents to be included in the rent, supporting access to technology. Beautifying the property will have a positive impact on the

neighborhood as it will increase visibility of the existing neighborhood. This 55+ active adult community project will increase job workforce positions to about 100 construction employees for the duration of the project implementation. Additionally, Lund will assume management of the property creating 8-10 new jobs paying an average of \$44,000 annually (minimum total payroll \$352,000).

Economic Impact

First preference for sub award consideration will be given to contractors, vendors and suppliers located in the North or South Omaha economic recovery census tracts. This proposal will create 8-10 new permanent jobs for Lund to manage and care for the property at an average annual payroll of \$44,000/each (minimum total \$352,000/yr). It will also create 6 new permanent jobs (2 fulltime, 4 part-time) at an average annual payroll of \$150,000. Per a construction superintendent employed with an Omaha developer, it is estimated that this building renovation project will create a minimum 100 construction-related jobs paying an average of \$23 per hour.

14 minimum

100

\$16.50+

First preference for sub award consideration will be given to contractors, vendors and suppliers located in the North or South Omaha economic recovery census tracts.

Community Benefit

This project will make a significant transformational impact on the 72nd and Mercy Street corridor as per the Omaha Economic Recovery Act Coordination Plan. The Omaha metropolitan area is expected to surpass one million residents in the next three years. The 2020 census data released this week shows the eight-county metro Omaha population grew nearly 12% over the last decade to 967,604. At the current pace of growth, the one-million mark is expected in 2024. Omaha, NE Demographic Statistics indicate that those between 55 and 64 years of age comprise 7.8% of the population (nearly 30,500 individuals). What is even more notable is the portion of the population that will need 55+ housing within the next two decades. Those between 35 and 54 years of age comprise 28.1% of the population (nearly 110,500 individuals).

The 55+ Omaha Tower community at 2120 South 72nd Street, in the Cornish Heights corridor, is within close proximity to amenities desired by active adults who are 55 and older. The commute is 15 minutes to downtown Omaha. A few nearby public transportation options exist as well as some bike infrastructure. In fact, active adults will enjoy biking on the nearby Keystone Trail. 2120 South 72nd Street has a Walk Score of 56 out of 100. Thus, this location is Somewhat Walkable so some errands can be accomplished on foot. Two major bus lines are 0.1 mile away and run along 72nd Street and Mercy Road. It is conveniently located near the interstate, BAXTER arena, and Aksarben shopping, dining, and entertainment. The nearest hospital is only three blocks away - CHI Health Creighton University Medical Center - Bergan Mercy at 7500 Mercy Rd. Additionally, Methodist Physicians, Methodist Hospital and Children's Hospital all are within a short five minute drive. The Cornish Heights neighborhood is close to

nearby parks including Ak-Sar-Ben Field and Pipal Park. Within a one mile radius, there are 56 eateries, eight coffee spots, two grocery stores and two farmer markets, 26 retail stores, and nine entertainment venues. Omaha Tower 55+ will benefit from the near-by, highly anticipated Crossroads Mall re-development project. Crossroads is being designed as a legacy quality, mixed use development that is planned to contain at least 1.5 million square feet of newly built environment for the people of Omaha to connect by residing, working, shopping, dining and playing. When complete, it will contain a vibrant mix of uses that include retail, restaurant, entertainment, office, hospitality, high-density multifamily and senior living. Across the street will be the new City of Omaha Library which will provide myriad reading resources, education offerings and technology access.

Best Practices/Innovation Converting existing space into usable residential housing that is in demand by the increasing number of 55+ individuals in Omaha now and are estimated to be “aging in place” in the future. Preventing an iconic historical building from being torn down Implementing a unique coffee shop model, training and putting to work developmentally disabled citizens to provide for quality of life, income and socialization Welcoming the 55+ tenants to be patrons or mentors of the coffee shop to provide peer-to-peer and generational involvement. Partner with area schools such as College of St. Mary to offer practicum real working classroom space for education degree seeking students to work with coffee shop employees which will in turn, bring a youthful vibe to the active community.

Outcome Measurement Other than the stated direct impact of construction and operational job creation plus the housing component filling a demand area, no other developer measured metrics are anticipated.

Facility Manager will collect for: Payroll reports, zip codes of new hires in alignment with census tracts, occupancy rates,

No

Partnerships No

Displacement No

Displacement explanation

Physical Location This grant proposal is to support the “Omaha Tower” project, converting the office space to a 55+ active adult community located in the qualified census tract #68.06, zoned R7; creating 120 units (majority 2-bedroom) providing built-in broadband access (1 Gig) and a coffee shop to bring in retail traffic. The tower is at 2120 South 72nd Street, Omaha, Nebraska 68124, purchased by Lund in 2017 for \$20,000,000.

Qualified Census Tract Within one or more QCTs

Additional Location No

Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

No, Cost estimates have been derived from our development teams' experience and pre-construction numbers from general contractors. Lund has completed conceptual design and forecasted budget. Upon approval of this grant proposal, Lund will engage Alley Poyner Macchietto to complete design and set schedule where the grant is fully funded by July 2026 as required..

General Contractor No

Request Rationale Cost estimates have been derived from Lund's development teams' experience and pre-construction numbers from general contractors.

Grant Funds Usage Grant funds will be used to convert commercial office space into a 55+ active adult community due to shortage of supply for this population seeking to "age in place" and renovate the existing coffee shop space into one where individuals with developmental disabilities can learn a trade and workplace skills leading to gainful employment. Omaha statistics show the 55+ age group is increasing in size and will continue to in the immediate future creating a housing shortage. The next closest facility serving this demographic with sought after lifestyle amenities is 2.7 miles away. Internet broadband will be incorporated to facilitate ease of access and a coffee shop will be on the first floor creating jobs and bringing in area traffic. Funds will be used to prepare the site, construction and renovation needs of the building and support new job creation and the launch of the coffee shop to sustainment for the 3 years of the grant period.

Proposal Financial Sustainability Yes

This proposal will provide residential housing where there is a known market shortage (120 units, average 2 bedrooms) where the tenant rents will sustain the project at a 90% occupancy rate. Rents are anticipated to be \$2,700/month (with Internet broadband access) on average per unit. If this grant is not received to augment conversion and construction costs; the

building is at risk for becoming obsolete and Omaha would possibly lose an iconic building. Lund has dedicated personnel starting with a Chief Financial Officer and a Property Manager (with team) that will insure the property's fiscal well-being and future stability to be a place called "home" for many residents looking to "age in place" in a venue supportive of sought after amenities to support independence and provide for socialization, creating a vibrant community.

Funding Sources It is not anticipated that Lund will seek other incentives.

N/A

Lund has identified the minimum amount needed of \$16,500,000 to make the conversion to residential property feasible for redevelopment to serve the growing size of population for the 55+ active adult community and implement the innovative coffee shop for the community. Without these funds, the project is not feasible which will cause the building to become obsolete, perhaps facing loss of the iconic building.

Scalability No. We will utilize our design team to finalize the design that maximized the existing site. Based upon preliminary site plans the conversion will create 120 units (2 bedroom on the average) which will be completed in phases, still allowing for the commercial tenants to stay as desired. The project is not scalable beyond the project being completed. However, we do believe this will spur similar construction projects in the area and enabling surrounding businesses to flourish.

N/A

Financial Commitment The Lund Company commits to invest \$30,000,000 to the "Omaha Tower Project", directly impacting the qualified South Omaha census tract #68.06.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgment

LB1024 Funding Sources Acknowledgment

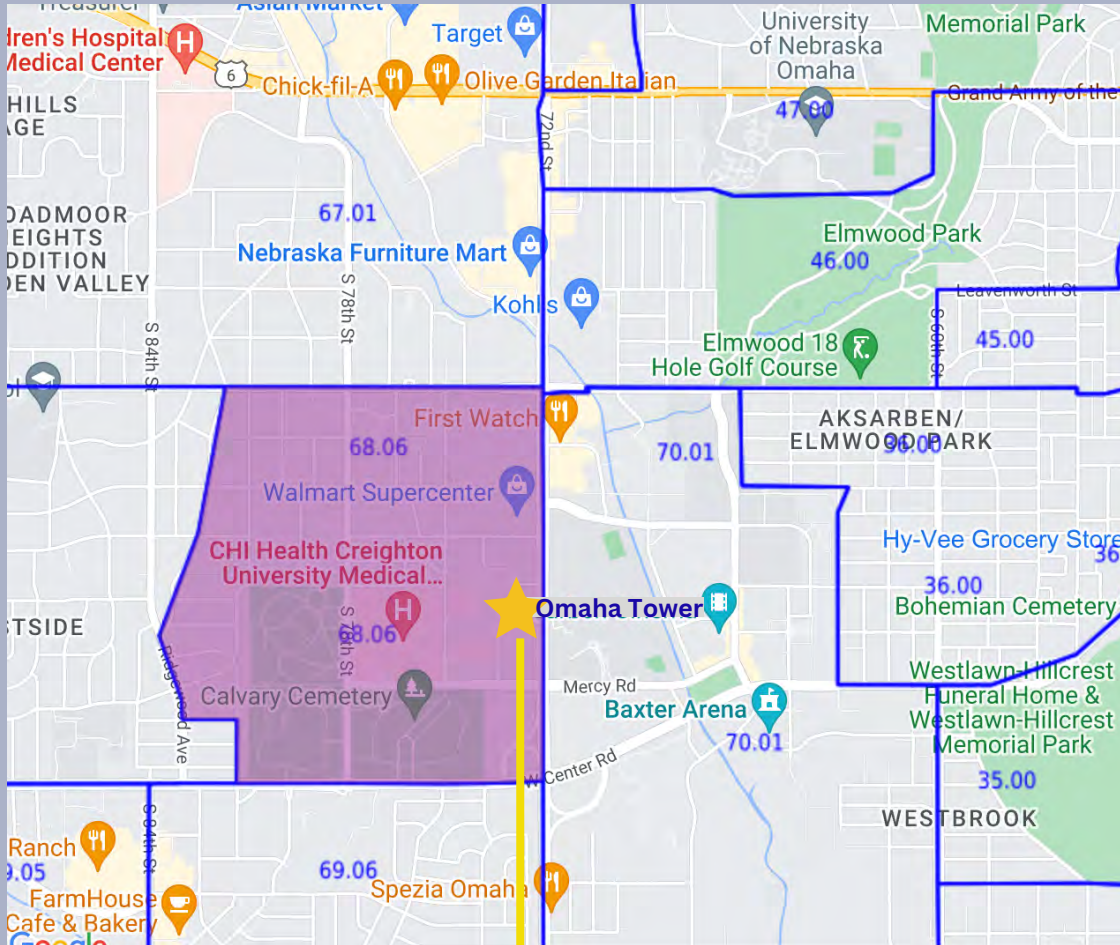
Public Information

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



Mission: To be a catalyst that maximizes the value of real estate to building owners, occupants, the community and the environment.

Lund Company: Omaha Tower: 55+ Active Adult Community



Location
Omaha Tower 2120 S. 72nd Street



"We are a group of passionate and talented professionals who collectively aspire to make a remarkable difference in people's lives through the medium of real estate."

Transformational Change:

"We firmly believe that the true value of real estate is realized only when it serves to enhance and elevate the human spirit."

Omaha Tower 55+ Active Adult Community at 2120 South 72nd Street is a fresh apartment campus in a vibrant community redevelopment area (CRA). These apartment homes will offer an alternative to home ownership; no more maintenance, no property taxes. Apartments will feature fully equipped kitchens, ample storage, full baths, central air, washer/dryer hookups, and a covered garage.

Featuring active community events and amenities like a resort-style pool, pickleball courts, outdoor grill, community kitchen, fitness facility, covered garage parking, and rooftop leisure space and within 1 mile of Aksarben Village and the Crossroads development, there will be lots of variety for residents.

Fundamental change:

The Omaha Tower sits on the southwest corner of 72nd and Mercy St. as a beacon to the 72nd street corridor. Revitalizing this quadrant with a residential tower will bring future retail businesses and more services that cater to this growing 55+ population. With a median income of \$75000, the options of nearby shopping, professional services, and entertainment make sense.

Longlasting Economic Growth: The Omaha Tower 55+ Active Adult Community will create

"The Omaha metropolitan area is expected to surpass one million residents in the next three years. The 2020 census data released this week shows the eight-county metro Omaha population grew nearly 12% over the last decade to 967,604. At the current pace of growth, the one-million mark is expected in 2024."

(<https://worldpopulationreview.com/us-cities/omaha-ne-population>)

7.8%	Omaha population of ages 55-65
\$75000	Median income Omahan age 55+
28.1%	Population ages 28-54 offer years of residential needs like 55+ Active Adult communities
41.5%	of Omaha's total homes are renter occupied homes

Omaha Housing Affordability Action Plan 9/21/22 Market Assessment

rejuvenate the 72nd St. corridor with ample opportunities. More innovations in marketing to this growing 55+ population will continue to be revealed as the growing baby boomer and Gen X population continue to remain active and invested in health, wellness and business opportunities.

(Wa-Po June 2021)



Omaha Tower Conversion Budget
Active Lifestyle Apartments

Development Budget

Item	Note	Units	Quantity	Cost / Unit	Original Budget	Adjustment to Budget	Current Budget	Current % Total	Current \$ / Bldg SF	Current \$ / Unit	Equity Funds	Loan Proceeds	Retention	Balance to Finish
								SHA	149,000	76.49%				
									113,976	91				
COLUMN TOTALS					26,365,783.33	0.00	26,365,783.33	100%	231.33	289,734	0.00	0.00	0.00	26,365,783.33
ACQUISITION					76,969.50	0.00	76,969.50	0.29%	0.68	846	0.00	0.00	0.00	76,969.50
Acquisition Price		SF	152,115.00	16.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
Modify Purchase Price ...		SF	152,115.00	0.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
ALTA					3,000.00	0.00	3,000.00	0.01%	0.03	33				3,000.00
Phase I					2,000.00	0.00	2,000.00	0.01%	0.02	22				2,000.00
Insurance to Completion		Yr	2.00	2,000.00	4,000.00	0.00	4,000.00	0.02%	0.04	44				4,000.00
Property Taxes to Completion		Yr	1.50	33,313.00	49,969.50	0.00	49,969.50	0.19%	0.44	549				49,969.50
West Village Association Dues		Yr	1.50	10,000.00	15,000.00	0.00	15,000.00	0.06%	0.13	165				15,000.00
Maintenance pre-construction other		Mo	12.00	250.00	3,000.00	0.00	3,000.00	0.01%	0.03	33				3,000.00
					0.00	0.00	0.00	0.00%	0.00	0				0.00
CONSTRUCTION	Hausmann 111717				21,511,142.83	0.00	21,511,142.83	81.59%	188.73	236,386	0.00	0.00	0.00	21,511,142.83
Sitework				Not SF	859,902.00	0.00	859,902.00	3.26%	7.54	9,449				859,902.00
Temp Interior Construction				Yes	264,347.83	0.00	264,347.83	1.00%	2.32	2,905				264,347.83
Concrete				Not SF	3,988,800.00	0.00	3,988,800.00	15.13%	35.00	43,833				3,988,800.00
Metals				Yes	3,264,853.99	0.00	3,264,853.99	12.38%	28.65	35,878				3,264,853.99
Wood Plastic & Composites				Yes	991,208.73	0.00	991,208.73	3.76%	8.70	10,892				991,208.73
Thermal & Moisture Protection				Yes	808,027.88	0.00	808,027.88	3.06%	7.09	8,879				808,027.88
Openings				Not SF	1,600,802.00	0.00	1,600,802.00	6.07%	14.05	17,591				1,600,802.00
Finishes	add 100k for smooth ceilings		3,306,700.00	Yes	2,605,919.73	0.00	2,605,919.73	9.88%	22.86	28,636				2,605,919.73
Specialties				Not SF	132,212.00	0.00	132,212.00	0.50%	1.16	1,453				132,212.00
Equipment	using 5k / unit for appliances		291,200.00	Not SF	455,000.00	0.00	455,000.00	1.73%	3.99	5,000				455,000.00
Furnishings (Window Treatments)				Not SF	97,500.00	0.00	97,500.00	0.37%	0.86	1,071				97,500.00
Special Construction				Yes	382,270.91	0.00	382,270.91	1.45%	3.35	4,201				382,270.91
Conveying Equipment				Yes	290,000.00	0.00	290,000.00	1.10%	2.54	3,187				290,000.00
Fire Suppression				Yes	211,811.77	0.00	211,811.77	0.80%	1.86	2,328				211,811.77
Mechanical				Yes	1,422,940.64	0.00	1,422,940.64	5.40%	12.48	15,637				1,422,940.64
Electrical				Yes	1,197,130.47	0.00	1,197,130.47	4.54%	10.50	13,155				1,197,130.47
Condo Upgrades		SF	125,000.00	0.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
Retail to warm white box	in above numbers				0.00	0.00	0.00	0.00%	0.00	0				0.00
WHAT IF ENTRY FROM PROFORMA					0.00	0.00	0.00	0.00%	0.00	0				0.00
	subtotals				0.00	0.00	0.00	0.00%	0.00	0				0.00
Sub Bonds	18,572,727.95	% Subtot	0	0.75%	139,295.46	0.00	139,295.46	0.53%	1.22	1,531				139,295.46
General Conditions	18,712,023.41	% Subtot	0	4.75%	888,821.11	0.00	888,821.11	3.37%	7.80	9,767				888,821.11
Construction Management Fee	19,698,848.75	% Subtot	0	4.00%	787,953.95	0.00	787,953.95	2.99%	6.91	8,659				787,953.95
Construction Contingency	20,486,802.70	% Subtot	0	5.00%	1,024,340.13	0.00	1,024,340.13	3.89%	8.99	11,256				1,024,340.13
Inflation for late 2018 start	20,486,802.70	% Subtot	0	0.00%	0.00	0.00	0.00	0.00%	0.00	0				0.00
Construction All Risk Insur	19,600,844.53	% Subtot	0	0.50%	98,004.22	0.00	98,004.22	0.37%	0.86	1,077				98,004.22
CONSULTANTS					1,180,557.14	0.00	1,180,557.14	4.48%	10.36	12,973	0.00	0.00	0.00	1,180,557.14
Architect / Engineers	21,511,142.83	% Const	0	5.00%	1,075,557.14	0.00	1,075,557.14	4.08%	9.44	11,819				1,075,557.14

A/E Reimbursables					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Architect / Engineers Condo Upgrades	0.00%		0.00	5.00%	0.00	0.00	0.00	0.00%	0.00	0				0.00
Interior Design					50,000.00	0.00	50,000.00	0.19%	0.44	549				50,000.00
Deck Design					50,000.00	0.00	50,000.00	0.19%	0.44	549				50,000.00
PROJECT ADMINISTRATION					1,102,859.14	0.00	1,102,859.14	4.18%	9.68	12,119	0.00	0.00	0.00	1,102,859.14
Project Initiation Fee		LS			50,000.00	0.00	50,000.00	0.19%	0.44	549				50,000.00
Project Administration	24,071,478.55	% Subtot	0.00	4.00%	912,859.14	0.00	912,859.14	3.46%	8.01	10,031				912,859.14
Legal					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Accounting					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Marketing					100,000.00	0.00	100,000.00	0.38%	0.88	1,099				100,000.00
Printing / Travel / Etc.					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Concept & Branding					25,000.00	0.00	25,000.00	0.09%	0.22	275				25,000.00
Leasing					337,500.00	0.00	337,500.00	1.28%	2.96	3,709	0.00	0.00	0.00	337,500.00
Retail Tenant Improvements			9,000.00	\$30.00	270,000.00	0.00	270,000.00	1.02%	2.37	2,967				270,000.00
Retail Commissions	25.00	5.00	9,000.00	6.00%	67,500.00	0.00	67,500.00	0.26%	0.59	742				67,500.00
	rental rate	years	sf	comm rate										
PERMITS & FEES					582,778.57	0.00	582,778.57	2.21%	5.11	6,404	0.00	0.00	0.00	582,778.57
Site Plan & Rezoning	PM & AE				10,000.00	0.00	10,000.00	0.04%	0.09	110				10,000.00
Building Permit Review	430,222.86	1/6 Bldg Perm	0.00	25.00%	107,555.71	0.00	107,555.71	0.41%	0.94	1,182				107,555.71
Building Permit	21,511,142.83	% Const	0.00	2.00%	430,222.86	0.00	430,222.86	1.63%	3.77	4,728				430,222.86
Utility Connections					20,000.00	0.00	20,000.00	0.08%	0.18	220				20,000.00
Other Assessments	Storm Water				15,000.00	0.00	15,000.00	0.06%	0.13	165				15,000.00
OPERATING EXPENSES					400,000.00	0.00	400,000.00	1.52%	3.51	4,396	0.00	0.00	0.00	400,000.00
Start Up Expenses					50,000.00	0.00	50,000.00	0.19%	0.44	549				50,000.00
Shortfall, Year One Operations	not spent during const, covers shortfall - tied to proforma				250,000.00	0.00	250,000.00	0.95%	2.19	2,747				250,000.00
FFE					100,000.00	0.00	100,000.00	0.38%	0.88	1,099				100,000.00
FINANCING & INTEREST					657,000.00	0.00	657,000.00	2.49%	5.76	7,220	0.00	0.00	0.00	657,000.00
Estimated Loan Amount Apts	20,000,000.00													
Loan Fee		% Loan		1.50%	300,000.00	0.00	300,000.00	1.14%	2.63	3,297				300,000.00
Lender Legal					10,000.00	0.00	10,000.00	0.04%	0.09	110				10,000.00
ALTA Survey	in Acquisition				0.00	0.00	0.00	0.00%	0.00	0				0.00
Appraisal					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Architectural Review					2,000.00	0.00	2,000.00	0.01%	0.02	22				2,000.00
Escrow & Closing		% Loan		0.10%	20,000.00	0.00	20,000.00	0.08%	0.18	220				20,000.00
Land Carry to Construction	20,000,000.00	5.00%	0.00	1.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
Const Int Loan x Rate x Months x Factor	20,000,000.00	5.00%	12.00	0.32	320,000.00	0.00	320,000.00	1.21%	2.81	3,516				320,000.00
Hold Interest	20,000,000.00	5.00%	in proforma	1.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
Interest Reserve	20,000,000.00	5.00%	0.00	1.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
PROJECT CONTINGENCY					516,976.14	0.00	516,976.14	1.96%	4.54	5,681	0.00	0.00	0.00	516,976.14
Overall Contingency	25,848,807.19	% Subtotal		2.00%	516,976.14	0.00	516,976.14	1.96%	4.54	5,681				516,976.14

ctm

corporate travel management

OMAHA TOWER PROJECT SUMMARY

OCTOBER 9, 2022

PREPARED BY:

Jason Fisher
CEO

Cushman & Wakefield/The Lund Company

OMAHA
TOWER

ctm

corporate travel management

CTM

CTM

CTM

PROJECT SUMMARY

BACKGROUND

The iconic Omaha Tower was originally constructed in 1976. Standing 15 stories tall, this office tower has been a significant part of Omaha's architecture. In fact, Omaha Tower remains the tallest building outside of downtown. The property is located on a major intersection at 72nd & Mercy Road. The property consists of the 182,770 SF office tower and a 565-stall attached parking garage and sits on 5.29 acres of land.

Once a very prominent and successful part of the Omaha office market, the Omaha Tower has unfortunately been declining for several years. There are several reasons for this. First, major shifts in the office market and new development. Continued migration of office west on the Dodge has accelerated dramatically since the West Dodge Expressway completion in 2006. Additionally, Aksarben Village developed almost 2 million square feet of office over the last 12 years significantly impacting Omaha Tower's occupancy. Current vacancy in the Tower is 45%. That number will jump to 70% next year when the major tenant in the building moves out.

Market shifts have been a big part of the Tower's decline. However, the age and design of the building have been a contributing factor as well. Despite continued investments to update the overall interior appearance, the property has relatively small floor plates. That makes it difficult for most office users who have migrated away from private offices and emphasized more open planning. In addition, a major design preference in office architecture is for open ceilings with floor to ceiling heights that are significantly higher than what can be accommodated at the Tower. Add the damaging impact of Covid-19 on the office demand and this once prominent property is at a pivotal moment in its' existence. It is clear that without a major shift at this property it likely is functionally obsolete within the next 10-years. Our team has been exploring alternative uses for the Tower. We feel strongly that the best future use is to convert this office building into a residential property. Specifically, active lifestyle, sometimes referred to as age restricted or 55 years and above.





By 2035, the number of Americans age 65 or older is projected to increase from 48 million to 79 million. That means one in five Americans will be age 65 or older (up from one in seven today), and about 33 percent of American households will be headed by a senior, according to the Joint Center for Housing Studies at Harvard University.

Over the next 20 years, an estimated 825,000 households headed by older adults will move into a new home. Some 1.6 million similar households will move into rentals yearly, according to the November 2018 Harvard study "Projections and Implications for Housing a Growing Population: Older Households 2015-2035."

The challenge in the Omaha market is that there is very little supply existing or planned to meet this significant need. We believe that the Omaha Tower conversion project provides a great opportunity to help meet this growing demand. The growth in discretionary renters or renters by choice who may want to explore new places to live as their adult children move to locations away from where they were raised. Those active adults want rentals because they like the convenience of not having to do the home maintenance work. They like being able to lock and leave. The demographics around Omaha Tower are exactly what active lifestyle projects attract. They many times prefer to stay close to where they have lived most of their adult life. Many renters are women in their 70s, she says. They desire walkability and the proximity to services that most apartment dwellers focus on, and they are especially sensitive to safety and security. From that perspective, a tower offers a much better security than any other form of rental housing.

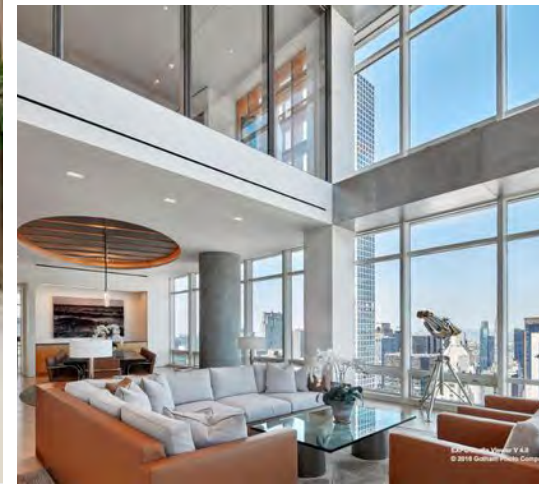
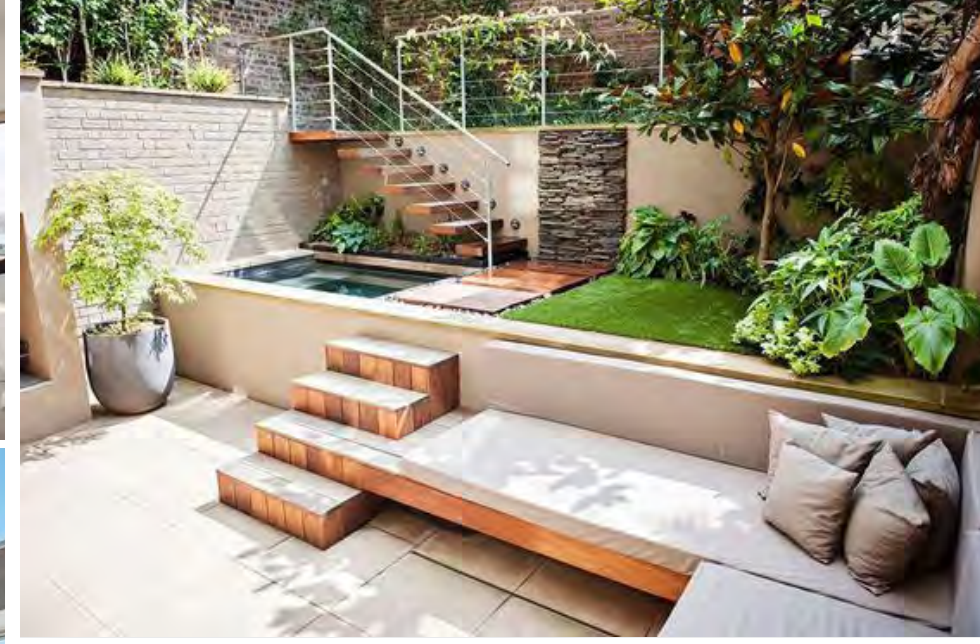
Our project would completely rejuvenate this prominent and highly visible property by converting the antiquated office into luxury active lifestyle residential. We have assembled the project team and put together conceptual design and pricing. We are confident that we can return this property to one of the more important pieces of real estate in Midtown Omaha. Project information follows.

Omaha Tower Conversion Budget
Active Lifestyle Apartments

Development Budget

Item	Note	Units	Quantity	Cost / Unit	Original Budget	Adjustment to Budget	Current Budget	Current % Total	Current \$ / Bldg SF	Current \$ / Unit	Equity Funds	Loan Proceeds	Retention	Balance to Finish
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ACQUISITION					76,969.50	0.00	76,969.50	0.29%	0.68	846	0.00	0.00	0.00	76,969.50
Acquisition Price		SF	152,115.00	16.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
Modify Purchase Price ...		SF	152,115.00	0.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
ALTA					3,000.00	0.00	3,000.00	0.01%	0.03	33				3,000.00
Phase I					2,000.00	0.00	2,000.00	0.01%	0.02	22				2,000.00
Insurance to Completion		Yr	2.00	2,000.00	4,000.00	0.00	4,000.00	0.02%	0.04	44				4,000.00
Property Taxes to Completion		Yr	1.50	33,313.00	49,969.50	0.00	49,969.50	0.19%	0.44	549				49,969.50
West Village Association Dues		Yr	1.50	10,000.00	15,000.00	0.00	15,000.00	0.06%	0.13	165				15,000.00
Maintenance pre-construction other		Mo	12.00	250.00	3,000.00	0.00	3,000.00	0.01%	0.03	33				3,000.00
					0.00	0.00	0.00	0.00%	0.00	0				0.00
CONSTRUCTION	Hausmann 111717				21,511,142.83	0.00	21,511,142.83	81.59%	188.73	236,386	0.00	0.00	0.00	21,511,142.83
Sitework				Not SF	859,902.00	0.00	859,902.00	3.26%	7.54	9,449				859,902.00
Temp Interior Construction				Yes	264,347.83	0.00	264,347.83	1.00%	2.32	2,905				264,347.83
Concrete				Not SF	3,988,800.00	0.00	3,988,800.00	15.13%	35.00	43,833				3,988,800.00
Metals				Yes	3,264,853.99	0.00	3,264,853.99	12.38%	28.65	35,878				3,264,853.99
Wood Plastic & Composites				Yes	991,208.73	0.00	991,208.73	3.76%	8.70	10,892				991,208.73
Thermal & Moisture Protection				Yes	808,027.88	0.00	808,027.88	3.06%	7.09	8,879				808,027.88
Openings				Not SF	1,600,802.00	0.00	1,600,802.00	6.07%	14.05	17,591				1,600,802.00
Finishes	add 100k for smooth ceilings		3,306,700.00	Yes	2,605,919.73	0.00	2,605,919.73	9.88%	22.86	28,636				2,605,919.73
Specialties				Not SF	132,212.00	0.00	132,212.00	0.50%	1.16	1,453				132,212.00
Equipment	using 5k / unit for appliances		291,200.00	Not SF	455,000.00	0.00	455,000.00	1.73%	3.99	5,000				455,000.00
Furnishings (Window Treatments)				Not SF	97,500.00	0.00	97,500.00	0.37%	0.86	1,071				97,500.00
Special Construction				Yes	382,270.91	0.00	382,270.91	1.45%	3.35	4,201				382,270.91
Conveying Equipment				Yes	290,000.00	0.00	290,000.00	1.10%	2.54	3,187				290,000.00
Fire Suppression				Yes	211,811.77	0.00	211,811.77	0.80%	1.86	2,328				211,811.77
Mechanical				Yes	1,422,940.64	0.00	1,422,940.64	5.40%	12.48	15,637				1,422,940.64
Electrical				Yes	1,197,130.47	0.00	1,197,130.47	4.54%	10.50	13,155				1,197,130.47
Condo Upgrades		SF	125,000.00	0.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
Retail to warm white box	in above numbers				0.00	0.00	0.00	0.00%	0.00	0				0.00
WHAT IF ENTRY FROM PROFORMA					0.00	0.00	0.00	0.00%	0.00	0				0.00
	subtotals				0.00	0.00	0.00	0.00%	0.00	0				0.00
Sub Bonds	18,572,727.95	% Subtot	0	0.75%	139,295.46	0.00	139,295.46	0.53%	1.22	1,531				139,295.46
General Conditions	18,712,023.41	% Subtot	0	4.75%	888,821.11	0.00	888,821.11	3.37%	7.80	9,767				888,821.11
Construction Management Fee	19,698,848.75	% Subtot	0	4.00%	787,953.95	0.00	787,953.95	2.99%	6.91	8,659				787,953.95
Construction Contingency	20,486,802.70	% Subtot	0	5.00%	1,024,340.13	0.00	1,024,340.13	3.89%	8.99	11,256				1,024,340.13
Inflation for late 2018 start	20,486,802.70	% Subtot	0	0.00%	0.00	0.00	0.00	0.00%	0.00	0				0.00
Construction All Risk Insur	19,600,844.53	% Subtot	0	0.50%	98,004.22	0.00	98,004.22	0.37%	0.86	1,077				98,004.22
CONSULTANTS					1,180,557.14	0.00	1,180,557.14	4.48%	10.36	12,973	0.00	0.00	0.00	1,180,557.14
Architect / Engineers	21,511,142.83	% Const	0	5.00%	1,075,557.14	0.00	1,075,557.14	4.08%	9.44	11,819				1,075,557.14

A/E Reimbursables					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Architect / Engineers Condo Upgrades	0.00%		0.00	5.00%	0.00	0.00	0.00	0.00%	0.00	0				0.00
Interior Design					50,000.00	0.00	50,000.00	0.19%	0.44	549				50,000.00
Deck Design					50,000.00	0.00	50,000.00	0.19%	0.44	549				50,000.00
PROJECT ADMINISTRATION					1,102,859.14	0.00	1,102,859.14	4.18%	9.68	12,119	0.00	0.00	0.00	1,102,859.14
Project Initiation Fee		LS			50,000.00	0.00	50,000.00	0.19%	0.44	549				50,000.00
Project Administration	24,071,478.55	% Subtot	0.00	4.00%	912,859.14	0.00	912,859.14	3.46%	8.01	10,031				912,859.14
Legal					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Accounting					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Marketing					100,000.00	0.00	100,000.00	0.38%	0.88	1,099				100,000.00
Printing / Travel / Etc.					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Concept & Branding					25,000.00	0.00	25,000.00	0.09%	0.22	275				25,000.00
Leasing					337,500.00	0.00	337,500.00	1.28%	2.96	3,709	0.00	0.00	0.00	337,500.00
Retail Tenant Improvements			9,000.00	\$30.00	270,000.00	0.00	270,000.00	1.02%	2.37	2,967				270,000.00
Retail Commissions	25.00	5.00	9,000.00	6.00%	67,500.00	0.00	67,500.00	0.26%	0.59	742				67,500.00
	rental rate	years	sf	comm rate										
PERMITS & FEES					582,778.57	0.00	582,778.57	2.21%	5.11	6,404	0.00	0.00	0.00	582,778.57
Site Plan & Rezoning	PM & AE				10,000.00	0.00	10,000.00	0.04%	0.09	110				10,000.00
Building Permit Review	430,222.86	1/6 Bldg Perm	0.00	25.00%	107,555.71	0.00	107,555.71	0.41%	0.94	1,182				107,555.71
Building Permit	21,511,142.83	% Const	0.00	2.00%	430,222.86	0.00	430,222.86	1.63%	3.77	4,728				430,222.86
Utility Connections					20,000.00	0.00	20,000.00	0.08%	0.18	220				20,000.00
Other Assessments	Storm Water				15,000.00	0.00	15,000.00	0.06%	0.13	165				15,000.00
OPERATING EXPENSES					400,000.00	0.00	400,000.00	1.52%	3.51	4,396	0.00	0.00	0.00	400,000.00
Start Up Expenses					50,000.00	0.00	50,000.00	0.19%	0.44	549				50,000.00
Shortfall, Year One Operations	not spent during const, covers shortfall - tied to proforma				250,000.00	0.00	250,000.00	0.95%	2.19	2,747				250,000.00
FFE					100,000.00	0.00	100,000.00	0.38%	0.88	1,099				100,000.00
FINANCING & INTEREST					657,000.00	0.00	657,000.00	2.49%	5.76	7,220	0.00	0.00	0.00	657,000.00
Estimated Loan Amount Apts	20,000,000.00													
Loan Fee		% Loan		1.50%	300,000.00	0.00	300,000.00	1.14%	2.63	3,297				300,000.00
Lender Legal					10,000.00	0.00	10,000.00	0.04%	0.09	110				10,000.00
ALTA Survey	in Acquisition				0.00	0.00	0.00	0.00%	0.00	0				0.00
Appraisal					5,000.00	0.00	5,000.00	0.02%	0.04	55				5,000.00
Architectural Review					2,000.00	0.00	2,000.00	0.01%	0.02	22				2,000.00
Escrow & Closing		% Loan		0.10%	20,000.00	0.00	20,000.00	0.08%	0.18	220				20,000.00
Land Carry to Construction	20,000,000.00	5.00%	0.00	1.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
Const Int Loan x Rate x Months x Factor	20,000,000.00	5.00%	12.00	0.32	320,000.00	0.00	320,000.00	1.21%	2.81	3,516				320,000.00
Hold Interest	20,000,000.00	5.00%	in proforma	1.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
Interest Reserve	20,000,000.00	5.00%	0.00	1.00	0.00	0.00	0.00	0.00%	0.00	0				0.00
PROJECT CONTINGENCY					516,976.14	0.00	516,976.14	1.96%	4.54	5,681	0.00	0.00	0.00	516,976.14
Overall Contingency	25,848,807.19	% Subtotal		2.00%	516,976.14	0.00	516,976.14	1.96%	4.54	5,681				516,976.14



Omaha Tower - Residential Renovation

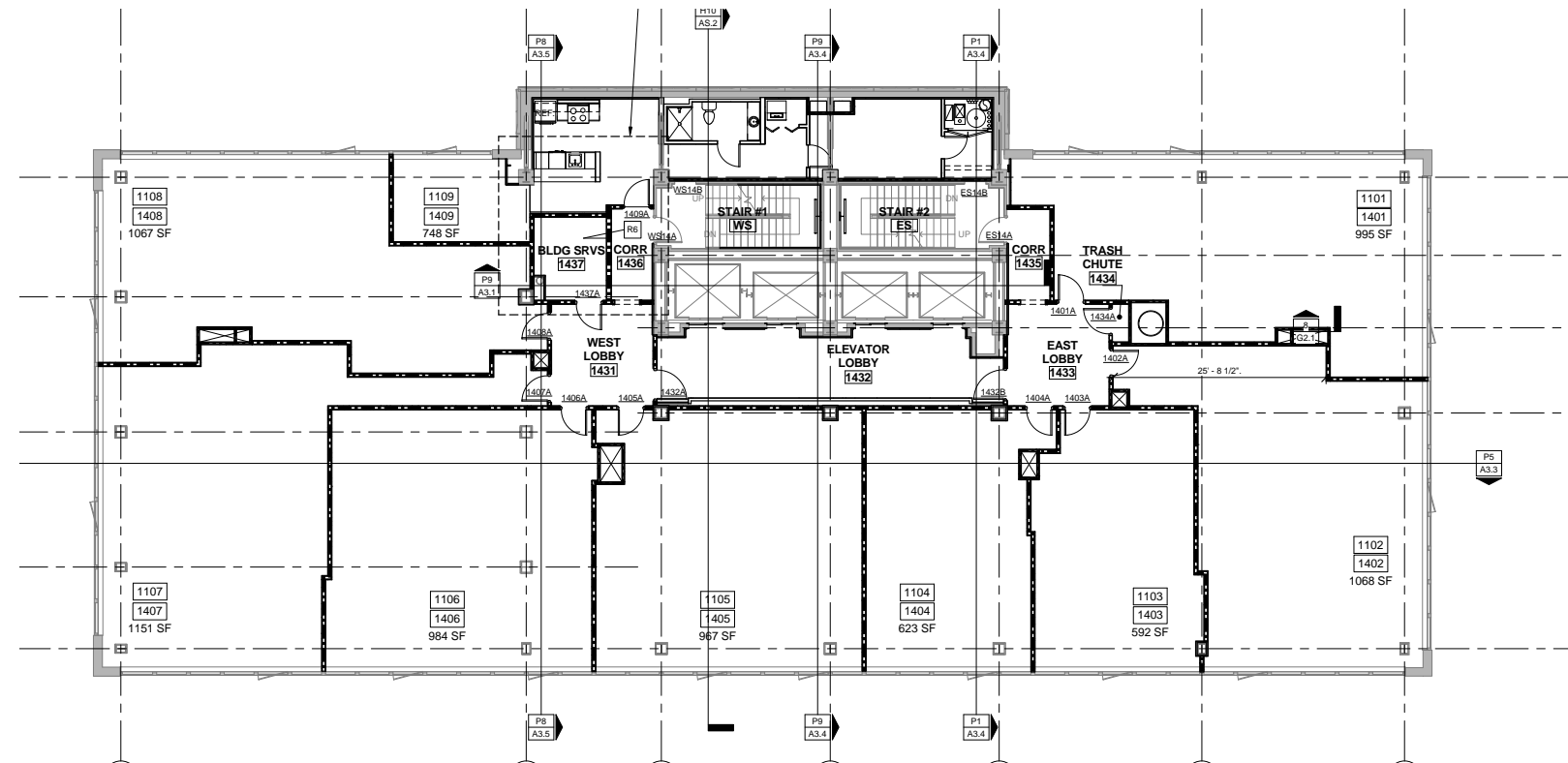
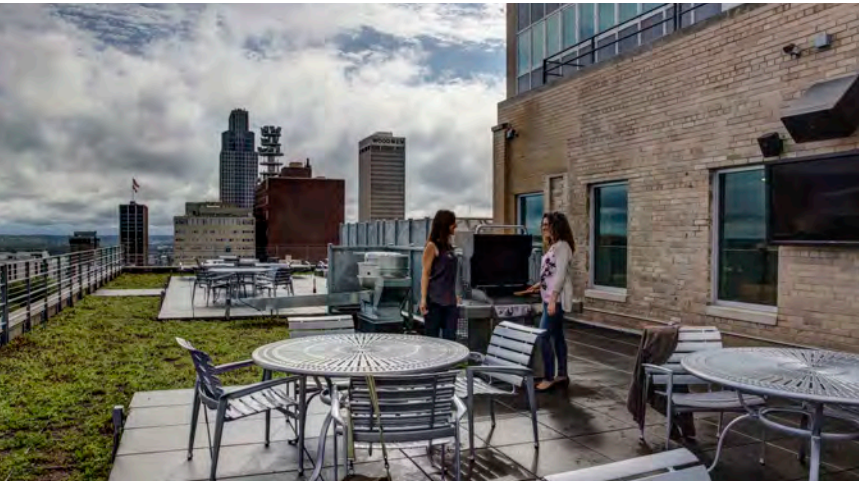
ALLEY POYNER MACCHIETTO ARCHITECTURE

Precedents



LAKE POINT TOWER
Chicago, Illinois

Precedents



HIGHLINE - NUSTYLE
Omaha, Nebraska

Typical Floorplan

SIGHT LINES

Create intentional view corridors that terminate in artwork.

RECESSED UNIT ENTRIES




Create spatially defined transition spaces from corridor to unit door.

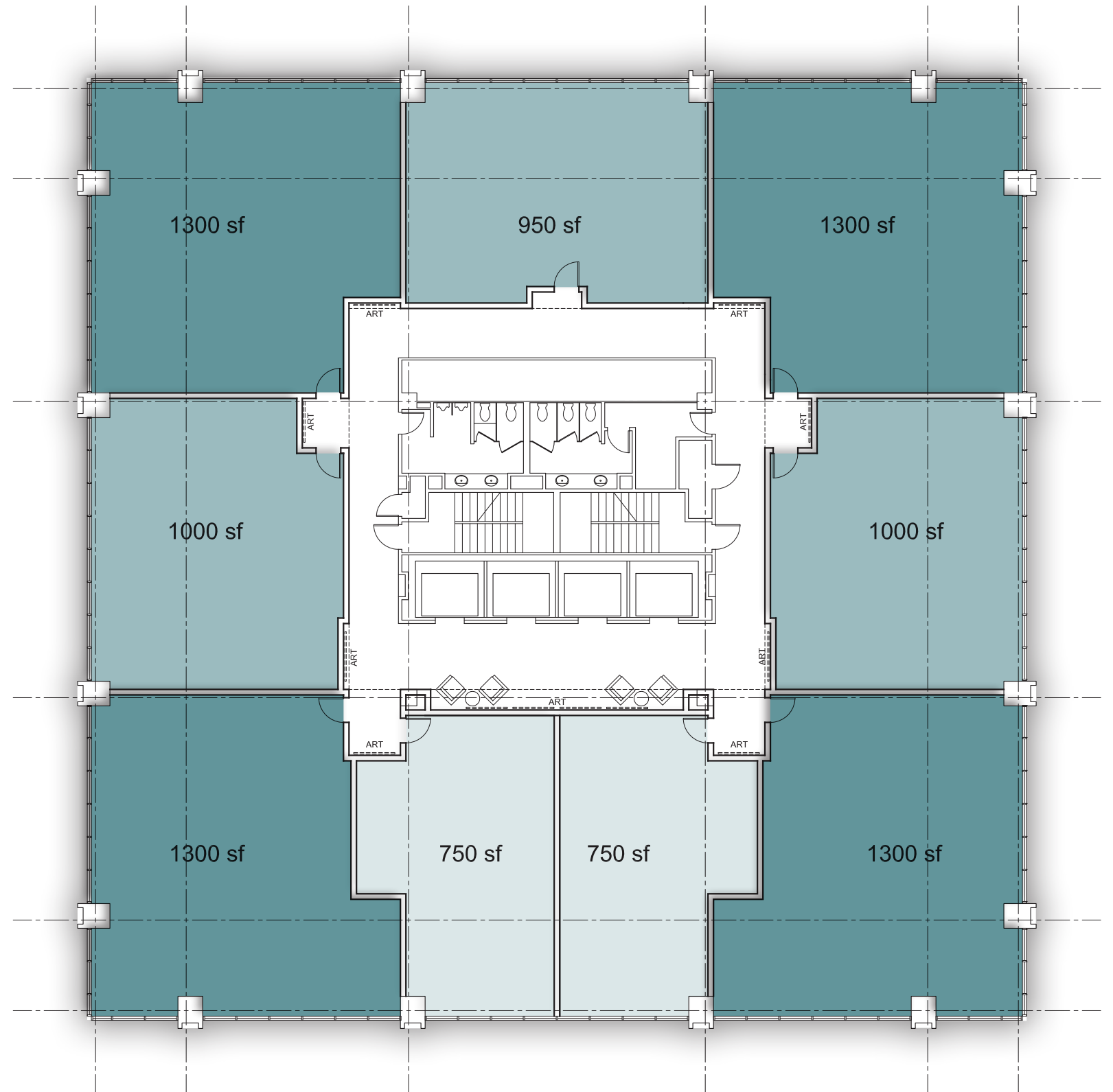
ACOUSTIC SEPARATION

Avoid unit partition walls that terminate at mullions, particularly adjacent to large units.

UNITS

9 TOTAL/TYPICAL FLOOR

	One Bed	2 units/floor
	Two Bed	3 units/floor
	Two Bed Plus	4 units/floor



 **FLOOR PLAN**
1/16" = 1'-0"

Penthouse Level

SIGHT LINES

Create intentional view corridors that terminate in artwork.





RECESSED UNIT ENTRIES

Create spatially defined transition spaces from corridor to unit door.

ACOUSTIC SEPARATION

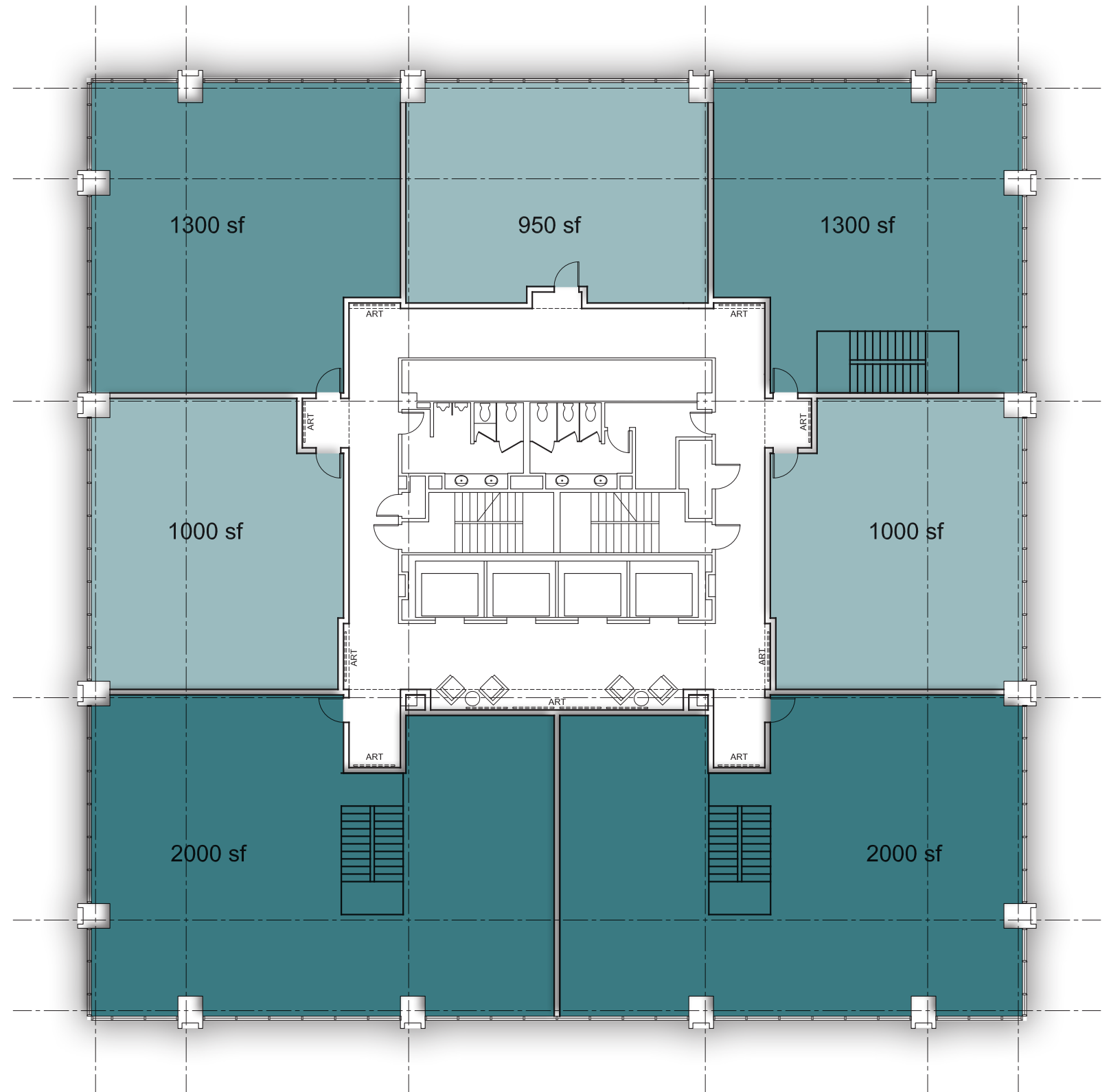
Avoid unit partition walls that terminate at mullions, particularly adjacent to large units.

UNITS 7 TOTAL

	One Bed	0 units
	Two Bed	3 units
	Two Bed Plus	2 units
	Three Bed Plus	2 units

ROOF ACCESS

Provide private roof decks with internal communicating stair where possible. Three units shown; final number of possible roof decks pending confirmation of required roof equipment.



 **FLOOR PLAN**
1/16" = 1'-0"

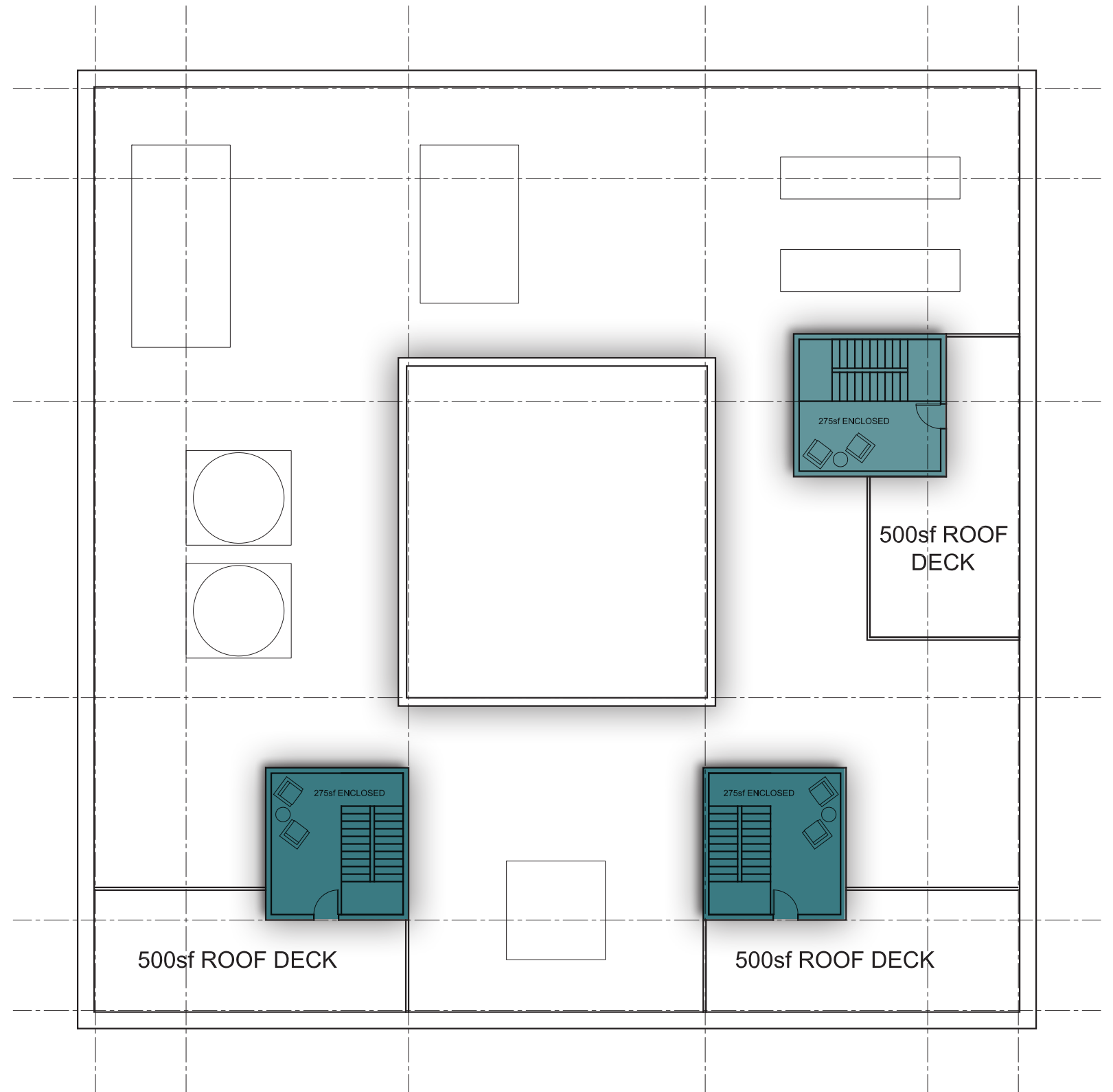
Roof


ROOF DECKS

Inclusion pending approval of and coordination with code officials.

PUBLIC STAIRS

Confirm that both stair towers extend to roof; if so, a shared roof deck may be possible with the inclusion of a lift.



 FLOOR PLAN
1/16" = 1'-0"

Alternate Penthouse Level

SIGHT LINES

Create intentional view corridors that terminate in artwork.

RECESSED UNIT ENTRIES

Create spatially defined transition spaces from corridor to unit door.

ACOUSTIC SEPARATION

Avoid unit partition walls that terminate at mullions, particularly adjacent to large units.

UNITS 7 TOTAL

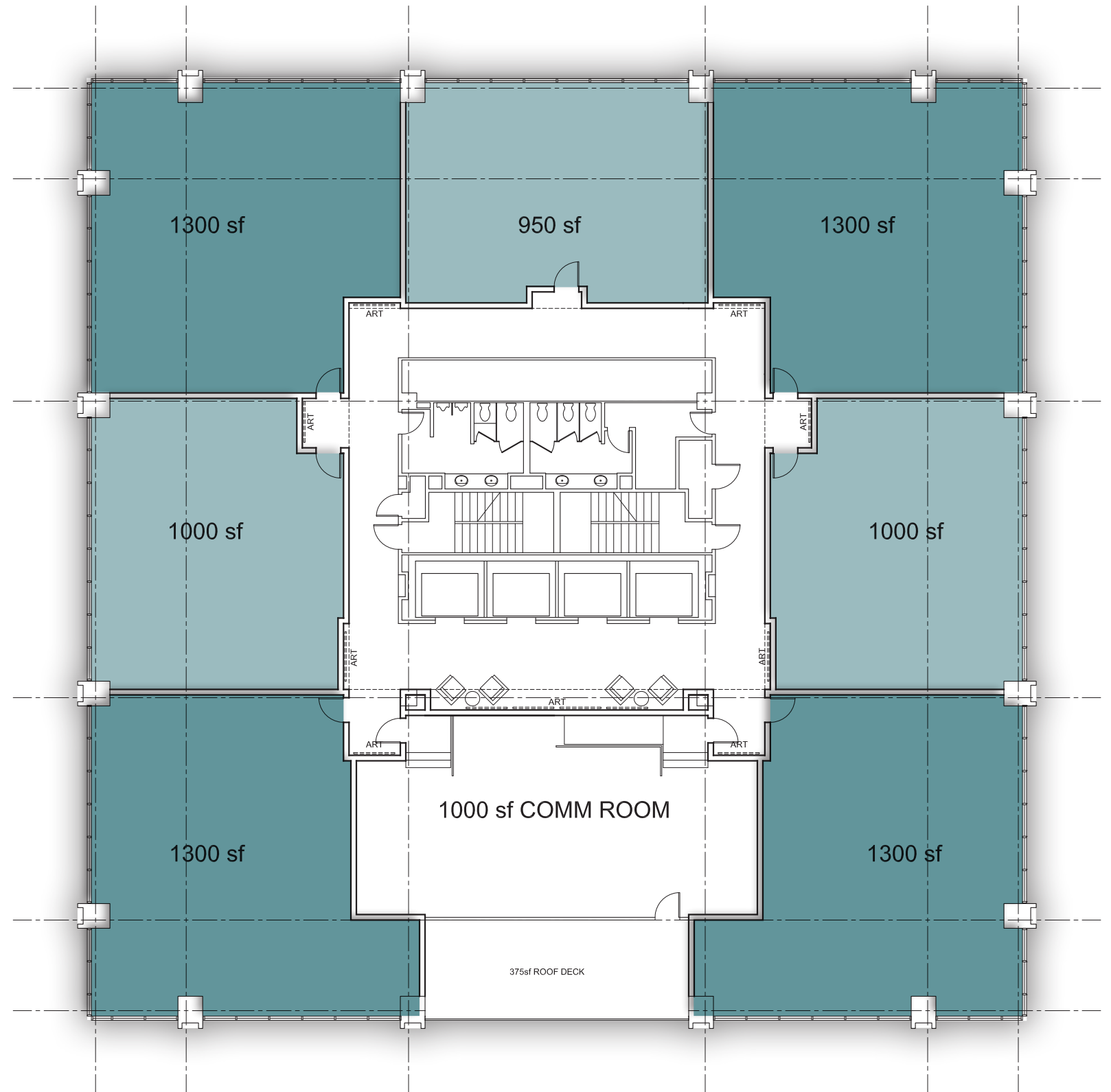
One Bed	0 units
Two Bed	3 units
Two Bed Plus	4 units

AMENITY ROOM

Small, reservable room with access to a small roof deck. Floor is elevation to accommodate pavers/drainage at roof deck.

ROOF ACCESS

Private roof decks with internal communicating stair can be added to additional units pending confirmation of required roof equipment.



FLOOR PLAN
1/16" = 1'-0"

Site Plan

PARKING

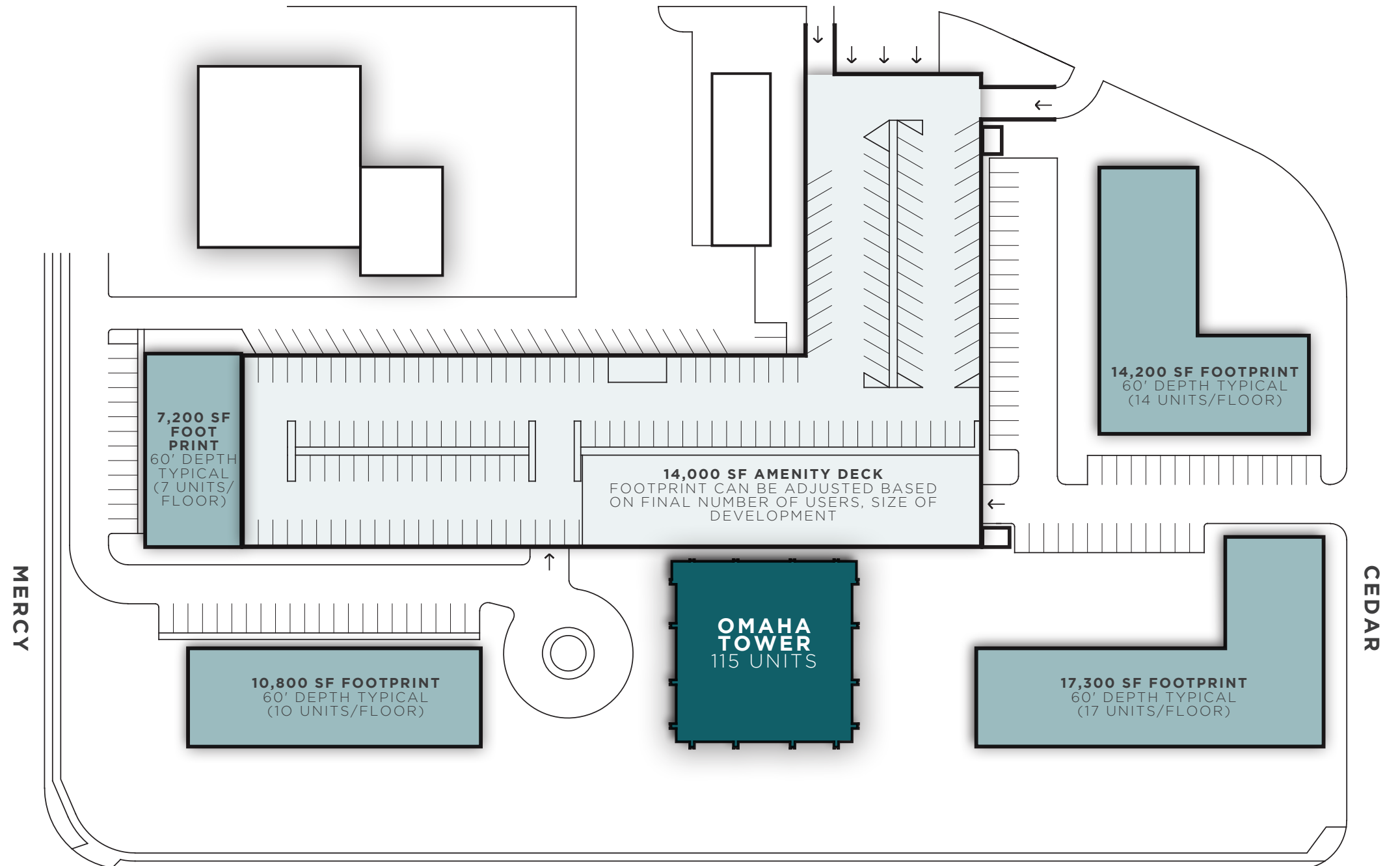
Site has exceptional amount of parking and provides flexibility to accommodate multiple additional buildings on site or on adjacent sites. Existing parking is able to serve some or all of the buildings shown pending confirmation of program and height.

UNIT COUNT - TOWER

Assumes units on 13 floors, 9 units/floor typ

One Bed	24 units
Two Bed	39 units
Two Bed Plus	50 units
Three Bed Plus	2 units

TOTAL 115 units



z SITE PLAN
NOT TO SCALE

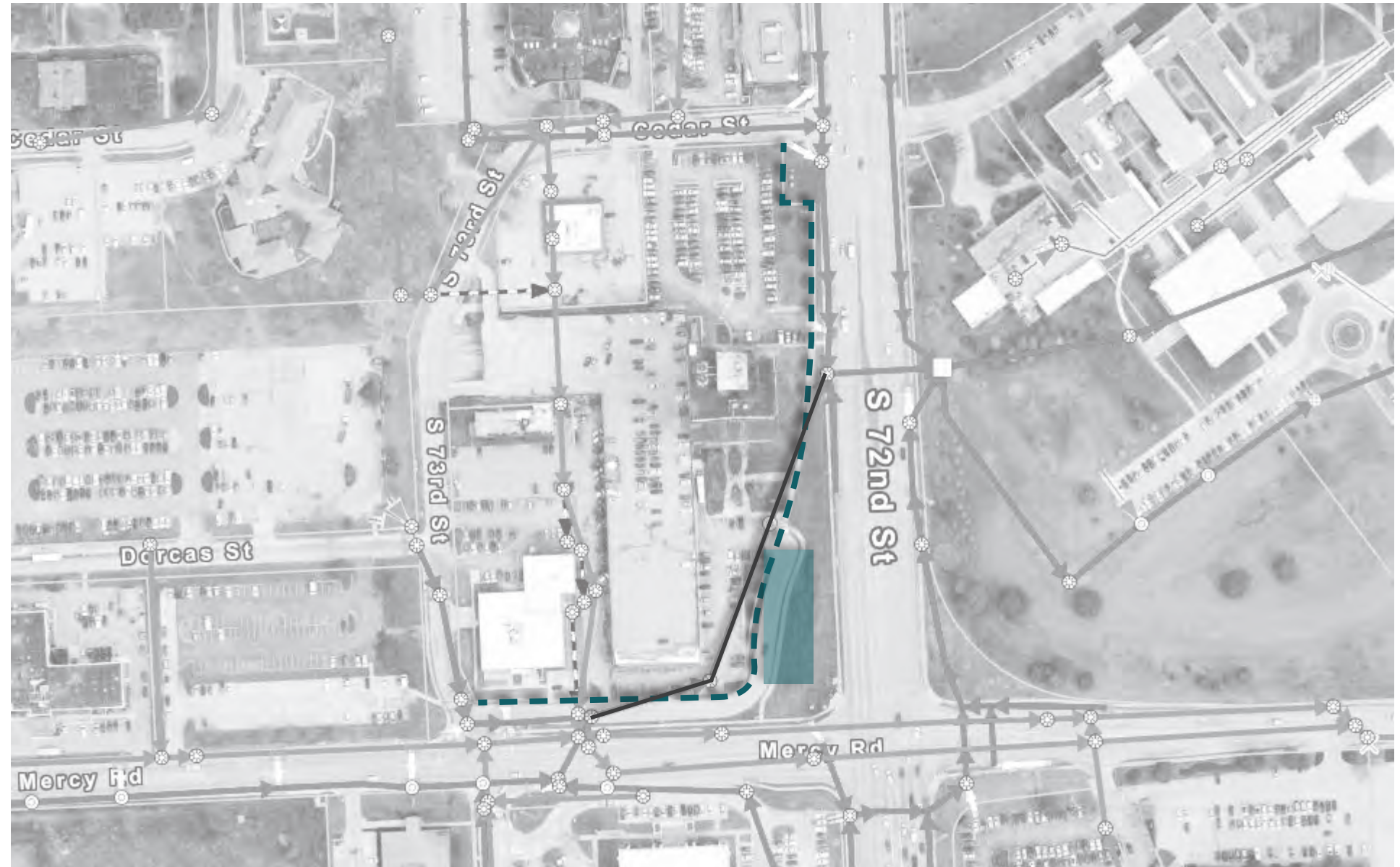
Site Plan

NW CORNER OF 72ND AND MERCY

Existing property line reflects removed intersection infrastructure and may be buildable if vacated.


STORM SEWER

A remnant storm line cuts through the existing property; modifications may be required to create a viable pad site and existing easement would be modified.

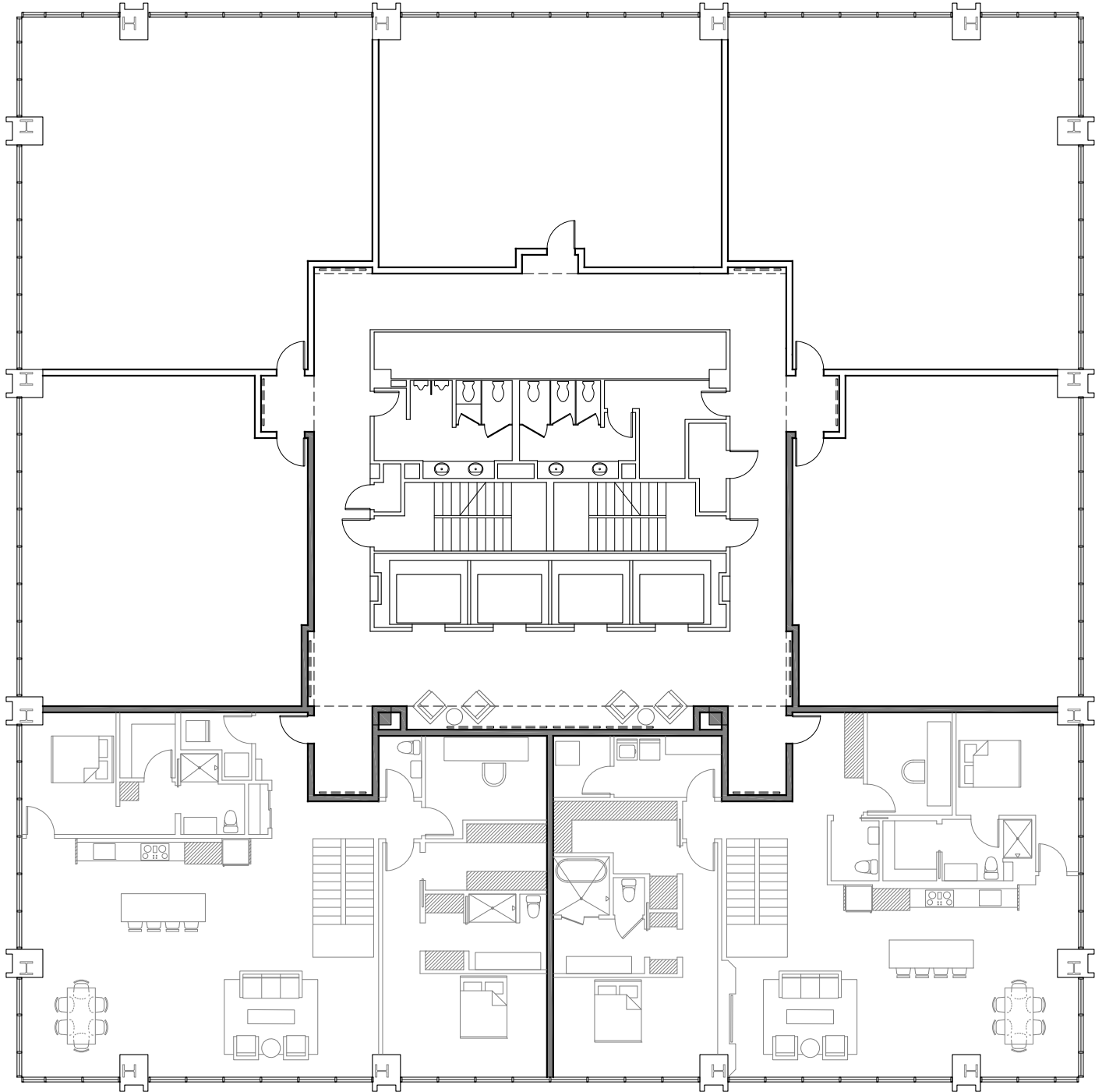



TYPICAL FLOOR PLAN



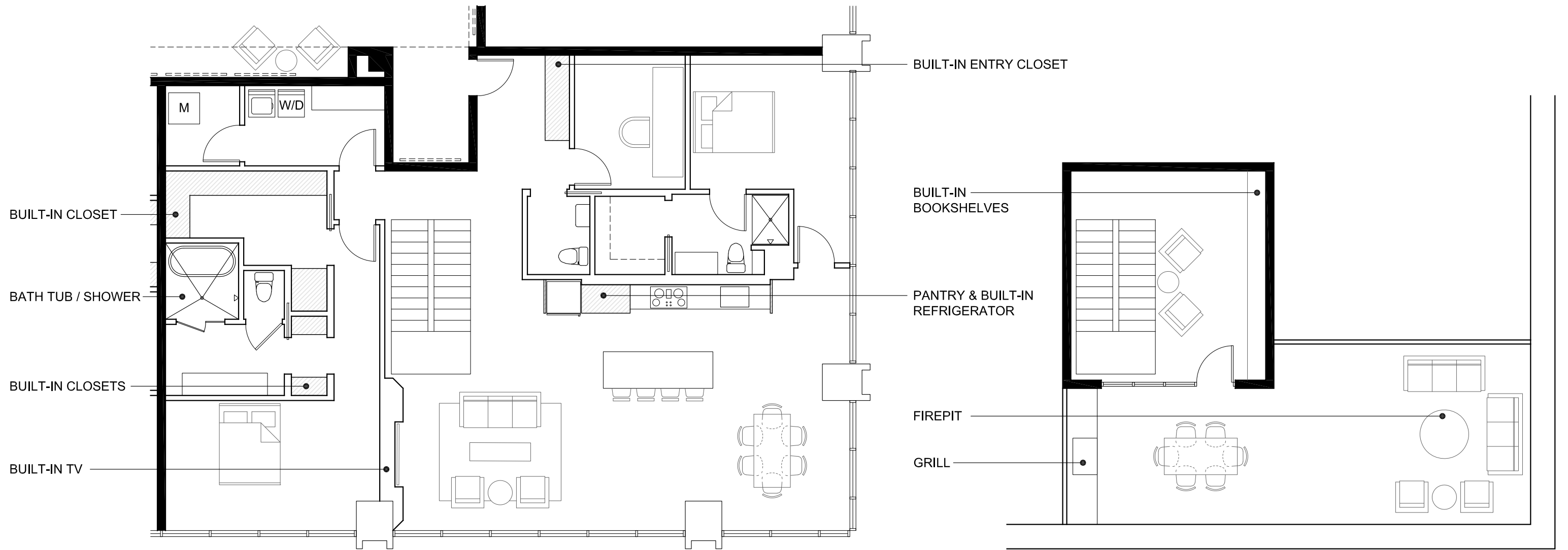
FLOOR PLAN 1/16" = 1'-0" 

TYPICAL PENTHOUSE PLAN

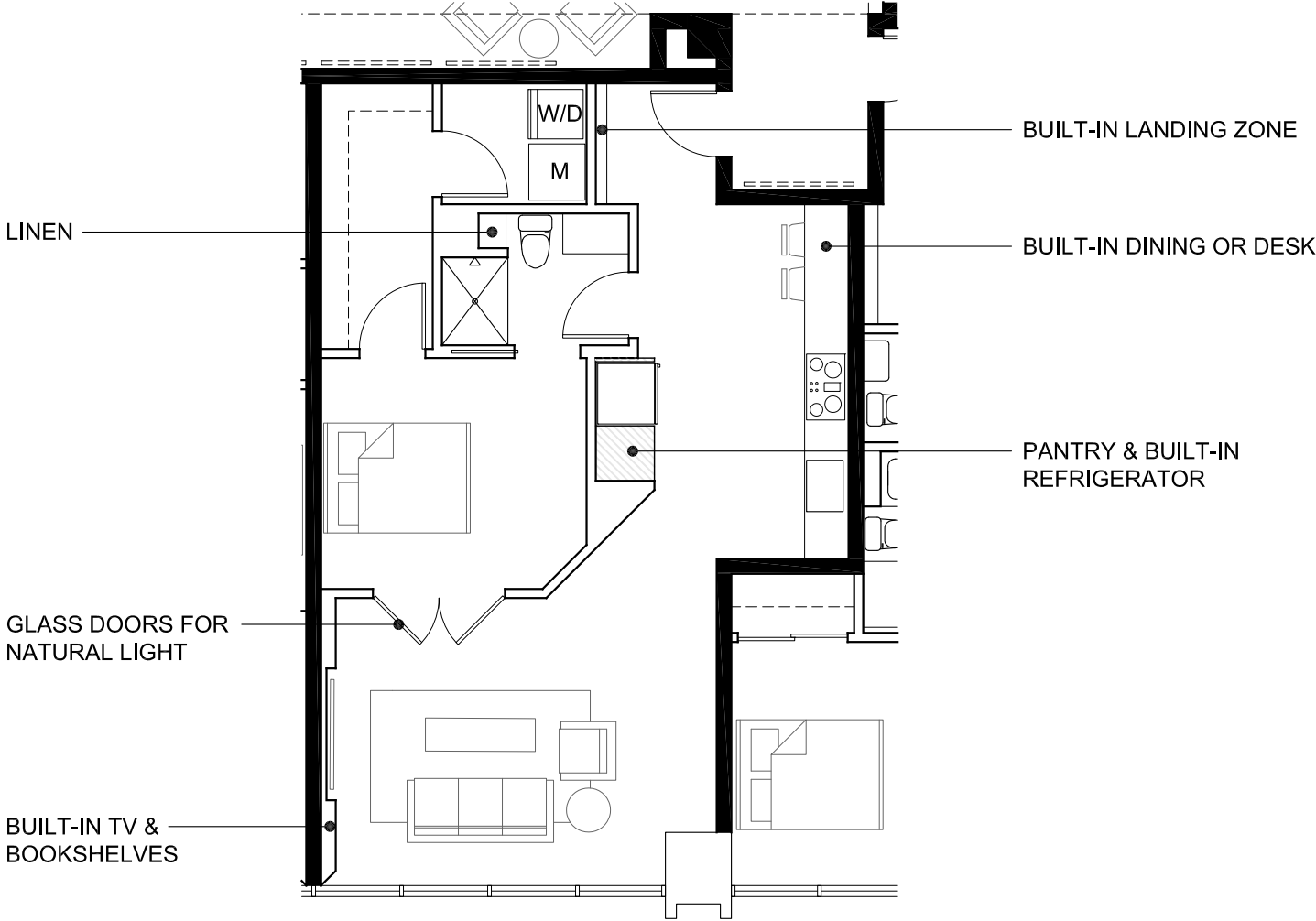


FLOOR PLAN 1/16" = 1'-0" 

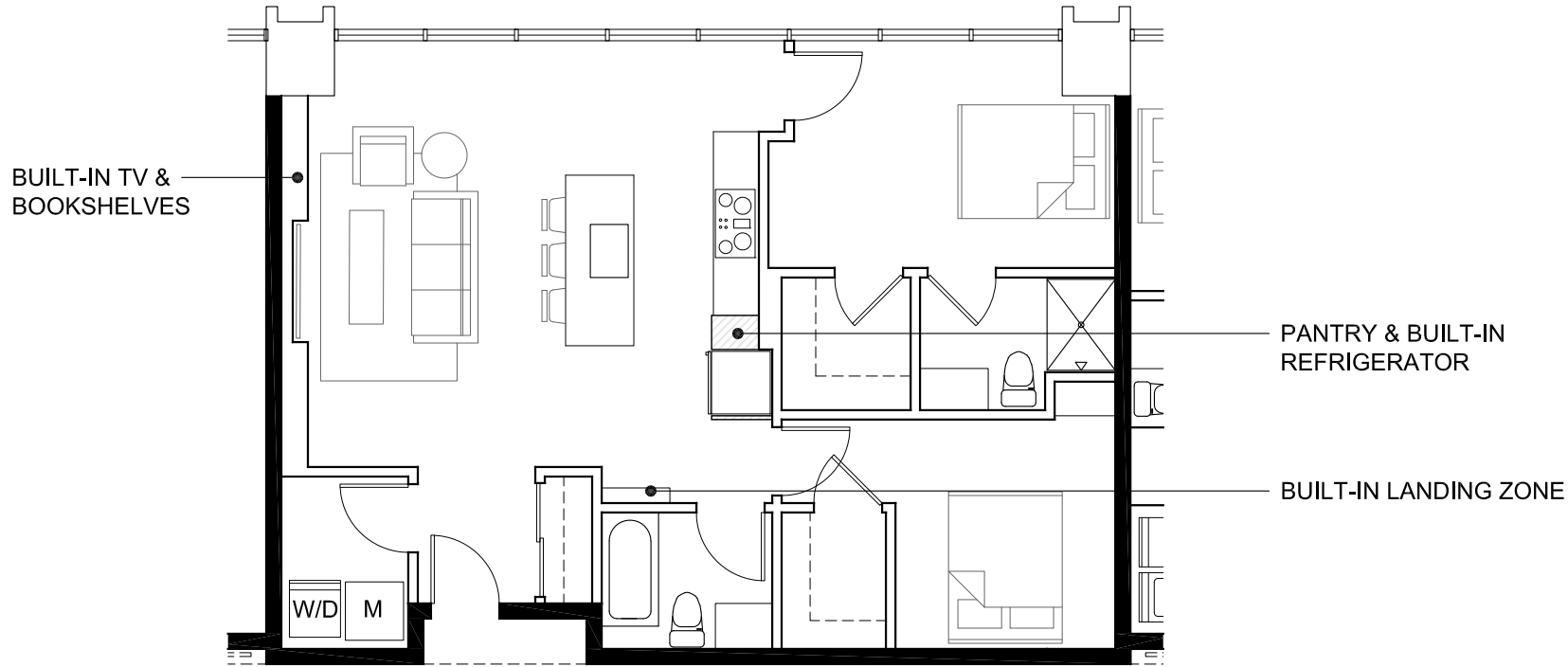
2 BEDROOM, OFFICE, 2.5 BATH: 2000 SF



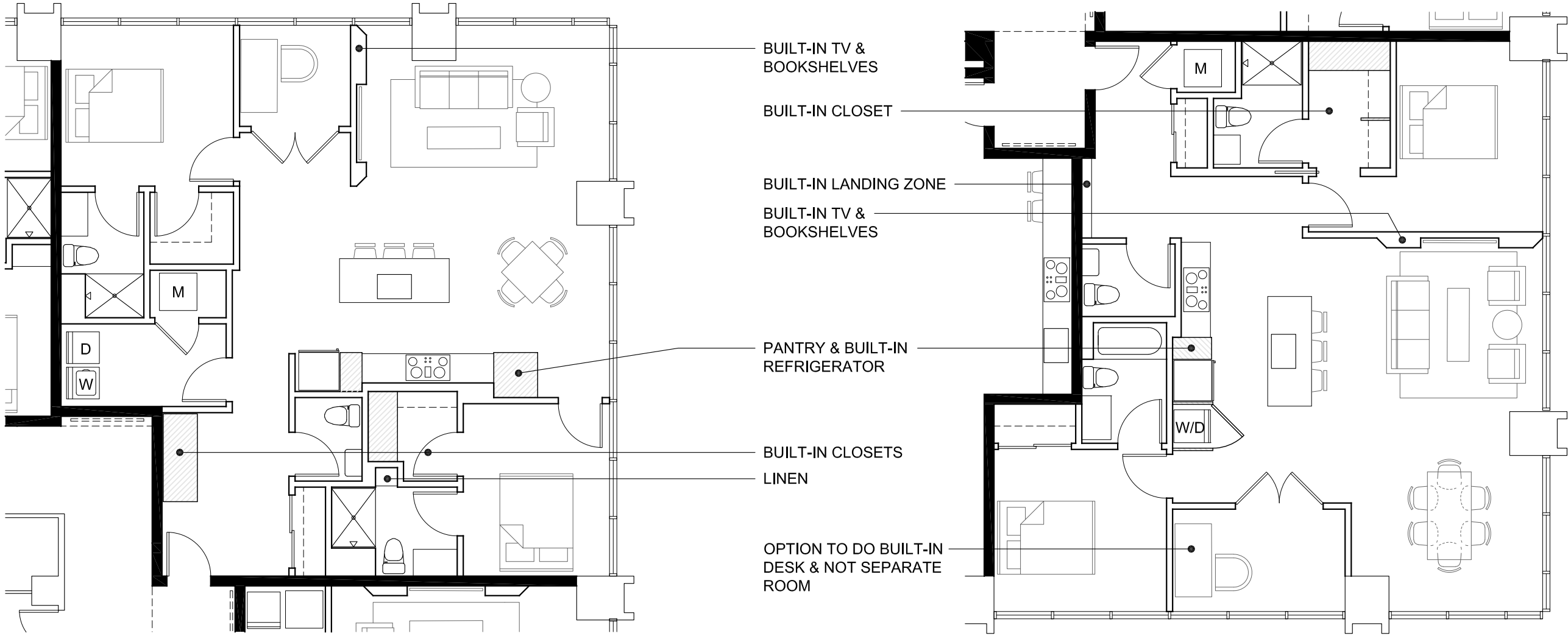
1 BEDROOM: 750 SF



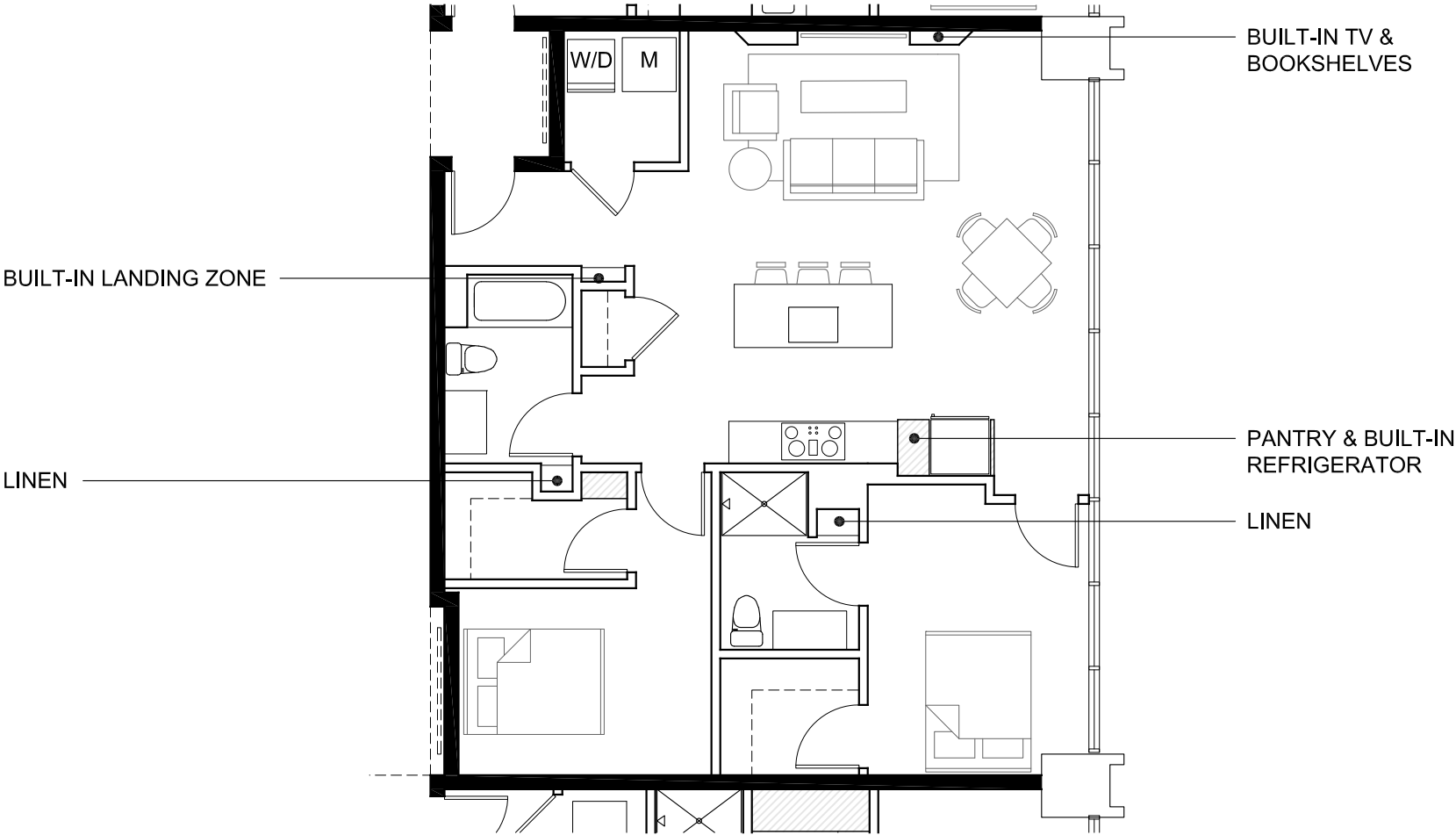
2 BEDROOM, 2 BATH: 950SF



2 BEDROOM, OFFICE, 2.5 BATHROOM: 1300 SF



2 BEDROOM, 2 BATH: 1000 SF



ALLEY POYNER MACCHIETTO ARCHITECTURE

Omaha LB 1024 / ARPA Grant

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

Nebraska Legislative Bill 1024 (LB1024)
Grant Application Preview

Application closes October 9, 2022, at 11:59 p.m.

Submit to: <https://www.omahaeconomicrecovery.com/#submit>

This document is for preparation purposes only. All applications must be submitted through web portal.

Important Note to Applicants:

Please note that most of the following application questions are **optional to answer**, as it is acknowledged that proposals can be in a variety of stages of development at the time of this grant application process. Please provide as much information as possible, and even if you do not have information to address each prompt within this application, **please tell a compelling story to explain why your proposal should receive funding. If necessary, write “not applicable” or “I do not know.”**

PERSONAL / ORGANIZATION INFORMATION

Applicant Info:

The Lund Company
450 Regency Parkway
Suite 200
Omaha, NE 68114
www.lundco.com
Facebook, LinkedIn, Instagram

Proposal Leadership:

a) Primary Contact for Application

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

Jason Fisher, CEO, jfisher@lundco.com, 402-598-5276

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.

The Lund Company (Lund) is an alliance member of the Cushman & Wakefield platform. Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop and live. It has been providing the Omaha market with a full suite of services including brokerage, property management, project and development services, asset management and more since 1981. It also has presence in Des Moines, Kansas City, Northwest Arkansas and St. Louis. Lund is a major Omaha employer, supporting 420 residents with sustainable jobs.

The Lund Company has a well established leadership team with a combined 100+ years of working together supporting Omaha. Lund’s leadership team is:

John Lund, Chairman:

As founder of The Lund Company in 1981, John Lund has over 40 years of comprehensive commercial real estate experience, ranging from general brokerage and asset management to development and consulting services. John has focused his energies and developed the Company into one of the leading full service commercial and investment real estate firms that markets and manages over eight million square feet of properties in a five-state region, valued at over \$1 billion. John is involved in the acquisition, disposition and exchange of commercial real estate investment properties. He is responsible for the overall asset management of a portfolio currently comprising 30 partnerships that are valued at \$400 million.

Tanya Shapiro, President:

Tanya joined Cushman & Wakefield/The Lund Company in 2012 and has more than 20 years of leadership and commercial real estate experience with both local and national private property management organizations. As President of Cushman & Wakefield/The Lund Company, Tanya oversees the physical, operational, and financial aspects of the Company's portfolio of multi-family communities and commercial properties. Tanya's primary responsibilities are managing client accounts and assisting in the growth and development of staff, as well as the overall firm. Her role involves expanding and securing new business, managing project portfolio that meets or exceeds projections, motivating staff to provide outstanding client service, and participating in the internal management of the company.

Jason Fisher, CEO:

Jason serves as Chief Executive Officer of Cushman & Wakefield/The Lund Company, which has been among the top commercial real estate brokerage firms in the Omaha and Eastern Nebraska region for over 40 years. Jason leads over 350 professionals offering a full range of services, including brokerage, valuation and consulting, client representation, property/facility management, along with project management and development.

Starting with The Lund Company in 2004, Jason became president in 2010 and assumed the role as CEO in 2022. With Jason's innovation and commitment to customer service, the Company has seen remarkable growth with annual revenues increasing from \$4 million, in 2004, to over \$21 million currently. In addition to providing strategic leadership, establishing long-range goals, strategies, plans and policies for the Cushman & Wakefield/The Lund Company, Jason has played a critical role in many of Omaha's significant real estate projects, several of which have won prestigious, local Development Project and/or Deal of the Year awards.

Ryan Hill, Chief Financial Officer:

Ryan is responsible for overseeing all company accounting practices, including departmental and property level, and ensures compliance with accounting standards imposed by all Federal and State agencies. Ryan oversees the financial reporting and strategic planning of related party real estate portfolios, including industrial, office, retail, land and multi-family. He assists with financial analysis of all contemplated real estate acquisitions, dispositions, developments, and refinancing activities. Ryan has provided financial planning, budgeting, forecasting, reporting and the coordination of financing on about \$50 million worth of property developments that actualized for related parties.

Prior to joining the company, Ryan started his career at a full-service public accounting and consulting firm, and was later named Controller for an authority that manages the \$291 million CenturyLink Center and the Omaha Civic Auditorium. He was involved with the financial planning and reporting of over \$20 million in expansions and improvements.

Other:

Its leadership team also includes the Chief Information Officer (Tony Young) and the Executive Director of Capital Markets (Dwayne Sieck).

Project Team:

This grant proposal is to support the “Cottage Grove Townhomes” project at 3012 Cottage Grove Avenue, Omaha, Nebraska 68131, located in the qualified census tract #51, zoned R7. The project team is comprised of:

- Jason Fisher, CEO, The Lund Company - Project Lead, 40 years
- Tim Mettenbrink, Senior Strategic Advisor, The Lund Company, 40+ years
- Carisa Ames, Senior Project Manager, The Lund Company, 18+ years
- Tanya Shapiro, President, The Lund Company, 20+ years
- Alley Poyner Macchietto, Architecture Consultants

c)Organizational Chart

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

Lund has 3 primary divisions:

- Project Management and Development Services
- Property Management
- Brokerage Services

This grant proposal will be managed by the Development Services team with Jason Fisher, CEO serving as the key employee leading the project.

d)Other Completed Projects and/or Major Accomplishments –

- Please describe 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.

Lund has a rich history of adding to the Omaha commercial scene over its 40 years of achieving its mission, *To be a catalyst that maximizes the value of real estate to building owners, occupants, the community and the environment.* Its noteworthy accomplishments include:

- Initial development of Omaha’s Blackstone District. Developed an overall vision for this once thriving commercial corridor and led a group of investors that assembled six properties in an effort to change what had become a blighted area. Between 2007 – 2010, spearheaded efforts with community leaders to create a Business Improvement District (BID), change traffic patterns to two-way, improve street-scaping and a pedestrian experience and realize his vision for the area.
- Redevelopment of 450 Regency Parkway. Led a group of investors to purchase and rehabilitate this dilapidated building that had sat vacant for three years. The group took a challenging floor plan with a 4-story atrium and creatively found a way to turn it into a Class A, multi-tenant office building. The first redevelopment of its kind in the area, several properties have been modified utilizing some of the design characteristics in this project. In essence, the building is brand new. A new entry façade and a completely renovated interior, which added windows wherever possible, created a very modern and transparent aesthetic.

- PayPal / Ebay Operation Centers. Phase I consisted of A 115,000 SF build-to-suit project; phase II was a 127,000 SF facility that completed PayPal's operational campus and housed 1400+ employees.
- Securities of America Headquarters. Development and capital formation for a 90,000 SF building and phase II a 68,000 SF, \$21 million project.
- 15950 West Dodge Road. Speculatively developed a 92,000 SF, \$18M, 4-story Class A office building.
- 450 Regency. Redevelopment of a vacant, Class B office building into one of Omaha's most unique and prestigious Class A buildings in the area. Project cost \$19M. Received CRE Summit Development of the Year award in 2012.
- Landmark Building. Redeveloped the existing 275,000 SF, 15-story office building and added a Marriott Autograph hotel, The Farnam, to the space. Project cost \$65M. Received CRE Summit Development of the Year award in 2022.

PROPOSAL OVERVIEW

- Proposal Title*
Omaha Tower

- Total Budget*

\$46,500,000

- LB1024 Grant Funding Request*

\$16,500,000 (35.49% of total project investment)

- **Proposal Type** –

Capital project

Service/program

Combination of capital project and service/program

I do not know

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

This grant proposal is to support the “Omaha Tower” project, converting the office space to a 55+ active adult community located in the qualified census tract #68.06, zoned R7; creating 120 units (majority 2-bedroom) providing built-in broadband access (1 Gig) and a coffee shop to bring in retail traffic. The tower is at 2120 South 72nd Street, Omaha, Nebraska 68124, purchased by Lund in 2017 for \$20,000,000.

This grant request is comprised of 2 parts further explained in the narrative. Lund is requesting \$16,500,000 via this ARPA grant and is committed to investing \$30,000,000 bringing the total project total \$46,500,0000.

- **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.

Lund has completed conceptual design and forecasted budget. Upon approval of this grant proposal, Lund will engage Alley Poyner Macchietto to complete design and set schedule where the grant is fully funded by July 2026 as required..

What percentage of your proposal can be completed by July 2026?

100%

- **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** – a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha.
- **Community Needs** – What community needs does your proposal help meet? Select all that apply:
 - ✓ **Sustainable Community** (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

This grant proposal is to support the “Omaha Tower” project, converting the office space to a 55+ active adult community located in the qualified census tract #68.06, zoned R7; creating 120 units (majority 2-bedroom) providing built-in broadband access (1 Gig) and a coffee shop to bring in retail traffic. The tower is at 2120 South 72nd Street, Omaha, Nebraska 68124, purchased by Lund in 2017 for \$20,000,000

This grant request is comprised of 2 parts:

1) The iconic Omaha Tower was originally constructed in 1976. Standing 15 stories tall, this office tower has been a significant part of Omaha’s architecture and is the tallest building outside of downtown. The property is located on a major intersection at 72nd & Mercy Road. The property consists of the 182,770 SF office tower and a 565-stall attached parking garage and sits on 5.29 acres of land.

Once a very prominent and successful part of the Omaha office market, it has been declining for several years. Major shifts in the office market and new development and continued migration of office west on Dodge has accelerated dramatically since the West Dodge Expressway completion in 2006. Aksarben Village developed almost 2 million square feet over the last 12 years. Current vacancy in the Tower is 45% and will jump to 70% next year when the major tenant in the building moves.

Market shifts have been a big part of the Tower’s decline. The age and design of the building have been a contributing factor. Despite continued investments to update the overall interior appearance, the property has relatively small floor plates, making it difficult for most office users who have migrated away from private offices and emphasized more open planning. In addition, a major design preference in office architecture is for open ceilings with floor to ceiling heights that are significantly higher than what can be accommodated at the Tower. Add the damaging impact of Covid-19 on the office demand and this once prominent property is at a pivotal moment in its existence. It is clear that without a major shift it likely is functionally obsolete within the next 10-years. Our team has been exploring alternative uses for the Tower. We feel strongly that the best future use is to convert this office building into a 55+ residential property supporting an active lifestyle. (\$15 million of grant funds will support this endeavor)

2) The existing coffee shop space on the first floor will be renovated to provide a place for individuals with developmental disabilities to learn a viable trade, obtain workplace training and peer-to-peer mentorship from community volunteers and perhaps, tenants. This concept is being modeled after the successful Bitty and Beau’s coffee shop in Wilmington, North Carolina (franchises available). Over 43% of adults with developmental disabilities remain unemployed, and of the 57% in employment, many are paid below minimum wage in programs that teach work skills; and that underpayment means less choice for these adults who also are living well beyond the average age of 63. These statistics support the creation of jobs to teach critical learning skills (soft skills, work skills and social skills) at an earlier juncture than post high school graduation.

With the proposed Coffee Shop location inside the Omaha Tower, there is a viable opportunity to include those who need a different type of supervised workforce engagement, where security, innovative supervision and networking in a service learning environment can meet the needs of the developmentally disabled. The 55+ community, work environment coaching, Ipads, easy ordering menus, visual and auditory recipes, and even collegiate students in Special Education, Physical and Recreational Therapy, teaching, sociology and social work, can all come together to form a community of people that transcends the common coffee retailers to provide more than a cup of java on ice. The South Omaha vision meeting identified the lack of coffee shops in the census tracts. 72% of Americans aged 60+ drink coffee every single day. The coffee industry is forecasted to grow in the U.S. beyond the \$80 billion it has already surpassed by another 5% by 2025. (\$1.5 million of grant funds will support this endeavor)

While Omaha has multiple senior rental options, none exist in the 68124-zip code of the Omaha Tower 55+ active adult community project. The closest alternative adult living is 2.7 miles south of the Omaha Tower; therefore this project will fulfill a market need for this census tract area as supply is short and demand to “age in place” is increasing. A sampling of 55+ adult community properties include:

Avidor Omaha 13110 Sterling Ridge Dr, Omaha, NE 68144	Two Bedroom 1014 - 1014sq. ft.	\$2,650 - \$2,750
Parkside Living 7775 Park Dr, Omaha, NE 68127	Two Bedroom 950 - 950sq. ft.	\$1,100 - \$1,200
Ralston House 7301 Q St, Omaha, NE 68127	Two Bedroom 770-770 sq. ft.	\$805 - \$805
Connect 55+ Plus Omaha 7205 N 73rd Plaza Cir, Omaha, NE 68122	Two Bedroom 825 sq. ft.	\$1,210 - \$1,260
Tregaron Senior Residences 2315 Greenwald Street, Bellevue, NE 68123	Two Bedroom 835 - 835sq. ft.	\$1,302 - \$1,302
https://www.after55.com/ne/omaha/active-adult/apartments		

The Lund Company's 55+ active adult community, the "Omaha Tower Project" will answer several areas of housing concerns negatively impacted by the Coronavirus pandemic. It 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:

This particular property and project will contribute to the improvement on communities impacted by the Coronavirus as defined in the (SLFRF) US Dept of Treasury Coronavirus State and Local Fiscal Recovery Funds as:

Disproportionately Impacted Households and Communities: Low- or-moderate income households or communities, households that experienced increased food or housing insecurity, and programs or services to support long-term housing security.: including development of affordable housing and permanent housing options. (pp 17-18),

<https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-Overview.pdf>

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 impact
- Invest in broadband infrastructure (hardware and software public access)
- Community & Small Business Recovery
- Bolster capacity in workforce

The Lund Company will build in a 1 Gigabit broadband and public internet access to residents to be included in the rent, supporting access to technology. Beautifying the property will have a positive impact on the neighborhood as it will increase visibility of the existing neighborhood.

This 55+ active adult community project will increase job workforce positions to about 100 construction employees for the duration of the project implementation. Additionally, Lund will assume management of the property creating 8-10 new jobs paying an average of \$44,000 annually (minimum total payroll \$352,000).

b) Visioning Workshop and Findings Alignment

The South Omaha vision workshop's key takeaways identified the following topics which will be addressed by the "Omaha Tower Project" proposal:

- Culture cultivates local reinvestment
- Strong small business community
- Opportunity to leverage community reinvestment area
- Build upon existing vibrancy and demand
- Diversity of culture and talent can be leveraged

The Omaha Tower located at 72nd and Mercy corridor is in a community reinvestment area. This proposal will allow the building to be financially feasible to convert from office space to a 55+ active adult residential living.

The 55+ active adult community could provide spacious 1 and 2 bedroom apartment homes for rent with features such as washer and dryer, an elevator, pet friendly units and extra storage. Tower residents are also seeking zero home maintenance responsibilities and freedom from homeowner costs and property taxes. Tower residents would be surrounded by others in the same age range and at a similar stage in life who share similar hobbies, life goals and interests.

Omaha Tower apartments are designed for the active adult. The Keystone Bike Trail is nearby and pickleball courts have become quite desirable among this population. Note: Omaha is ranked the 18th highest city with pickleball courts per capita. Abundant assembly space will be included in the design for family reunions and community meetings. The creative integration of a coffee shop which will provide jobs for people with developmental disabilities is a unique way of building a strong community and supporting a unique small business model built upon diversity and inclusivity; thru generational integration.

c) Priority Alignment

This project aligns with the Nebraska Legislative LB1024 strategic priorities of being located in the Qualified Census Tract 68.06, is properly zoned (R7), by fostering a desirable residential transformation and will improve the residential and workforce lives of those in the South Omaha community.

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

First preference for sub award consideration will be given to contractors, vendors and suppliers located in the North or South Omaha economic recovery census tracts.

- Anticipated job creation and wages associated with your proposal (temp or permanent)

This proposal will create 8-10 new permanent jobs for Lund to manage and care for the property at an average annual payroll of \$44,000/each (minimum total \$352,000/yr). It will also create 6 new permanent jobs (2 fulltime, 4 part-time) at an average annual payroll of \$150,000.

Per a construction superintendent employed with an Omaha developer, it is estimated that this building renovation project will create a minimum 100 construction-related jobs paying an average of \$23 per hour.

- **Community Benefit**

- Describe the community benefit that will be derived from this proposal. Example: how will it diversify the economy, improve the local neighborhood, and/or increase livability in the community?

This project will make a significant transformational impact on the 72nd and Mercy Street corridor as per the Omaha Economic Recovery Act Coordination Plan. The Omaha metropolitan area is expected to surpass one million residents in the next three years. The 2020 census data released this week shows the eight-county metro Omaha population grew nearly 12% over the last decade to 967,604. At the current pace of growth, the one-million mark is expected in 2024. Omaha, NE Demographic Statistics indicate that those between 55 and 64 years of age comprise 7.8% of the population (nearly 30,500 individuals). What is even more notable is the portion of the population that will need 55+ housing within the next two decades. Those between 35 and 54 years of age comprise 28.1% of the population (nearly 110,500 individuals).

- How does the proposal contribute to community sustainability (economic, built and natural environment and quality of life)?

The 55+ Omaha Tower community at 2120 South 72nd Street, in the Cornish Heights corridor, is within close proximity to amenities desired by active adults who are 55 and older. The commute is 15 minutes to downtown Omaha. A few nearby public transportation options exist as well as some bike infrastructure. In fact, active adults will enjoy biking on the nearby Keystone Trail.

2120 South 72nd Street has a Walk Score of 56 out of 100. Thus, this location is Somewhat Walkable so some errands can be accomplished on foot. Two major bus lines are 0.1 mile away and run along 72nd Street and Mercy Road. It is conveniently located near the interstate, BAXTER arena, and Aksarben shopping, dining, and entertainment. The nearest hospital is only three blocks away - CHI Health Creighton University Medical Center - Bergan Mercy at 7500 Mercy Rd. Additionally, Methodist Physicians, Methodist Hospital and Children's Hospital all are within a short five minute drive.

The Cornish Heights neighborhood is close to nearby parks including Ak-Sar-Ben Field and Pipal Park. Within a one mile radius, there are 56 eateries, eight coffee spots, two grocery stores and two farmer markets, 26 retail stores, and nine entertainment venues.

Omaha Tower 55+ will benefit from the near-by, highly anticipated Crossroads Mall re-development project. Crossroads is being designed as a legacy quality, mixed use development that is planned to contain at least 1.5 million square feet of newly built environment for the people of Omaha to connect by residing, working, shopping, dining and playing. When complete, it will contain a vibrant mix of uses that include retail, restaurant, entertainment, office, hospitality, high-density multifamily and senior living. Across the street will be the new City of Omaha Library which will provide myriad reading resources, education offerings and technology access.

- **Best Practices / Innovation**

- How will this incorporate best/proven practices or demonstrate innovation (example – bringing new concepts to Omaha, etc.?)
- Converting existing space into usable residential housing that is in demand by the increasing number of 55+ individuals in Omaha now and are estimated to be “aging in place” in the future.
- Preventing an iconic historical building from being torn down
- Implementing a unique coffee shop model, training and putting to work developmentally disabled citizens to provide for quality of life, income and socialization
- Welcoming the 55+ tenants to be patrons or mentors of the coffee shop to provide peer-to-peer and generational involvement.
- Partner with area schools such as College of St. Mary to offer practicum real working classroom space for education degree seeking students to work with coffee shop employees which will in turn, bring a youthful vibe to the active community.
- **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.

Other than the stated direct impact of construction and operational job creation plus the affordable housing component of this project, no other developer measured metrics are anticipated.

- **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

No

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

N/A

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

When renovation starts after the grant funds are received (July 2023), the office tenants will comprise approximately 2-3 floors of the 15-story building; as it is already known the largest tenant having been bought out will be vacating its space. This timing is actually in alignment with the start of this cycle for use of funds. Renovation will take place in stages with the grant funds used 100% by July 2026.

Location:

- Physical Location – 2120 72nd Street, Omaha, NE
- Qualified Census Tract – Location is in Census Tract 68.06
- 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:

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

Yes, the property is zoned R7. Lund has not submitted for proposal approval; but plans to do so upon grant approval.

- Utilities –
 - Is the project connected to utilities? YES
 - Will any utility upgrades be required? YES

- Design, estimating and Bidding –
 - Has design been completed?

No, however, the conceptual design has been started including a budget analysis and pro forma.

- Has a construction bid package been developed? If not, how were cost estimates determined?

No, Cost estimates have been derived from our development teams' experience and pre-construction numbers from general contractors.

- General Contractor
 - Has a general contractor been selected?

Not at this time.

- If yes, was a public competitive bid process completed prior to awarding the contract? If not, why?

We will select our general contractor using a competitive bid process once design has been completed. First preference will be to a vendor in the North or South Omaha census tract.

FINANCIALS

- Proposal Budget / Source of Uses – upload at the end of the application
- Pro Forma – upload at the end of the application
- Request Rationale – provide rationale for the dollar amount of your request. Can submit appraisal or listing

Cost estimates have been derived from Lund’s development teams’ experience and pre-construction numbers from general contractors.

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

Grant funds will be used to convert commercial office space into a 55+ active adult community due to shortage of supply for this population seeking to “age in place” and renovate the existing coffee shop space into one where individuals with developmental disabilities can learn a trade and workplace skills leading to gainful employment.

Omaha statistics show the 55+ age group is increasing in size and will continue to in the immediate future creating a housing shortage. The next closest facility serving this demographic with sought after lifestyle amenities is 2.7 miles away. Internet broadband will be incorporated to facilitate ease of access and a coffee shop will be on the first floor creating jobs and bringing in area traffic.

Funds will be used to prepare the site, construction and renovation needs of the building and support new job creation and the launch of the coffee shop to sustainment for the 3 years of the grant period.

- 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)

This proposal will provide residential housing where there is a known market shortage (120 units, average 2 bedrooms) where the tenant rents will sustain the project at a 90% occupancy rate. Rents are anticipated to be \$2,700/month (with Internet broadband access) on average per unit. If this grant is not received to augment conversion and construction costs; the building is at risk for becoming obsolete and Omaha would possibly lose an iconic building.

- Describe the fiscal operations of the proposal following this initial investment

Lund has dedicated personnel starting with a Chief Financial Officer and a Property Manager (with team) that will insure the property's fiscal well-being and future stability to be a place called "home" for many residents looking to "age in place" in a venue supportive of sought after amenities to support independence and provide for socialization, creating a vibrant community.

- Funding Sources –
 - Outline other funding sources including government sponsored economic incentives you have committed, have currently pending, or anticipated exploring for this proposal.

It is not anticipated that Lund will seek other incentives.

- 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)

N/A

- Are there any funds this proposal cannot continue without?

Lund has identified the minimum amount needed of \$16,500,000 to make the conversion to residential property feasible for redevelopment to serve the growing size of population for the 55+ active adult community and implement the innovative coffee shop for the community. Without these funds, the project is not feasible which will cause the building to become obsolete, perhaps facing loss of the iconic building.

- Scalability –
 - Is this proposal scalable or can it be completed in smaller components?

No. We will utilize our design team to finalize the design that maximized the existing site. Based upon preliminary site plans the conversion will create 120 units (2 bedroom on the average) which will be completed in phases, still allowing for the commercial tenants to stay as desired. The project is not scalable beyond the project being completed. However, we do believe this will spur similar construction projects in the area and enabling surrounding businesses to flourish.

- If so, describe these components and ensure that the budget reflects such component breakdowns.

N/A

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

The Lund Company commits to invest \$30,000,000 to the "Omaha Tower Project", directly impacting the qualified South Omaha census tract #68.06.

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 311

Organization Name (if applicable) Excellence Home Renovation

Physical Address 11305 Chicago Cir Omaha NE 68154

Mailing Address

Website www.ghsbuys.com

Social Media Accounts @ghsbuys

Name Grace-Daniele Kouassi

Title CEO

Email Address grace@ghsbuys.com

Phone +1 (308) 224-4075

Team Yes

Grace-Daniele Kouassi- CEO/ Melissa Pederson- Director of Operations/ Nick Pacal-Director of Sales/ Vanessa Rafols-Director of Marketing/ Fidel Kouassi- Head of Construction Management

Organizational Chart

Other Completed Projects and/or Accomplishments We have completed multiple projects in the North Omaha and South area that consisted in purchasing residential real estate and adding value to them.

Proposal Title The Graced Residences! Affordable Apartments

Total Budget (\$) \$3,500,000.00

LB1024 Grant Funding Request (\$) \$3,500,000.00

Proposal Type

Brief Proposal Summary The project consists in building 12 town homes residences in zip code 68131. The following lots have already been pledged for this project: 1701 N 33rd St Omaha NE 68131, 1703 N 33rd St Omaha NE 68131, 1705 N 33rd St Omaha NE 68131. Project to be completed by June 2024.

Timeline 14 months. Completion date to be June 2024

Percentage completed by July 2025 100%

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

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) 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

Visioning Workshop Findings Alignment

Priorities Alignment

Economic Impact

Community Benefit

Best Practices/Innovation

Outcome Measurement

Partnerships

Displacement

Displacement explanation

Physical Location

Qualified Census Tract

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability

Funding Sources

Scalability

Financial Commitment

Over \$100,000 in marketing funds will be allocated toward this project.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process



Acknowledgme

LB1024 Funding
Sources
Acknowledgment



Public Information



File Uploads

Grant Application

Row 312

Organization Name (if applicable) The AIM Institute

Physical Address 1902 Howard St. Omaha, NE 68102

Mailing Address

Website www.aiminstitute.org

Social Media Accounts [@AIMInstituteOMA](https://www.facebook.com/AIMInstituteOmaha)
<https://www.instagram.com/aiminstituteomaha/>
<https://www.linkedin.com/company/34490/admin/>

Name Tom McCauley

Title Fundraising Specialist

Email Address tmccauley@aiminstitute.org

Phone +1 (402) 979-8324

Team Yes

Itzel Lopez, Vice President, Advancement & Community Engagement, 14 years experience in community empowerment, fund development, and strategic partnerships. A recognized and successful leader in South Omaha, Lopez was recently awarded Latina of the Year 2022 by the Metro Young Latino Professionals Association; she also provided valuable input during public discussion of LB1024. She will serve as Project Director and manage partnerships for this effort. Kandace R. Miller, PhD. President/CEO, 40+ years in tech education, economic development and technology development. She will oversee the Omaha Stem Ecosystem partnership and development of the STEM Community Platform. Erin Lasiter, Vice President, Program Operations, 18 years experience in information technology, product development, and program implementation. She will lead program delivery teams to execute, evaluate, and improve the program, including technical education. Marc Ferguson, Consultant, 40+ years experience as a Chief Information Officer. Ferguson will serve as the project manager. This proposal will also deploy specially trained tech career consultants, called Tech Navigators, to assist participants with taking full advantage of the STEM Community Platform and help them craft individualized I.T. career maps to follow. With several years of collective technology sector experience and robust industry connections, AIM's Tech Navigators are well-qualified to help North and South Omahans begin their tech careers. These Navigators include, but not limited to, the following: Staci Wise, Director, Access Programs. Wise has strong ties to North Omaha having served as a site director for

the Urban League and other North Omaha nonprofits. Maggi Thorne, Tech Career Navigator and South Omaha Regional Coordinator. An experienced project manager and TV personality, Thorne will engage with participants to ignite interest in tech. She will also manage educational partnerships with UNO, UNL, Creighton, Iowa Western Community College, Metropolitan Community College, etc. Brett Berkebile, Tech Career Navigator and North Omaha Regional Coordinator, will serve as the lead instructor for all Demystifying Tech Career workshops and will ensure quality instruction and results. Julie Sigmon, Director of the Omaha STEM Ecosystem. Julie has 30+ experience creating collaborative organizations and growing STEM education in Omaha. She will co-lead the SCP efforts.

Organizational Chart

Led by a President/CEO, AIM is organized into three divisions: Programs, Advancement, and Operations. Each division is led by a Division Leader. The Programs division includes Access Programs, Academies, and Tech Education. Each program is led by at least one director, with program coordinators delivering services. The percent of AIM's overall expenses devoted to programs is 84%, making AIM a highly efficient organization. The Advancement team is responsible for fundraising, events, conferences, and our Membership program provides services to area employers. Advancement consists of four directors/specialists. The Operations division includes I.T., H.R., Administration, Accounting, and Compliance delivered by full-time operations staff as well as H.R. and accounting consultants.

Other Completed Projects and/or Accomplishments

Through education, career development, and outreach, the nonprofit AIM Institute has fostered the growth of Omaha's tech sector for more than 30 years. AIM is an essential contributor to economic development in the Omaha area and beyond, developing, growing, and retaining local tech talent that is critical to the success of area companies and entrepreneurs. AIM promotes diversity, equity and inclusion in the tech sector by making outstanding educational opportunities and career training accessible to all, from elementary school through adulthood. The AIM Institute has delivered life-changing tech education and career development opportunities to thousands of individuals and organizations. Our major accomplishments include: tech access and success academy programs that serve underserved and at-risk youth every year; the annual Heartland Developers Conference (HDC); Infotec Conference; and a yearly Tech Awards ceremony that recognizes important contributors to the local tech community. Our impact is undeniable, generating over \$190 million for the Greater Omaha economy every year. Post-assessments of our educational programming have consistently indicated that over 75% of participants plan to seek further STEM coursework and career exploration, with over 79% of students coming from populations underrepresented in STEM fields. Our youth-serving programs are on a particularly dramatic growth trajectory, from serving over 4,000 youth in 2019 to over 6,900 in 2021, a 58% increase in two years. Students in our Youth in Tech program consistently score higher in math and science compared to their peers, and just this past year, all seven of our Spring 2022 Code Academy students at Omaha South High School were admitted to the UNO College of Information Science and Technology and are now pursuing computer science degrees. In addition, AIM has successfully launched digital platforms that have provided services to over 25 million job seekers across the country. AIM used that experience and

expertise to co-create along with our partner the Omaha STEM Ecosystem another online platform called the STEM Community Platform (SCP). The SCP is an interactive database of local STEM offerings and information about the breadth of STEM careers. AIM has managed federal grants from the U.S. Department of Education, U.S. Department of Commerce, U.S. Department of Labor, National Science Foundation, and the National Security Agency. Including multi-year renewals, we have managed 22 federal grants totalling \$51.6 million. Currently we have six federal TRiO grants from the U.S. Department of Education. The key personnel involved include seasoned program directors who have managed a number of federal grants each ensuring the successful implementation of services, evaluation, and compliance. AIM is a trusted steward of federal, state, and private foundation grant money. In addition to an annual audit, AIM also conducts internal audits of all grant programs on a quarterly basis. We have a comprehensive system of controls and procedures led by the accounting firm of Avalon Accounting, LLC. In addition, our program directors are actively involved in oversight.

Proposal Title	Strengthening and diversifying Omaha's tech ecosystem
Total Budget (\$)	499,958.17
LB1024 Grant Funding Request (\$)	499,958.17
Proposal Type	Service/program
Brief Proposal Summary	<p>The tech community in the Silicon Prairie suffers from a talent gap, is disconnected, inaccessible, and lacks diversity. Meanwhile, thousands of high-paying jobs go unfilled in the region, while many underrepresented individuals struggle to earn a living. The AIM Institute (AIM) addresses this issue by helping fill the growing need for skilled workers in technology roles by providing training, education, and connections to empower people to enter the tech workforce. Whether through Code School, Youth in Tech, Success Academies, or annual conferences, AIM excites people about technology, inspires them to pursue tech careers, and helps them navigate the tech-career continuum. AIM will focus its programming to serve the North and South Omaha communities, including schools, community organization, the unemployed, businesses, and the public at large through our life-changing, cycle-breaking, career development and tech education. To multiply the impact of these services, as well as all programs in the target areas, AIM will collaborate with the Omaha STEM Ecosystem (OSE) to further develop and disseminate the STEM Community Platform (SCP), a no-cost digital tool that aggregates and centralizes information about local STEM offerings, from free tech education and career planning to general STEM info. The platform demystifies STEM sectors and redresses the historical siloing of information that has long excluded underserved communities. To ensure widespread adoption, AIM will conduct a series of public workshops at partner organizations, including Goodwill Training Centers and Heartland Workforce Solutions, to teach community members how to use the platform. AIM will co-locate these workshops with Demystifying Tech Careers workshops, which delineate the five areas of tech (coding, design, data, operations and support) and help participants assess how their own strengths and interests align with tech career paths. Workshops incorporate specially trained I.T.</p>

career coaches (Tech Navigators) working one-on-one with participants to map out a career plan, and connecting them to local opportunities to begin the journey. Thanks to AIM's strong partnerships with the local nonprofit community, Tech Navigators can also connect participants to any wraparound services they may need in order to pursue technical education, such as public transportation passes and childcare stipends if necessary.

Timeline Here is a tentative timeline of this proposal, subject to change as needed. June 2023 - Award Notification June 15, 2023 - Meet with all partners to establish roles, set targets, and governance structure of the project. June 15, 2023 - Establish all accounting and compliance protocols. July 15, 2023 - Staff and board training. July 15, 2023 - Create and implement data management tools. June - Aug 2023 and 2024 - Conduct a series of "discovery sessions" with key constituents in the target areas. August - Plan and hire instructors and service providers. October 2023 and 2024, March 2024 and 2025 - Advanced Training classes August 21, 2023 - Start services in North and South Omaha July 1, 2023 - Identify firm to design and develop enhancements to increase usability and improve user experience of the STEM Community Platform July 15, 2022 - Determine site needs. Design begins. September 15, 2023 - Wireframes delivered. October 1, 2023 - Wireframes, system design approved or rejected. October 15, 2023 - Begin development. December 1, 2023 - Development completed, reviewed. December 15, 2023 - Final approval. January 1, 2024 - Launch new site. Distribute media release. January 15, 2024 - Begin public trainings at partner organizations in North and South Omaha on how to use the STEM Community Platform as an education & career navigation tool January 15, 2024 - July 1, 2025 - Hold regular public workshops at partner organizations in North and South Omaha. Monthly - Performance reporting to AIM and OSE's board of directors Quarterly - Evaluation of program services and providers, staff

Percentage completed by July 2025 100%

Funding Goals Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

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

"other" explanation

Proposal Description and Needs Alignment A strong, equitable, and inclusive tech workforce will enhance the sustainability of the Omaha community in multiple ways. It will fill the ongoing tech jobs gap with homegrown I.T. talent, encourage innovation via inclusion of identities and perspectives, and produce positive economic ripple effects through the increased earning power of each person who pursues a career in technology. Accomplishing this vision requires lowering barriers to tech education for historically excluded populations, including BIPOC, Latinx, women,

LGBTQIA+ and low-income individuals. This proposal seeks to fund a redesign of the STEM Community Platform to increase its utility, along with no-cost public workshops designed to teach community members how to use the platform. Workshops will be delivered at partner organizations in North and South Omaha along with AIM's Demystifying Tech Careers course. Workshops will incorporate AIM's tech career planning service, leveraging specially trained Tech Navigators to help participants identify which area(s) of tech they are likely to succeed in according to their unique personality profile; Tech Navigators will also help participants chart a personalized educational and tech career trajectory to follow. Ultimately, AIM will use the STEM Community Platform to help leverage AIM's programming in North and South Omaha to effect transformational change.

Visioning Workshop Findings Alignment The proposal directly aligns with the Visioning Workshop Summary findings, particularly as related to Section 6 - Demographics and Workforce. The proposal addresses the community-identified need for stronger, low-cost educational opportunities; high-wage employment; and an environment that encourages talent retention by providing equitable tech education access and free H3 career training opportunities to underserved North and South Omahans. Dismantling structural barriers to equitable tech education access responds to the needs identified in the LB1024 visioning workshops by enhancing and leveraging the community's powerful resources to yield lasting economic growth for all.

Priorities Alignment The proposal aligns with LB1024's strategic priority to foster long-lasting economic growth, 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. A consistent theme of the Visioning Workshop was the perceived lack of access and tools to leverage community resources. The STEM Community Platform (SCP) centralizes all things STEM, from code school programs to no-cost tech education to family-friendly tech experiences and more. AIM will leverage its programming in North and South Omaha with the improved STEM Community Platform along with public workshops on how to utilize this powerful free resource. This will help dismantle barriers to information access, increase equitable knowledge sharing, and help ignite curiosity toward STEM. By lowering the barrier to entry through coordinated and increased information-sharing regarding H3 careers, the SCP will help redress the historical siloing of information. Moreover, because AIM works closely with community partners to identify and advocate for internships and job opportunities on behalf of participants, connecting with underrepresented individuals by way of the SCP will provide a necessary boost to underserved Nebraskans who wish to enter the tech workforce.

Economic Impact As technology grows ubiquitous in people's personal and professional lives, the need for skilled tech professionals follows suit. The Bureau of Labor Statistics, for instance, estimates an 18% growth of the federal I.T. workforce by 2030, significantly higher than the 8% average for all other occupations. This need is particularly evident in Omaha, with its rich telecommunications infrastructure, multi-sector economy, and growing number of startups. Bridging the tech talent gap here will reverse the estimated \$102 million negative economic impact resulting from Greater Omaha's ongoing shortage of 10,000 tech workers; bridging that gap with highly skilled

workers from underserved, historically excluded, and economically disadvantaged populations will improve the quality-of-life for individuals and their families, as the average annual salary of a tech job in Omaha is \$89,940, or 31% higher than the Nebraska median annual household income of \$61,439.

N/A

N/A

N/A

N/A

Community Benefit This project will benefit the community in several ways. Diversifying the tech sector will help companies achieve innovation through increased representation of divergent identities—a growing body of research has shown that diverse teams outperform homogeneous teams thanks to an enhanced pool of perspectives from which to synthesize ideas. Therefore, cultivating a supply of highly skilled tech workers to fill vacant positions will encourage companies to invest and reinvest in our community for years to come. Additionally, ensuring access to tech education and career development resources for members of underrepresented communities in North and South Omaha will provide an ideal environment for underserved Omahans to break the cycle of poverty by entering an H3 tech career path. Finally, with LB1024 set to spur development of the urban core and attract new businesses into the Qualified Census Tracts, the need for all types of tech professionals will grow; supporting AIM will allow the community to support these new businesses as they create their customer base. The aforementioned advantages, however, may only come to pass if educators manage to capture the imaginations of youth during critical interest-forming ages. That is why the cycle-breaking efforts of AIM are so vital to a healthy future of our community. Our multifaceted educational and career development offerings serve as a one-stop shop for all things tech, provide valuable information and opportunities regarding STEM career paths, and ignite the curiosity of youth who face a future where technology grows ever more integral to daily life.

Given the benefits of a job in technology on both the economy and the citizenry, the cultivation of a stronger, more diverse, inclusive, and equitable tech workforce presents a novel long-term solution to longstanding problems. Companies in cities with a robust supply of H3 professionals are less likely to disinvest in those cities as their workforce needs are met. Highly skilled citizens in cities with an opportunity-rich job market are less likely to move out of state in search of better prospects, diminishing the specter of “brain drain” that has long troubled the state of Nebraska. Ensuring access to tech education and tech career resources for the most vulnerable members of our community will expedite the growth of a sustainable local technology workforce.

Best Practices/Innovation This proposal capitalizes on the emerging best practice of the tech ecosystem model, which posits that an interoperable network of local technology stakeholders can help increase employment rates, access to investment capital, tax revenue, tourism income, cultural exchange, improved living standards,

innovation, idea-sharing while decreasing brain drain and economic disinvestment. The local technology stakeholders involved in the STEM Community Platform span the public, private, and nonprofit sectors.

Outcome Measurement AIM will measure the success of our programming via the following metrics. 1: Number of individuals served 2: Number of at-risk, underserved, and/or historically excluded individuals served. 3: Percentage of participants who increase their tech skills. 4: Percentage of participants who improve their personal development skills (e.g., goal-setting, career assessment, scholarship applications, FAFSA, etc.) 5: Percentage of participants who report satisfaction with the program. 6: Percentage of participants indicate interest in pursuing a tech program of study and/or tech career. We have determined the following goals for this proposal: 1: 6,283 individuals served 2: 75% of individuals served are at-risk, underserved, and/or historically excluded. 3: 84% of participants increase their tech skills. 4: 84% of participants improve their personal development skills. 5: 87% of participants report satisfaction with the program. 6: 71% of participants indicate interest in pursuing a tech program of study and/or tech career.

These outcomes can be measured through pre- and post-assessments, such as the Student Attitudes Toward STEM Survey (SATSS), which AIM administers to program participants to gauge programmatic success.

N/A

Partnerships Yes

AIM is a key partner in the Omaha STEM Ecosystem (OSE), a consortium of over 800 local STEM stakeholders. In collaboration with AIM, OSE members—including the Henry Doorly Zoo, the University of Nebraska at Omaha, and a variety of community-based organizations, educators, and service providers—continually contribute information about local STEM opportunities and events to the STEM Community Platform, while AIM provides technical upkeep of the platform.

We have an MOU with the Omaha STEM Ecosystem, as well as our training providers and training partners.

Displacement No

Displacement explanation

Physical Location AIM's programs and services take place across the Greater Omaha area, particularly in South Omaha (Omaha South and Bryan High Schools) and North Omaha (Benson High and Monroe Middle School). We also offer programming at the WCA in Eastern Omaha, the Goodwill Training Center in North Omaha, and Heartland Workforce Solutions in North Omaha; when the new Goodwill Training Center and Heartland Workforce Solutions sites open in South Omaha next year, we will provide services in those locations as well.

Qualified Census Tract Within one or more QCTs

Additional Location Documents	N/A
Property Zoning	Yes
Is the project connected to utilities?	No
	No
Design, Estimating, and Bidding	No
	No
	N/A
General Contractor	No
Request Rationale	Please see attached budget called "AIM Institute LB1024 budget.pdf"
Grant Funds Usage	LB1024 grant funds will support enhancements to the STEM Community Platform that improve usability and user experience; a series of North and South Omaha-based public trainings on how to use the platform; and no-cost workshops that are designed to demystify tech careers and help constituents identify which of the five key areas of tech they might excel in (i.e., coding, design, data, operations, and support).
Proposal Financial Sustainability	Yes
	Proposal activities will be sustained through a portfolio of charitable foundation investment, state and federal government grants, corporate sponsorship, and event revenue.
Funding Sources	N/A
	N/A
	Without LB1024 funding, necessary usability and design updates to the STEM Community Platform cannot take place, nor can the regularly scheduled public trainings on its youth.
Scalability	N/A
	N/A
Financial	AIM can commit up to 20% of the total project cost to the

Commitment proposal. In-kind contributions will include the salaries of AIM's management team and program directors, program advertising, space, infrastructure, and hosting of the STEM Community Platform.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Organizational Chart Proposal Budget/Sources and Uses



Growing a strong and diverse tech community





OUR MISSION

Growing a strong and diverse tech community through education, career development, and outreach.

OUR VISION

The Silicon Prairie is a thriving community where anyone can pursue a rewarding tech career.

HOW WE MAKE AN IMPACT

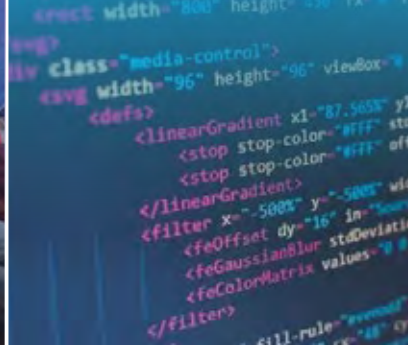
**Success
Academies**



**Access
Programs**



**Technical
Training**



**Events &
Outreach**



WHY AIM?

Community Need

The Midwest region's tech community is full of opportunity, with many exciting and growing companies. But like most tech communities in the United States, the Silicon Prairie suffers from a scarcity of talent, lacks diversity, and has a high barrier to entry. The tech educational and service continuum is disconnected. At the same time, thousands of high-paying jobs go unfilled in the region. Paradoxically, many underrepresented individuals struggle to earn a living.

AIM's Guiding Philosophy

AIM believes equipping everyone, especially underrepresented populations, with tech skills, community connections, and personal development is the solution to all these issues. Tech careers are so diverse, that everyone is capable of a rewarding career in technology.

AIM's Actions

We resolve to meet with people of all ages on their level, in their communities, and at convenient times to create aspiring tech professionals. We also resolve to meet with local tech community leaders to build accessible pathways into tech and promote diversity in hiring and investment in home-grown talent.

Kandace Miller | AIM President & CEO

“At AIM, we treat each program participant as an individual. Our unique approach allows for a customized, highly tailored approach. Ultimately, our long term vision is a representative and equitable tech sector with a strong pipeline of diverse, home-grown talent.”



2021 COMMUNITY *impact*

Through education, career development, and outreach, the AIM Institute has fostered the growth of Omaha's tech sector for more than 25 years.

AIM is an essential contributor to economic development in the Omaha area and beyond. Developing, growing, and retaining local tech talent is critical to the success of Heartland companies and entrepreneurs.

AIM promotes diversity, equity and inclusion in the tech sector by making outstanding educational opportunities and career training accessible to all, from elementary school through adulthood. *Over the past year, AIM's programs saw the following outcomes:*

6,556

Total participants served by AIM programs

2,910

Youth impacted by AIM programs

3,406

Participants served from at-risk populations

4,447

Individuals increased their tech skills

5,494

Individuals participated in personal development

3,332

Individuals more likely to enter a tech program or job

AIM's Dedication to Diversity, Equity, and Inclusion

AIM promotes diversity, equity, and inclusion in the tech community by making educational opportunities and career training accessible to all, from elementary school through adulthood.



HOW AIM MAKES AN *impact*

ACCESS PROGRAMS

Tech Career Navigator

Encouraging entry into the tech sector by connecting individuals with free one-on-one guidance

Youth in Tech

Partnering with area nonprofits to provide exciting tech learning experiences for students

Tech & College Access

Providing academic support, mentoring, and training to prepare youth for college and a job in tech

TECHNICAL TRAINING

AIM Code School

Accredited classes providing coding training, mentoring, and placement assistance into a tech job

Custom Training

Tech training programs, built to address an employer's specific needs of upskilling their current workforce

Southwest Iowa Free Tech Training (SWIFTT)

Accelerated training for Iowans interested in a career in technology.

SUCCESS ACADEMIES

Leadership Academies

Providing tech pros with leadership development, mentoring, and skill building to advance their careers

Youth Academies

Providing life-changing experiences to prepare students to reach their full potential

Code Academies

Teaching in-demand coding skills to cohorts of underserved youth in our community

EVENTS & OUTREACH

Events

Connecting the region's technology pros for networking, workshops, and continuing education

Outreach Efforts

Highlighting a vibrant, innovative tech community through in-person events and online materials

Services

Providing community employers exposure and access to tech talent through AIM membership

ACCESS PROGRAMS

Tech Career Navigator

ENCOURAGING ENTRY INTO TECH BY CONNECTING INDIVIDUALS WITH FREE 1-ON-1 GUIDANCE

The AIM Tech Career Navigator is a free service for job seekers to establish a pathway to a successful career in tech. We offer one-on-one guidance provided by experienced AIM career coaches and can connect individuals with the Omaha-area tech continuum to find the solution to their needs. Navigators also provide access to demystifying tech careers workshops.

Youth in Tech

PARTNERING WITH AREA NONPROFITS TO PROVIDE EXCITING TECH LEARNING EXPERIENCES

AIM's Youth in Tech program provides exciting technology learning experiences with partner organizations for students ages 7-17, helping them envision a future in a tech career. These inspiring educational moments are offered at the Brain Exchange and partner community organizations, including schools and after-school programs that serve low-income students.

Tech & College Access

ACADEMIC SUPPORT, MENTORING AND TRAINING TO PREPARE FOR COLLEGE AND A JOB IN TECH

Programs use a variety of cycle-breaking learning experiences to support and inspire at-risk students to pursue higher education. Programming includes free workshops, academic support and advising services, after-school activities, and mentorship opportunities. AIM Talent Search is offered at Monroe Middle and Benson High Schools in Omaha and Wilson Middle and Thomas Jefferson High Schools in Council Bluffs.



3,177

Youth served in 2021

77%

Youth served from at-risk populations

92%

Participants improved their tech skills

Narayan Paudel | Tech Bootcamp Graduate

“Coming from a different country and English being my second language, the AIM grant programs provided someone like me all the necessary resources to achieve my IT education goals.”



TECHNICAL TRAINING



AIM Code School

ACCREDITED CODING COURSES, MENTORING, AND TECH JOB PLACEMENT ASSISTANCE

AIM Code School offers accelerated training for high-demand tech skills to adults and career-changers. Led by industry experts, AIM Code School students gain access to a professional network that connects them with businesses and employers throughout Nebraska and Iowa.

Custom Training

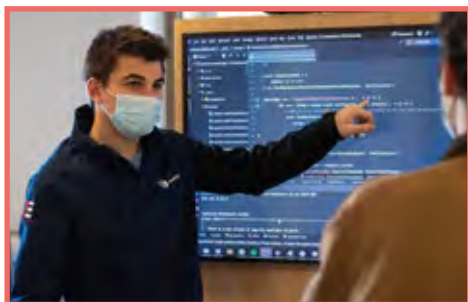
TECH TRAINING, BUILT TO ADDRESS AN EMPLOYER'S NEEDS OF UPSKILLING THEIR WORKFORCE

AIM provides custom tech training to organizations of all sizes at a fraction of the cost of other solutions. The AIM training team, comprised of multiple industry experts with over 100 years of combined experience, helps companies of all sizes, urban and rural, develop and deploy custom training that takes teams and businesses to the next level.

Southwest Iowa Free Tech Training (SWIFTT)

ACCELERATED TECH TRAINING FOR IOWANS INTERESTED IN A CAREER IN TECHNOLOGY

The Southwest Iowa Technical Training Initiative is currently offering a free 100 hour class that provides participants with basic knowledge and definitions of IT terms and concepts. The goal of this course is to “de-mystify” IT by providing clear definitions of the five elements of tech so that they can make an informed decision about further education and training.



Thanks to a \$500,000 grant from the Charles E. Lakin Foundation, AIM will offer free tech training courses to individuals living in Southwest Iowa. Participants will learn basic tech skills and explore career opportunities.

Nathan Coberly | VP, Physicians Mutual

“Partnering with AIM has helped us remove the barrier that typically prevents someone from transitioning to IT. Converting our existing employees to tech positions is a win-win for the company and our community.”



SUCCESS ACADEMIES



Tech Leadership Academies

PROVIDING TECH PROS WITH LEADERSHIP DEVELOPMENT, MENTORING, AND SKILL-BUILDING

The AIM Tech Leadership Academies provide pathways for emerging and advanced tech leaders to develop crucial leadership skills needed in today's globally connected IT workforce. Emerging tech leaders receive help in discerning if they want to pursue an IT management track. Advanced leaders receive training to enhance the leadership skills that are essential for current and upcoming tech managers.

Youth Academies

PROVIDING LIFE-CHANGING EXPERIENCES TO PREPARE STUDENTS TO REACH THEIR POTENTIAL

Also known as Upward Bound, this program works with youth to achieve their ultimate personal, academic and professional success, regardless of their past or current challenges. This ensures that the future Omaha tech community has a strong base of well-grounded, successful participants from all walks of life.

Code Academies

TEACHING IN-DEMAND CODING SKILLS TO UNDERSERVED YOUTH IN OUR COMMUNITY

Programming includes free workshops, academic support and advising services, after-school activities, and mentorship opportunities. The Academies spark an interest in technology careers by building a foundation for success that shows area students the possibilities of a high-wage, high-skill, high-demand tech careers.



378

Academy participants in 2021

98%

Participants whose interest in tech increased

74%

Youth Academy participants from underrepresented group

Evelyn Espinoza-Macias | Code Academy Grad

“Would I be on my way to a Cybersecurity degree had I not first been inspired by an AIM Institute program? The answer is no. And I never would have been first in my family to attend college.”



EVENTS & OUTREACH



Events

CONNECTING THE REGION'S TECH PROS FOR NETWORKING AND CONTINUING EDUCATION

The AIM Developers Conference has been providing world-class content to the Silicon Prairie developer community for over 15 years. The conference provides attendees with an immersive experience. For two days, experts share the latest knowledge, demonstrate new techniques, and build understanding. A highly technical event, the conference attracts skilled individuals who are leading the industry forward.

Outreach Efforts

HIGHLIGHTING A VIBRANT, INNOVATIVE TECH COMMUNITY THROUGH ONLINE PLATFORMS

AIM believes strongly in the necessity to celebrate the people and organizations within Silicon Prairie's innovative tech community. These efforts include the AIM Tech Awards, STEM Community Portal, and Silicon Prairie News.

Services

PROVIDING EMPLOYERS EXPOSURE AND ACCESS TO TECH TALENT THROUGH AIM MEMBERSHIP

AIM is dedicated to developing, growing, and retaining the local tech talent that is critical to the success of area companies and entrepreneurs. AIM works closely with members to identify and fulfill the tech needs of their company, and to join in the effort to create a thriving community where everyone can pursue a rewarding tech career.



1,711

Total event attendees
in 2021

658

Total attendees at
AIM HDC 2021

Bill Udell | COO, Don't Panic Labs

“Each year, we look forward to coming. We make really great connections that lead to deeper relationships all year long.”



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Ashok Fichadia | Board of Directors Chair

“It’s been a rewarding experience to see how deeply involved and invested AIM is in improving our community through education, career development, and outreach.”



THANK YOU TO OUR AIM MEMBERS FOR THEIR SUPPORT



Anonymous

A MESSAGE FROM AIM FUNDRAISING CHAIR

CLAUDIO LATERREUR

Sr. VP & CIO | Valmont Industries, Inc.



Community Members,

Over the past year, I've had the pleasure of serving as the Fundraising Chair for the Board of Directors of AIM Institute. In this capacity, I have only become more impressed with the impact AIM continues to make in growing a stronger and more diverse tech community. AIM is a unique and innovative non-profit that brings together a wide variety of companies to learn from each other, improve skill sets, mature community awareness and build relationships while addressing the shortage of tech professionals in the local workforce.

AIM is an essential contributor to the economic development of the Omaha area and beyond, offering programs that reach thousands of current and future tech professionals and students. These programs are critical to the success of area companies and entrepreneurs. Its tailored corporate membership programs address workforce challenges within the business community and minimize the costs of having to attract talent nationally to fill technology roles. Its industry-focused conferences and events offer convenient and inexpensive ways for aspiring tech and tech professionals alike in our community to learn from one another and share best practices, creating the conduit for continuing education they might not otherwise receive.

The Board of Directors are continually impressed with AIM as a trusted financial steward. We are inspired by how AIM is deploying these resources to make outstanding educational and career training opportunities more accessible to all, from elementary school to adulthood, disrupting cycles of poverty and changing the trajectory of lives in our community. Moreover, the self-esteem that is imparted on program participants raises the collective community contribution level. On behalf of the Board of Directors, thank you to all those who continue to support the mission of AIM Institute.

Sincerely,





The AIM Institute is an innovative nonprofit that grows, connects, and inspires the tech talent community through career development and educational programs. Through these efforts we improve thousands of lives across the Silicon Prairie.

Our **Educational Programs** provide life-changing learning experiences and mentoring to grow future tech talent.

Our **Career Development** services deliver inspirational, leading edge training and career resources dedicated to advancing and converting talent into tech.



1905 Harney St. #1A | Omaha, NE 68102 | 402.979.8324 | info@aiminstitute.org





OUR MISSION

Growing a strong and diverse tech community through education, career development, and outreach.

OUR VISION

The Silicon Prairie is a thriving community where anyone can pursue a rewarding tech career.



THE NEED

The tech community in the Silicon Prairie suffers from a scarcity of talent, is disconnected, inaccessible and lacks diversity. At the same time, thousands of high-paying jobs go unfilled in the region. Paradoxically, many underrepresented individuals struggle to earn a living.

HOW WE MAKE AN IMPACT

Through education, career development, and outreach, the AIM Institute has fostered the growth of Omaha's tech sector for more than 25 years. AIM is an essential contributor to economic development in the Omaha area and beyond, developing, growing, and retaining local tech talent that is critical to the success of area companies and entrepreneurs.

**Success
Academies**



**Access
Programs**



**Technical
Training**



**Events &
Outreach**



AIM'S COMMUNITY *impact*

AIM's programs saw the following outcomes in the past year:

6,556

Total participants served by AIM programs

2,910

Youth impacted by AIM programs

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Participants served from at-risk populations

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Individuals increased their tech skills

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Individuals participated in personal development

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Individuals more likely to enter a tech program or job

AIM'S GUIDING PHILOSOPHY

AIM believes equipping everyone, especially underrepresented populations, with tech skills, community connections, and personal development is the solution to all these issues. Tech careers are so diverse, that everyone is capable of a rewarding career in technology.

AIM'S ACTIONS

We resolve to meet with people of all ages on their level, in their communities, and at convenient times to create aspiring tech professionals. We also resolve to meet with local tech community leaders to build accessible pathways into tech and promote diversity in hiring and investment in home-grown talent.

Kandace Miller | AIM President & CEO

“ At AIM, we treat each program participant as an individual. Our unique approach allows for a customized, highly tailored approach. Ultimately, our long term vision is a representative and equitable tech sector with a strong pipeline of diverse, home-grown talent. ”



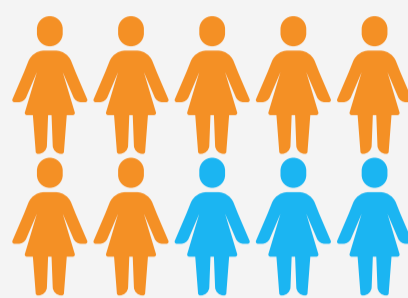
AIM INSTITUTE

Data Points

The AIM Institute's mission is to grow a strong and diverse tech community through education, career development, and outreach. Through this mission, we envision a thriving community where everyone can pursue a rewarding tech career.

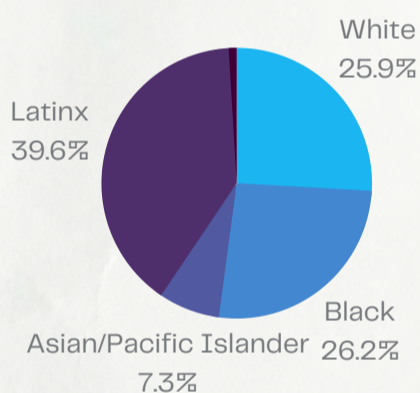
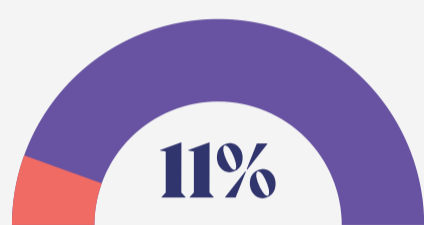
WOMEN IN TECH

- As of 2022, women held just 26.7% of tech-related jobs across the country.
- Just 10.9% of senior leadership in tech companies are women.



BIWOC IN TECH

- There are just 2 Black women Fortune 500 CEOs.
- Just 3% of computing-related jobs are held by Black women, 6% held by Asian women, and 2% held by Latinx women.



Omaha Public Schools

- 20,628 of 51,674 speak 108 languages.
- 69.5% qualify for free/reduced lunch.
- 2,358 refugees (4.8% of enrollment)



Key Stats

- 48% of women in tech reported some form of discrimination.
- 39% of women viewed gender bias as a barrier in tech job access.
- 66% of women reported a lack of a clear path forward.
- Black women held 3% of all computing jobs.

Biggest Factors to Get Girls in STEM

- Female role models
- Hands-On Exercises
- Teacher mentors
- Real-life applications
- Confidence in equality

Data from a Microsoft study.

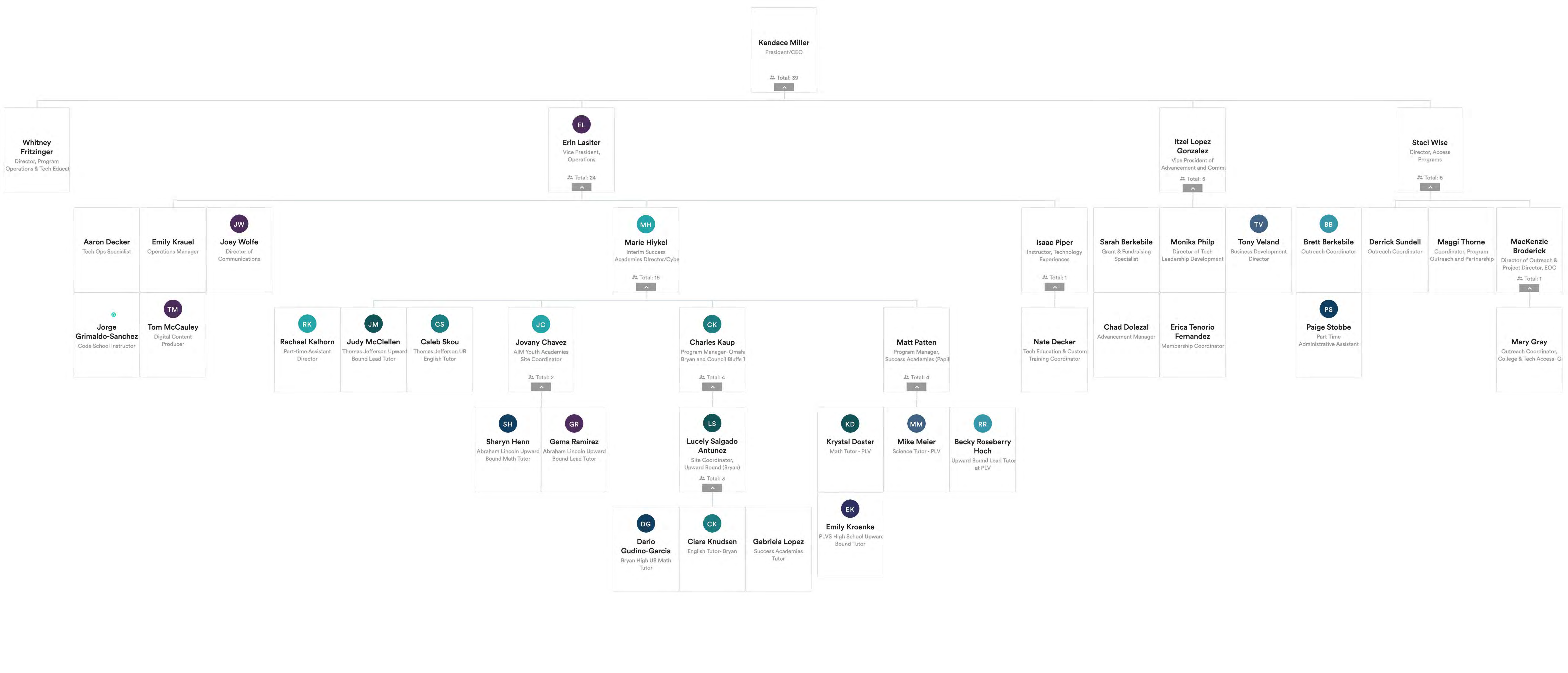
NTC

- Nebraska is becoming more Latinx, projected 38% by 2050.
- Most of NE is losing population, only metros are growing.
- Domestic net migration is negative.
- Tech sector is fastest-growing, but NE is struggling to keep talent

NTC GOALS

- By 2025,
- Add 10,000 tech workers, not jobs
 - 40% female
 - 20% diverse
- (Have only added 1,450 workers so far.)
- Increase tech companies in NE by 300 (Already have 147).
 - Raise NE's tech profile

Category	Request
A. Project personnel	
Project Manager @ \$25/hr x 1040 hrs/yr x 2 yrs	\$52,000.00
Tech Instructor for Demystifying Tech Careers @ \$35/hr x 520 hrs/yr x 2 yrs	\$36,400.00
Tech Navigator (tech education and career counselor) @ \$25/hr x 300 hrs/yr x 2 yrs	\$15,000.00
SCP content coordinator @ \$24/hr x 1040 hrs/yr x 2 yrs	\$49,920.00
Developer/IT support @ \$38/hr x 1040hrs/yr x 2 yrs	\$79,040.00
Marketing coordinator @ \$21/hr x 2080 hrs/yr x 2 yrs	\$87,360.00
Total Personnel	\$319,720.00
B. Fringe Benefits	
Social Security (FICA) @ 7.65%	\$24,458.58
Retirement match @ 6% - Full Time Personnel Only	\$19,183.20
Medical Insurance @ 14.35% - Full Time Personnel Only	\$45,879.82
Workman's Comp .5%	\$1,598.60
Life Insurance .5%	\$1,598.60
Total Fringe Benefits	\$92,718.80
Total Personnel & Fringe	\$412,438.80
C. Staff Travel	
Total Staff Travel	\$0.00
D. Participant Travel	
Total Participant Travel	\$0.00
E. Equipment	
10 laptops (for constituent use during North and South O public trainings/workshops) @ \$700/laptop	\$7,000.00
Total Equipment	\$7,000.00
E. Supplies	
Supplies necessary for operation of the workshops, such as digital learning software access, handouts for	\$9,121.00
Staff Supplies (AIM) (Printer Paper, Printer Ink, Folders, Notebooks, Post It Notes, Staplers, Staples, Pens, E	\$10,000.00
Total Supplies	\$19,121.00
F. Other	
Marketing materials	\$0.00
Digital ads	\$0.00
Total Other	\$0.00
Total Direct Costs (Modified Base)	\$438,559.80
Indirect Costs (14% of Modified Base)	\$61,398.37
	Total
	\$499,958.17



AIM Program Model

Through education, career development, and outreach, the non-profit AIM Institute has fostered the growth of Omaha’s tech sector for more than 25 years. AIM is an essential contributor to economic development in the Omaha area and beyond, developing, growing, and retaining local tech talent that is critical to the success of area companies and entrepreneurs. AIM promotes diversity, equity and inclusion in the tech sector by making outstanding educational opportunities and career training accessible to all, from elementary school through adulthood.

Community Needs	Core Services	Individual Outcomes	Community Impact
<p>Lack of understanding of the rewards of a career in tech</p> <p>Disparity in opportunity and access to tech knowledge, esp. among at risk populations</p> <p>High unemployment among at risk populations while low unemployment in tech, skilled areas</p> <p>Shortage of workers & lack of diversity negatively impacting economic development in region</p> <p>Lack of cohesive service continuum</p>	<p>STEM Career Information and Resources</p> <p>Interactive Activities & Tech Lessons</p> <p>College Preparation Academic Support Goal Setting</p> <p>Mentoring & Career Coaching</p> <p>Self Awareness & Exploration</p> <p>Basic to Advanced Tech Skill Training</p> <p>Leadership Development & Career Advancement</p>	<p>Increase student retention and reduced dropout rate</p> <p>Increase academic achievement and graduation from high school</p> <p>Successful entry and graduation from college with limited debt</p> <p>Increased technical interest and skills</p> <p>Increased employability and earning potential</p> <p>Achievement of personal, academic and professional goals regardless of background or past challenges</p>	<p>Increased pool of workers equipped with the tech skills needed</p> <p>The future of the tech sector is equipped with a strong and diverse base of well-grounded, highly skilled, individuals from all backgrounds</p> <p>Organizational development, efficiencies, & growth</p> <p>Community economic development</p>

BOARD

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MISSION

The purpose of the Latino Economic Development Council is to create conditions for economic growth and improved quality of life for Latinos in Omaha.

VISION

To encourage and support a thriving economic community to encourage Latino leadership and economic influence.

Friday, October 7, 2022

Dear Senator Wayne and Economic Recovery Committee members:

The Latino Economic Development Committee supports the AIM Institute in their efforts to train individuals with high skill, high wage and high demand opportunities in technology. We know that their expansion to East Omaha will help strengthen the community and will make a critical impact on the children and families of East Omaha.

LEDC is dedicated to advocating for holistic community development and we believe that their investments into East Omaha will spur economic development in the area and improve the quality of life for the people who will participate in their training.

In addition, the AIM Institute is well respected- they are a trusted resource for the community, and we admire their work.

We look forward to your support to the AIM Institute.

Sincerely,



Armando Salgado
Vice President
Latino Economic Development Council



Celebrating **30** Years

AIM'S MISSION

Growing a strong and diverse tech community through education, career development, and outreach.

AIM'S VISION

The Silicon Prairie is a thriving community where anyone can pursue a rewarding tech career.

AIM'S COMMUNITY *Impact*

AIM's programs saw the following outcomes in the past year:

6,556

Total participants served by AIM programs

2,910

Youth impacted by AIM programs

3,406

Participants served from at-risk populations

4,447

Individuals increased their tech skills

5,494

Individuals participated in personal development

3,332

Individuals more likely to enter a tech program or job

HOW AIM MAKES AN IMPACT

Through education, career development, and outreach, the AIM Institute has fostered the growth of Omaha's tech sector for more than 30 years. AIM is an essential contributor to economic development in the Omaha area and beyond, developing, growing, and retaining local tech talent that is critical to the success of area companies and entrepreneurs.



**ACCESS THE 2022
HDC SCHEDULE**

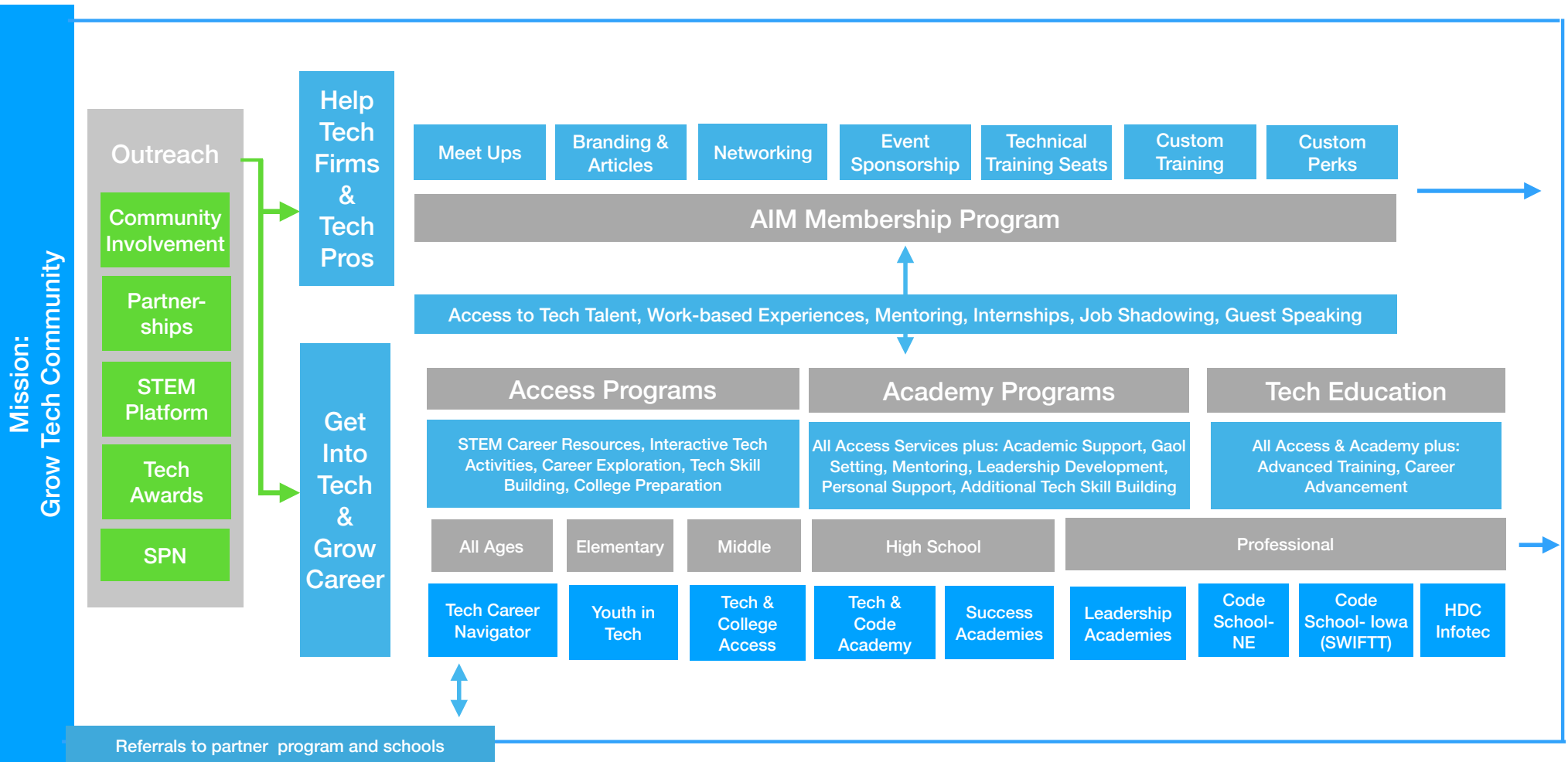


**CONNECT
WITH AIM**



AIM's Tech Navigators can provide access to free technical training, 1-on-1 career coaching, networking opportunities and more.

AIM Program Overview





October 7, 2022

Dear Economic Recovery Committee members:

On behalf of the South Omaha Community Care Council, I am writing this letter to express my strong support for the Applied Information Management (AIM) Institute as they expand their life-changing programs to the East Omaha area. Our mission is to provide a strategic infrastructure to enhance collaboration, communication, leadership, and services for the empowerment and well-being of the South Omaha community. By bringing their training opportunities to South Omaha, we plan to break the cycle of poverty in the Omaha community.

A person who starts a career in technology makes, on average, over \$1.5 million more over their career than a person in a non-tech job. This is why the partnership between the South Omaha Community Care Council and AIM will provide in-depth technical training with soft skill development and engagement to South Omaha. Our partnership will help students in the target area develop the confidence they need to envision themselves successful in an increasingly technology-driven world. With the skills provided by this program, students will become creators of technology, not just consumers of it. Women only make up 27% of the STEM workforce, despite being over half of the population, and BIWOC (Black, Indigenous, Women of Color) only represent 4.87% of the STEM workforce, according to the National Science Foundation. It is vital that we diversify the tech community.

We look forward to partnering with you in this effort and to expanding opportunities for recreation, youth development, technology access, healthcare, and economic growth, advancing local minority populations and benefitting Nebraska as a whole.

Sincerely,

Crystal Rush Cardenas

Development Chairperson

Grant Application

Row 313

Organization Name (if applicable) Demo Lives Multimedia

Physical Address 1111 N 13th st Suite 314

Mailing Address

Website www.demolives.com

Social Media Accounts @demolives

Name Abiola Kosoko

Title Photographer

Email Address demo@demolives.com

Phone +1 (402) 681-7003

Team No

Organizational Chart

Other Completed Projects and/or Accomplishments

Proposal Title Multimedia/Marketing Training and Mentoring

Total Budget (\$) \$1,000,000.00

LB1024 Grant Funding Request (\$) \$750,000.00

Proposal Type Service/program

Brief Proposal Summary The proposal is a continuation of my current work of mentoring and teaching multimedia (photography, videography, design, marketing) to youth and all who are interested within the North and South communities. This would be through having facilities and tools available for the interested to manifest new work and Sharpen their creative talent. With a program and facility, not only can we grow and nurture local talent, but also we can create multimedia jobs that we wouldn't have to outsource. It would be a great way to retain local talent.

Timeline If this can be done in conjunction with a program that is already

being done like the Innovation Hub, I believe this can be completed by 2026

Percentage completed by July 2025

75%

Funding Goals

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

Community Needs

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

"other" explanation

Proposal Description and Needs Alignment

The programming would enable us to retain talent and also bring up new talent within our area

Visioning Workshop Findings Alignment

Priorities Alignment

Economic Impact

I believe this area would provide the tools to create hundred of multimedia jobs

Community Benefit

Best Practices/Innovation

Outcome Measurement

Partnerships

Displacement

Displacement explanation

Physical Location The physical location of the program could be a part of the innovation hub campus.

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

Estimates from other projects

General Contractor No

Request Rationale Facilities, Equipment, construction, and staff expenses.

Grant Funds Usage The grant would help accomodate the costs

Proposal Financial Sustainability

Funding Sources

Scalability

Financial Commitment I have begun a facility of my own and would not mind continuing in the funding and fundraising for such a project.

**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads

Grant Application

Row 314

Organization Name (if applicable)	Lowe Enterpsies Inc
Physical Address	2406 Fowler Ave STE 313 Omaha NE 68111
Mailing Address	
Website	lowe-enterprisesinc.com
Social Media Accounts	
Name	Kica Lowe
Title	Owner
Email Address	tb.lowe20@gmail.com
Phone	+1 (402) 813-8661
Team	Yes
	Kione L- Operations Manager, Spark organization, NOPA
Organizational Chart	please see attachments
Other Completed Projects and/or Accomplishments	these funds will support this project 100% on becoming a successful sustainging company by 2026
Proposal Title	Transportation HUB expansion
Total Budget (\$)	\$20,000,000.00
LB1024 Grant Funding Request (\$)	\$20,000,000.00
Proposal Type	I do not know Service/program
Brief Proposal Summary	Lowe Enterprises Inc Transportation HUB expansion proposal has a transformational component of having the ability to transform the dessolite business sectors of north & south omaha. It would bring in new innovative ideas and businesses to flourish these impoverished areas. Its Fundamental change would bring forth unity and collaborations with business regional and nationwide. The fundamental sector would generate revenue that could put money back into these areas by continuing to upgrade the infrastructures, create more multimodal ways of transportation, and accommodate these modes of transportation during the winter months.This proposal

has a promising turn back in funds to possibly fund other advancements to bridge the gaps between the sections of the city and also neighboring cities such as Lincoln, Hastings, Gretna, etc. The long-lasting economic growth would be that this HUB would generate limitless job opportunities, limitless collaborations, limitless education and guaranteed revenue growth. This would last generations to come by always appointing people to its boards that would keep the mission of lasting economic growth. This could be a major component for Omaha NE in years to come with the right people, investors, and commitment. The HUB would house many different businesses in the transportation industry these many different businesses along with Lowe Enterprises Inc would provide a plethora of job opportunities. The HUB would provide a perfect viewpoint of collaborations with all companies working towards building a better city. The HUB will start as a place for economic growth but will soon turn into a place of historical sustainability.

Timeline

Time line 2023 Jan -Aug 2023 Recruiting for positions begin Contract developments with other local companies begin *this would include but not limited to local trucking companies, local drug testing companies, local trucking schools, ect* Fleet Contracts with companies to carry out dedicated lanes begins Purchasing of lease begins Furnishing new place to house employees begins Sep 2023 purchase 3 trucks get them into compliance and get drivers placed into them Training begins for Dispatching begins Hiring for payroll & Human resources ,receptionist begins Data collection begins Oct 2023 Project begins Nov 2023 project sustainability begins • Payroll fund grows • Maintenance fund grows • Marketing fund grows • Overflow fund grows (funds for just in case matters, fail safe fund) Nov 2023 Data analysis continues & updates Overview of progression starts in preparation of next purchase of vehicles. *deciding to extend contracts for more dedicated lanes or continue to run with the dedicated lanes already solidified.* Dec 2023 next level of expansion begins December 2023 ending out the 4th quarter with data collection and preparing documents of the first 3 quarters 2024 Jan-March 2024 Purchasing 3 more trucks Hiring 3-5 more drivers Training more dispatchers Review of business contracts with Companies & dedicated lanes Bidding cycle for FEMA and other major companies begin Solidify government contracts Apr 2024 Project sustainability is updated Data collection put together to update the necessary parties. Attending all bidding cycles for companies Continue solidifying dedicated lanes May-July 2024 Project sustainability continues • Payroll fund grows • Maintenance fund grows • Marketing fund grows • Overflow fund grows (funds for just in case matters, fail safe fund) August 2024 Project sustainability is updated Data collection put together to update the necessary parties. Attending all bidding cycles for companies Continue solidifying dedicated lanes Sep-Nov 2024 • Payroll fund grows • Maintenance fund grows • Marketing fund grows • Overflow fund grows (funds for just in case matters, fail safe fund) Dec 2024 Dec 2024 next level of expansion begins December 2024 ending out the 4th quarter with data collection and preparing documents of the first 3 quarters 2025 Jan-Mar 2025 Purchasing 3 more trucks Hiring 3-5 more drivers Training more dispatchers Review of business contracts with Companies & dedicated lanes Bidding cycle for FEMA and other major companies begin Solidify government contracts Apr 2024 Project sustainability is updated Data collection put together to update the necessary parties. Attending all bidding cycles for companies Continue solidifying dedicated lanes May-July 2025

Project sustainability continues • Payroll fund grows • Maintenance fund grows • Marketing fund grows • Overflow fund grows (funds for just in case matters, fail safe fund) Purchasing 1 more trucks Hiring 1-2 more drivers Training more dispatchers Aug-Oct 2025 Project sustainability is updated Data collection put together to update the necessary parties. Attending all bidding cycles for companies Continue solidifying dedicated lanes • Payroll fund grows • Maintenance fund grows • Marketing fund grows • Overflow fund grows (funds for just in case matters, fail safe fund) Nov 2025 Project sustainability continues • Payroll fund grows • Maintenance fund grows • Marketing fund grows • Overflow fund grows (funds for just in case matters, fail safe fund) Project sustainability is updated Data collection put together to update the necessary parties. Attending all bidding cycles for companies Continue solidifying dedicated lanes Dec 2025 Project Ends Arpa Funds Spent Growth in Sustainability funds Data Collection

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

"other" explanation

Proposal Description and Needs Alignment This proposal is a visionary masterpiece when completed it would not only provide new jobs but it would showcase unity within our community. IT would show case the healthy relationships businesses could have. Which in return would bring collaborations with bigger companies looking to assist with uplifting the community. This proposal would generate income to help support infrastructure & multimodal transportation. This proposal would be able to open doors to hear from local community leaders to change policies that help improve and sustain our communities.

Visioning Workshop Findings Alignment This proposal aligns with the findings by tackling most of the north & south Omaha weaknesses. By providing a HUB for the transportation industry we would be able to create the Unity and connectivity within our community & others. Keeping a board of individuals that fight to keep the strengths strong and build them to becoming unbreakable. That board would also fight to keep the weaknesses and threats very low.

Priorities Alignment	This proposal would assist with keeping the strengths strong build it to becoming stronger. This would also assist tackling the weaknesses and threats within the north and south omaha community.
Economic Impact	Permanent job creation with wages \$17 and above
	20+
	10+
	above \$17 an hour
	This proposal would start of employee many positions and dover 3 years those positions would grow substantially
Community Benefit	This will diversify the economy allowing more small businesses to succeed. There would be a line a revenue coming from the small businesses that would help support sustainable community, multimodal transportation, and over all quality of life. North omaha could historically go back to being a thriving area for the city.
	It would contribute by generating the neccessary long lasting revenue to be able to fund projects in all sectors of North & south omaha growth.
Best Practices/Innovation	This Proposal would create a new look of collaboration & unity for our community. It would showcase the power of working together to succed a mission we all hold.
Outcome Measurement	This proposal would contribute to community sustainability by growing the amount of funds that could be spent within the community supporting local small businesses. This would overall provide jobs and funds for people to be able to remain in their homes to be able to contribute to paying their property taxes, cleaning up their local neighborhoods overall it would create a healthy environment for our future.
	Lowe Enterprises Inc would collborate with companies that specialize in collecting data need to improve outcomes
	Yes/ This would be a very great opporunity for co investments.secondary investments. This innovative idea would see sustainable income withing the first 5 years.
Partnerships	Yes
	Spark organization, NOPA , and many more companies big and small willing to collaborate.
	n/a
Displacement	No
Displacement explanation	

Physical Location	The location would look like a big enough building to house several different companies along side lowe enterprises inc. The land would be able to house local & OTR trucks to have a safe place to park.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	n/a
Property Zoning	No
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	n/a
General Contractor	No
Request Rationale	100% of funding would go towards building a sustainable company that would provide long lasting economic growth.
Grant Funds Usage	The LB1024 Funding will be used to Purchase more equipment, payroll more employees, assist with marketing , Purchase a place to house the equipment and employees. LB1024 will be used to expand the scope of work/services. Overall the objective would be to push the mission of business growth, more Job opportunities, and Job retention.
Proposal Financial Sustainability	Yes
	Please see the organzational sheet and timeline.
Funding Sources	n/a
	n/a
	no
Scalability	this can be completed in smaller companets
	we could still compelte the said course on a smaller scale.

Financial Commitment Lowe enterprises inc would be committed 100% to seeing the project through to a self sustaining business.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Organizational Chart Proposal Budget/Sources and Uses Schedule

Annual budget tracker

Plan and track your business income and expenses for the entire year.

How to use this template

1. Get started by entering your starting balance below.
2. Then, fill out the 'Expenses' and 'Income' tabs.
3. Feel free to rename or delete categories in these tabs. Your changes will automatically be reflected on the 'Summary' tab, which shows an overview of your projected/actual spending.

Configure

Starting balance: **\$6,666,667**

Income

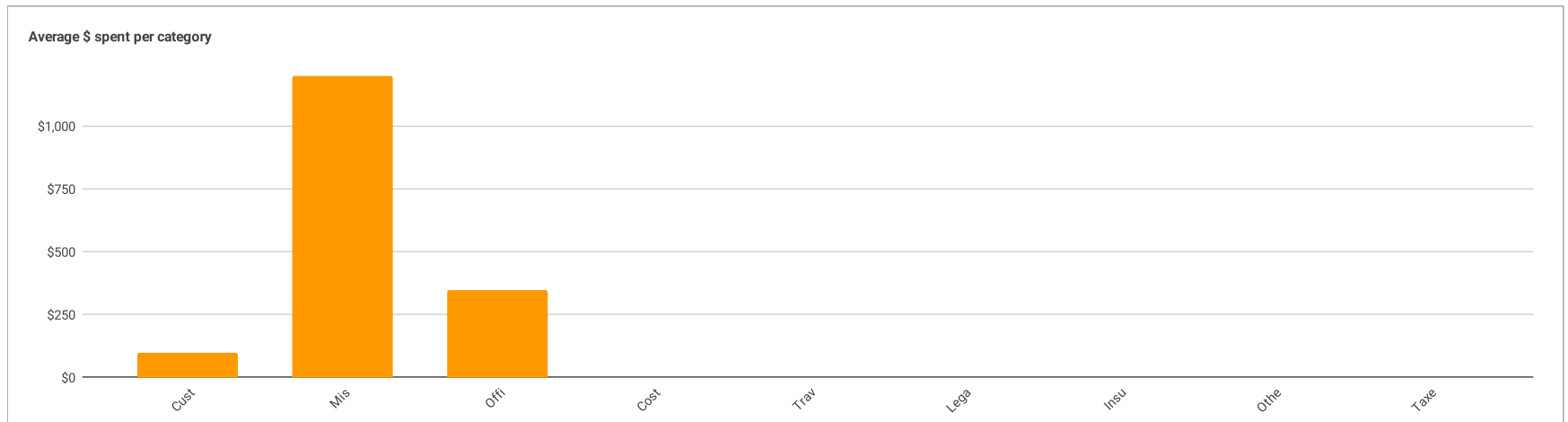
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Average
--	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	---------

Sales	Monthly totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,333,333	\$1,333,333	\$1,333,333	\$1,333,333	\$1,333,333	\$1,333,333	\$6,666,666	\$555,556
-------	-----------------	-----	-----	-----	-----	-----	-----	-----	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-----------

Expenses		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Customer Acquisition	Monthly totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240	\$240	\$240	\$240	\$240	\$1,200	\$100
	Advertising								\$240	\$240	\$240	\$240	\$240	\$1,200	\$240
Miscellaneous Cost of Service	Monthly totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$21,000	\$1,750
	Commissions & Fees								\$500	\$500	\$500	\$500	\$500	\$2,500	\$500
	Dues & Subscriptions								\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$6,000	\$1,200
	Miscellaneous								\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$12,500	\$2,500
Office/General Administrative	Monthly totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,975	\$36,975	\$36,975	\$36,975	\$36,975	\$184,875	\$15,406
	Office Expenses								\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$14,375	\$2,875
	Rent or Lease								\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$20,000	\$4,000
	Supplies								\$350	\$350	\$350	\$350	\$350	\$1,750	\$350
	Stationary & Printing								\$350	\$350	\$350	\$350	\$350	\$1,750	\$350
	Repair & Maintenance								\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$135,000	\$27,000
	Utilities								\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$12,000	\$2,400
Cost of Goods/Cost of Services	Monthly totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$877,000	\$0	\$0	\$0	\$0	\$877,000	\$73,083
	Payroll amount reflects yearly 11 employees non drivers								\$487,000					\$487,000	\$487,000
	Other Costs - Trailer Purchase								\$150,000					\$150,000	\$150,000
	Purchases - Truck								\$240,000					\$240,000	\$240,000
Legal	Monthly totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$17,500	1458.333333
	Legal & Professional Fees								\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$17,500	\$3,500
Insurance	Monthly totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,000	\$23,000	\$23,000	\$23,000	\$45,500	\$137,500	11458.333333
	Insurance - building								\$2,500	\$2,500	\$2,500	\$2,500	\$25,000	\$35,000	\$7,000
	Insurance - MICS								\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$17,500	\$3,500
	Insurance - Errors & Omissions								\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	\$5,000
	Insurance-truck								\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$60,000	\$12,000
Taxes	Monthly totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$65,000	5416.666667
	Taxes & Licenses								\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$65,000	\$13,000

Expenses

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Customer Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240	\$240	\$240	\$240	\$240	\$1,200	\$100
Miscellaneous Cost of Service								\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$6,000	\$1,200
Office/General Administrative								\$350	\$350	\$350	\$350	\$350	\$1,750	\$350
Cost of Goods/Cost of Services													\$0	\$0
Travel														
Legal													\$0	\$0
Insurance														
Other Expenses	#REF!													
Taxes	#REF!													



[1] Total of Income - Expenses

[2] This total includes the 'Starting Balance' from the 'Setup' tab.

Annual budget tracker

Plan and track your business income and expenses for the entire year.

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3. Feel free to rename or delete categories in these tabs. Your changes will automatically be reflected on the 'Summary' tab, which shows an overview of your projected/actual spending.

Configure

Starting balance: **\$6,666,667**

Expenses		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Customer Acquisition	Monthly totals:	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$1,200	\$240
	Advertising	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880	\$240
Miscellaneous Cost of Service	Monthly totals:	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$50,400	\$4,200
	Commissions & Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000	\$500
	Dues & Subscriptions	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$14,400	\$1,200
	Miscellaneous	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000	\$2,500
Office/General Administrative	Monthly totals:	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$254,700	\$21,225
	Office Expenses	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$34,500	\$2,875
	Rent or Lease	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000	\$4,000
	Supplies	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$350
	Stationary & Printing	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$350
	Repair & Maintenance	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$135,000	\$11,250
	Utilities	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$28,800	\$2,400
Cost of Goods/Cost of Services	Monthly totals:	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$987,000	\$82,250
	Payroll amount reflects yearly 11 e	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$487,000	\$40,583
	Other Costs - Trailer Purchase								\$200,000					\$200,000	\$200,000
	Purchases - Truck								\$300,000					\$300,000	\$300,000
Legal	Monthly totals:	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000	3500
	Legal & Professional Fees	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000	\$3,500
Insurance	Monthly totals:	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$45,500	\$298,500	24875
	Insurance - building	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$25,000	\$52,500	\$4,375
	Insurance - MICS	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000	\$3,500
	Insurance - Errors & Omissions	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000	\$5,000
	Insurance-truck	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$144,000	\$12,000
Taxes	Monthly totals:	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$156,000	13000
	Taxes & Licenses	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$156,000	\$13,000

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Summary

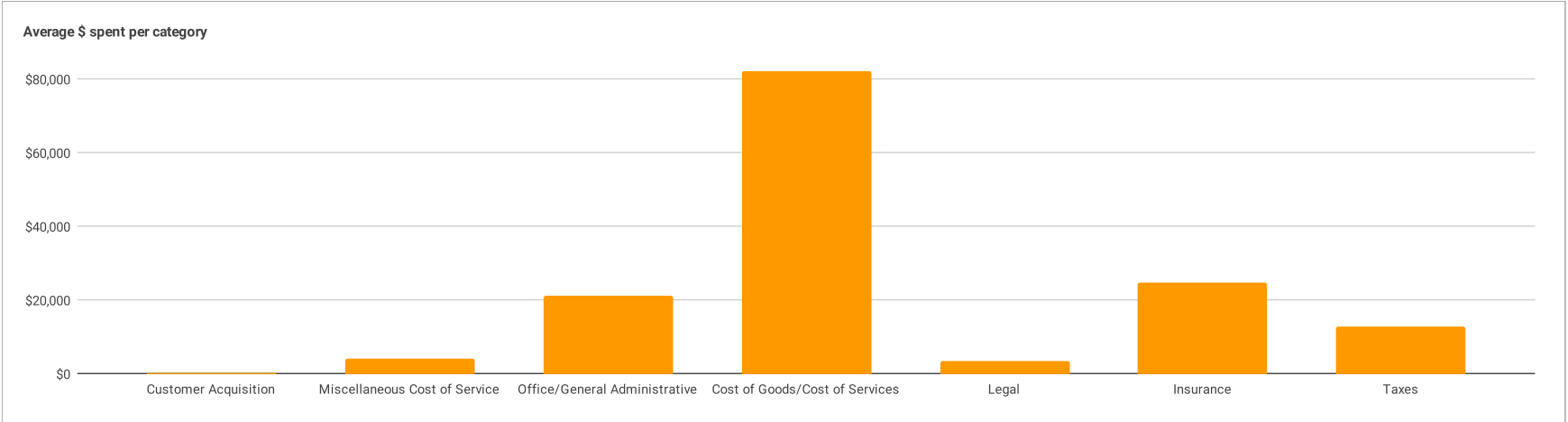
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
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Sales

Expenses

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Customer Acquisition	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$1,200	\$240
Miscellaneous Cost of Service	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$50,400	\$4,200
Office/General Administrative	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$254,700	\$21,225
Cost of Goods/Cost of Services	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$540,583	\$40,583	\$40,583	\$40,583	\$40,583	\$987,000	\$82,250
Legal	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000	\$3,500
Insurance	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$45,500	\$298,500	\$24,875

Taxes	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$156,000	\$13,000
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Annual budget tracker

Plan and track your business income and expenses for the entire year.

How to use this template

1. Get started by entering your starting balance below.
2. Then, fill out the 'Expenses' and 'Income' tabs.
3. Feel free to rename or delete categories in these tabs. Your changes will automatically be reflected on the 'Summary' tab, which shows an overview of your projected/actual spending.

Configure

Starting balance: **\$6,666,667**

Expenses		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average	
Customer Acquisition	Monthly totals:	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$1,200	\$240	
	Advertising	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880	\$240	
Miscellaneous Cost of Service	Monthly totals:	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$50,400	\$4,200	
	Commissions & Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000	\$500	
	Dues & Subscriptions	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$14,400	\$1,200	
	Miscellaneous	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000	\$2,500	
Office/General Administrative	Monthly totals:	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$254,700	\$21,225	
	Office Expenses	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$2,875	\$34,500	\$2,875	
	Rent or Lease	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000	\$4,000	
	Supplies	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$350	
	Stationary & Printing	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$350	
	Repair & Maintenance	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	\$135,000	\$11,250	
	Utilities	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$28,800	\$2,400	
Cost of Goods/Cost of Services	Monthly totals:	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$987,000	\$82,250	
	Payroll amount reflects yearly 11 e	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$487,000	\$40,583	
	Other Costs - Trailer Purchase								\$200,000					\$200,000	\$200,000	
	Purchases - Truck								\$300,000					\$300,000	\$300,000	
Legal	Monthly totals:	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000	3500	
	Legal & Professional Fees	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000	\$3,500	
Insurance	Monthly totals:	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$45,500	\$298,500	24875
	Insurance - building	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$25,000	\$52,500	\$4,375
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	Insurance - Errors & Omissions	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000	\$5,000
	Insurance-truck	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$144,000	\$12,000
Taxes	Monthly totals:	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$156,000	13000	
	Taxes & Licenses	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$156,000	\$13,000	

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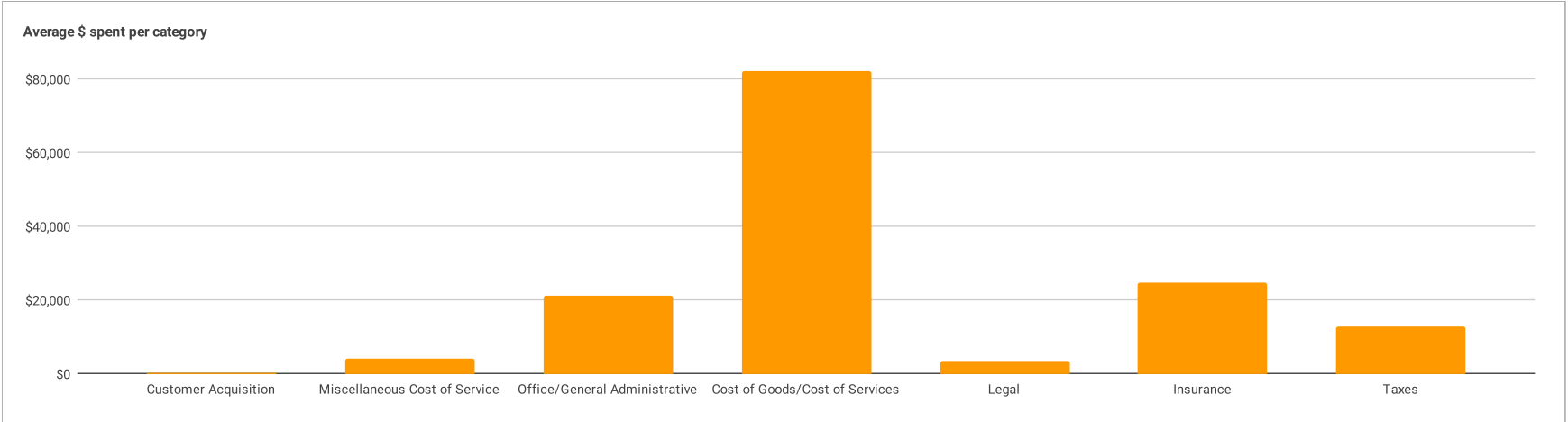
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
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Sales

Expenses

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Customer Acquisition	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$1,200	\$240
Miscellaneous Cost of Service	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$50,400	\$4,200
Office/General Administrative	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$21,225	\$254,700	\$21,225
Cost of Goods/Cost of Services	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$40,583	\$540,583	\$40,583	\$40,583	\$40,583	\$40,583	\$987,000	\$82,250
Legal	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000	\$3,500
Insurance	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$45,500	\$298,500	\$24,875

Taxes	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$156,000	\$13,000
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****Lowe Enterprises Inc HUB**

*Would collaborate with any other company on the same mission, to retrieve a Big enough building and land to house several different companies and house all sorts of equipment needing places to park.

Breakdown

10 Semi tractors
5 Dry vans trailers
3 Reefer trailers
2 Flat Bed trailers

Maintenance and tire fund to keep trucks moving 365 days a year.

There will be:

Human resources
Payroll
Receptionist
Truck driving positions available

****Dispatcher Training School**

Training a class and hands on training of 5-10 people every 4 months

The school would not only train Lowe Enterprises Inc employees but will train individuals to be able to take credentials and work for any trucking company.

Lowe Enterprises Inc would house a certain number of dispatchers to run the trucks purchased during the expansion

There would be dispatchers to assist with owner operators as well.

****Warehouse**

This will allow for Lowe enterprises Inc to work with other companies to house their products to be shipped and loaded/reloaded

This will create a number of jobs for warehouse/forklift ect.

****The HUB**

There would house a plethora of different companies such as

DOT approved Drug testing companies

DOT approved physical testing companies

Tax/accountant specializing in business

Companies specializing in helping start up companies

Companies specializing in truck compliance

Provide a place for local companies to be able to park their tractor or other equipment.
ect

Collaborate with other trucking companies to send dispatchers & drivers their way

Collaborate with other companies to help filter in/out their calls (trucking industry)

Collaborate with companies to solidify dedicated lanes (ex: union pacific contracts)

Schedule

Jan -Aug2023

Recruiting for positions begin

Contract developments with other local companies begin

this would include but not limited to local trucking companies, local drug testing companies, local trucking schools, ect

Fleet Contracts with companies to carry out dedicated lanes begins

Purchasing of lease begins

Furnishing new place to house employees begins

Sep 2023

purchase 3 trucks

get them into compliance and get drivers placed into them

Training begins for Dispatching begins

Hiring for payroll & Human resources ,receptionist begins

Data collection begins

Oct 2023 Project begins

Nov 2023 project sustainability begins

- Payroll fund grows
- Maintenance fund grows
- Marketing fund grows
- Overflow fund grows (funds for just in case matters, fail safe fund)

Nov 2023 Data analysis continues & updates

Overview of progression starts in preparation of next purchase of vehicles.

deciding to extend contracts for more dedicated lanes or continue to run with the dedicated lanes already solidified.

Dec 2023 next level of expansion begins

December 2023 ending out the 4th quarter with data collection and preparing documents of the first 3 quarters

2024

Jan-March 2024

Purchasing 3 more trucks

Hiring 3-5 more drivers

Training more dispatchers

Review of business contracts with Companies & dedicated lanes

Bidding cycle for FEMA and other major companies begin

Solidify government contracts

Apr 2024

Project sustainability is updated

Data collection put together to update the necessary parties.

Attending all bidding cycles for companies

Continue solidifying dedicated lanes

May-July 2024 Project sustainability continues

- Payroll fund grows
- Maintenance fund grows
- Marketing fund grows
- Overflow fund grows (funds for just in case matters, fail safe fund)

August 2024

Project sustainability is updated

Data collection put together to update the necessary parties.

Attending all bidding cycles for companies

Continue solidifying dedicated lanes

Sep-Nov 2024

- Payroll fund grows
- Maintenance fund grows
- Marketing fund grows
- Overflow fund grows (funds for just in case matters, fail safe fund)

Dec 2024

Dec 2024 next level of expansion begins

December 2024 ending out the 4th quarter with data collection and preparing documents of the first 3 quarters

2025

Jan-Mar 2025

Purchasing 3 more trucks

Hiring 3-5 more drivers

Training more dispatchers

Review of business contracts with Companies & dedicated lanes

Bidding cycle for FEMA and other major companies begin

Solidify government contracts

Apr 2024

Project sustainability is updated

Data collection put together to update the necessary parties.

Attending all bidding cycles for companies

Continue solidifying dedicated lanes

May-July 2025

Project sustainability continues

- Payroll fund grows
- Maintenance fund grows

- Marketing fund grows
- Overflow fund grows (funds for just in case matters, fail safe fund)
Purchasing 1 more trucks
Hiring 1-2 more drivers
Training more dispatchers

Aug-Oct 2025

Project sustainability is updated
Data collection put together to update the necessary parties.
Attending all bidding cycles for companies
Continue solidifying dedicated lanes

- Payroll fund grows
- Maintenance fund grows
- Marketing fund grows
- Overflow fund grows (funds for just in case matters, fail safe fund)

Nov 2025

Project sustainability continues

- Payroll fund grows
 - Maintenance fund grows
 - Marketing fund grows
 - Overflow fund grows (funds for just in case matters, fail safe fund)
- Project sustainability is updated
Data collection put together to update the necessary parties.
Attending all bidding cycles for companies
Continue solidifying dedicated lanes

Dec 2025

Project Ends Arpa Funds Spent
Growth in Sustainability funds
Data Collection

Grant Application

Row 315

**Organization Name
(if applicable)**

Physical Address 1627 Emmet St, Omaha, NE 68110

Mailing Address 8761 Browne St, Omaha, NE 68134

Website

**Social Media
Accounts**

Name Jamilah Johnson

Title

Email Address jamilahjohnson11@gmail.com

Phone +1 (402) 320-8510

Team No

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments**

Proposal Title Home Update

Total Budget (\$) \$145,330.00

**LB1024 Grant
Funding Request (\$)** \$145,330.00

Proposal Type

**Brief Proposal
Summary**

I would like the grant funding to help renovate the home correctly to keep a beautiful, historic home safe for my family and a part of the north Omaha community for several more years to come. The house needs a full makeover including central air installation, electrical updates, plumbing updates, foundation updates, leveling, flooring, drywall updates, window replacements, kitchen updates including counters, cabinets, and appliances, new doors and locks, update and finish basement, and landscaping. With the home located near 16th and Emmet St, it is in a prime location within north Omaha with a great community. I would like to hire north Omaha based

contractor to renovate the property with updates finished by July 2023.

Timeline January 2023 - hire local north Omaha based contractor July 2023 - renovations complete

Percentage completed by July 2025 100%

Funding Goals Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

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

"other" explanation

Proposal Description and Needs Alignment My proposal provides the opportunity to renovate a historic north Omaha to a safe and beautiful home for families to come. My proposal specifically meets the needs of quality housing.

Visioning Workshop Findings Alignment

Priorities Alignment

Economic Impact My job will offer employment to several contractors for the home renovation.

0

Community Benefit

Best Practices/Innovation

Outcome Measurement

Partnerships Yes

Displacement No

Displacement explanation

Physical Location 1627 Emmet St, Omaha, NE 68110

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

based on each update required

General Contractor No

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability Yes

Funding Sources

Scalability

Financial Commitment My proposal has a financial commitment of utilizing the funds to renovate the home.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads Proposal Budget/Sources and Uses

1627 Emmet St

One-time Costs	Cash Needed	Percent of Total
Down Payment	\$13,000.00	9%
Closing Costs	\$2,500.00	2%
Central Air Installation	\$10,000.00	7%
Electrical Updates	\$13,000.00	9%
Foundation Updates	\$10,000.00	7%
Plumbing Updates	\$4,080.00	3%
Leveling	\$8,750.00	6%
Flooring	\$3,500.00	2%
Drywall Updates	\$2,750.00	2%
Window Replacements	\$25,000.00	17%
Cabinets/Counters/Sink	\$7,300.00	5%
Appliances	\$4,500.00	3%
Doors/Locks	\$3,700.00	3%
Landscaping	\$3,250.00	2%
Finish Basement	\$34,000.00	23%
Total	\$145,330.00	100%

Monthly Costs	Cash Needed	Percent of Total
Mortgage Payment	\$752.00	49%
Utilities	\$258.00	17%
Wifi	\$55.00	4%
Groceries	\$450.00	30%
Total	\$1,515.00	100%

Grant Application

Row 316

Organization Name (if applicable)	Brittany's Balance
Physical Address	1905 N 31 St Omaha NE , 68111
Mailing Address	
Website	https://www.brittanysbalance.com/
Social Media Accounts	https://www.instagram.com/bribalance/
Name	Brittany Parker
Title	CEO/ Founder
Email Address	CEO@brittanysbalance.com
Phone	+1 (402) 885-3435
Team	No
Organizational Chart	CEO/ Founder Wellness Director Director of Operations
Other Completed Projects and/or Accomplishments	Brittany Balance successfully launched 6 online wellness challenges some being free and others being affordable to grant access to wellness. Brittany Balance also launched an online store to sell wellness gear that has a positive message to encourage a healthy lifestyle. Partnered with the organizations to host bootcamps to speak about the importance of health and wellness within the black community. We've designed programs and resources specified to your unique needs of black women.
Proposal Title	Brittany's Balance App Development
Total Budget (\$)	\$160,000.00
LB1024 Grant Funding Request (\$)	\$159,997.00
Proposal Type	Service/program
Brief Proposal Summary	I became a business owner, because this symbolizes everything I am, and everything I have wanted to be as a woman. We as women go through so many changes throughout our lives. However, one thing that proves to be constant is the struggle to find balance. Now, imagine trying to navigate these spaces as a woman of color. It is extremely difficult, especially when everything is catered to women, who

don't look like you or me. When you turn on the television, or scroll through social media, there are these constant images of lifestyles that seem unattainable for women of color. We know that this isn't the case, as there have been many before me, and many after me, that will change this status quo. Brittany's Balance would like to launch an app to better serve the community. Followed by hosting a series of bootcamps, workshops, support groups to help promote health and wellness for women of color. An app to make wellness accessible to all. This will make my business national which helps with job creation.

Timeline Phase 1 - building our market and content Phase 2 - Secure longterm funding for app We are working with the Nebraska Business Development Center to assist with this process, as well as developing our business. Phase 3 - Running feasibility analysis for our app Phase 4 - App Development Phase 5 - Beta Testing Phase 6 - Launch App This will take approximately 6 months to a year

Percentage completed by July 2025 100%

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

Community Needs Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment This proposal align A wellness center designed to support the health and well being of black women. You want people to stay housed and employed? It starts with health, and I'm not talking about access to affordable healthcare that's a problem our company hopes to tackle down the line, but wellness. Preventive care is underutilized in our community. Our program will provide an incentive program to help encourage health and wellness, while provide space for people further in their wellness journey. What if we help educate and support individual before a medical emergency accrues.

Visioning Workshop Findings Alignment Brittany Balance is a wellness company promoting health and wellness. This proposal aligns with health and wellness component. I believe of community need a company proactively working to maintain their health.

Priorities Alignment This proposal address food insecurity and overall health. Covid-19 taught us that health and wellness is important and should be at the forefront of policy and community. Take care of your

body and your body will take care of you. If the aid of this grant I would like to collaborate with other entities to cover food deserts, access to health care, and the importance of preventative care.

Economic Impact	3 permanent and 2 temporary jobs
	3
	NA
	Wellness Director – 55,000.00 First Year Director of Operation 55,000.00 First Year
	Home office is within Census Tract

Community Benefit	Job creation, providing wellness to a disinvested community,
	This will be an app the housing all wellnesses needs. Like workouts meal plans wellness tips, and more. There is a high need for black women in tech I would hire professionals from the BIOPC community allows funds to support black owner businesses.

Best Practices/Innovation	Are people healthier and pre/ and post test would be conducted.
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Outcome Measurement	Improve the health and well-being of the people.
	Are people healthier and pre/ and post test would be conducted.
	Are people healthier and pre/ and post test would be conducted.

Partnerships	Yes
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Displacement	No
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Displacement explanation

Physical Location

Qualified Census Tract	Within one or more QCTs
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Additional Location Documents

Property Zoning	No
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Is the project

connected to
utilities?

No

No

**Design, Estimating,
and Bidding**

No

No

A business consultant

General Contractor

No

Request Rationale

BUDGET PROPOSAL - Brittany's Balance Budget Line Item
Amount App Development Cost App Developer \$20,000.00
Testing \$2,000.00 Promotion \$1,000.00 Salary Subtotal
\$23,000.00 Staff member Staff member \$40,000.00 Staff
member \$40,000.00 Staff Salaries Subtotal \$80,000.00 STAFF
TOTAL \$103,000.00 EQUIPMENT CATEGORY EQUIPMENT
PURCHASE Computer \$2,000.00 Camera \$1,000.00
EQUIPMENT TOTAL \$3,000.00 OTHER CATEGORY
PROFESSIONAL SERVICES Attorney \$1,000.00 Audit
\$5,000.00 Bookkeeping/Accounting \$3,000.00 Information
Technology \$1,500.00 Marketing/Outreach \$1,000.00 Worker's
Comp \$5,000.00 Payroll Service \$5,000.00
Printing/Reproduction \$500.00 Staff Training/Education
\$1,000.00 Computer Software \$1,000.00 Meeting Room
Charge \$1,000.00 OCCUPANCY EXPENSES
TELEPHONE/INTERNET/FAX Cell phone service \$1,000.00
Internet service \$1,000.00 TRAVEL OTHER TOTAL \$27,000.00
GRAND TOTAL \$133,000.00

Grant Funds Usage

App Development, Hiring supportive staff, equipment to host
bootcamps, workshops engage with community.

**Proposal Financial
Sustainability**

Yes

Yes, developing an app will place my business in a position to
reinvest and find additional funding sources. Accepting
marketing for free version will generate revenue as well.

Funding Sources

Once staff is hired I will have the capacity to apply for other
grants to support work like I Be Black Girl Black Girls in Tech
Womens Fund CHI Health Center

NA

I would at-least need the funds for app development to succeed

Scalability

Yes, this is a model that can be followed. With success a
wellness center can be developed.

Financial Commitment	100 % Commitment I have used my funds to support the efforts thus far.
-----------------------------	--

ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
---------------------------------------	-------------------------------------

ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
---	-------------------------------------

LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
--	-------------------------------------

Public Information	<input checked="" type="checkbox"/>
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File Uploads

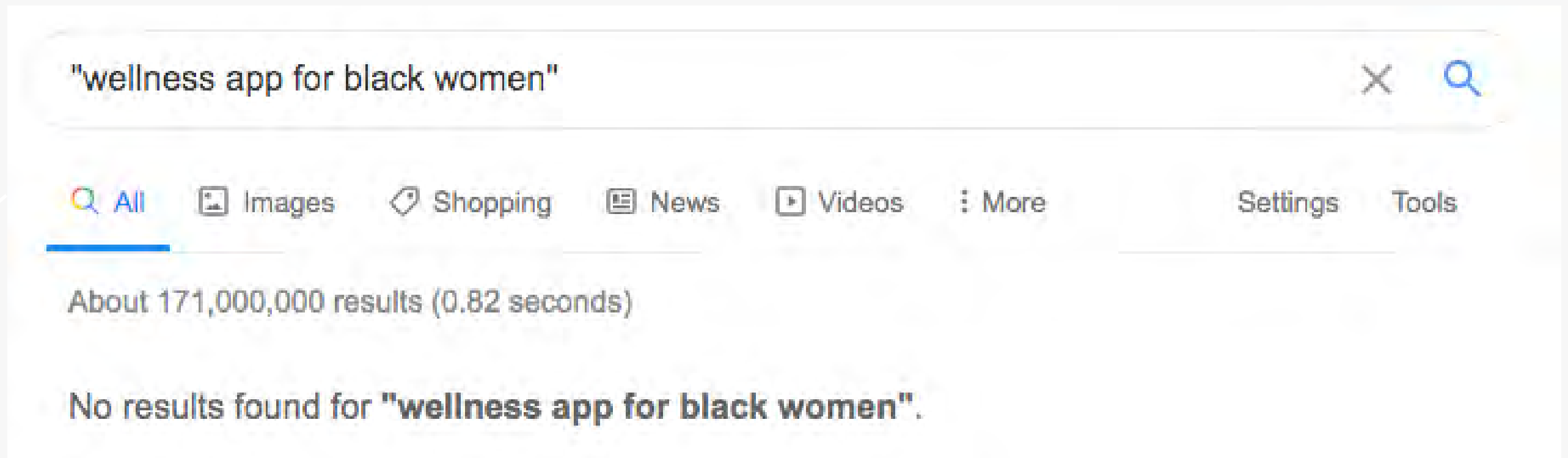


Brittany Parker

BLACK. WOMAN. MOM. BOXER. CEO.



Where are the wellness apps for black women?



IT IS TIME FOR AN APP MADE FOR
US, WITH US.

Market Analysis

THE MARKET

Digital user who wants information, tools, and resources on demand.

TARGET CLIENT

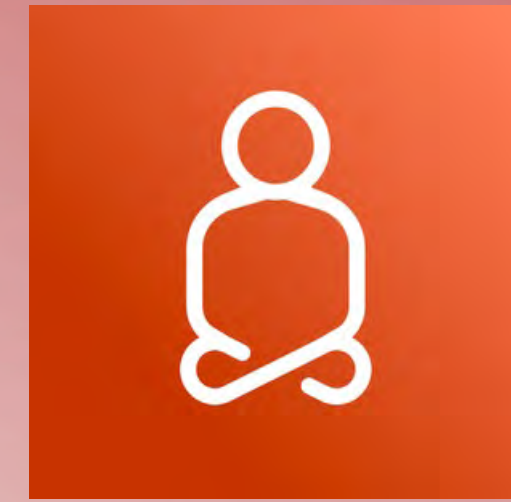




Wellness programs that require employment

Competition

Flaws



Apps missing aspects of wellness



Apps that work in silos

Key App Features



Positive
Reinforcement



Step-by-step
progression



Designed for
black women



Direct
encouragement
from Brittany



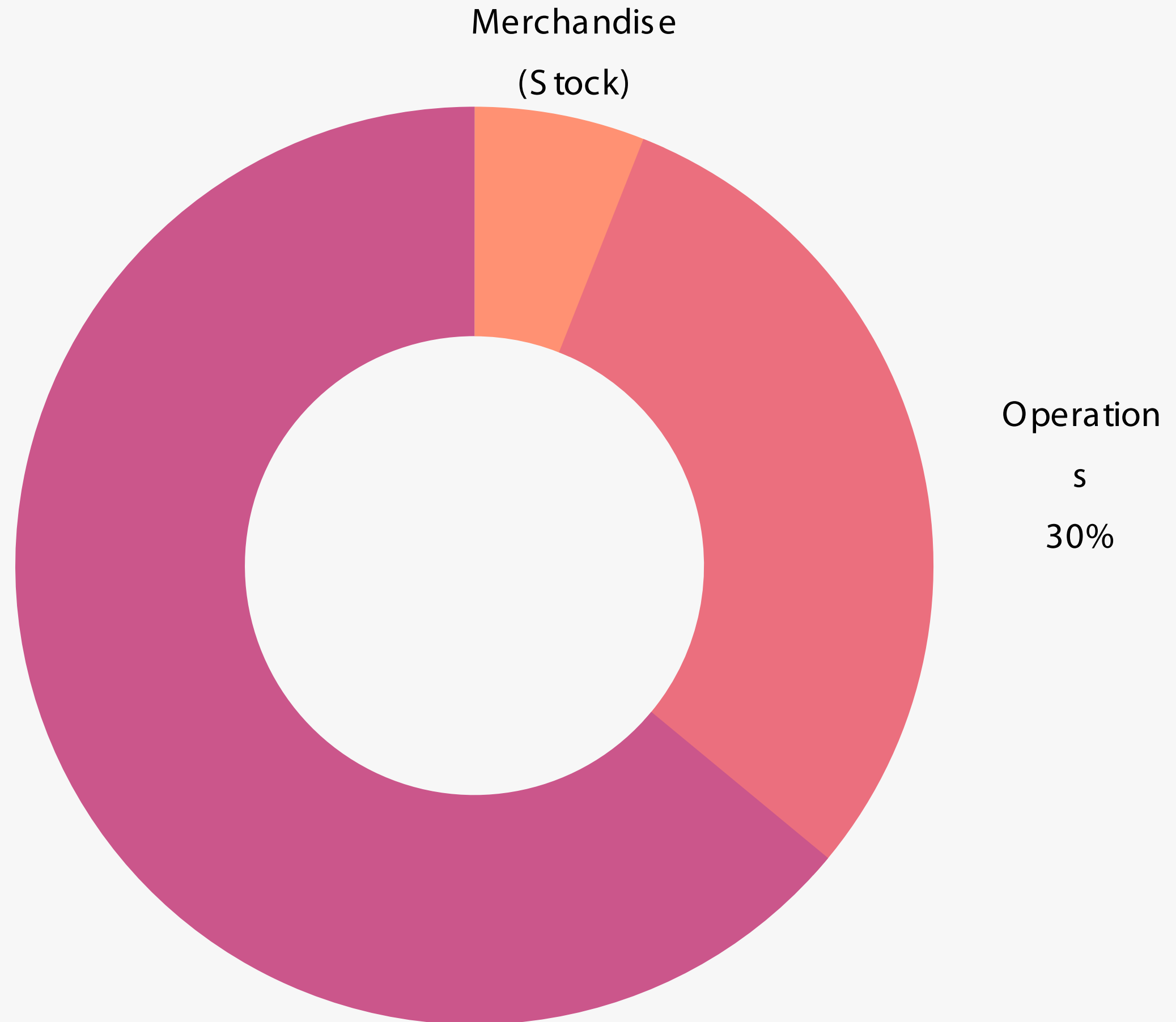
Mind, Body, Soul

Investing

in Phase 1

Increase market awareness of our wellness programs, merchandise, and education to engage consumers as clients.

Marketing
64%





PHASE 1 - BUILD MARKET AND CONTENT

PHASE 2 - SECURE FUNDING FOR APP

PHASE 3 - FEASIBILITY

PHASE 4 - APP DEVELOPMENT

PHASE 5 - BETA TESTING

PHASE 6 - LAUNCH APP

Roadmap



nbdc[®]
NEBRASKA BUSINESS
DEVELOPMENT CENTER

“Caring for myself is not self-indulgence, it is self-preservation, and that is an act of political warfare.”

- AUDRE LORDE





Brittany's

Balance
BRINGING WELLNESS FULL
CIRCLE

BUDGET PROPOSAL - Brittany's Balance	Budget Line Item Amount
App Development Cost	
App Developer	\$ 20,000.00
Testing	\$ 2,000.00
Promotion	\$ 1,000.00
Salary Subtotal	\$ 23,000.00
Staff member	
Staff member	\$ 40,000.00
Staff member	\$ 40,000.00
Staff Salaries Subtotal	\$ 80,000.00
STAFF TOTAL	\$ 103,000.00
EQUIPMENT CATEGORY	
EQUIPMENT PURCHASE	
Computer	\$ 2,000.00
Camera	\$ 1,000.00
EQUIPMENT TOTAL	\$ 3,000.00
OTHER CATEGORY	
PROFESSIONAL SERVICES	
Attorney	\$ 1,000.00
Audit	\$ 5,000.00
Bookkeeping/Accounting	\$ 3,000.00
Information Technology	\$ 1,500.00
Marketing/Outreach	\$ 1,000.00
Worker's Comp	\$ 5,000.00
Payroll Service	\$ 5,000.00
Printing/Reproduction	\$ 500.00
Staff Training/Education	\$ 1,000.00
Computer Software	\$ 1,000.00

Meeting Room Charge	\$ 1,000.00
OCCUPANCY EXPENSES	
TELEPHONE/INTERNET/FAX	
Cell phone service	\$ 1,000.00
Internet service	\$ 1,000.00
TRAVEL	
OTHER TOTAL	\$ 27,000.00
GRAND TOTAL	\$ 133,000.00

Instructions for completing the budget narrative worksheet

GENERAL INSTRUCTIONS

1. In order to ensure consistency and proper fiscal reporting standards, each grantee is required to use this spreadsheet to document their budget and, once the grant is awarded, all expenditures against that budget.
2. Do not change the spreadsheet other than to provide the specific information that is requested.
3. The spreadsheet contains 3 worksheets (see the tabs below): The budget proposal, the budget narrative, and the instructions.

BUDGET

1. Complete the appropriate cells in columns A and B of the budget proposal and the budget narrative worksheet, and submit an electronic copy to OVR as part of your grant application. This budget information will be made part of the grant agreement.
2. Budget proposal. Column A lists the specific budget categories and items; column B is where you will enter the budget amount for each item. The spreadsheet will automatically calculate totals.
3. Budget narrative worksheet. Complete the budget narrative worksheet as appropriate to justify/explain budget items.

Grant Application

Row 317

**Organization Name
(if applicable)**

Physical Address 2423 Maple St Omaha, Ne 68111

Mailing Address 2417 Maple St Omaha, Ne 68111

Website

**Social Media
Accounts**

Name Jermaine Rucker

Title

Email Address rucker.mgmt@gmail.com

Phone +1 (402) 359-7094

Team No

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments**

Proposal Title Maple House AirBnB

Total Budget (\$) \$200,000.00

**LB1024 Grant
Funding Request (\$)** \$100,000.00

Proposal Type I do not know

**Brief Proposal
Summary** My goal is to provide lodging, create jobs, and beautify my neighborhood all at the same time. The location is 2423 Maple St, right off North 24th St.

Timeline My timeline is 24 months once funding is secured.

**Percentage
completed by July
2025** 100%

Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This project would create jobs and provide service to the community and visitors from out of state.
Visioning Workshop Findings Alignment	Our community lacks lodging and the diversity we could receive from a development like this.
Priorities Alignment	This will stimulate economic growth for our community by providing jobs.
Economic Impact	Property manager 10% of the property's income. Housekeeper \$20 hr Both permanent. Construction team \$80,000.00
	2
	Full construction team 10 - 20 people.
	property manager 10% of property's income, Housekeeper \$20 hr
	I'm not sure how to answer this.
Community Benefit	It will bring money in from out of state visitors. In turn, pays local workers, while continuing to improve the property and neighborhood.
	I believe this was covered in the last answer, It will bring money in from out of state visitors. In turn, pays local workers, while continuing to improve the property and neighborhood.
Best Practices/Innovation	There's a lack of lodging when it comes to out of state visitors. What better way to experience the beauty of our neighborhood than having a living experience.
Outcome Measurement	Improve our neighbor esthetic and create a management job, and sub jobs paying way above minimum wage.
	It could be measured by the increase in property value and by anyone who view the city's land assessment.
	Yes, once the property is up and going, I'll source another

property and implement the same strategy.

Partnerships Yes

My plan is to assist families misplaced after fires. floods, etc.
Red Cross

none

Displacement No

**Displacement
explanation**

Physical Location 2423 Maple St, Omaha, Ne 68111 its a house needing
renovation.

**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

Multiple contractors rough bids all fall in around the same.

General Contractor No

Request Rationale \$80,000.00 will go to renovations of the property and
\$20,000.00 will go to the furnishing of the property.

Grant Funds Usage \$80,000.00 will go to renovations of the property and
\$20,000.00 will go to the furnishing of the property.

**Proposal Financial
Sustainability** Yes

All expenses beyond the renovation will be sustained by the
property itself.

Funding Sources	none.
	n/a
	no
Scalability	no, the request is already scaled down.
Financial Commitment	taxes, utilities, and insurance.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	

Grant Application

Row 318

Organization Name (if applicable)	Omaha Arts Council
Physical Address	1723 N 33 Street Omaha, NE 68111
Mailing Address	PO Box 531 Omaha, NE 68101
Website	omahaartscouncil.org
Social Media Accounts	https://instagram.com/omahaartscouncil/
Name	Alvin Harper
Title	President
Email Address	alvintheartist15@gmail.com
Phone	+1 (402) 452-9064
Team	Yes
	Alvin Harper - President and Founder (Omaha Arts Council); Luis Jimenez - Board Member (Omaha Arts Council); Lara Mohamed - Board Member (Omaha Arts Council); Hayes & Associates LLC; Strawhecker Nonprofit Services - Fundraising; Performance Engineering - Structural Engineering Examination.
Organizational Chart	Omaha Arts Council is a 501(c)3 nonprofit, designated with a tax exempt status in January 18, 2017. We collaborate in committees with Prospect Village Neighborhood Association, and guided by the board of directors of the Omaha Arts Council.
Other Completed Projects and/or Accomplishments	Omaha Arts Council provides arts and culture educational programs and economic training for artists. Omaha Arts Council collaborates with community groups and art institutions.
Proposal Title	Lowes Subdivision Redevelopment Proposal
Total Budget (\$)	\$1,634,000.00
LB1024 Grant Funding Request (\$)	\$1,634,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Omaha Arts Council is dedicated to the economic development of local artists. This proposal will provide a platform for artists and creatives advance their skills and talents, through collaborations, education, and training, and by the key

component of rehabilitating the building at 1723 N 33rd Street, Omaha, NE 68111, owned by the nonprofit Omaha Arts Council. This will allow for community involvement to also activate the space through partnerships with Prospect Village Neighborhood Association, and other organizations in the vicinity. The south lot is vacant and will be prepared for a future mixed use development and affordable housing. The primary focus of the proposal is remodeling the current building at 1723 N 33rd Street for occupancy.

Timeline	1) Phase One completed by September 2023. 2) Phase Two completed July 2024. 3) Phase Three completed November 2024. 4) Phase Four completed February 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	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	
Visioning Workshop Findings Alignment	Omaha Arts Council will use the remodeled and redeveloped premises for economic development of artists and community functions. The proposal prevents neighborhood deterioration.
Priorities Alignment	This project will comply with the City of Omaha process. The Omaha Arts Council will partner with a neighborhood association, Prospect Village Neighborhood Association, to continually fund and program the space.
Economic Impact	
	6-12
	12-20
	\$18,000 - \$56,000 annually.

Community Benefit This proposal greatly improves the neighborhood by providing a space for community functions and gatherings, while benefiting local artist with programing for economic development.

Best Practices/Innovation

Outcome Measurement Community involvement with neighborhood organizations and improved education.

Board of directors; the City of Omaha Planning Department; Prospect Village Neighborhood Association.

Yes, co-investments can be identified through fundraising, and capital campaign.

Partnerships Yes

Prospect Village Neighborhood Association; Walnut Hills Commons; Cali Commons; Culxr House.

Strawhecker Nonprofit Services

Displacement No

Displacement explanation

Physical Location

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

Professional assistance and consultations with Performance Engineering.

General Contractor No

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability Yes

Funding Sources

Scalability

Financial Commitment Continuing fundraising is a priority; the organization conducts annual fundraising, and the board of directors contributes personal income to projects.

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) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Schedule

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JAN 18 2017

OMAHA ARTS COUNCIL
1407 NORTH 33RD STREET
OMAHA, NE 68131-0000

Employer Identification Number:
47-4477923
DLN:
26053411001397
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(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:
January 20, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

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.

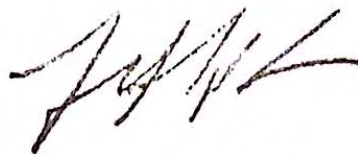
If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. 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.

Letter 947

OMAHA ARTS COUNCIL

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey I. Cooper', written in a cursive style.

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

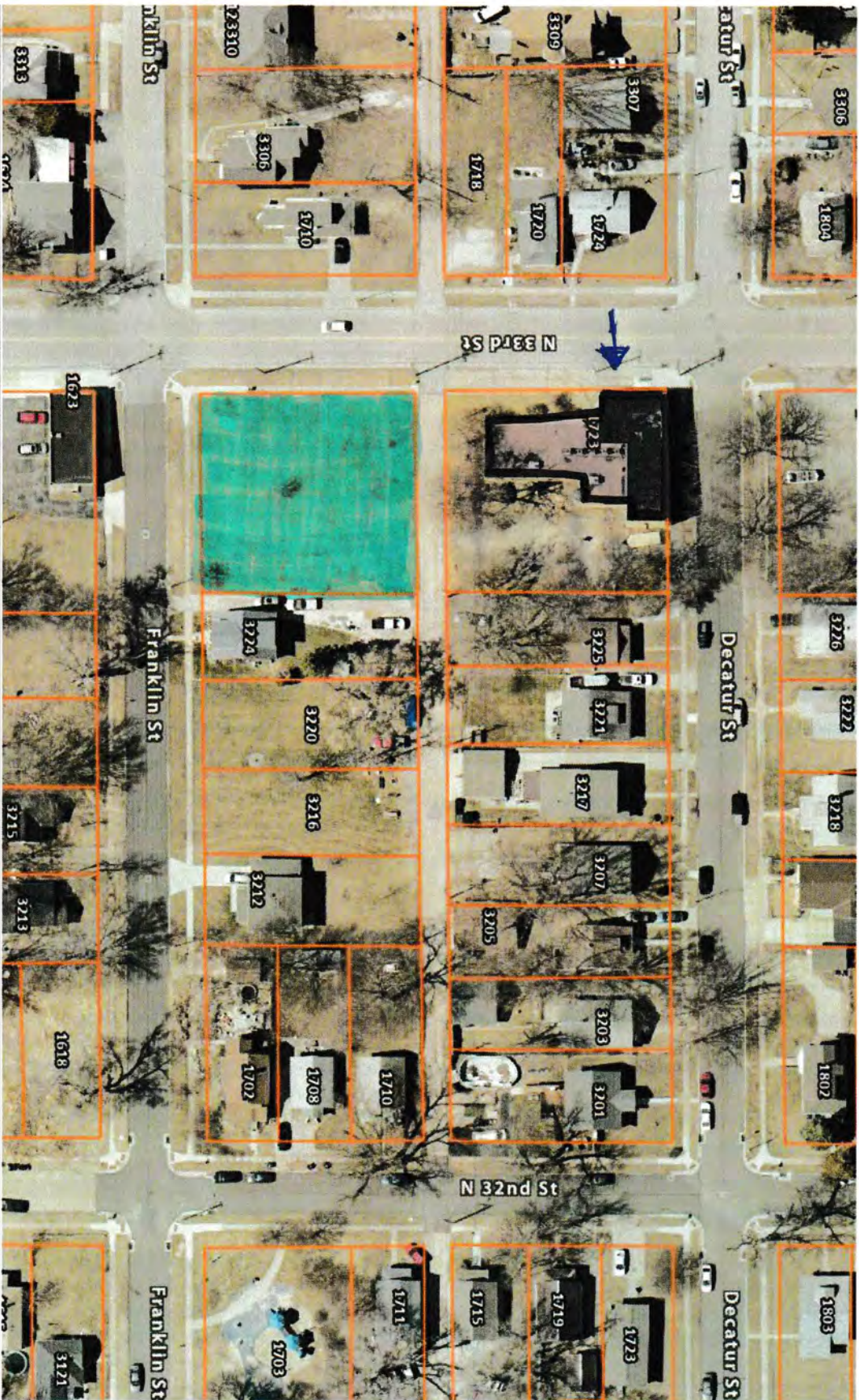
PROJECT TIMELINE PROPOSAL




PROJECT TITLE **Lowes Subdivision Redevelopment**
 PROJECT MANAGER **TBD**

COMPANY NAME **Omaha Arts Council & Prospect Village Neighborhood**
 DATE **10/5/22**

PHASE	DETAILS	2023												2024												2025				
		Q1			Q2			Q3			Q4			Q1			Q2			Q3										
		JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
1	PHASE ONE -Project Conception - Project Initiation	Project Charter/Plan Review						Planning, Permitting, and Design																		PROJECT END				
2	PHASE TWO - Risk Management - Scope and Goal Setting - 1723 N 33rd St. Improvements - Programing	Communication Plan						Public Engagement						Construction and Improvements						2023 Programing										
3	PHASE THREE - Project Performance and Control - Programing	Performance						Performance						Programming 2024						Affordable Housing Construction										
4	PHASE FOUR - Quality Deliverables - Project Close													Project Close																

Omaha Arts Council Redevelopment Proposal



	<p>Building - Community & Arts</p>
	<p>Focus Lot, Parking</p>
	<p>Mixed Use and Affordable Housing (Future Development)</p>

DATA TABLE OF USE - Omaha Arts Council Redevelopment Proposal

Design and Architecture	\$225,000.00
Project Management and Project Control	\$275,000.00
General Contractor and Construction	\$1,000,000.00
Programing 2023 & 2024	\$134,000.00
TOTAL	\$1,634,000.00

Douglas County, Nebraska Property Record - R1643350004

Information is valid as of 2022-10-07

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

Great Feature → → →

Taxpayer

OMAHA ARTS COUNCIL

1407 N 33 ST
 OMAHA NE 68131-0000

Property Information

Key Number:	4335 0004 16
Account Type:	Commercial
Parcel Number:	1643350004
Parcel Address:	1723 N 33 ST OMAHA NE 68111-0000
Abbreviated Legal Description:	LOWES SUB DIV LOT 13 BLOCK 2 ALL LOTS 8-9-10 & LTS 11-12-13

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$24,700	\$376,600	\$401,300
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

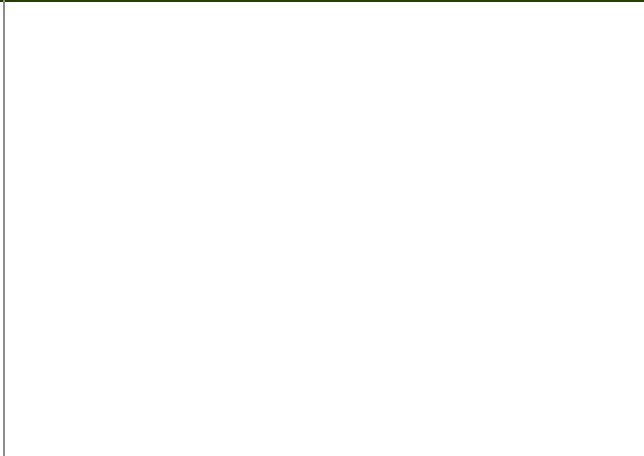
[Show All Transactions](#)

Land Information

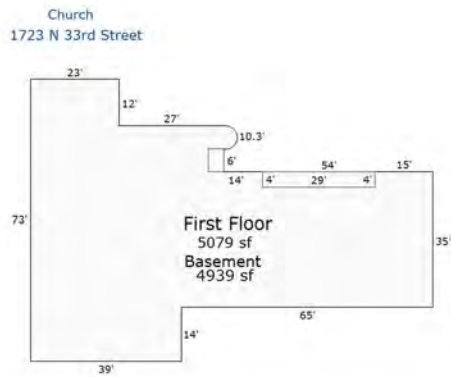
<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.66	28750.0	0.0	0.0	0.0	

Improvement Information

Building 1



[CLICK TO ENLARGE IMAGE](#)

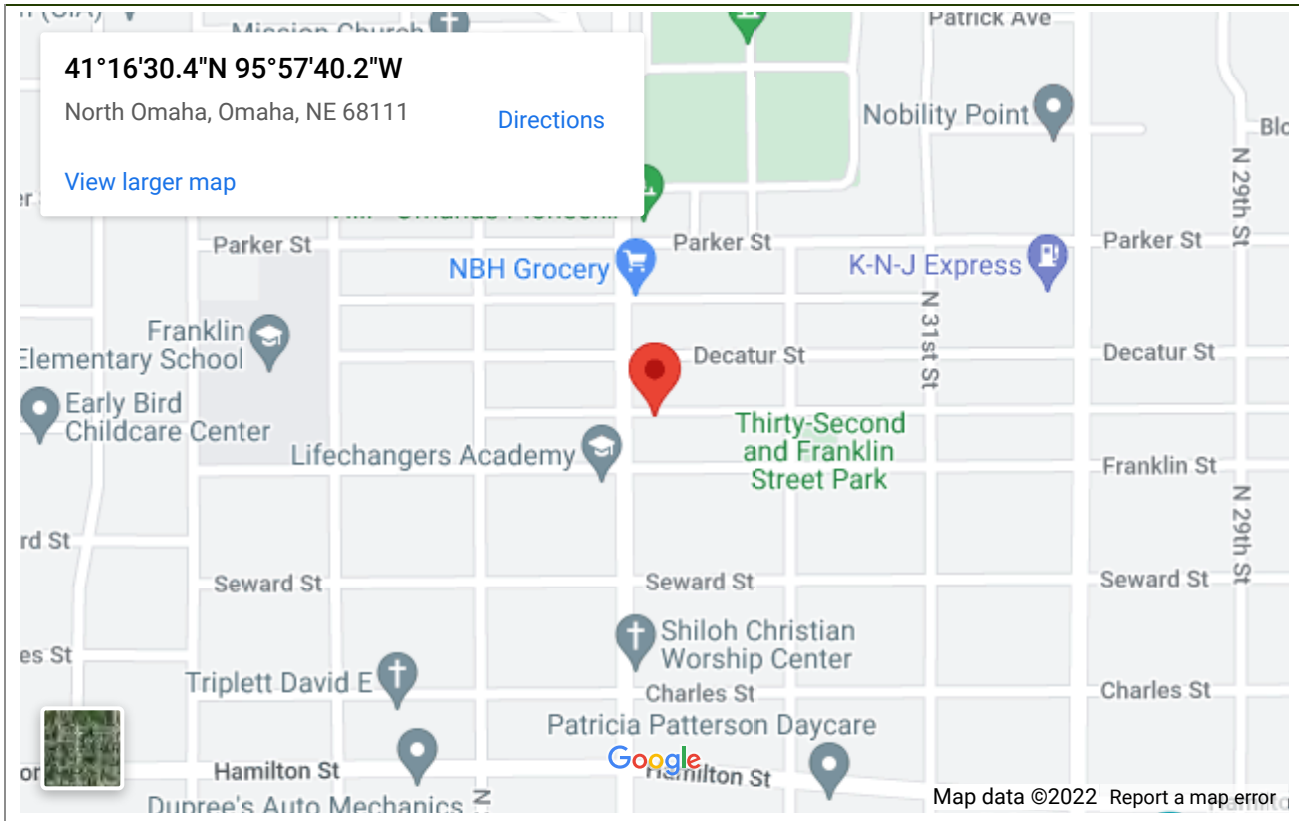


[CLICK TO ENLARGE IMAGE](#)

Square Footage:	5079.0	Percent Complete:	100.0%
Perimeter	358.0	Quality:	Average
Unit Type:		Condition:	Average
Built As:	Church	Condo Square Footage:	0.0
HVAC:	Complete HVAC	Rooms:	0.0
Exterior:		Units:	1.0
Interior:		Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	1.0
Floorcover:		Foundation:	
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1913	1984	0%	1913	0

Detail Type	Detail Description	Units
Add On	Light Mercury Pole And Brk	4.0
Add On	Overhead Door	1.0
Add On	Paving Asphalt Park	1500.0
Add On	Paving Asphalt Park	4000.0
Basement	Finished	3939.0
Basement	Unfinished	1000.0



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

Grant Application

Row 319

Organization Name (if applicable)	No Worries Property Solutions
Physical Address	4624 N 47th St. Omaha, NE
Mailing Address	
Website	https://noworries-ps.com/
Social Media Accounts	Instagram: https://www.instagram.com/no_worries_property_solutions/ Facebook: https://www.facebook.com/profile.php?id=100079130619568
Name	Welton Cooks Jr
Title	CEO
Email Address	noworriespsllc@gmail.com
Phone	+1 (402) 204-0467
Team	No
Organizational Chart	N/A
Other Completed Projects and/or Accomplishments	<p>I have completed fulfilled requests for clean outs/trash outs of homes for property owners, several of them with properties in North Omaha. My efforts alleviate the stress of a property owner needing to do the sometimes grueling physical work themselves. I also provide yard waste/debris removal which also helps to keep properties safe. Organizations have hired me to remove items that have been illegally dumped onto their property. One organization's president contacted me to remove debris that was illegally dumped; the president of the told me she was so thankful for my services, because they had visitors coming later in the day. I have cleaned out a property for a realtor who was otherwise ready to close, but needed the items out to proceed. I've also removed unwanted items within homes and fallen branches, small trees, and overgrown shrubs for a local property management company.</p>
Proposal Title	No Worries Property Solutions
Total Budget (\$)	\$300,000.00
LB1024 Grant Funding Request (\$)	\$300,000.00

Proposal Type	Service/program
Brief Proposal Summary	My proposal provides much needed property preservation services in Omaha's Metropolitan area, specifically in North and South Omaha. I have a need to purchase equipment which will help me as a future contractor for the city. I will purchase two dump trucks which will assist the city in storm debris removal efforts. I will also purchase plows to assist with city's snow removal to keep our streets safe. No Worries Property Solutions will continue to be based out of North Omaha. Property owners will continue to need my services, such as cleaning out an estate, removing items from a property so it can be placed on the market.
Timeline	I do not know.
Percentage completed by July 2025	95%
Funding Goals	Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Our effort will enhance the housing market by making dwellings occupiable.
Visioning Workshop Findings Alignment	Our efforts help to provide more safe and quality housing.
Priorities Alignment	We are in the business of creating jobs which provide competitive wages.
Economic Impact	Our wages will range from \$15 per our to \$22 per hour.
	6
	2
	Temporary Laborer- \$15/hour, Experienced Laborer- \$18/hour, Supervisor-\$22/h
Community Benefit	Our efforts will help to improve the housing market by ridding properties of unwanted items. We will also help to clear the streets during snow storms. There are many side streets that need attention during these times.
	Our efforts will help improve quality of life by assisting property owners in providing occupiable dwellings.

Best

Practices/Innovation

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

Our assistance in cleaning out dwellings owned by the city and our assistance in cleaning streets during storms can be measured by city personnel.

Yes, by assisting in the process of increasing the number of livable dwellings.

Partnerships	Yes
---------------------	-----

City of Omaha by providing contracts.

N/A

Displacement	No
---------------------	----

Displacement explanation	
---------------------------------	--

Physical Location	Warehouse space with large garages located in Zone A's industrial area.
--------------------------	---

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

Additional Location Documents	N/A
--------------------------------------	-----

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

Is the project connected to utilities?	
---	--

No

No

Design, Estimating, and Bidding	No
--	----

No

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

Request Rationale	I do not have the information at this time, but will provide in the future.
--------------------------	---

Grant Funds Usage	Funds will be used to purchase equipment.
--------------------------	---

Proposal Financial Sustainability Yes

Funding Sources N/A

N/A

Yes

Scalability Yes

Equipment can be purchased gradually as to not overwhelm our business.

Financial Commitment We are committed to using every dollar properly to help build improve our community.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Grant Application

Row 320

Organization Name (if applicable)	Nebraska Urban Indian Health Coalition
Physical Address	2226 N Street Omaha, NE 68107
Mailing Address	
Website	https://www.nuihc.com/
Social Media Accounts	https://www.facebook.com/nuihc/ https://www.instagram.com/neurbanindianhealth/?hl=en https://www.linkedin.com/company/nuihc/mycompany/ https://twitter.com/urban_ne?lang=en
Name	Dr. Donna L. Polk
Title	Chief Executive Officer
Email Address	dpolk@nuihc.com
Phone	+1 (402) 346-0902
Team	Yes
	See attached organizational chart
Organizational Chart	See attached organizational chart
Other Completed Projects and/or Accomplishments	<p>Nebraska Urban Indian Health Coalition (NUIHC) has been serving the urban Indian community in Omaha since 1986. Our mission is to elevate the health status of Urban Indians and other underserved populations. We address health disparities through education, collaboration, advocacy and health service delivery. Years in the making, we recently completed the building of our Eagle Heights Campus in South Omaha. Altogether a \$16 million dollar project, this included a 44-unit Affordable Housing Project and our Services Building. This has been a huge goal for NUIHC to further our transformative efforts in the Native community. ● In 2020, we completed our Eagle Heights Affordable Housing project. Located at 4834 S 23rd Street in historic South Omaha, Eagle Heights is a 44-unit building funded through tax credits. The goal of this project was to transform the lives of our community members by providing expansion of social services in combination with the addition of NUIHC Services Building across the street. In partnership with the City of Omaha, we developed and implemented the Ready to Rent Program, an adult learning classroom inspired principle in housing readiness education to prepare future applicants for EH housing and beyond. ● In 2022, we completed the renovation of the NUIHC Services Building. Located at 2226 N Street, we offer inpatient and outpatient substance abuse treatment, health clinic, youth and elder programs. The</p>

renovation was funded through various generous local foundations. This proposal would take us one step further in our efforts to advocate for the Native Community.

Proposal Title	Eagle Heights Umoꞩhoꞩ Park
Total Budget (\$)	636,215.37
LB1024 Grant Funding Request (\$)	636,215.37
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	We acknowledge that Omaha is the traditional land of the Umoꞩhoꞩ people. We honor the Indigenous people of America, all elders; past, present, and emerging. We are called on to learn and share what we learn about the tribal history, culture, and contributions that have been suppressed in telling the story of America. We would like to propose to build a park that would be an extension of our Eagle Heights campus in South Omaha. This park would honor our Native community with beautiful Native art installations, gardens and an Inipi (a Sweat Lodge) that would be used by our Native community. We would also like to include a small area to allow for parking. We are looking at parcels of land in the area of 5214 S 16th Street in Omaha. If awarded this grant, we would commence the property acquisition process and conceptual design early in 2023 and complete by the end of the same year.
Timeline	Grant Award - February 2023 Property Acquisition - April 2023 Design Phase - March 2023 - May 2023 Construction Phase - June 2023 - September 2023 Art Installation - October 2023 Sweat Lodge - October 2023
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The properties that we are looking at have no plans to be developed by the existing property owners. We would make it into a beautiful space that would both honor the Native community as well as provide a much needed Sweat Lodge for our Native brothers and sisters who currently have to drive long distances to participate in what can be compared to many as going to "church".

Visioning Workshop Findings Alignment	This development would provide more representation for our Native community while enhancing and beautifying the city.
Priorities Alignment	This proposal would be transformative for the Native community who have felt their erasure for centuries. It would be representative of the often forgotten about members of the community that are still here. This park would be an extension of NUIHC's Eagle Heights campus and provide the clients we serve and to have a place to be and enjoy the beauty of their surroundings.
Economic Impact	NUIHC would maintain the park and would employ contractors and possibly add employees in the future to do so.
	Unknown at this time
	Unknown
	Unknown
	We would give priority to businesses and contractors who reside in the QCT areas.
Community Benefit	The properties that we are looking at have no plans to be developed by the existing property owners. We would make it into a beautiful space that would both honor the Native community as well as provide a much needed Sweat Lodge for our Native brothers and sisters who currently have to drive long distances to participate in what can be compared to many as going to "church".
	The properties that we are looking at have no plans to be developed by the existing property owners. We would make it into a beautiful space that would both honor the Native community as well as provide a much needed Sweat Lodge for our Native brothers and sisters who currently have to drive long distances to participate in what can be compared to many as going to "church".
Best Practices/Innovation	N/A
Outcome Measurement	N/A
	N/A
	N/A
Partnerships	No
Displacement	No
Displacement explanation	

Physical Location	See attached DOGIS map. These parcels are owned by the Omaha Municipal Land Bank, the City of Omaha and a private developer. We are in talks with all parties involved and everyone is interested in working with us to obtain these properties if we are awarded this grant.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	See attached letter from City of Omaha and emails from other property owners.
Property Zoning	Yes
Is the project connected to utilities?	No
	No
Design, Estimating, and Bidding	No
	No
	Budget estimate based on recently completed projects per square footage.
General Contractor	No
Request Rationale	See attached Omaha Municipal Land Bank asking prices.
Grant Funds Usage	See attached Sources & Uses and Budget Estimate.
Proposal Financial Sustainability	No
	We have included three (3) years of maintenance and NUIHC will be responsible for funding maintenance operations after this the initial three (3) years.
Funding Sources	None
	All
Scalability	Perferably not
Financial Commitment	Following this initial investment, NUIHC is committing to continue providing maintenance operations for this park.

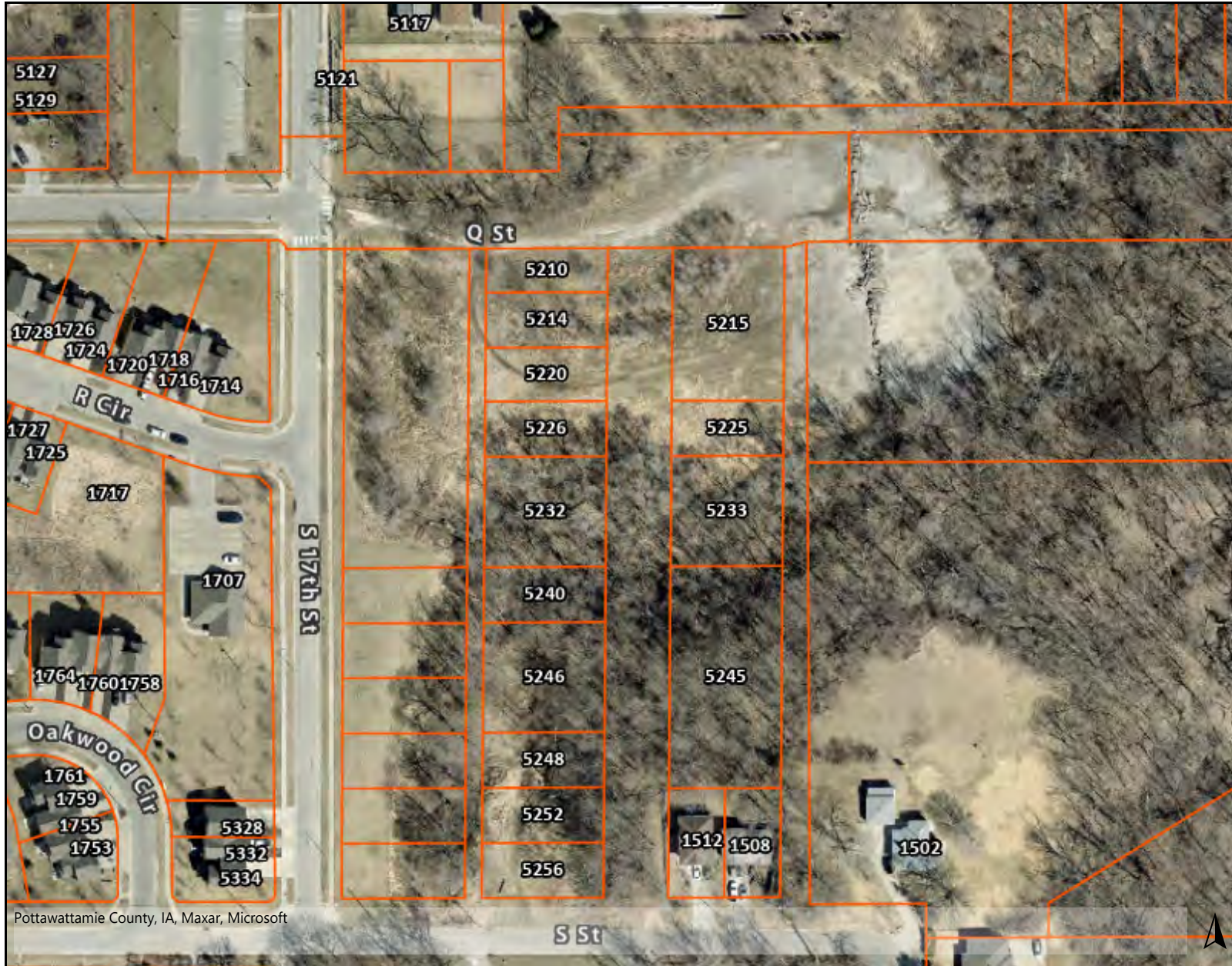
**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

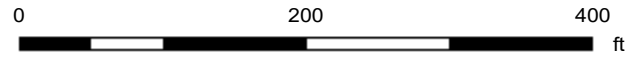
Public Information

File Uploads Additional Location Documents (see application for list)
Organizational Chart Proposal Budget/Sources and Uses
Request Rationale Documentation



Legend

- Parcels
- Property Lines



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

Printed from dogs.org:
10/09/2022 22:20:12

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.



City of Omaha
Jean Stothert, Mayor

Planning Department

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

David K. Fanslau
Director

10/6/2022

Dr. Donna Polk
Urban Indian Health Coalition
2226 N St
Omaha, NE 68107

Dear Dr. Polk,

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

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

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

- 5214 S 16th St
- 5215 S 16th St
- 5220 S 16th St

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

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

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

Sincerely,

David K. Fanslau
Planning Director
City of Omaha

FW: NUIHC

Amy Hutfles <ahutfles@nuihc.com>

Wed 10/5/2022 12:59 PM

To: Donna Polk <dpolk@nuihc.com>

FYI

From: Connor Menard <Connor@exceldg.com>

Sent: Wednesday, October 5, 2022 12:34 PM

To: Amy Hutfles <ahutfles@nuihc.com>

Subject: RE: NUIHC

EXTERNAL EMAIL

Amy,

Received. I'll see if we would be able to sell that parcel mentioned. It sounds like a great project that would benefit the community. Good luck on your ARPA application!

Best,



Celebrating 33 Years in Business

Connor Menard, Development Associate, HCCP

Excel Development Group

8551 Lexington Avenue

Lincoln, NE 68505

Office: 402-434-3344

Direct Line: 402-803-8735

Fax: 402-434-3343

Cell: 402-219-3943

Email: connor@exceldg.com

Website: exceldg.com



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From: Amy Hutfles <ahutfles@nuihc.com>

Sent: Wednesday, October 5, 2022 12:30 PM

To: Connor Menard <Connor@exceldg.com>

Subject: NUIHC

Amy Hutfles

Chief Operating Officer

Nebraska Urban Indian Health Coalition Inc.

2226 N St | Omaha, NE 68107

402-346-0902 main

402-682-7426 fax

402-669-6265 cell

www.nuihc.com

Home (/landmgmtpub/app/base/landing) > Back to Search > Details

5226 S 16 ST ♡

Like 1 Share

OMAHA, NE 68107

Tweet

Asking Price: \$9,000.00

[Apply for this Property \(https://omahalandbank.formtitan.com/origin/preappsurvey?fld304=1003490000&fld305=\\$9,000.00&fld310=5226 S 16 ST\)](https://omahalandbank.formtitan.com/origin/preappsurvey?fld304=1003490000&fld305=$9,000.00&fld310=5226 S 16 ST)

Listing Details

Parcel Number: 1003490000

Property Status: For Sale

Inventory Type: OMLB Standard Inventory

Neighborhood:

Property Square Footage: 5553.18

Structure Square Footage:

Bed/Bath: /

Listing Comments: This lot is big enough for a new build on this parcel. This an undeveloped section of land in south Omaha with limited utilities but has the potential to something special. This lot is close to schools, public transportation, some shopping and just minutes from the zoo. Call for details or apply at OmahaLandBank.org.

Search Douglas County Assessor Register of Deeds for More Information (http://douglascone.wgxtreme.com/java/wgx_douglasne/static/accountinfo.jsp?accountno=R1003490000)

Search Douglas County Treasurer for More Information (<http://dotcwsprodweb01.dotcomm.org/TreasTax/faces/pages/taxinfo.xhtml?parc=1003490000>)

Search dogis.org for More Information (<http://www.dogis.org/Html5Viewer/?viewer=dogis&runWorkflow=queryPIN&LayerMapServiceId=10&LayerName=Parcels&query=PIN=%271003490000%27>)

Search Realtor.com for More Information (<http://www.realtor.com/>)

Search Lead Records for More Information (http://www.dogis.org/Html5Viewer/Index.html?configBase=http://www.dogis.org/Geocortex/Essentials/REST/sites/Omaha_Lead/viewers/Omaha_Lead/virtualdirectory/Resources/Config/Default&runWorkflow=geocodeS 16 ST)

 Pictures

 Map View



SIMILAR PROPERTIES YOU MAY LIKE:

<p style="text-align: center;">Photo Not Available</p> <p style="text-align: center;"> </p> <p>4120 S 23 ST, OMAHA, NE 68107 (/landmgmtpub/remote/public/property/viewSummary?parcelNumber=0412870002) County: DOUGLAS Current Assessment: \$900.00 Asking Price: \$600.00</p>	<p style="text-align: right;">5220 S 22 ST, OMAHA, N County: DOUGLAS Asking Price: \$3,750.00</p>
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Prev Next

Omaha Municipal Land Bank 1141 North 11th Street, Omaha, NE 68102

QUESTIONS (402) 800-1240

EMAIL info@omlb.org

Home (/landmgmtpub/app/base/landing) > Back to Search > Details

5225 S 16 ST 

Like 1 Share

OMAHA, NE 68107

Tweet

Asking Price: \$3,000.00

[Apply for this Property \(https://omahalandbank.formtitan.com/origin/preappsurvey?fld304=1003410000&fld305=\\$3,000.00&fld310=5225 S 16 ST\)](https://omahalandbank.formtitan.com/origin/preappsurvey?fld304=1003410000&fld305=$3,000.00&fld310=5225 S 16 ST)

Listing Details 

Parcel Number: 1003410000

Property Status: For Sale

Inventory Type: OMLB Standard Inventory

Neighborhood:

Property Square Footage: 5081.09

Structure Square Footage:

Bed/Bath: /

Listing Comments: This parcel is in the center of an undeveloped part of South Omaha and the opportunities for this parcel are endless. Let your imagination run wild as you could be the first to build on this site. Call for more information today.

[Search Douglas County Assessor Register of Deeds for More Information \(http://douglascone.wgxtreme.com/java/wgx_douglasne/static/accountinfo.jsp?accountno=R1003410000\)](http://douglascone.wgxtreme.com/java/wgx_douglasne/static/accountinfo.jsp?accountno=R1003410000)

[Search Douglas County Treasurer for More Information \(http://dotcwsprodweb01.dotcomm.org/TreasTax/faces/pages/taxinfo.xhtml?parc=1003410000\)](http://dotcwsprodweb01.dotcomm.org/TreasTax/faces/pages/taxinfo.xhtml?parc=1003410000)

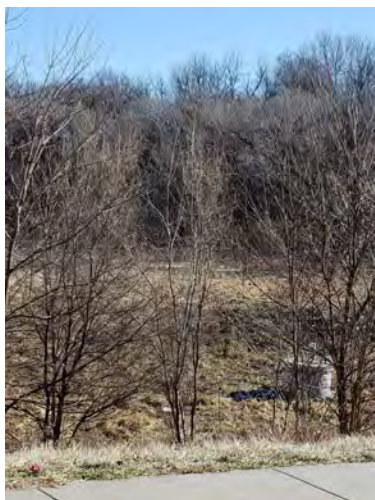
[Search dogis.org for More Information \(http://www.dogis.org/Html5Viewer?viewer=dogis&runWorkflow=queryPIN&LayerMapServiceId=10&LayerName=Parcels&query=PIN=%271003410000%27\)](http://www.dogis.org/Html5Viewer?viewer=dogis&runWorkflow=queryPIN&LayerMapServiceId=10&LayerName=Parcels&query=PIN=%271003410000%27)

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[Search Lead Records for More Information \(http://www.dogis.org/Html5Viewer/Index.html?configBase=http://www.dogis.org/Geocortex/Essentials/REST/sites/Omaha_Lead/viewers/Omaha_Lead/virtualdirectory/Resources/Config/Default&runWorkflow=geocode\)](http://www.dogis.org/Html5Viewer/Index.html?configBase=http://www.dogis.org/Geocortex/Essentials/REST/sites/Omaha_Lead/viewers/Omaha_Lead/virtualdirectory/Resources/Config/Default&runWorkflow=geocode)
S 16 ST)

 Pictures

 Map View



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Omaha Municipal Land Bank 1141 North 11th Street, Omaha, NE 68102

QUESTIONS (402) 800-1240

EMAIL info@omlb.org

PROJECT SOURCES AND USES OF FUNDS

Nebraska Urban Indian Health Coalition
Eagle Heights Umoⁿhoⁿ Park

Budget Category	Overall Project Budget
SOURCES OF FUNDS	
Grant	636,215.37
TOTAL SOURCES OF FUNDS	636,215.37
USES OF FUNDS	
Direct Costs Including Acquisition	636,215.37
TOTAL USES OF FUNDS	636,215.37
ADDITIONAL REQUIRED GAP FINANCING OR EQUITY	(0.00)

\$/sq ft

1.7

**NEBRASKA URBAN INDIAN HEALTH COALITION
ORGANIZATION CHART**

