H.6

ORIGINAL PROPOSAL SUBMISSIONS #101-120

Grant Application

Row 101

Organization Name (if applicable)	WCDI Consulting
Physical Address	3926 N 16th Street Omaha, Nebraska 68111
Mailing Address	7602 N 86th Avenue Omaha, NE 68122
Website	
Social Media Accounts	
Name	Rozalyn Bredow
Title	President / CEO
Email Address	RozBredow3@gmail.com
Phone	+1 (402) 305-2049
Team	Yes
	Rozalyn Bredow CEO, Master Degree in Business, NTI Certified Financial Coach and, 15 years of services working in the Workforce training, educational services and non-profit arenas. Daniel Bredow business Manager, BA in Marketing and Mass Communications. Brad Brooks B2lAB, Inc.
Organizational Chart	Rozalyn Bredow, President & CEO Daniel Bredow Marketing, Development, & Media Specialist.
Other Completed Projects and/or Accomplishments	This proposal supports our organizational goals with a request for funding to helps support the start up of our Financial Equity Consortium (FEC). This endeavor will fill vocational, educational, and financial services gaps in the North Omaha community and in doing so help individuals and families increase their earning potential, retain more of what they earn and begin to build long term financial security in savings and assets, By intentionally working to decelerate the widening wealth gap and adding employment opportunities and office space availability.
Proposal Title	Financial Equity Consortium
Total Budget ($)	$470,000.00
LB1024 Grant Funding Request ($)	$400,000.00
Proposal Type	Capital project Service/program
Brief Proposal Summary	Title Financial Equity Consortium FEC) location: 3936 N 16th Street, Omaha, NE 68110 Total Budget $470,000.00 Time Line completion by January 2025 The 3 Key areas of focus: 1. Financial Coaching and education consist of one-on-one coaching to establish goals and a pathway to success, along with educational workshops and access to well-priced financial products and services to help clients improve their household finances and build assets while narrowing the wealth gap. 2. Employment and Career Development to include job readiness, job placement, occupational skills training, education and career advance coaching. 3. Income support will help clients gain access to public benefits to improve their financial security The Financial Equity Consortium has three common attributes towards our goal. We will bundle and sequence services rather that offering one com by integrating services in a seamless way for clients.. Provided professional Financial Coaching and information to help clients set goals, develop plans and change their behaviors over time and Life Skills Coaching which is the umbrella that catches other models that support progress to finding greater fulfillment in life.

Timeline	Completion of application process by February 2023, Phase - 1Build out and renovation by January 2024. Phase 2- Marketing and sales and staffing May 2024 and Grand Opening by November 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	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	The community needs alignment: This project will meet the Sustainable Community and Policy needs by developing and improving financial education services, and context-sensitive education that surrounds finances along with training a health service initiatives.
Visioning Workshop Findings Alignment	The Visioning Workshop Summary is in alignment in the strengths that Culture and character are integrated in the surrounding neighborhoods. Economic hubs proximate to North Omaha (i.e., Near North Downtown-Omaha and Eppley Airfield) with the opportunity for huge business growth being that there are large areas that are identified as Community Reinvestment areas. The Vision report identifies the economic gap is in the financial resource support which is needed to support Black owned Businesses in North Omaha, gentrification and Public Health concerns.
Priorities Alignment	The FEC will be the One Stop Shop for sustaining the North Omaha community. Enhancing personal, educational, and financial literacy/capabilities with training and information readily available. As well as Policy advocates for change and significant support from human centered Life and Financial Coaches. follow-up services and health resources.
Economic Impact	Over time we will be able to hire 4-6 with FTE that are considered a High wage, High demand, High skill (H3) labor force as well as support staff.
	4-6
	2-3 summer interns (temp)
	$42,000- $65,000.00
	We will be able to provided training and instruction to any business with workforce concern in the area of time management, performance and motivation.
Community Benefit	The community will benefit in no longer having a vacant store front building deteriorating
	Area resident will be able to access the area by using local transit systems which are with in walking distant.
Best Practices/Innovation	Yes, we will use best pratice and workforce and training by using this innovative approach with integration of trauma informed modalities and support.
Outcome Measurement	The outcomes that we will measure would be " Better-Off", if people are realizing, increase(s) in employment, increased income. increase employment stability, reaching financial

	goal(s) of credit repair, homeownership, entrepreneurial opportunities and small business support.
	Out comes would be measure by surveying the client, and data collection in the areas of job retention, earnings etc.
	I don't know.
Partnerships	Yes
	Future partners will be or not limited to Non-profit agency referrals, State, City or County agency referrals, Financial institutions.
	Not yet.
Displacement	No
Displacement explanation	
Physical Location	3926 North 16th Street, Omaha, Douglas County, Nebraska 68110
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	This is not a Brownfield site.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Renovation cost were approximation(s) were given during a consultation w Brad Brooks Arch. B2labs.
General Contractor	No
Request Rationale	The property is in poor condition and a second floor build out would be added to the renovation utility upgrades, with an estimate of $150.00 per square ft.
Grant Funds Usage	Renovations and initial start up cost.
Proposal Financial Sustainability	Yes
	Fiscal operations will follow the January 1st through December 31st. Calendar year.
Funding Sources	I am anticipating exploring Nebraska Enterprise Fund grant funding. as well as the POC Fund for Minority Founders and SBA opportunities.
	I don't know.
	ARPA
Scalability	No.

Financial Commitment	A personal investment of $70,000.00 for the purchase of the property that is currently owned by my mother will be a legacy and generational .
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

Startup Expenses

Company Name: WCDI Consulting LLc.

Sources of Capital

Owners' Investment (name and percent ownership)	
Your name and percent ownership	$ 70,000 -
Other investor	-
Other investor	-
Other investor	-
Total Investment	$ 70,000 -

Bank Loans	
Bank 1	$ -
Bank 2	-
Bank 3	-
Bank 4	-
Total Bank Loans	$ -

Other Loans	
Source 1	$ -
Source 2	-
Total Other Loans	$ -

Startup Expenses

Buildings/Real Estate	
Purchase	$ 70,000 -
Construction	287,100 -
Remodeling	-
Other	-
Total Buildings/Real Estate	$ 357,100

Leasehold Improvements	
Item 1	$ -
Item 2	-
Item 3	-
Item 4	-
Total Leasehold Improvements	$ -

Capital Equipment List	
Furniture	$ -
Equipment	-
Fixtures	-
Machinery	-
Other	-
Total Capital Equipment	$ 70,000 -

Location and Admin Expenses	
Rental	$ -
Utility deposits	-
Legal and accounting fees	-
Prepaid insurance	-
Pre-opening salaries	50,000
Other	-
Total Location and Admin Expenses	$ -

Opening Inventory	
Category 1	$ -
Category 2	-
Category 3	-
Category 4	-
Category 5	-
Total Inventory	$ -

Advertising and Promotional Expenses	
Advertising	$ -
Signage	-
Printing	-
Travel/entertainment	-
Other/additional categories	-
Total Advertising/Promotional Expenses	$ 1500 -

Other Expenses	
Other expense 1	$ -
Other expense 2	-
Total Other Expenses	$ -

Reserve for Contingencies	$ -
Working Capital	$ 50,000 -

Summary Statement

Sources of Capital	
Owners' and other investments	$ -
Bank loans	-
Other loans	-
Total Source of Funds	$ -

Startup Expenses	
Buildings/real estate	$ -
Leasehold improvements	-
Capital equipment	-
Location/administration expenses	-
Opening inventory	-
Advertising/promotional expenses	-
Other expenses	-
Contingency fund	-
Working capital	-
Total Startup Expenses	$ -

Security and Collateral for Loan Proposal

Collateral for Loans	**Value**	**Description**
Real estate	$ -	
Other collateral	-	
Other collateral	-	
Other collateral	-	

Owners

Your name here Rozalyn K. Bredow

Other owner

Other owner

Loan Guarantors (other than owners)

Loan guarantor 1

Loan guarantor 2

Loan guarantor 3

Start-up Costs

Item	Cost of Item	Owner Contributed	Grant Allocations	Other Source of Financing
Licenses, Insurance & Banking				
Business Name Registration	68	68		
Bank Fees	25	25		
Insurance	100		1,000	
Business License (If Required)	220	220		
Other (Please Specify)				
Advertising & Marketing				
Business Cards	50	50		
Flyers/Brochures	200		200	
Website	300		800	
Advertising (Please Specify)	100		500	
Other (Please Specify)				
Equipment				
Point of Sale	100	100		
Computer	1,500		1,500	
Widget Maker				
Other Expenses				
Office Supplies	100	100		
Rent	500	500		
Utilities	100	100		
Gas	100	100		
Inventory	50	50	1,000	
Phone & Internet	100	100		
Contingency (min. 10%)	450	450		
Total Start Up Expenses	**$4,063**	**$1,863**	**$5,000**	**$0**

Douglas County, Nebraska Property Record - R0701500000

Information is valid as of 2022-09-26

Print Report
View Interactive GIS Map
Treasurer's Tax Report
Great Feature ➔➔➔ Subdivision Sales Search

Taxpayer

R AND C RUSS INC

2451 CAMDEN AVE
OMAHA NE 68111-0000

Property Information

Key Number:	0150 0000 07
Account Type:	Commercial
Parcel Number:	0701500000
Parcel Address:	3926 N 16 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	BOULEVARD PARK ADD LOT 2 BLOCK 9 S 25 E 71 FT LOT 1 & E 71 FT LOT 2

Value Information

	Land	*Improvement*	*Total*
2022	$1,300	$70,800	$72,100
2021	$1,300	$70,800	$72,100
2020	$1,300	$70,800	$72,100
2019	$1,300	$66,200	$67,500
2018	$1,300	$66,200	$67,500
2017	$1,300	$66,200	$67,500

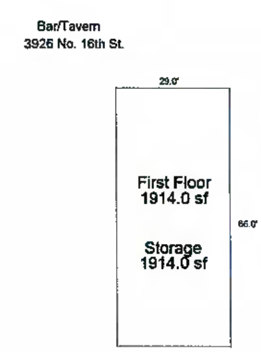
Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.12	5325.0	0.0	0.0	0.0	

Improvement Information

Building 1

CLICK TO ENLARGE IMAGE

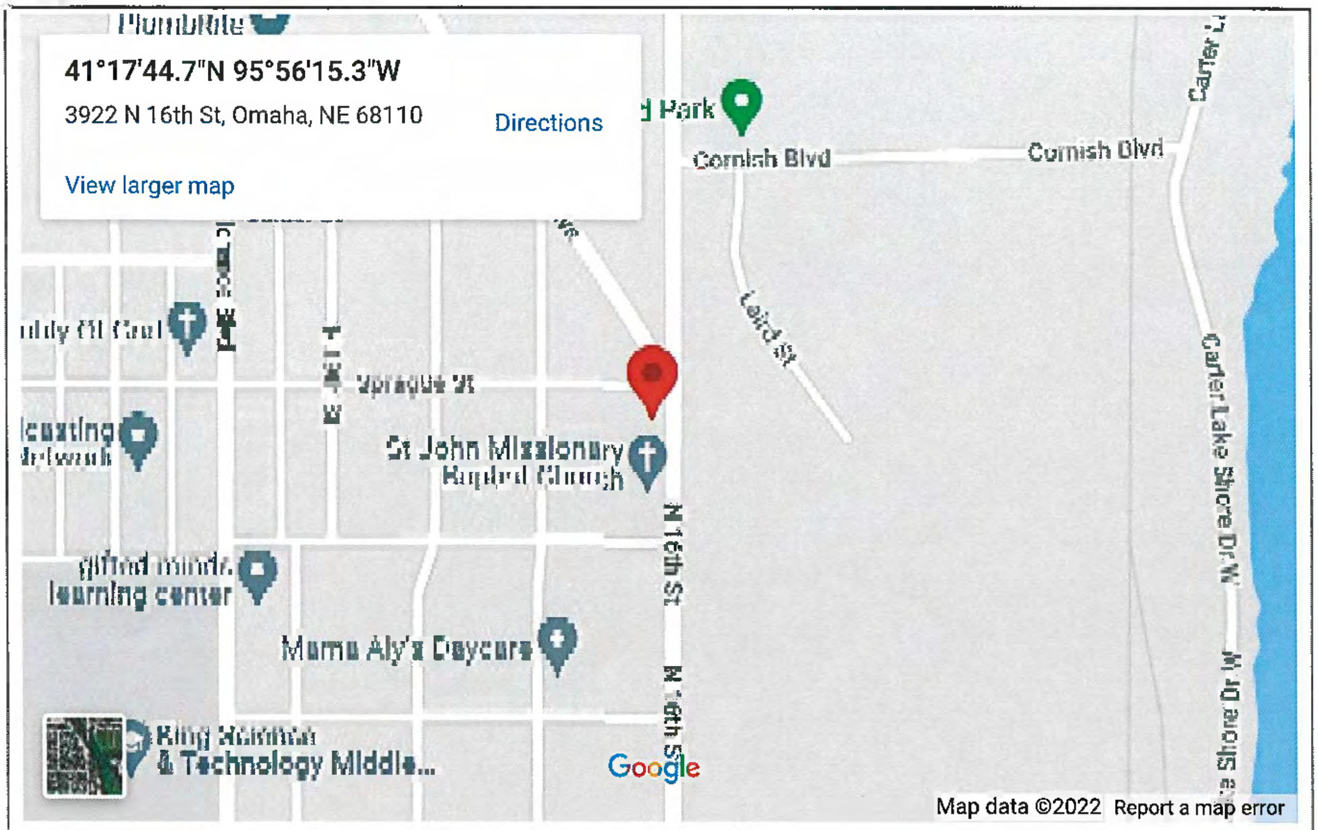


CLICK TO ENLARGE IMAGE

Square Footage:	1914.0	Percent Complete:	100.0%
Perimeter	190.0	Quality:	Average
Unit Type:		Condition:	Poor
Built As:	Bar/Tavern	Condo Square Footage:	0.0
HVAC:	Package Unit	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*
1948	0	0%	1948	0

Detail Type	*Detail Description*	*Units*
Basement	Storage	1914.0



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.

DCGIS Map Title WCDI LLC - 3926 N 16 Str. GC.

Legend

Omaha Planning Code Violations

Parcels

Property Lines

Zoning

Omaha Zoning

- R4
- R5
- GC
- GI
- HI

0 200 400 ft

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

Printed from dogis.org:
10/05/2022 10:26:17

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.

Sec. 55-401. - GC general commercial district.

Sec. 55-402. - Purpose.

The GC general commercial district is intended for a wide variety of commercial uses and limited industrial facilities. Uses allowed in the GC district may generate sufficient traffic or have operating characteristics which make them generally incompatible with residential areas or lower intensity commercial and office districts. GC districts require access from major streets, primarily minor and major arterials. GC districts are most appropriate along arterials, at major intersections, and in areas appropriate for commercial uses which are relatively well insulated from residential districts.

(Code 1980, § 55-402)

Sec. 55-403. - Permitted uses.

The following use types are permitted:

(a) *Office uses.*

Financial services

General offices

Medical offices

(b) *Commercial uses.*

Agricultural sales and service

Automotive washing

Auto rental

Auto repair services

Bed and breakfast inns

Building maintenance services

Business support services

Business or trade school

Cocktail lounge

Communications services

Construction sales and services

Consumer convenience services

Consumer repair services

Equipment rental and sales

Equipment repair services

Exterminating services

Food sales (limited)

Food sales (general)

Food sales (convenience)

Funeral services

General retail sales

Hotel/motel

Indoor entertainment

Indoor sports and recreation

Laundry services

Liquor sales

Pawnshop services

Personal improvement services

Personal services

Pet services

Research services

Restaurant (drive-in)

Restaurant (limited)

Restaurant (general)

Service station

Veterinary services

(c) *Transportation uses.*

Transportation terminal

(d) *Industrial uses.*

Custom manufacturing

(e) *Civic uses.*

Administrative services

Cultural services

Day care (limited)

Day care (general)

Emergency residential care

Guidance services

Hospital services (limited)

Hospital services (general)

Local utility services

Park and recreation services

Postal facilities

Public assembly

Recreational clubs

Religious assembly

Social clubs

(Code 1980, § 55-403; Ord. No. 33545, § 14, 5-2-95; Ord. No. 36246, § 2, 4-29-03; Ord. No. 37095, § 2, 7-26-05)

WCDI Consulting
Financial Equity Consortium

Brief Proposal Summary

Location: 3926 N 16th Street, Omaha Douglas County, Nebraska 68110

Timeline: January 2023 Start-Completion by January 2025

The Financial Equity Consortium (FEC) seeks to fill vocational, educational, and financial services gaps and, in doing so, help families earn more, keep more of what they earn, begin to build long tern financial security by saving assets. By decelerating the widening wealth gap and moving up the economic ladder. This will be measured through detail data collection.

I. **Focuses on three Key Areas:**
   - **Financial Coaching and Education** – One-on-one coaching to establish goals and a pathway to success, along with educational workshops, and access to well-priced financial products and services to help participants improve their household finances and build assets and narrow the wealth gap.
   - **Employment and Career Development** – including job readiness, job placement, occupational skills training, education, and career advancement.
   - **Income supports** – helping participants gain access to public benefits, tax credits (EITC, and others) healthcare, financial aid and other benefits to improve their financial security.

II. **The Financial Equity Consortium has three key common attributes:**

1. **We will bundle and sequence services** rather than offering just one component. This requires intentional integration and offer the services in the three key areas in a seamless way for clients.
2. **Providing Financial Coaching** and information to help clients set goals, develop plans, and change their behaviors over time.
3. **Providing Life Skills Coaching** which is the umbrella that catches other Models of coaching that support progress and finding greater fulfilment in life.

Program Goals and Objectives

WCDI overall goal of the FEC is to help build family economic success -to a point where families should be able to meet their basis needs, have a predictable income, and begin building wealth. To achieve this goal, WCDI will need to complete the following objectives:

1. Provide Coaching and specialized support services.
2. Design new programs.
3. Utilize Client Management System.
4. Build strategic partnerships.
5. Facilitate staff training
6. Use Human Centered evidence-based design.

Key Outcomes

FEC clients will build short and long-term financial plan(s) to achieve outcomes.

FINANCIAL EQUITY CONSORTIUM (FEC) PROJECTED BUDGET (Start-Up)

Salaries	**Budget Narrative**		
Program Director	5% of time fund raising, overall FEC Admin., hiring, budget development.		45,000
Business Manager (PT)	50%of time overseeeing FEC , Training, report completion Representation of (FEC) group calls. Media Specialist 50%		35,000
Administrative Support/ Front desk	25% Pre-/screening candidates, managing orientation and registration		18,000
Financial Coach (contractor)	100% of time providing primary coaching activities and follow-up		50,000
Financial Coach (contrator)	100% of time providing primary coaching activities and follow-up		50,000
Life Coach (Contractor)	100% provides Life Skills support activities		50,000
Orientation/Financia P/T Workforce Specialist	33% Orientation, 33% Financial education, 33% workforce 1% Job placement		37,000
TOTAL Salaries			**135,000**
Fringe	Payroll taxes, FICA, Unemployment		
Payroll Taxes and Benefits	25%		**3,375**
Total Salaries and Taxes			**$138,375.00**
Direct Expenses	***Program Expenses***		
	AT&T Business phone	6,000	
Utilities	?		
Equipment	Computer 2x $500.0(includes software	1,000	
Consumable Supplies	Offices Supplies-Duplicating/printing, pens, worksbook, etc	400	
Total Direct Expenses			**$7,400.00**
GRAND TOTAL			**$145,775.00**

** Designed to enhance program services

“WCDI” Consulting LLC.

7602 North 86th Avenue
Omaha, Nebraska 68122

October 7, 2022

Rozalyn Bredow – President
Daniel Bredow – Business Manager

WCDI Consulting LLC. Business Plan

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Executive Summary

WCDI Consulting provides Consultation Services to individuals and small companies. Our services include Financial Coaching, and life Skills Coaching, homeownership, Foreclosure prevention, Credit recovery, savings, and retirement planning. With resources support for mental health and employment coaching.

WCDI Consulting will offer a multidimensional approach that support new behaviors that individuals can use to make sound financial decisions. We will help preserve and build assets alongside of our clients over time.

Financial Coaching is defined as a service geared to helping customers focus on changing financial behaviors to achieve self-defined goals. Financial Coaching is differentiated from financial counseling which provides specific guidance to resolve a defined event or problem. These services help to improve self-sufficiency self-confidence and resiliency in business or personal life. Life Skills Coaching is defined as all other types of coaching that can may fall under this umbrella of making progress and finding greater fulfillment in life.

With future plans, of incorporating a number of new services such as Mentoring for Adults, Pre and Post Home Ownership Services, Foreclosure Prevention, and Entrepreneurship, and Mediation Services.

Customers

The target audience for WCDI Consulting is individuals, business owners, prospective homeowners, community organizations, program managers, resource managers, Coaches, Mentors and Case managers.

For the Professional and Corporate entities, we provide services for Senior Management from Presidents, or CEOs with 5 to 500 employees who are looking to increase productivity and reduce overhead costs. Specifically, we specialize in consulting white collar executives on office processes such as job tracking, production, getting the most out of meetings, leadership, financial or hiring best practices, and other needs relevant to potential customers who serve in a management role within small or large organizations, that may be bogged down by processes, bureaucracy, or technical experts with little leadership experience.

Mission/ Vision Statement:

To provide quality services to our clients that will help them thrive, prosper, and grow. Our vision is to level set the wealth and economic income gaps for all people.

Principal Members

Rozalyn Bredow— Owner, Primary Consultant
Daniel Bredow — Business Manager/sales

Legal Structure

WCDI Consulting will be LLC Corporation. Incorporated in Omaha, Nebraska.

Policy Regulations

WCDI Consulting must meet all Federal and State regulations concerning business consulting in

Nebraska Marketing and Sales

Market Research

The Benefits of Coaching

Coaching offers an unbiased outsider's view. Having an objective outsider has two immediate benefits:

1. They help us see ourselves as our actions and behaviors in a way that we generally cannot on our own.
2. They help keep us accountable for our goals and plans. this benefit applies to most forms of coaching.

By dedicating time to intentional growth with a trained, experienced professional coaching has these benefits:

- Greater self-awareness. Coaching participants have an opportunity to reflect in a non-judgmental space. They review their situations, goals, and interactions an become more aware of what makes them ticks.
- Improved communication. In coaching, people can practice setting boundaries, apologizing, or potentially difficult conversations. They can receive feedback on how their tone, mannerisms, and choice of words impact others.
- More confidence. Your coach may not always agree with you, and they can give you the answers or do the work for you, but they're always in your corner. Knowing that someone has your back and you're working to be the best you can be, boosts your self-esteem.
- Accountability. People who are working with coaches set clear goals. They are intentional about the steps they take to achieve their goals and they stay focused. Having a coach to keep people accountable helps improve their chances of hitting goals.

- Better well-being. Employees who are less stressed are healthier and spend less on healthcare services. Coaching helps reduce stress and burnout. Participants manage their workloads more efficiently. All this has a positive impact on work-life balance.

Organizations will prioritize community in the new world of work.

This matters because Humans thus, employees are built to connect. Connections is the "KEY" to the survival of the workplace. Finding and keeping needed talent, anticipation and getting ahead of skills gaps, enabling more rapid and defective decision making, staying aligned but moving fast, and balancing today's productivity against tomorrow's performance.

Workforce connection matter more now than ever. There is a pervasive lack of connection being felt by today's workers due to isolation during the pandemic which will not resolve itself.

Companies must become more connected and show a stronger connection among their people to have the committed, adaptable, resilient, and mentally fir talent they need. Being remote is isolating but for some so is being in person.
Employees are dissatisfied with the connections at work: "78 Top companies on Glassdoor found that only":

- 38% - Are very dissatisfied with the workplace culture.
- 26% Are very satisfied with the workplace focus on employee's well-being and success.
- 31% Are very satisfied with the level of social connections in the workplace.

The gradual decline of socials connections is being felt as our workforce is less will or able to invest in building or maintaining social connections, not just in their personal live but a work too. Connections matter more now than ever as worker re-evaluate their relationship with employers. 1/3 Employees say they are not working hard to create quality relationships with their teams. 3/5 Workers say their employers are not doing a good job of supporting social connections, and 1/3 employees feel that they don't know their teammates. So, in a nutshell, workplaces are becoming dull and monotonous.

"We Can Do It" Consulting will be an integral part of the connectivity solution the will fuel a stronger workplace and mire resilient workforce through Coaching home. Consulting firms structured like ours also have a history of working with local, state, and federal government agencies. A recent study stated that operations management consulting is projected to grow by 5.1% per year for the next several years.

Detailed Description of Customers

Types of Coaching in the workplace:

- Executive Coaching
- Leadership development coaching
- Performance Coaching
- Strategy for business coaching
- Sales Coaching
- Success Coaching
- Team coaching
- Communication Coaching
- Life coaching - Simply put" Making Progress and finding greater fulfillment in life." All kinds of coaching fall under this term.

The target customers for WCDI Consulting are business owners, human resources directors, program managers, presidents, or CEOs with 5 to 500 employees who want to increase productivity and reduce overhead costs. Specifically, we specialize in consulting white collar executives on office processes such as job tracking, production, getting the most out of meetings, leadership, financial or hiring best practices, and other needs relevant to potential customers who serve in a management role within small or large organizations that may be bogged down by processes, bureaucracy, or technical experts with little leadership experience. To capitalize on opportunities that are geographically close as we start and grow our business, We Can Do It Consulting will specifically target executives within companies in the manufacturing, healthcare, and defense industries. Offutt Air Force base, now an aviation technology center.

Competitors

SPARK Financial Wellness is locally owned and operated in Southwest Omaha. Spark provides financial solution for both businesses and individuals. Sparkes does not offer financial literacy and capability training to the community. As well as foreclosure prevention, credit repair and recovery strategies and entrepreneurship training. We are prepared to offer and "One Stop Shop with a holistic approach to financial wellbeing. Meeting client where they are and supporting them as they realize their goal.

Company Advantages

Because WCDI Consulting provides services, as opposed to a product, our advantages are only as strong as our consultants. Aside from ensuring our team is flexible, fast, can provide expert advice and can work on short deadlines, we will take the following steps to support consulting services:

- Maintain only NTI-certified Consultant/Coaches
- Ensure account team members use our proprietary planning and reporting process to stay in touch with customers.
- Provide annual training and re-certifications for all consultants
- Develop close relationships with subcontractors who can provide resources and support. All our staff members have at least a four-year degree, with 20% having an advanced degree
- We are a virtual company without a lot of overhead costs or strict corporate rules, which saves time, money and creates a flexible workplace for getting things done.

Product/Service

Professional Certified Coaching Services Include:

- Financial Capability Coaching – Individual, Family,
- Homeownership Coaching
- Entrepreneurship(s)
- Life Coaching
- Foreclosure Prevention

Pricing Structure

WCDI Consulting will offer its services at an hourly rate using the following labor categories and rates:

- Principal plans: starting $75.00 - $200.00 per hour Individual session
- Training sessions $1600.00 per week per attendee
- Corporate rates please enquire.

Product Lifecycle

All services are ready to be offered to individual clients, pending approval of contracts.

Intellectual Property Rights

WCDI Consulting is a trademarked name in the state of Nebraska, and we have filed for protection of our proprietary processes and other intellectual property, such as our logo. We have also registered our domain name and parked relevant social media accounts for future use and to prevent the likelihood of someone impersonating our Coaches.

Research and Development

The company is planning to conduct the following research and development:

- Create a customized support technology.
- Determine the need for additional consulting services within our market related to tying improved processes to opportunities for increased sales and promotion to potential customers.
- Find trends in software solutions that may provide potentially competitive automated services to ensure WCDI Consulting continues to carefully carve its niche in the marketplace.

Growth Strategy

To grow the company, WCDI Consulting will do the following:

- Network at manufacturing, automobile industry, and healthcare conferences.
- Establish a company website that contains engaging multimedia content about our services.
- As the business grows, advertise in publications and websites that reach our target industries.

Communicate with the Customer

WCDI Consulting will communicate with its customers by:

- Meeting with local managers within targeted companies
- Using social media such as Twitter, YouTube, Facebook, Instagram, and LinkedIn
- Providing contact information on the company website

How to Sell

Currently, the only person in charge of sales for “WCDI Consulting is the business manager, Daniel Bredow. As profits increase, WCDI will look to add an employee to assist with account management/coordination.tol provide company social media and online marketing support. The company will increase awareness to our targeted customers through online advertising, proactive public relations campaigns, and attending tradeshows.

Grant Application

Row 102

Organization Name (if applicable)	Forever North, LLC
Physical Address	2505 North 24th Street, Omaha, NE 68110
Mailing Address	1500 North 24th Street, Omaha, NE 68110
Website	n/a
Social Media Accounts	n/a
Name	Ashley Kuhn
Title	President - Blair Freeman - Owners Representative for Forever North, LLC
Email Address	ashley@blairfreeman.com
Phone	+1 (402) 880-7918
Team	Yes
	Please see the attached "Team List and Lead Resumes"
Organizational Chart	Please see the attached org chart
Other Completed Projects and/or Accomplishments	Please see the attached Project Experience
Proposal Title	Forever North Mixed Use Development
Total Budget ($)	$58,241,742.00
LB1024 Grant Funding Request ($)	$10,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	A transformational project in the heart of North Omaha, Blair Freeman and North End Teleservices's proposed mixed-use development will be a catalyst for renewed economic stability, affordable housing, and community ownership in North Omaha. The multi-story development features up to 80 mixed-income, affordable apartment units for rent, as well as a daycare, food services, retail, commercial office space, and community & collaborative spaces, at the center of North Omaha – the intersection of 24th Street and Lake Street. In addition to the multi-story, mixed-use development, single-family lots to the north of the multi-use site – on Ohio Street – will be transformed into an innovative pocket neighborhood that centers shared garden and green spaces connecting facing single-family homes. The project is inspired and lead by local, African-American, female leadership – Carmen Tapio, of North End Teleservices, in partnership with Blair Freeman, Owners' Representative Firm. Its purpose is to ignite local leadership, entrepreneurship, ownership, and community from the inside-out, spurring additional growth and investment as the neighborhood continues to transform. With completion planned for December 2024 and preliminary design nearing completion, this project has the momentum, support, and leadership to be a successful driver for positive change in North Omaha.
Timeline	Please see the attached 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) 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 proposed multi-story development, located on the northeast corner of 24th Street & Lake Street, is a continuation of the vision and leadership of Carmen Tapio, CEO of North End Teleservices (NET). It is driven by a people-centered approach. Forever North, LLC, the effort representing this project, will likewise value sustaining the community and centering the people who live, work, and play in North Omaha. The mixed-use, multi-story development features up to 80 mixed-income, affordable apartment units for rent, as well as a daycare, food services, retail, commercial office space, and community & collaborative spaces, at the center of North Omaha. Its anchor tenant, NET, has been a community-based employer since 2015. This location will allow NET to continue its mission and impact on the community through a local strategy, providing not only employment but aid and assistance for employees facing food, clothing, and housing crises. At the core of this development project is Forever North, LLC’s purpose: to bring jobs to an area of high unemployment and to help people overcome barriers in the workforce. Our mission is to help employees create and achieve a vision for their lives, as well as economic independence for themselves. Forever North, LLC measures success in the success of the people who work there, understanding the impact success has on the individual, families, and the community. As an employer, NET values employee diversity and inclusion, retention, and service delivery. We will advocate for the growth of every person, uplifting people and communities and embody performance-driven service excellence. Together, the mixed-use, multi-story development and the complementary single-family housing and green space development represent a commitment to fostering long-lasting, transformational improvements to quality of life in North Omaha. Enhancing the space to become a walkable, accessible, and welcoming hub for continued growth and expansion in the community, this effort has the potential, support, and leadership to be a catalyst for sustainable economic growth. From housing to employment to community-building and empowerment, this project will have a far-reaching impact on the lives and futures of those who live in North Omaha.
Visioning Workshop Findings Alignment	The North Omaha Visioning Workshop Session found many critical needs to achieve success within the community and promote long-lasting economic growth. The workshop found that North Omaha’s strengths – available land and vacant properties, socially connected community – come with challenges, including lack of jobs, commercial and retail businesses, safe transportation, and quality entry-level and next-level housing. Forever North aligns with and addresses many of these important necessities. The Forever North Project aligns with the following visioning workshop findings: 1. Lack of Jobs – There will 50 jobs provided through our anchor tenant, North End Teleservices. These would not be temporary and will have an annual economic impact (using IMPLAN methodology) of $472,086.85 per job for a total of $23,604,232.57 annually. 2. Lack of Commercial and Retail Businesses – The project will add 80,000 square feet of commercial office, 20,000 square feet of retail, and a childcare facility. 3. Lack of Transportation – Preliminary discussions with Metro Transit for an ORBT station to be located on the 24th Street side of our building and bike rental racks positioned in multiple locations for alternative travel to and from the site. 4. Lack of Quality Entry and Next Level Housing – The Project will incorporate approximately 100 mixed-income apartment units for rent in an area of some of the highest poverty in Omaha. In the Visioning Workshop Summary, community leaders of North Omaha expressed three major concerns: insufficient infrastructure exists, development

	that fits within the cultural context, and access and tools to leverage community resources. The visual sense of Forever North, LLC precisely addresses and serves as a solution to every one of these bullet points. The development of the physical structure will be brand new and constructed by highly-skilled contractors, providing safer working and living conditions for the community. The purpose of use catalyzes cultural needs that cater to surrounding disparities as well as while encouraging the enthusiasm of residents who see the intersection. This project will act as a hub for resources used to bring the livelihoods of locals to the next level using strong partnerships and group effort.
Priorities Alignment	Forever North, LLC's emerging location, intentionally placed within the heart of North Omaha, and within qualified census tracts, precisely aligns with LB1024's strategic priorities. Directly addressing redlining in the North Omaha community, this project aides in celebrating North Omaha's rich, black, historical culture while embracing a safe collaborative space for all. Forever North, LLC has the intention of contributing to closing the significant gap and need for the development of housing. Specifically, Forever North holds a vision of holistic care for residents and substantial contribution to the community. This vision included access to quality childcare, employment, food service, and housing. North End Teleservices (NET) will be the anchor tenant of this Forever North project, enabling its ability to expand its mission of job creation and economic independence. NET recognized the market to value gap and intends to assist in housing affordability by creating a housing fund for several units proposed in the development. Not only is Forever North a longevity growth opportunity in a disproportionately impacted metropolitan neighborhood, but this multi-story development also provides a safety net for numerous challenges. Forever North will curve disparities through its overall revitalization goals. Scoping the broader picture, this project will further streamline the alignment of both Forever North and LB1024's hopes to changes lives.
Economic Impact	North End Teleservices - 50 additional permanent jobs which would add to their current 350 employees. Temporary Construction jobs - 120 The availability of Class A office space will drive future employees to the building as well as retail jobs.
	50
	120
	19.27/hour
	Forever North will be creating new office and retail space that will allow for new businesses to come to the area. Forever North is also working with Blair Freeman on intentional outreach for contractors and subcontractors. Blair Freeman also has a construction division which allows for subcontractors to continue working with them and gain introductions to other, larger general contractors in the City.
Community Benefit	Our future anchor tenant currently employs hundreds of people and continues to grow. Moving NET's headquarters to the heart of the 24th Street corridor will help increase employment in key zip codes. As a result, this directly contributes to growth in population density which will boost economic activity and diversification in the area. Our project will grant work opportunities, while building and molding a strong and talented labor force environment. With a goal of full employment and career development, Forever North will partner with community organizations to employ diverse individuals including re-entry, homelessness, and at-risk individuals, providing promotions from within. This project includes community amenities for food service, financial, and healthcare tenants in the mixed-use development. In the past 15 years, there has been a convergence of resources, energy and vision focused on rehabilitating the commercial intersection of North 24th and Lake Streets including Dreamland Plaza, streetscape improvements, Dreamstreet Townhomes, The Rev. Dr. Martin Luther King, Jr. Cornerstone Memorial, The Union for Contemporary Arts, Carver Bank, Love's Jazz and Art Center, Lake Point Center, Fair Deal Village MarketPlace, Learning Community Center of North Omaha, and the Jewell Building. We believe Forever North will become an additional, historical, transformative, asset to the community and area within the Qualified Census Tract. We believe North Omaha to be the next up- and- coming economy and we recognize the vital importance of the area so deeply, we named the real estate

	company Forever North in acknowledgment of the strong investor involvement, visioning, planning, and collaborating with residents and the City of Omaha. We will provide much- needed high-quality neighborhood amenities with retail, childcare, food service and community- facing spaces on premise. Among other community efforts along the 24th Street corridor, we believe this will ignite further development and compliment many of the projects planned or underway. 24th Street is currently planned as an upcoming transit corridor for the ORBT line and the future streetcar.
	Forever North's project goal is to serve this North Omaha community with affordable housing, jobs, and inclusive amenities. This in turn furthers sustainable community. The plan will incorporate approximately 80 mixed-income apartment units for rent and 10 single family homes for sale in an area of some of the highest poverty in Omaha, increasing livability. With the help of Forever North's platform, the goal is to increase homeownership in such a poverty-stricken area, longtermly.
Best Practices/Innovation	Forever North's mission is to be a significant, inspirational catalyst for economic investment, development, and revitalization in North Omaha. Our project is already creating and instilling hope and aspirations of the future, and full realization of the people and the community as assets to our city and our state. Historically, development along North 24th street prioritized manufacturing/warehouses and creating manufacturing jobs. While this is important, we now need to shift our focus to new concepts. Forever North will bring an innovative space for Class A office space, which has not yet been seen in our community. The community has assessed a unique opportunity for bringing enough economic development to support establish businesses, and we plan to fulfill that. With the development of Forever North, established commercial and retail businesses will have the opportunity to bring their talents to North Omaha. Furthermore, small and local business will have a newfound opportunity to market their talents. Forever North is an innovative, multifaceted development that is vital to the long-term success of the North Omaha community. We endeavor to provide quality employment and housing opportunities, along with never-before-seen amenities to residents so they can fully participate in and be a part of the legacy rebuilding in an area rich in diversity and history. The collective efforts aim to create a headwind for community, neighborhood, entertainment, safety, well-being and security by being the first development of its' kind. We want to demonstrate through creative and bold measures that impactful development can be done in North Omaha.
Outcome Measurement	We will be tracking the following metrics for our community impact outcomes: . Creating new and higher paying jobs Increase pedestrian visits to 24th and Lake, to in turn support the business and entertainment offered on the 24th street corridor. New business or business growth
	Creating new and higher paying jobs is a required outcome that must be tracked through our New Market Tax Credit Financing. Advantage Capital will be assisting in tracking this data. We are still determining how we will track the increased pedestrian visits to the site. New business and business growth – this will be tracked through our Real Estate Team (PJ Morgan), which will memorialize the size, location, footprint, etc. of businesses signing leases in the building and revisiting annually for growth.
	This project aims to be the project that proves investment in North Omaha is supported and possible. We are looking to be the catalyst for future development along 24th to reinvigorate the once highly prosperous and walkable community it once was. We are simply taking the fabric of what was already in place and rebuilding that template.
Partnerships	Yes
	• Child Care operator will be procured through an RFP process and will have preference placed on operators from the surrounding community. • As the project builds, we will partner with more organizations to fill the site with an array of services of the community.
	None to date, we are wrapping up schematic design which allows us to show the picture of what will come to the site for the partners.

Displacement	No
Displacement explanation	
Physical Location	2505 North 24th Street, Omaha, NE 68110 (North East corner of 24th and Lake Street, Omaha, NE)
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Please see the attached Site Plan, Floor Plans, Title Commitment and Phase II report.
Property Zoning	No
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	We are at Schematic Design phase and have construction estimates based on that package.
General Contractor	Yes
	No
	We are in the RFP phase of our project for General Contractor. The following Contractors have been invited to submit a proposal for services; Boyd Jones, Weitz Construction and CJR Construction. The award timeline is as follows: Proposals due: October 10, 2022 Construction Interviews: October 12, 2022 Award Date: October 14, 2022. we were invite only to make sure we have a firm that understands the needs of the community and the partners we are working with. We will have a highly advertised approach to subcontractor engagement to ensure we are diverse and equitable in where our dollars will go for construction.
Request Rationale	Funds from LB1024 will be used directly for construction costs.
Grant Funds Usage	Forever North will apply the LB1024 funds to direct construction in response to the increasing expenses of new construction, the high rate of inflation, and the growing need for the project in North Omaha.
Proposal Financial Sustainability	Yes
	Please see the attached financials. Operations of the building once built will be self sustaining through lease income.
Funding Sources	Please see the attached budget with the sources/uses of funds
	Please see the attached budget with the sources/uses of funds
	No
Scalability	No, the project will be completed at one time, as each component is necessary for the full success of the project.
	n/a
Financial Commitment	Please see the attached budget with sources/uses, which includes the funding contributed by the organization via conventional financing.

ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule

OVERALL SITE AREAS			
Name	Area	Area Type	Comments
FIRST FLOOR			
CAFETERIA	2,732 SF	Floor Area	
CAFETERIA OUTDOOR	836 SF	Floor Area	
DAYCARE OUTDOOR	2,672 SF	Exterior Area	
DAYCARE TENANT	7,197 SF	Floor Area	
FITNESS	3,244 SF	Building Common Area	
MULTIFAMILY	3,609 SF	Building Common Area	
MULTIFAMILY	13,845 SF	Floor Area	
NET + MAIN LOBBY	3,467 SF	Building Common Area	
TENANT BAY 1	3,050 SF	Store Area	
TENANT BAY 2	1,911 SF	Store Area	
TENANT BAY 3	1,836 SF	Store Area	
TENANT BAY 4	1,736 SF	Store Area	
TENANT BAY 5	1,734 SF	Store Area	
TENANT BAY 5 OUTDOOR	788 SF	Exterior Area	
SECOND FLOOR			
APARTMENT - SECOND FLOOR	22,202 SF	Floor Area	
APT COMMUNITY DECK	815 SF	Exterior Area	
TENANT SECOND FLOOR	21,500 SF	Office Area	
THIRD FLOOR			
APARTMENT - THIRD FLOOR	22,202 SF	Floor Area	
NET DECK	1,950 SF	Exterior Area	
NET THIRD FLOOR	21,503 SF	Office Area	
FOURTH FLOOR			
APARTMENT - FOURTH FLOOR	22,202 SF	Floor Area	
DECK	131 SF	Building Common Area	
NET FOURTH FLOOR	21,610 SF	Office Area	
	182,771 SF		

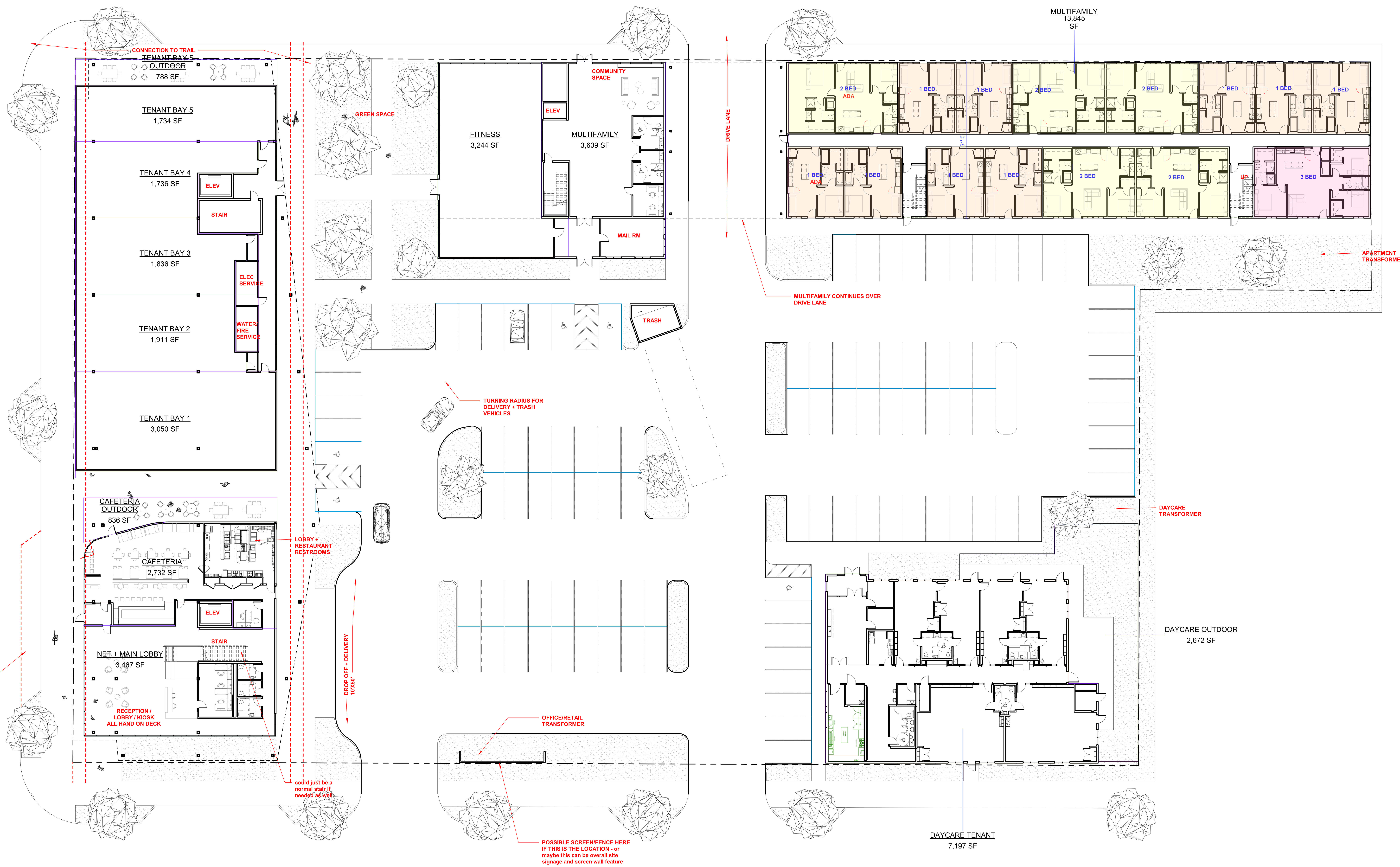
MULTIFAMILY

45	1 BED UNITS	633	SF
22	2 BED UNITS	1,050	SF
13	3 BED UNITS	1,265	SF

80 TOTAL APARTMENTS

ON SITE PARKING ~100 STALLS
(NO PARKING STRUCTURES CURRENTLY SHOWN)

THIS IS WHERE CONFLUENCE HAD ORBT STOP FROM THE 24TH STREET PLANS

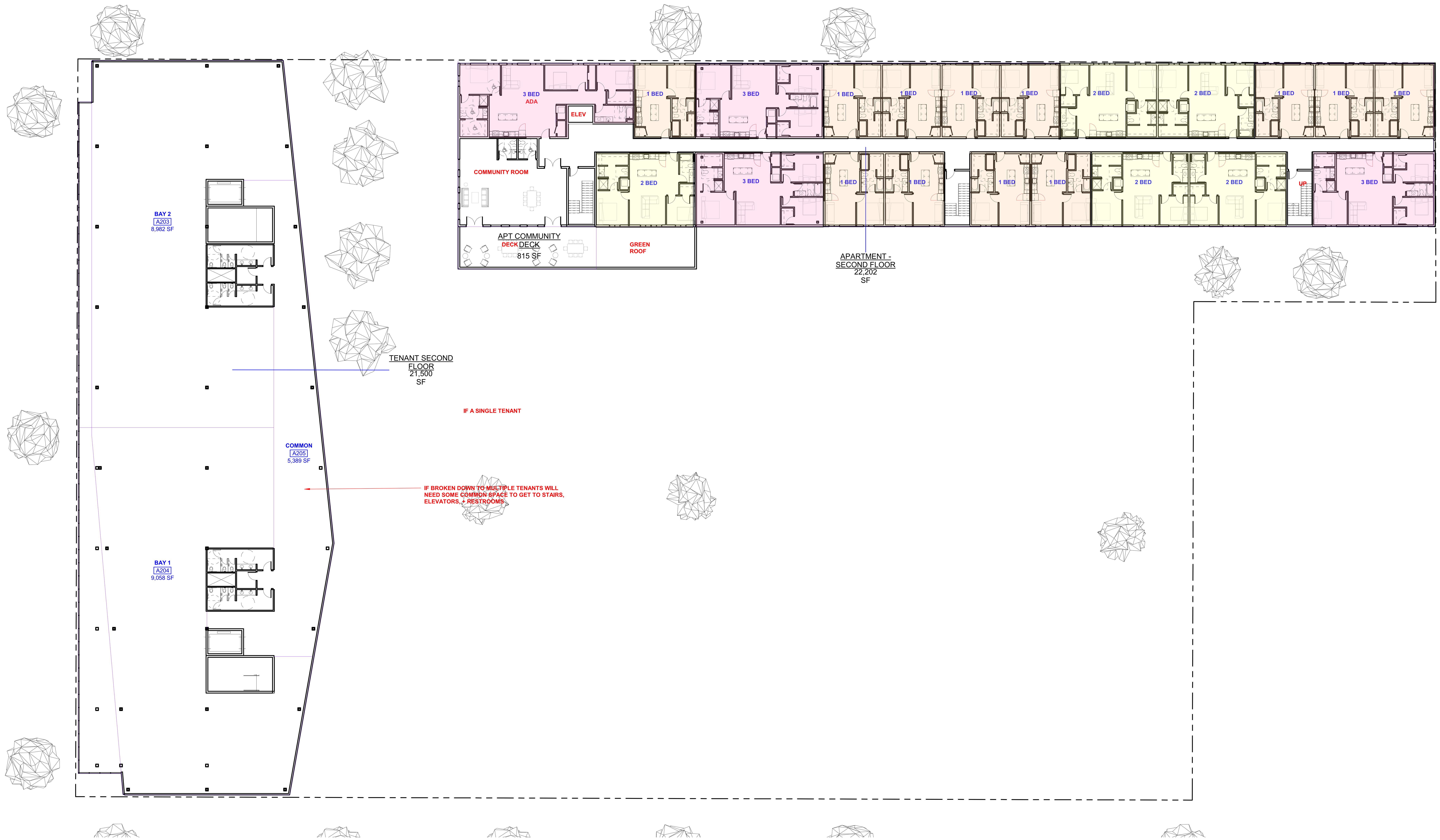


1 FIRST FLOOR_SHEET
1/16" = 1'-0"

BVH

Forever North - 24th + Lake
FIRST FLOOR

09/30/22



1 SECOND FLOOR_SHEET
1/16" = 1'-0"

BVH

Forever North - 24th + Lake
SECOND FLOOR

09/30/22

1 THIRD FLOOR_SHEET

1/16" = 1'-0"

BVH

Forever North - 24th + Lake

THIRD FLOOR

09/30/22

1 FOURTH FLOOR_SHEET
1/16" = 1'-0"

BVH

Forever North - 24th + Lake
FOURTH FLOOR

09/30/22

Forever North Underwrite **10/6/2022**

Uses of Funds		
Land Acquisition		750,000
First Mortgage Orgination		95,000
Common Sprit Origination		150,000
Impact Development		25,000
DED Origination		15,000
NE Advantage		10,000
TIF Origination		29,798
PACE Origination		17,549
3rd Party Reports		15,000
Title Insurance & Closing Costs		50,000
Taxes & Ins. During Construction		80,000
Marketing		120,000
Lease-Up Expenses		101,283
Commercial North End Building		26,775,000
Residential Construction		3,850,000
Residential Soft Costs		385,000
Total Construction Multifamily		12,174,894
Total Soft Costs Multifamily		3,043,723
Total Construction Daycare		2,240,000
Total Soft Costs Multifamily		224,000
Hard Cost Contingency		2,251,995
Site/Public Utilities Expenses (Impact Meter + OPPD Lights)		240,000
Building & Foundation Permit Expense		40,000
Soft Cost Coningencies		150,000
Exterior Signage		10,000
Builder's Risk Ins.		120,000
Architectural & Design Fees (Meeting		1,750,000
Architect Contingency		100,000
Exploration		15,000
GeoTech Borings		35,000
Materials Testing		60,000
Consultant Fees		1,600,000
New Market Tax Credit Fees		987,500
Soft Cost Contingency		150,000
OPPD/MUD Fees		75,000
Lease Up Opex/Interest		156,000
Interest		350,000
Total Uses of Funds	$	58,241,742

Home Sales Revenue		2,100,000
NMTC State and FED		5,400,000
Common Spirit		10,000,000
Impact Development Fund		2,500,000
DED		1,500,000
NE Advantage		1,000,000
Front Porch Precon		1,000,000
TIF		6,367,121
PACE		2,754,898
ARPA		10,000,000
Apartments First Mortget`		4,615,199
Office First Mortgage		9,360,085
Daycare First Mortgage		1,644,438
Total Sources	$	58,241,742

Office Commercial Metrics	Total SF
1 - retail	20,000
2- office	20,000
3- office	20,000
4- office	20,000
	80,000

*2 Floors North End

Building Metrics		
NRSF		80,000
GSF		94,118
Construction	$	26,775,000
$/SF	$	284

Residential Townhomes		
Units		14
Construction Per	$	275,000
Total Construction	$	3,850,000
Subsidized Sale Per	$	150,000
Home soft Costs	$	385,000
Home Sales Revenue	$	2,100,000

Leaseable Resi		
Build GSF		81,600
NRSF		69,360
Affordable Rental Rate	$	940
Units		74
Total Construction Multifamily	$	12,174,894
Total Soft Costs Multifamily	$	3,043,723
Total Costs	$	15,218,617

Daycare Commercial

Leaseable Resi	Units	
Build GSF		16,000
Price/GSF		140
Total Construction Daycare	$	2,240,000
Total Soft Costs Multifamily	$	224,000

Office Metrics		
Price/SF Rent	$	17.00
NNN/SF	$	10.00
Stabilized NOI	$	850,000
DSCR		1.25
Commercial First Mortgage	$	9,360,085

Residential Metrics		
GPR		832,320
OPEX	$	413,209
NOI	$	419,111.49
DSCR		1.25
Apartments First Mortgage	$	4,615,199

Daycare Metrics		
NOI	$	179,200
DSCR		1.50
Daycare First Mortgage	$	1,644,438

Forever North Real Estate - Project Team and Contact List					

Blair Freeman Team (Development/Finance/Owners Representation)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Ashley Kuhn	President	ashley@blairfreeman.com	402-819-6200		402-880-7918
Amy Augustyn	Director of Owners Representation	amy@blairfreeman.com	402-819-6200		402-289-7866
Bryce Danielson	Project Manager	bryce@blairfreeman.com	402-819-6200		
Arione Nelson	Project Coordinator	arione@blairfreeman.com	402.819.6200		
Mike Peter	Finance Consultant	mikejpeter@gmail.com	402.525.7626		

Real Estate Attorney					
Name	Title	Email	Direct Line	Ext	Cell Phone
David Levy	Attorney	dlevy@bairdholm.com	402.636.8310		402.213.9063

North End Teleservices					
Name	Title	Email	Direct Line	Ext	Cell Phone
Carmen Tapio	Chief Executive Officer	ctapio@northendteleservices.com	402-934-5182	102	402-510-3484
Chris Phillips	Chief Operating Officer	cphillips@northendteleservices.com	402-506-5975	118	919-623-6064
Camelea Mendoza	Executive Administrative Assistant to CEO	cmendoza@northendteleservices.com	402-452-3899	128	402-739-3481
Shawnita Mack	Project Manager	smack@northendteleservices.com	402-506-5976	167	402-915-3627

BVH Architecture (Architect)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Corey Wieseman	Principal in Charge	cwieseman@bvh.com			312 498 3959
Matt Smith	Project Manager	msmith@bvh.com	402 905 9748		402 598 9023
Mark Bacon	Design Principal	mbacon@bvh.com			
Bruce Yoder	Project Architect	byoder@bvh.com	402 905 9742		
Cynthia Ray	Workplace Design / Interior Design	cray@bvh.com	402 905 9743		
Maryana Heilman	Interior Design / Designer	mheilman@bvh.com			
Meganne Lamprecht	Workplace Design / Interior Design	mlamprecht@bvh.com			

B2Lab (Architect)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Brad Brooks	Principal / Design Principal	brad@b2lab.com			402 730 9141
Juan Sanchez	Project Architect	juan@b2lab.com			
Andres Lopez	Designer	andres@b2lab.com			

Alvine Engineering (MEP) / IP Design (AV/IT + Security + Acoustics + Food Service)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Pat Kelley	Principal	pkelly@ipdesigngroup.com	402 233 7549		
Mary Wurst	Electrical Engineer / Project Manager	mwurst@alvine.com	402 233 7527		402 889 2672
Steph Guy	Mechanical Engineer	sguy@alvine.com			
Michelle Eble- Hankins	Lighting Designer / Engineer	mhankins@alvine.com			
Cody Largent	Low Voltage / AV-IT	clargent@ipdesigngroup.com			
Jacob Butler	Security	jbutler@ipdesigngroup.com			
Jessica Hiatt	Acoustics	jhiatt@ipdesigngroup.com			
Jordan Kramp	Food Service	jkramp@alvine.com			

Performance Engineering (Structural Engineer)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Rob Whorley	Structural Engineer / Principal	rwhorley@performancese.com	402 255 3854		402 850 5797
Mackenzie Jaeger	Structural Engineer	mjaeger@performancese.com	402 343 3960	409	402 706 7194
Marina Libov	Structural BIM Lead	mlibov@performancese.com	402 343 3960	408	

Lamp Rynearson (Civil Engineer)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Joe P. Zadina	Senior Project Manager	joe.zadina@lamprynearson.com	402.290.6538		
Marlene Knight	Business Development	marlene.knight@lamprynearson.com			
Nancy Pridal	President and CEO	nancy.pridal@lamprynearson.com			

Confluence (Landscape Architect)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Caitlin Bolte	Landscape Architect	cbolte@thinkconfluence.com	402 973 9908	602	712 260 2344

Energy Studio (Energy Modeling)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Amanda Bogner	Energy Modeler	abogner@energystudioinc.com			

Vector CX (Commissioning)					
Name	Title	Email	Direct Line	Ext	Cell Phone
Bob Danielson	Commissioning Agent	bdanielson@vectorcx.com			

ASHLEY KUHN

PRESIDENT

As the president of Blair Freeman, Ashley Is the community engagement and financial management lead for the 24th & Lake development and will provide oversight for the duration of the project. She also brings knowledge in construction and value engineering for cost savings. Ashley has completed multiple site developments from acquisition through construction, and she's successfully completed over $500 million in construction and development projects.

17 YEARS OF RELEVANT EXPERIENCE

Nebraska Youth Justice Initiative
NORTH OMAHA, NE (CURRENT PROJECT)
$25 million
New construction — behavioral health facility in North Omaha. Rezoning, redevelopment of 10 acres for two behavioral health facility buildings

Opportunity Campus
NORTH OMAHA, NE (CURRENT PROJECT)
$2.4 million
Acquisition and redevelopment of former church to a campus to include residential living and community center style facility/services

Park Plaza Condo Conversion
MIDTOWN OMAHA, NE
$3.8 million
Conversion of apartment building to a mixed-use building with residential and office components

West Dodge Pointe
WEST OMAHA, NE
$80 million
Acquisition of 59 acres, rezone, site preparation and new construction of multiple commercial buildings (Nebraska Realty and Baxter Headquarters)

30 Metro Place
NORTH OMAHA, NE
$20 million
Rezoning, redevelopment of former Mr. C's site to a mixed-use building housing commercial office/medical use on the first floor and 110 apartment units to meet low-income housing needs in the area

EDUCATION

University of Nebraska Omaha
BS in Land Use Economics and Investment Finance

City of Omaha — Class A Contractor
Nebraska Real Estate Sales License

COMMUNITY

AFFILIATIONS AND NONPROFITS
Board of directors/trustees:

- Commercial Real Estate Women
- Girls Inc. of Omaha
- Lozier Foundation
- Greater Omaha Chamber
- Union for Contemporary Arts

REFERENCES

Cydney Franklin
Seventy-Five North
402-210-3385

Michael Moylan
Shamrock Development
402-669-0403

Arun Agarwal
White Lotus Group
402-510-3000

AMY AUGUSTYN

DIRECTOR OF OWNERS REPRESENTATION

Amy has the unique understanding of directly working with and experiencing the owner, architect and contractor sides of projects. As an architectural graduate, Amy has experience ranging from the development of conceptual design to construction documents, as well as research and graduate teaching in architecture. Working at a prior construction company, Amy gained experience with interior prefabricated construction, business development, marketing and construction project management. While at a real estate development company, Amy was instrumental as the lead project manager on foundational mixed-use, multi-phased developments working as the owner's representative. Amy was a recipient of the Midlands Business Journal 40 Under 40 award in 2018. Her real estate Industry experience Is over 15 years. Amy will be the project lead for the development with Forever North Real Estate. Keeping the project on time and on budget with the consultants. She will continue working closely with the project team on the financing and community engagement.

RELEVANT EXPERIENCE

La Vista City Centre

LA VISTA, NE

$250 million

Collaborated on planning effort with the City of La Vista to create a neighborhood and new downtown for La Vista. This new entertainment hub for Sarpy County includes over 1.2 million square feet of real estate and the revitalization of a 34-acre park.
Oversaw the completion of Vivere Apartments, 384 apartment units with large amenity spaces. A parking garage, a free-standing Starbucks store, a new bank branch for First National Bank, the Lot 10 retail/office building, and the Lot 5 retail building — future home of Chili's Bar and Grill, Heights Draft Room, along with other retailers.

Astro Theater

LA VISTA, NE

$30 million

The venue features permanent infrastructure with an outdoor amphitheater fitting 5,000 occupants and an indoor venue fitting 2,400 as the anchor for La Vista City Centre. The music hall is a partnership with 1% Productions and Mammoth Live companies.

Leighton District

LINCOLN, NE

$50 Million

Mixed-use redevelopment of 80,000 square feet of vacant/unused real estate.
New construction of two large mixed-use buildings with 234 apartment units called The Flats at Leighton District with above ground floor retail. The 300,000 square foot project is positioned between University of Nebraska's East Campus and Nebraska Wesleyan University. Work included the tenant improvement of four new restaurants: Daq Shack, Lincoln's Pub, President's Takeout and Franco's.

Kiddie Academy of Elkhorn

ELKHORN, NE

$4 Million

The acquisition, rezoning, replating and development of an early childhood educational facility predominantly serving infant, toddler and preschool children. The center Is located at 204th and Pacific Streets.

EDUCATION

University of Nebraska-Lincoln
Master Of Architecture, Bachelor of Science in Design

Spark Developer Academy
Spring 2021 Graduate

Randall School of Real Estate
Currently taking Real Estate Licensing

COMMUNITY

AFFILIATIONS AND NONPROFITS

Board of directors:

- Girls Inc. of Omaha
  2018 - Present
- Commercial Real Estate Women
  2015-2019
- Design Build Institute of America
  2016-2021, 2018 Chapter President

REFERENCES

Jim Johnson
1% Productions
402-208-925

Rita Ramirez
City of La Vista
402-331-4343

Adam Ramaekers
Owner Representative
402-690-6627

BLAIR FREEMAN

Corey Wieseman
PRINCIPAL-IN-CHARGE
AIA, LEED AP
BVH ARCHITECTURE

Corey will serve as Principal-in-Charge. With 25 years of experience, Corey has extensive skills in managing complex and impactful projects and teams. His wealth of knowledge in planning and design allows for an efficient and cost-effective approach to projects. Corey's leadership style focuses on thorough communication among the design team, owner and contractor to ensure a seamless project delivery. Corey is also one of our biggest advocates for universal, accessible design.

Brad Brooks
MANAGING PRINCIPAL
AIA, NOMA, NCARB
B2LAB

Brad will serve as the Managing Principal for the project and coordinate all disciplines throughout the design and construction of the project. His collaborations reveal the potential in every project and juxtapose complex client motives and programs with clear expression and architectural purpose. He has a skill for communicating obstacles, and solutions in a language clients understand. Having worked in the construction industry for years provides a framework for early design decisions to interface efficiently with construction and materials applications. Brad's attention to how design integrates with construction technology and fabrication allows for the maximized potential of a client's vision.

Matt Smith
PROJECT MANAGER
AIA, NCARB, LEED AP
BVH ARCHITECTURE

As the Project Manager, Matt will bring a detail-oriented eye to the project. He is skilled at ensuring the projects success through comprehensive planning, communication, and organization of the owner and design teams. He will be the main day-to-day contact for the design team to ensure all details, owner-comment and direction, and user input is incorporated and communicated properly to the rest of the team. Matt has managed a number of housing projects that take advantage of LIHTC funding, opportunity zones, and other mechanisms to secure affordable housing designations for a variety of project types.

Juan D. Sanchez
PROJECT ARCHITECT
ASSOCIATE AIA
B2LAB

Juan was an Architect and Partner in the studio A+A Arquitectos Asociados in Medellin, Colombia. His studio focus is on design and project management of our commercial, hospitality, and housing markets. He brings 16 years of project management and construction coordination experience to our project delivery process. Juan has a strong interest in re-imaging single-family residential design and utilizing cultural and regional techniques from South America combined with North American ideologies to rethink housing and living strategies on a regional level. Along with being an associate in the firm he is invested in his own projects and ownership in restaurants and hospitality in the regional area.

Cynthia Ray
INTERIOR DESIGNER
NCIDQ, WELL AP
BVH ARCHITECTURE

Cynthia has broad design experience in multiple sectors including entertainment, government/civic, residential, houses of worship and non-profits. Her education in both interior design and architecture makes her a strategic leader throughout the design process. Her interior responsibilities on the project will include interior architecture, space planning, materials, fixture and furnishings design and selection.

Jinell Carslin
GRAPHIC DESIGNER
BVH ARCHITECTURE

Jinell is a graphic designer with experience in print production, branding, and environmental design. As graphic designer, Jinell's responsibilities will include graphic design and illustration services, as well as exhibit and way-finding as necessary.

CARMEN A. TAPIO

SUMMARY

Management executive and strategic visionary with a high level of energy. Track record of successfully leading and developing people while increasing profitability and exceeding business goals and objectives. Sees the big picture and guides the organization to deliver results. Influences and motivates stakeholders with a high degree of professionalism, tact and diplomacy.

- ***Communication**—Effective communicator with a facility for establishing a productive rapport with all levels of internal and external contacts.*
- ***Strategic/Tactical Management**—Expert in architecting business solutions and managing products/projects from conceptual design to implementation, achieving long-term goals while meeting day-to-day objects.*
- ***Resource Management**—Strong ability to analyze requirements and negotiate internally and externally to obtain resources.*
- ***Financial Management**—Broad operational, corporate and enterprise P&L management experience.*
- ***Process Improvement**—Process oriented with a talent for transforming and find-tuning operations using process improvement and technology to achieve maximum efficiency. Received Six Sigma Green Belt Certification and successfully completed Project Management Training.*
- ***People Management**—Passion for developing and optimizing individual talent within the organization while fostering cohesive teams.*
- ***Influence**—Effective coach and consultant maintaining a keen focus on the business, adding value and increasing revenue, customer satisfaction and profitability.*

SECTOR EXPERIENCE

Travel and Hospitality, Environmental Impact, Sustainability, Insurance, Packaged Goods, Consumer Products, High-tech, Online Retail, Health Care, Government and Non-profit sectors.

PROFESSIONAL EXPERIENCE

North End Teleservices, LLC **2017 – Present**

***CEO/Owner/Founder**,* Omaha Nebraska

- Strategic and operational leadership and direction for the overall operation. Plans, directs and coordinates the development of short and long-range objectives. Responsible for achieving the organizations financial and non-financial goals. Serves as the face of the organization within the community. Grew company from start-up to Inc 5000 list of Fastest Growing Private Companies in America

***President and COO*,** Omaha Nebraska (2015- 2017)

- Ensure the company had the proper operational controls, administrative and reporting procedures, and people systems in place to effectively grow the organization and business from the ground up while ensuring financial viability and operating efficiency.

Nebraska Black Women United **2021 – Present**

***Founder*,** Non-Profit Omaha Nebraska

- Nebraska Black Women United was founded to connect Nebraska's nearly 45,000 Black women statewide. The group is committed to celebrating and encouraging one another by providing education, information, and access opportunities for members and access to talent for employers.
- Conceived as a way to network women across the state. NBWU serves as a database of talented women from a variety of backgrounds, ages and stations in life. We agree we are better served in uplifting, supporting, celebrating and encouraging each other.
- A connector for community and business and a means through which we can mentor and sponsor each other into opportunities and in life.

Core Advantage Consulting Inc.

Owner/Manager, Omaha, Nebraska **2010-2015**

- Strategist, tactical planning and implementation manager for national and international companies with a focus on multi-channel and multi-media customer care and contact centers marketing and branding business process improvement/integration, process automation and supporting technology platforms.

CARMEN A. TAPIO

Carlson Companies **2001-2009**
Vice President Corporate Social Responsibility *Carlson Hotels Worldwide, Minneapolis, MN (2008-2009)*

- Developed corporate social responsibility strategies and programs with a focus on business ethics and the environment. Designed and implemented operations environmental programs and corresponding KPI/Scorecard measures. Sponsored and managed research projects to ensure alignment of strategy and the development of appropriate products. Influenced executive team to integrate Corporate Social Responsibility into all functional and financial business operations plans. Served on industry advisory groups including Conde Nast Traveler, International Tourism Partnership, the American Hotel & Lodging Association Green Task Force and worked with the Environmental Protection Agency to develop Energy Star Certification for hotels. Recognized in 2009 as one of the 10 to Watch by HotelWorld magazine.

Enterprise Vice President *Carlson Companies Minneapolis, MN (2004-2008)*

- Led the long-term strategy development, tactics and supporting project management and implementation for diversity and work-life aligned to enterprise and operating group brands and objectives. Created the Diversity and work-life Center of Expertise (COE) and PMO responsible for managing roll-out of initiatives at the corporate level and in the field.
- Established enterprise matrix management and reporting structure and common platform to leverage resources and monitor overall success of the enterprise effort. Acted as internal consultant to executive management including chairman of the company. Developed competitive programs to position company as employer of choice.
- Chaired cross-discipline global multicultural committee and managed Executive Council with responsibly to link strategy to world-wide operating group business objectives and to develop and manage Balanced Scorecard for all operating groups. Received Twin Cities 2006 Minority Business Leader Award.

General Manager Worldwide Reservation Services *Carlson Hospitality Worldwide Omaha, NE (2001-2004)*

- Responsible for the operations of international and domestic contact centers in the U.S., Mexico, Ireland and Australia including all functional business areas and support functions. Managed revenue growth and retention of hotels with owned and managed brands ensuring alignment of contact center strategies with individual brand business objectives and identity.
- Generated over $1 billion in revenue managing $28M P&L to maximize contribution through strategic management of distribution/reservation channels.
- Implemented enterprise IVR, workforce management chat and email handling technology platforms.
- Streamlined operations by eliminating process redundancies consolidating two domestic centers into one saving $9M annually. Implemented first contact resolution processes and self-managed teams.
- Led company to receive #1 Best Place to Work in Omaha distinction by the Great Work Institute. 95th Percentile Manager in Gallup Employee Survey for three consecutive years.

SITEL Corporation ***1993-1999***
Vice President, Best Practice Development*, SITEL World Wide, London, U.K. (1999)*

- Relocated to London as North American leader of an international client management and operations team with the European Business Units representing $15M in annual revenues. Consolidated 14 contact centers in the U.S., England, Belgium, Holland, Italy, Sweden, Germany and Spain to 5 international locations on behalf of Phillips Electronics.
- Conducted due diligence for business acquisitions and created strategies for integration into the enterprise. Established processes and operational platforms to maximize the technology, efficiency and profitability of worldwide contact centers while ensuring a seamless and globally consistent customer experience. Created enterprise SITEL University standards and programs in 6 languages.

Senior Vice President and General Manager*, SITEL Technology Services, Omaha, NE (1998)*

- Managed P&L and generated $5.5M in annual revenues in North America and $20M for SITEL worldwide.
- Served as the North American Regional SVP on Global Strategic Client Management Team.
- Responsible for the North American customer service and technical support center outsourcing effort as part of worldwide consolidation effort for Phillips Electronics.
- Directed all facets of the customer service and technical support center transition to SITEL, including client management, facilities, technology, human resources, training, quality assurance, operations.

Vice President and General Manager*, SITEL World Wide, Omaha, NE (1997-1998)*

- Managed the implementation of a start-up and outsourced technical help desk for AOL. Directed functional teams representing operations, account management, finance, training and human resources to integrate a newly acquired business unit.
- Managed the P&L and generated approximately $7M in annual revenues.
- Successfully achieved the primary objective of training the new business unit to deliver quality service to the client while managing the business to SITEL profitability requirements.

CARMEN A. TAPIO

***Vice President and General Manager**, SITEL Travel Support Services (1997)*

- Led the spin-off of a start-up travel industry focused groups to become Travel Support Services. Full P&L responsibility operating as autonomous division.
- Generated revenues of $1.3M in the first five months by providing services to travel agency, car rental and hotel companies.

***Executive Director, New Business Development Group**, SITEL World Wide (1996-1997)*

- Responsible for identifying, creating the business case and penetrating new markets to expand the SITEL service offering.
- Played a key management role as Vice President of Client Services on the Operating Committee for the New Business Development Group, providing strategic direction and participating on multiple industry-focused sales teams.
- Developed the strategy for SITEL's entry into the travel industry.

***Director, Corporate Special Projects**, SITEL Corporate Services (1995-1996)*

- Researched the High-Tech and Travel industries and presented business case which led to the development of new SITEL business units
- Provided both strategic and tactical development of potential new business streams. Internal consultant to Division Presidents providing consultation throughout the sales process from conceptual design through implementation.

***Director of Client Services & Operations**, SITEL Marketing Services Group (1994-1995)*

***Senior Project Director**, SITEL Membership Services Group (1993-1994)*

Convergys, Omaha, NE ***1990-1993***
***Product Development Manager**, Customer Service Marketing Group (6/93-12/93)*
***Market Development Manager**, Corporate Services (7/92-6/93)*
***Senior Account Executive**, Client Services (2/92-7/92)*
***Account Executive**, Client Services (1/90-2/92)*

First Data Resources, Government Services, Omaha, NE ***1984-1990***
Government Contract Administrator, Account Representative, Various Operations

EDUCATION

- Bellevue University
- University Nebraska at Omaha
- Carlson Executive Leadership Program—Carlson School of Management, University of Minnesota

RECOGNITIONS AND AWARDS

- NCNW National Coalition of Negro Women Mary Mcleod Bethune- Respect for the Use of Power Award **2005**
- Business Journal Top 10 Minority Executives in the Twin Cities **2006**
- Top Blacks in the Lodging Industry by Black Meetings and Tourism Magazine **2008**
- HotelWorld Magazine Top 10 to Watch **2009**
- Greater Omaha Chamber of Commerce Small Business of the Month **2016**
- Greater Omaha Chamber of Commerce Business Excellence Small Business of the Year **2016**
- Best Corporate Culture by the Urban League of Nebraska Young Professionals **2018**
- Largest African American Woman-Owned Business in Nebraska **2018**
- NCBW 100 Greater Omaha Chapter Legacy Award Economic Empowerment **2018**
- Greater Omaha Chamber of Commerce Business Excellence in Innovation **2020**
- Urban League of Nebraska African American Leadership Award for Business **2020**
- WCA Tribute to Women Honoree **2020**
- Urban League of Nebraska Equal Opportunity Day Award-Diversity and Inclusion Champion **2020**
- Created Omaha Black Businesses Website **2020**
- Inc. 5000 fastest-growing privately-owned companies in the U.S. currently ranking No. 754 **2020-2021**
- Greater Omaha Chamber of Commerce Business Excellence in Leadership **2021**
- Forbes Next 1000 List of Inspiring Entrepreneurs **2021**
- Enterprising Woman of the Year by Enterprising Women Magazine **2021**
- ICAN Leadership Award Recipient **2021**
- The Bloc's 50 over 50 Award **2021**
- The Bloc's 50 over 50 Lifetime Achievement Award **2021**
- USA Today Women of the Year Nebraska Honoree **2022**

CARMEN A. TAPIO

BOARDS

- Werner Enterprises (WERN) Board of Directors **2020-Present**
  - Chair ESG Committee **2022-Present**
- Federal Reserve Bank of Kansas City Omaha Branch Director **2021-Present**
- Peter Kiewit Foundation Community Advisory **2022-Present**
- Omaha Public Schools Superintendent Advisory Committee **2022-Present**
- Midlands African Chamber Advisory **2021-Present**
- Millwork Commons Advisory **2020-Present**
- Nebraska Department of Economic Development *Economic Inclusion Taskforce* **2019-Present**
- Greater Omaha Chamber of Commerce Board of Directors **2018-Present**
  - Executive Committee **2019-Present**
  - Incoming 2023 Chair
- Metropolitan Area Planning Agency Advisory Committee **2018-Present**
- SPARK Omaha Board of Directors **2017-Present**
  - Vice Chair **2019-2021**
  - Chair **2022**
- Greater Omaha Chamber of Commerce Thrive- Diversity Subcommittee Chair **2020-2021**
- Nebraska Department of Economic Development *Get Nebraska Growing Taskforce* **2020-2021**
- CEO's for Commitment to Opportunity Diversity and Equity (CODE) Council Chair **2018-2021**
- Social Enterprise Collective Board of Directors **2018**
- Lending Link Board of Directors **2018-2021**
  - Vice Chair **2019-2021**
- Bridge Network Board of Directors **2018-2019**
- Blueprint Nebraska Leadership Diversity & Inclusion Council Chair **2018-2019**
- Completely Kids (formerly Campfire USA)-Midlands Board of Directors **2010-2013**
- International Tourism Partnership (TLP) **2006-2008**
- Minneapolis YMCA Black Achievers Board of Directors **2006-2010**
- Minneapolis Multicultural Development Center Board of Directors **2005-2008**
- Heartland Family Service Board of Directors **2001-2003**

NORTH END TELESERVICES, LLC TEAM

Chris Phillips

CHIEF OPERATING OFFICER

Chris Phillips is a visionary, dynamic, compassionate business leader. As North End Teleservices, LLC's (NET) chief operating officer, Chris manages day-to-day operations for the No. 6 fastest-growing organization in Nebraska, according to the 2021 Inc. 5000. He is one of the youngest chief operating officers in the nation and is one of only 3 percent of African American chief operating officers in the U.S. Instrumental to North End Teleservices' rapid growth (the organization is No. 754 on the 2021 national Inc. 5000), Chris leads with equal parts commitment and heart, and follows a strategic imperative of "creating jobs and changing lives."

Shawnita Mack

P R O J E C T M A N A G E R

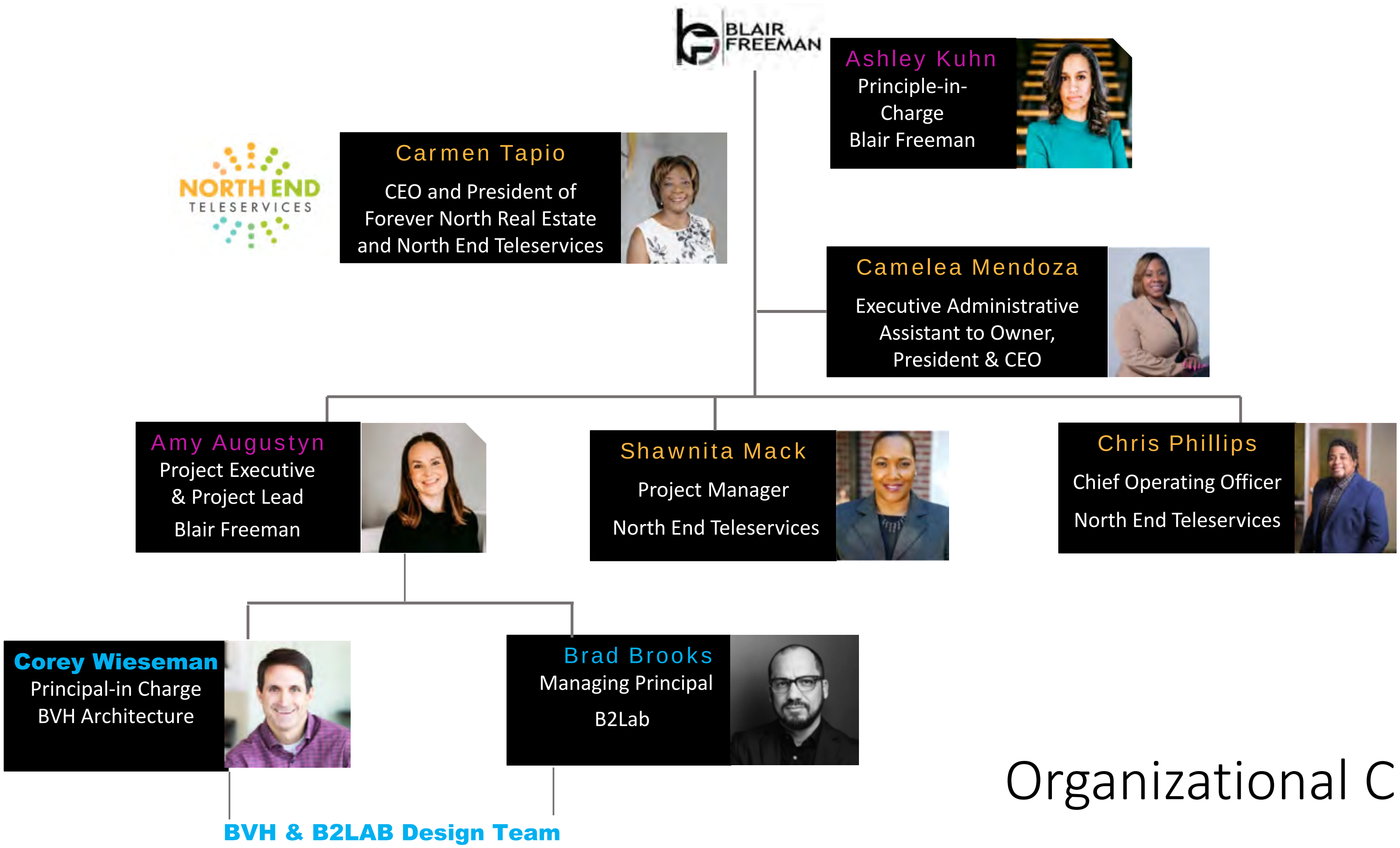
Shawnita Mack is a Project Manager, Certified Scrum Master, and holds a yellow belt in Six Sigma. She brings a diverse array of skills in project management and accounting, having worked with multiple functional disciplines such as engineering, Human Resources, finance, and executives on engineering and construction projects. She is now implementing a formalized PMO infrastructure, taking on an ERP implementation, technical, process improvement and construction related projects for the company. She has a Bachelor of Science in Business Administration from Bellevue University and an MBA with a concentration in Project Management from Midland University.

Camelea Mendoza

EXECUTIVE ADMINISTRATIVE ASSISTANT

Camelea Mendoza is the Executive Administrative Assistant who supports the chief executive officer of North End Teleservices, LLC (NET). Camelea's previous experience includes eight years administrative support to the director of Cancer Epidemiology Education in Special Populations (CEESP) Program for Executing Existing Projects and Developing New Projects and Program Coordinator of Cancer Research International Training and Intervention Consortium (CRITIC) Program at the University of Nebraska Medical Center. Additionally, Camelea provided services for five years to clients with the Omaha Housing Authority, as a housing case specialist with the Section 8 Housing Choice Voucher Program.

NORTH END
TELESERVICES



Organizational Chart

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Road
Omaha, NE 68154
402 330-8860

June 11, 2021

Ms. Cydney Franklin
Chief Operating Officer
Seventy Five North
2112 N. 30th Street, Suite 200
Omaha, NE 68111

RE: Phase II Environmental Site Assessment
Seventy Five North
2505 N. 24th Street, Omaha, Nebraska 68110
TD2 File No. 2260-104

Ms. Franklin:

This letter report is submitted as a Phase II Environmental Site Assessment (ESA) with respect to the presence or likely presence of substances including, but not limited to, those within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (e.g., hazardous substances), pollutants, contaminants, petroleum, and petroleum products at the Subject Site, 2505 N. 24th Street, Omaha, Nebraska (Lot 25, Paulsens Addition). A hard copy can be provided upon request.

Thompson, Dreessen & Dorner, Inc. (TD2) has completed this report per the March 19, 2021 acceptance of our proposal. This Phase II ESA has been performed in general conformance with the scope and limitations of the most current version of ASTM E1903 Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

This report format will follow the Report Option A format of Appendix X3 of ASTM E1903-11, which is a letter report format.

The subject property consists of the property located at 2505 N. 24th Street in Omaha, Nebraska. The subject property is boarded to the north by Ohio Street; to the east by N. 22nd Street and Lot 9, Axfords Addition which is occupied by a single family residence; on the south by Lake Street; and on the west by N. 24th Street. The property is currently occupied by a single story block building. The building is currently vacant. The historical and current uses of the property were investigated during a Phase I ESA conducted by TD2 and completed on June 18, 2019.

The Phase I ESA conducted by TD2 revealed no evidence of recognized environmental conditions in connection with the property except for the following: building was formerly occupied by Prudent Technologies Inc., Phase II ESA reports for Nebraska Brownfields sites directly south and west of the subject property indicated the presence of pollutants in exceedance of acceptable levels in both soil and groundwater samples; the subject property is within the Omaha Lead Superfund site. In addition, additional painting businesses and a dry cleaning business are suspected to have been located on the subject property according to the City Directory search.

Statement of Objectives:

The objective of this Phase II ESA is to investigate for the presence of petroleum, volatile organic compounds, and heavy metals contamination in soil and groundwater on the site. The aforementioned Phase I ESA identified multiple recognized environmental concerns on the subject site. Table 1 summarizes the identified concerns.

Table 1. Recognized Environmental Conditions

Type	Condition
Suspect Recognized Environmental Condition	The subject property is located in the Omaha Lead Superfund site and has not been remediated
Suspect Recognized Environmental Condition	Multiple Nebraska Brownfields sites in vicinity to subject property with pollutants in exceedance of acceptable levels in both soil and groundwater samples
Suspect Recognized Environmental Condition	Prudent Technologies Inc. (painting and paper hanging facility) formerly located at subject property
Historical Recognized Environmental Condition	Possible dry cleaner formerly located on the subject property according to City Directory review

The Phase I ESA recommended that additional investigation occur to determine the presence of contaminants in the soils and groundwater on the subject property.

The user objectives were to determine if soil and groundwater contamination was present as a result of previous activities on the subject property in anticipation of the redevelopment of the subject property.

Scope of Work:

The conceptual model for this Phase II ESA was to obtain soil and groundwater samples within areas where potential environmental releases may have occurred. This rationale for the field investigation would be able to identify the presence of petroleum, volatile organic compounds, and heavy metals contamination. The scope of work consisted of advancing six (6) soil borings by using a CME 45-B drill rig equipped with either 4" continuous flight augers or 3.25" hollow stem augers to advance the borings. Four (4) borings were converted into temporary monitoring wells. Table 2 summarizes the locations of borings B-1 through B-6. A map showing the locations of these borings and wells is included in the Appendix to this report. Soil samples were collected and were field screened. Soil samples were submitted for analytical testing if field screening confirmed the potential for contamination. Groundwater samples were collected from the temporary monitoring wells and submitted for analytical testing.

Table 2. Boring Location Summary

Sample Location	Environmental Concern(s)	Suspected Contaminants
B-1	Suspected Location of Former Dry Cleaner, Omaha Lead Superfund	8 RCRA Metals, Petroleum Products, VOCs
B-2	Suspected Location of Former Dry Cleaner, Omaha Lead Superfund, Former Dry Cleaner in Vicinity	8 RCRA Metals, Petroleum Products, VOCs
B-3	Suspected Location of Former Dry Cleaner, Omaha Lead Superfund, Former Filling Stations in Vicinity	8 RCRA Metals, Petroleum Products, VOCs
B-4	Former Location of Prudent Technologies Inc., Omaha Lead Superfund	8 RCRA Metals, Petroleum Products, VOCs
B-5	Former Location of Prudent Technologies Inc., Omaha Lead Superfund	8 RCRA Metals, Petroleum Products, VOCs
B-6	Former Location of Prudent Technologies Inc., Omaha Lead Superfund	8 RCRA Metals, Petroleum Products, VOCs

Sampling Activities:

Boring B-1 through B-6 were advanced to depths ranging from 10 to 24 feet below ground surface (bgs). Once groundwater was encountered for borings B-1, B-2A, B-4, and B-5, 1-inch temporary monitoring wells were installed for the collection of groundwater samples. Installation proceeded in accordance with ASTM D 5092.

Soil samples were collected at 2.5 foot intervals from borings B-1 through B-6. Soil samples were collected using a split barrel sampler. Three samples were collected from each barrel. One (1) of these three (3) samples was field screened using a RAE Systems 3000 MiniRAE photoionization detector (PID) with a 10.6 eV lamp. The PID was zeroed and calibrated prior to field screening with a 100 ppm concentration of isobutylene. The maximum field screening concentration identified within each soil boring are shown in Table 3. Samples which screened at or above 10 RRU were submitted for analytical testing.

Auger refusal occurred at 9.5 feet bgs at boring B-2. Debris was observed in the samples collected at 2.5 to 5.0 feet bgs and 6.0 to 7.5 feet bgs. Drilling operations were relocated south of the location of B-2 to complete sampling operations.

Table 3. Results of Soil Field Screening Analysis

Sample Location	Maximum Concentration (RRU)	Depth (ft bgs)
B-1	40.0	7.5 to 10.0
B-2	161.0	10.0 to 12.5
B-3	0.2	2.5 to 5.0
B-4	15.0	15.0 to 17.5
B-5	1.7	2.5 to 5.0
B-6	3.9	12.5 to 15.0

ft bgs (feet below ground surface)

RRU [relative response unit reported as parts per million (ppm)]

Shallow groundwater samples were collected from temporary groundwater monitoring wells. Prior to sampling, the wells were purged by removing one (1) well volume using a foot valve and polyethylene tubing. Groundwater samples were collected in laboratory provided containers with preservative, cooled, and kept under chain of custody until delivery to Midwest Labs in Omaha, Nebraska.

Cross-contamination of soil samples was minimized by using a decontamination protocol that consisted of the following: washing soil sampling equipment between sampling intervals with Alconox wash; using fresh sample jars for collecting soil samples; using disposable gloves when collecting soil samples. Decontamination protocol consisted of the following for groundwater samples: placing bentonite chips in the annulus of the wells once set, using disposable polyethylene tubing for groundwater sampling, washing the foot valve between sampling intervals, and using disposable gloves when collecting groundwater samples.

Boring logs can be found in the Appendix to this report.

Analytical Data and Test Results:

Laboratory analyses for contaminants was determined based on historic uses of the subject property. Soil samples were tested for total petroleum hydrocarbon – gasoline range organics (TPH-GRO) by Iowa Method OA-1, total petroleum hydrocarbons – diesel range organics (TPH-DRO) by Iowa Method OA-2, and Resource Conservation and Recovery Act (RCRA) metals (except mercury) by EPA Method 6010B, and mercury by EPA Method 7471. Groundwater samples were tested for volatile organic compounds (VOC) by EPA Method 624.1, TPH-GRO by Iowa Method OA-1, and RCRA metals (except mercury) by EPA Methods 200.7 and 200.8, and for mercury by EPA Method 245.1. The laboratory reports containing the result of these tests are provided in the Appendix to this report.

Soil and groundwater analytical testing results were compared to their respective Nebraska Department of Environment and Energy (NDEE) Voluntary Cleanup Program (VCP) Remediation Goals (RG). The VCP RGs are chemical-specific and media-specific RGs for soil, soil gas, and groundwater that are protective of human health and the environment. For the soil and groundwater results, residential comparisons were made to address future land-use scenarios.

THP-GRO was not detected in subsurface soils samples collected. TPH-DRO was detected in subsurface soil samples collected from locations B-1 and B-2A. TEH as Diesel No. 2 was detected in soil samples collected from B-1 and B-2A. Sample B-1 75, collected from 2.5 to 5.0 feet bgs, contained TEH as Diesel No. 2 at 85.9 mg/kg. Sample B-1 81, collected from between 7.5 to 10.0 feet bgs, contained TEH as Diesel No.2 at 56.5 mg/kg. Sample B-1 84, collected between 10.0 to 12.5 feet bgs, contained TEH as Diesel No. 2 at 23.9 mg/kg. Sample B-2A 13, collected between 10.0 and 12.5 feet bgs, contained TEH as Diesel No. 2 at 66.3 mg/kg. The NDEE VCP does not list an RG for TEH as Diesel. Table 4.1 summarizes the analytical data for the TPH-DRO detected in the soil samples.

Table 4.1 Results of Soil Analysis for Total Petroleum Hydrocarbons – Diesel Range Organics (TPH-DRO) by Iowa Method OA-2

Sample ID No.	Laboratory Method Utilized	Constituent Identified (Above Reporting Limits)	Concentration (mg/kg)	VCP RGs Residential-Vapor Intrusion Inhalation Pathway, Subslab and Exterior Soil Gas (mg/kg)	VCP RGs Industrial-Vapor Intrusion Inhalation Pathway, Subslab and Exterior Soil Gas (mg/kg)
B-1 Sample 75 (2.5 to 5.0 bgs)	OA-2	TEH as Diesel No. 2	85.9	NL	NL
B-1 Sample 81 (7.5 to 10.0 bgs)	OA-2	TEH as Diesel No.2	56.5	NL	NL
B-1 Sample 84 (10.0 - 12.5 bgs)	OA-2	TEH as Diesel No. 2	23.9	NL	NL
B-2A Sample 13 (10.0 - 12.5 bgs)	OA-2	TEH as Diesel No. 2	66.3	NL	NL
B-4 Sample 63 (5.0 to 7.5 bgs)	OA-2	None Detected	--	--	--

mg/kg = part per million (ppm)
TEH = Total Extractable Hydrocarbons
NL = No NDEE VCP RG or EPA RSL for CCSS established
Constituent concentrations in bold faced print exceeded the VCP RG or EPA RSL

RCRA metals were detected above laboratory reporting limits in subsurface soil samples collected from locations B-1 through B-6. All twelve samples contained arsenic that exceeded the VCP RG for Residential Direct Exposure. None of the samples exceeded the VCP RG for Industrial Direct Contact Exposure. Table 4.2 summarizes the analytical data for the RCRA metals detected in the soil samples.

Table 4.2 Results of Soil Analysis for Resource Conservation and Recovery Act (RCRA) Metals (except mercury) by EPA Method 6010B

Sample ID No.	Laboratory Method Utilized	Constituent Identified (Above Reporting Limits)	Concentration (mg/kg)	VCP RGs Residential-Direct Contact Exposure Pathway (mg/kg)	VCP RGs Industrial-Direct Contact Exposure Pathway (mg/kg)
B-1 Sample 73 (2.5 - 5.0 bgs)	EPA 6020	Arsenic	**5.3**	0.46	22
	EPA 6010B	Barium	165.5	3,900	100,000
	EPA 6010B	Cadmium	0.3	18	950
	EPA 6010B	Chromium	15.6	NL	NL
	EPA 6010B	Lead	36.6	400	800
	EPA 7471	Mercury	0.05	2.7	46
	EPA 6020	Selenium	1.2	98	5,800
B-1 Sample 77 (5.0 - 7.5 bgs)	EPA 6020	Arsenic	**13.3**	0.46	22
	EPA 6010B	Barium	301.6	3,900	100,000
	EPA 6010B	Cadmium	1.1	18	950
	EPA 6010B	Chromium	20.3	NL	NL
	EPA 6010B	Lead	278.9	400	800
	EPA 7471	Mercury	0.28	2.7	46
	EPA 6020	Selenium	2.1	98	5,800
B-2 Sample 3 (2.5 - 5.0 bgs)	EPA 6020	Arsenic	**11.0**	0.46	22
	EPA 6010B	Barium	266.8	3,900	100,000
	EPA 6010B	Cadmium	0.5	18	950
	EPA 6010B	Chromium	27.4	NL	NL
	EPA 6010B	Lead	47.7	400	800
	EPA 7471	Mercury	0.05	2.7	46
	EPA 6020	Selenium	2.4	98	5,800
B-2 Sample 6 (5.0 - 7.5 bgs)	EPA 6020	Arsenic	**10.9**	0.46	22
	EPA 6010B	Barium	274.1	3,900	100,000
	EPA 6010B	Cadmium	0.3	18	950
	EPA 6010B	Chromium	21.2	NL	NL
	EPA 6010B	Lead	71.3	400	800
	EPA 7471	Mercury	0.11	2.7	46
	EPA 6020	Selenium	2.1	98	5,800
B-3 Sample 24 (0 - 2.5 bgs)	EPA 6020	Arsenic	**11.2**	0.46	22
	EPA 6010B	Barium	218.3	3,900	100,000
	EPA 6010B	Cadmium	0.7	18	950
	EPA 6010B	Chromium	14.0	NL	NL
	EPA 6010B	Lead	39.9	400	800
	EPA 7471	Mercury	0.05	2.7	46
	EPA 6020	Selenium	1.8	98	5,800
B-3 Sample 27 (2.5 - 5.0 bgs)	EPA 6020	Arsenic	**11.0**	0.46	22
	EPA 6010B	Barium	298.8	3,900	100,000
	EPA 6010B	Cadmium	0.2	18	950
	EPA 6010B	Chromium	17.7	NL	NL
	EPA 6010B	Lead	13	400	800
	EPA 7471	Mercury	0.04	2.7	46
	EPA 6020	Selenium	1.9	98	5,800

Table 4.2 (cont.) Results of Soil Analysis for Resource Conservation and Recovery Act (RCRA) Metals (except mercury) by EPA Method 6010B

Sample ID No.	Laboratory Method Utilized	Constituent Identified (Above Reporting Limits)	Concentration (mg/kg)	VCP RGs Residential-Direct Contact Exposure Pathway (mg/kg)	VCP RGs Industrial-Direct Contact Exposure Pathway (mg/kg)
B-3 Sample 44 (2.5 - 5.0 bgs)	EPA 6020	Arsenic	**15.0**	0.46	22
	EPA 6010B	Barium	507.8	3,900	100,000
	EPA 6010B	Cadmium	1.0	18	950
	EPA 6010B	Chromium	18.6	NL	NL
	EPA 6010B	Lead	12.5	400	800
	EPA 7471	Mercury	0.04	2.7	46
	EPA 6020	Selenium	2.0	98	5,800
B-4 Sample 59 (2.5 - 5.0 bgs)	EPA 6020	Arsenic	**4.1**	0.46	22
	EPA 6010B	Barium	259.2	3,900	100,000
	EPA 6010B	Chromium	17.9	NL	NL
	EPA 6010B	Lead	9	400	800
	EPA 7471	Mercury	0.04	2.7	46
	EPA 6020	Selenium	1.7	98	5,800
B-4 Sample 61 (5.0 - 7.5 bgs)	EPA 6020	Arsenic	**4.6**	0.46	22
	EPA 6010B	Barium	294.8	3,900	100,000
	EPA 6010B	Chromium	19.7	NL	NL
	EPA 6010B	Lead	12.5	400	800
	EPA 6020	Selenium	1.7	98	5,800
B-5 Sample 92 (2.5 - 5.0 bgs)	EPA 6020	Arsenic	**12.9**	0.46	22
	EPA 6010B	Barium	257.9	3,900	100,000
	EPA 6010B	Cadmium	0.5	18	950
	EPA 6010B	Chromium	20.2	NL	NL
	EPA 6010B	Lead	50.4	400	800
	EPA 7471	Mercury	0.06	2.7	46
	EPA 6020	Selenium	2.1	98	5,800
B-5 Sample 95 (5.0 - 7.5 bgs)	EPA 6020	Arsenic	**11.3**	0.46	22
	EPA 6010B	Barium	266.3	3,900	100,000
	EPA 6010B	Cadmium	0.4	18	950
	EPA 6010B	Chromium	19.8	NL	NL
	EPA 6010B	Lead	70.8	400	800
	EPA 7471	Mercury	0.07	2.7	46
	EPA 6020	Selenium	1.9	98	5,800
B-6 Sample 47 (5.0 - 7.5 bgs)	EPA 6020	Arsenic	**2.6**	0.46	22
	EPA 6010B	Barium	267.4	3,900	100,000
	EPA 6010B	Cadmium	0.1	18	950
	EPA 6010B	Chromium	18.1	NL	NL
	EPA 6010B	Lead	12.4	400	800
	EPA 6020	Selenium	1.7	98	5,800

mg/kg = part per million (ppm)
NL = No NDEE VCP RG or EPA RSL for CCSS established
Constituent concentrations in bold faced print exceeded the VCP RG or EPA RSL

VOCs and TPH-GRO were not detected in groundwater samples collected. RCRA metals were detected above laboratory reporting limits in subsurface groundwater samples collected from locations B-1, B-2, B-4, and B-5. Samples B-1, B-4, and B-5 contained arsenic, barium, cadmium, chromium, lead, mercury, and selenium that exceeded the VCP RGs. Sample B-2 contained arsenic, cadmium, chromium, and lead that exceeded the VCP RGs. Table 4.3 summarizes the analytical data for RCRA metals (including mercury) detected in the groundwater samples.

Table 4.3 Result of Groundwater Analysis for RCRA Metals by EPA Methods 200.7 and 200.8, Mercury by EPA Method 245.1

Sample ID No.	Laboratory Method Utilized	Constituent Identified (Above Reporting Limits)	Concentration (mg/L)	VCP RGs Residential-Direct Contact (mg/L)	VCP RGs Industrial-Direct Contact (µg/L)
B-1	EPA 200.8	Arsenic	**0.603**	0.010	NL
	EPA 200.7	Barium	**60.7**	2.0	NL
	EPA 200.7	Cadmium	**0.163**	0.0050	NL
	EPA 200.7	Chromium	**1.69**	0.10	NL
	EPA 200.8	Lead	**0.8431**	0.015	NL
	EPA 245.1	Mercury	**0.0042**	0.0020	NL
	EPA 200.8	Selenium	**0.058**	0.050	NL
	EPA 200.7	Silver	0.04	0.10	NL
B-2	EPA 200.8	Arsenic	**0.035**	0.010	NL
	EPA 200.7	Barium	1.17	2.0	NL
	EPA 200.7	Cadmium	**0.012**	0.0050	NL
	EPA 200.7	Chromium	**0.18**	0.10	NL
	EPA 200.8	Lead	**0.0735**	0.015	NL
	EPA 245.1	Mercury	0.0004	0.0020	NL
	EPA 200.8	Selenium	0.008	0.050	NL
B-4	EPA 200.8	Arsenic	**0.578**	0.010	NL
	EPA 200.7	Barium	**24.8**	2.0	NL
	EPA 200.7	Cadmium	**0.203**	0.0050	NL
	EPA 200.7	Chromium	**2.07**	0.10	NL
	EPA 200.8	Lead	**1.394**	0.015	NL
	EPA 245.1	Mercury	**0.0045**	0.0020	NL
	EPA 200.8	Selenium	**0.097**	0.050	NL
	EPA 200.7	Silver	0.04	0.10	NL
B-5	EPA 200.8	Arsenic	**0.713**	0.010	NL
	EPA 200.7	Barium	**30.4**	2.0	NL
	EPA 200.7	Cadmium	**0.251**	0.0050	NL
	EPA 200.7	Chromium	**3.18**	0.10	NL
	EPA 200.8	Lead	**2.035**	0.015	NL
	EPA 245.1	Mercury	**0.007**	0.0020	NL
	EPA 200.8	Selenium	**0.116**	0.050	NL
	EPA 200.7	Silver	0.05	0.10	NL

mg/L = parts per million (ppm)
NL = No NDEE VCP RG or EPA RSL for CCSS established
Constituent concentrations in bold faced print exceeded the VCP RG or EPA RSL

Interpretation and Evaluation of Data and Test Results:

The Phase II ESA determined that a TPH compound and RCRA metals are present in subsurface soil at the site. However, there are no VCP RGs established for the TPH compound detected. However, the detection of TEH as Diesel No. 2 does indicate that contamination from past fueling activities is present in the vicinity of B-1 and B-2A in the west area of the property.

Of the RCRA metals detected in subsurface soil samples, only arsenic was detected above laboratory reporting limits. Arsenic detections ranged from 2.6 to 15.0 mg/kg. The highest detection was at B-3 44 from between 2.5 to 5.0 feet bgs. All twelve samples exceeded the VCP RG for Residential Direct Contact Exposure for arsenic. Arsenic is a naturally occurring metal in soil with a mean concentration of 8.297 ppm (mg/kg) in North Omaha according to 2014 data from the United States Geological Survey (USGS). Eight of the aforementioned samples exceeding the VCP RG for Residential Direct Contact Exposure also exceed this mean concentration. None of the samples exceeded the VCP RG for Industrial Direct Contact Exposure (22 mg/kg).

Groundwater samples contained concentrations of RCRA metals including arsenic, barium, cadmium, chromium, lead, mercury, and selenium that exceeded the VCP RGs for the residential groundwater exposure pathway. No industrial groundwater exposure pathway is defined by the VCP. Because the City of Omaha does not allow the use of groundwater for drinking purposes, the concentrations of RCRA metals in groundwater pose minimal risk.

We recommend the following activities be considered for the subject site:

- The Owner of the property should provide the results of this Phase II ESA to the Nebraska Department of Environment and Energy (NDEE) to be assessed for further investigation. State of Nebraska statutes define the responsible party for the costs related to investigations and remediation to be the person(s) that actually operated the tank at the time the leakage would have occurred. It is very likely that the NDEQ will not consider the current or future owners of the property as the responsible party because they did not own or operate the fuel tanks at the time the leakage would have occurred.
- The property owner and or occupants cooperate with any environmental investigation or remediation, if needed, by making site areas available as needed during future investigation and/or remediation activities.
- Use proper precautions during any future construction activities to protect workers from exposure to contaminated groundwater and/or soils.
- Properly dispose of any contaminated soils that may be encountered during future construction activities.
- Design of future structures should take into consideration the site conditions and provide protection from vapor intrusion.

Environmental Professional Declarations:

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in ASTM E1903-11.

Environmental Professional Qualifications

Kurtis L. Rohn, P.E. of Thompson, Dreessen & Dorner, Inc. is the Engineering Professional that prepared or provided direct supervision for the preparation of this Phase II Environmental Site Assessment report.

Resumes of the firm and the preparer(s) of the report are provided at the end of this letter report. All reports are prepared by or under direct supervision of a Registered Professional Engineer with experience in environmental issues, construction, and design of these types of sites.

Please be advised that Seventy Five North may rely on the information in this Report subject to the limitations and qualifications contained therein.

We trust that this report provides you with the information that you need at this time. Thank you for the opportunity to work with you on this project and please do not hesitate to contact us if you have any questions or require additional services.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.

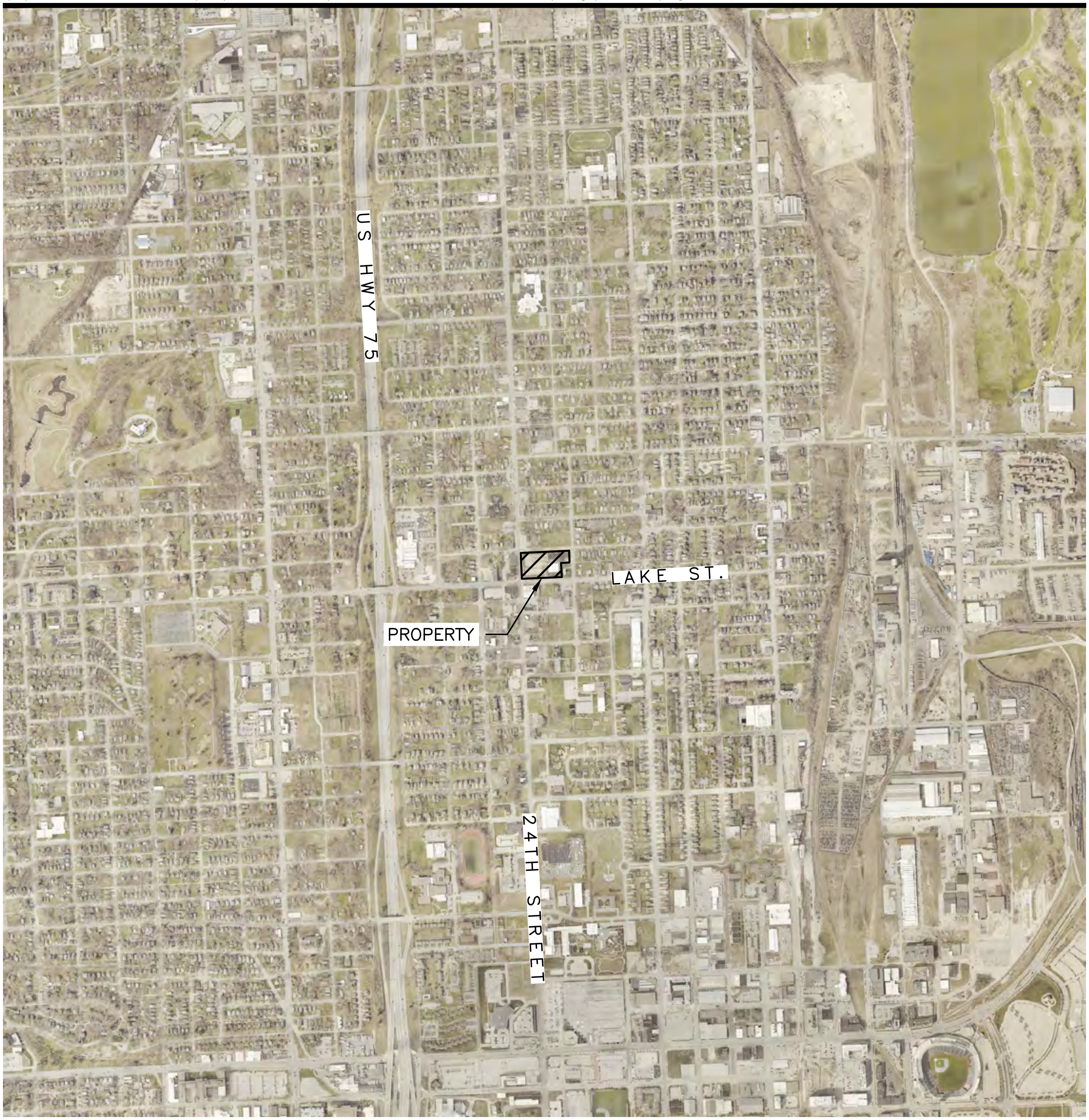
Kurtis L. Rohn, P.E.
Geotechnical Engineer

Maggie Lanigan, P.E.
Civil Engineer

KLR/ml

Attachments:

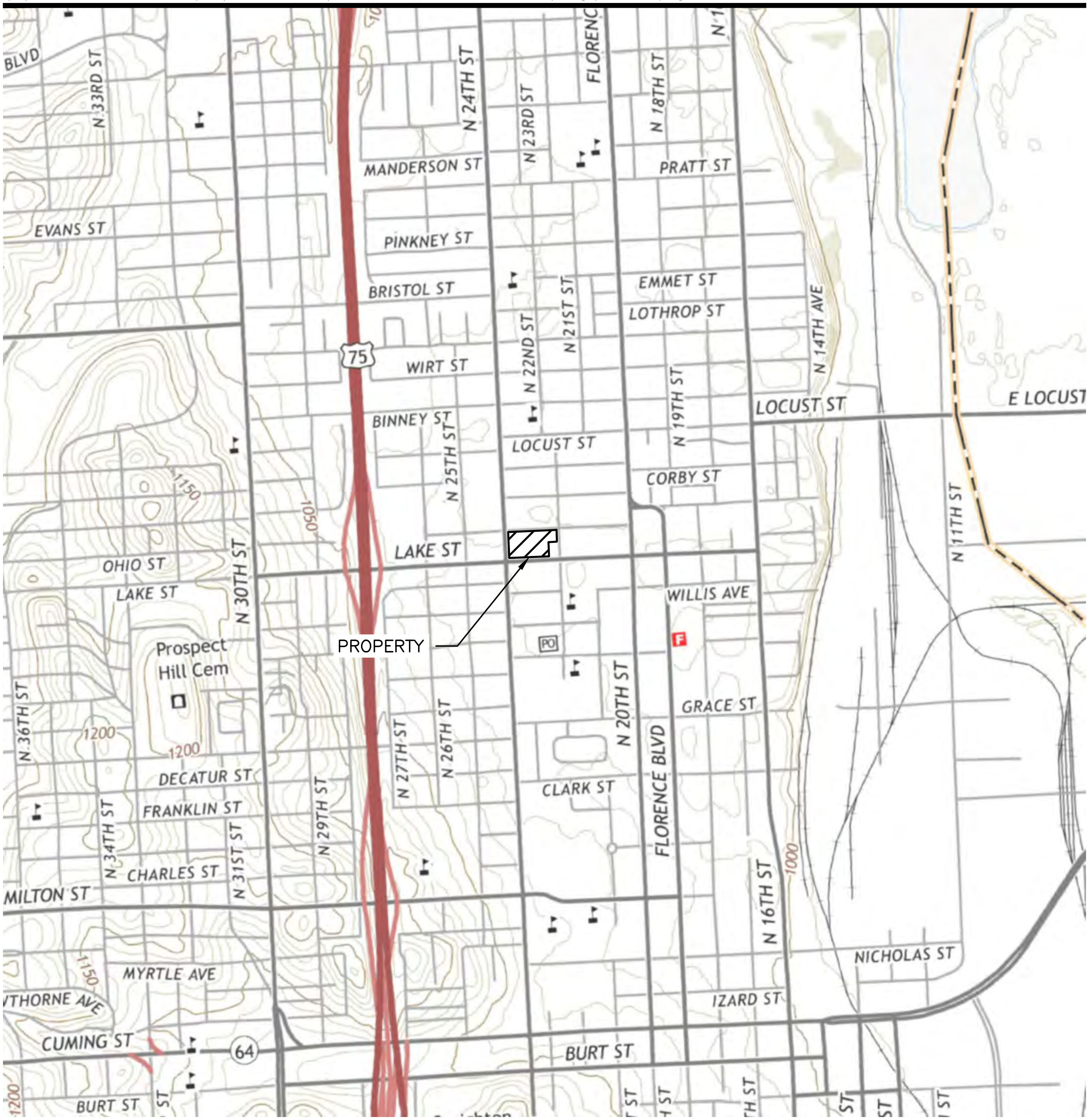
- Appendix A: Site Vicinity Map
- Appendix B: Site Topographic Map
- Appendix C: Parcel Map
- Appendix D: Boring Location Plan
- Appendix E: Groundwater Table Contour Map
- Appendix F: Boring Logs
- Appendix G: Report of Analysis

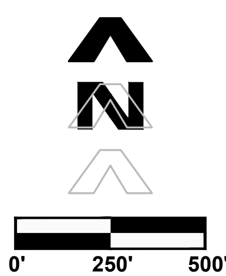


N

0' 750' 1500'

TD2 engineering & surveying Job Number: 2260-104 thompson, dreessen & dorner, inc. 10836 Old Mill Rd Omaha, NE 68154 p.402.330.8860 www.td2co.com	Date: 6-11-21 Drawn By: ML Reviewed By: KLR Revision Date: ..	2505 N. 24th Street Omaha, NE 68110 (Lot 25, Paulsens Addition) Site Vicinity Map





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thompson, dreessen & dorner, inc.
10836 Old Mill Rd
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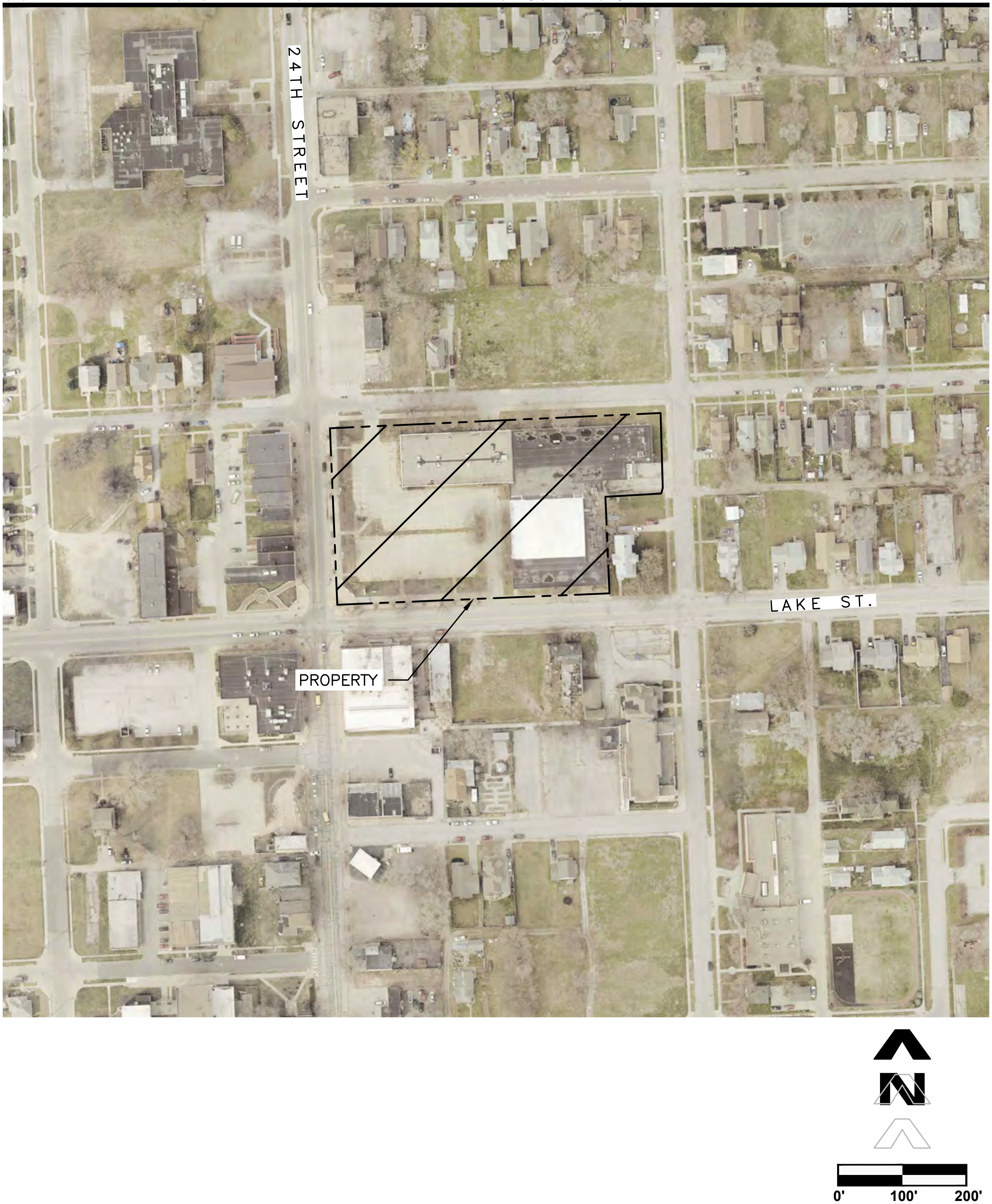
p.402.330.8860 www.td2co.com

Date:	6-11-21
Drawn By:	ML
Reviewed By:	KLR
Revision Date:	..

2505 N. 24th Street Omaha, NE 68110
(Lot 25, Paulsens Addition)

Topographic Map

6/11/2021 11:35 PM MAGGIE LANIGAN H:\2200\2260 2021 Ph 1 ESA\2260-104 75 North 2505 N 24th St Ph 2 ESA\Drawings\2226-104 Map.dwg



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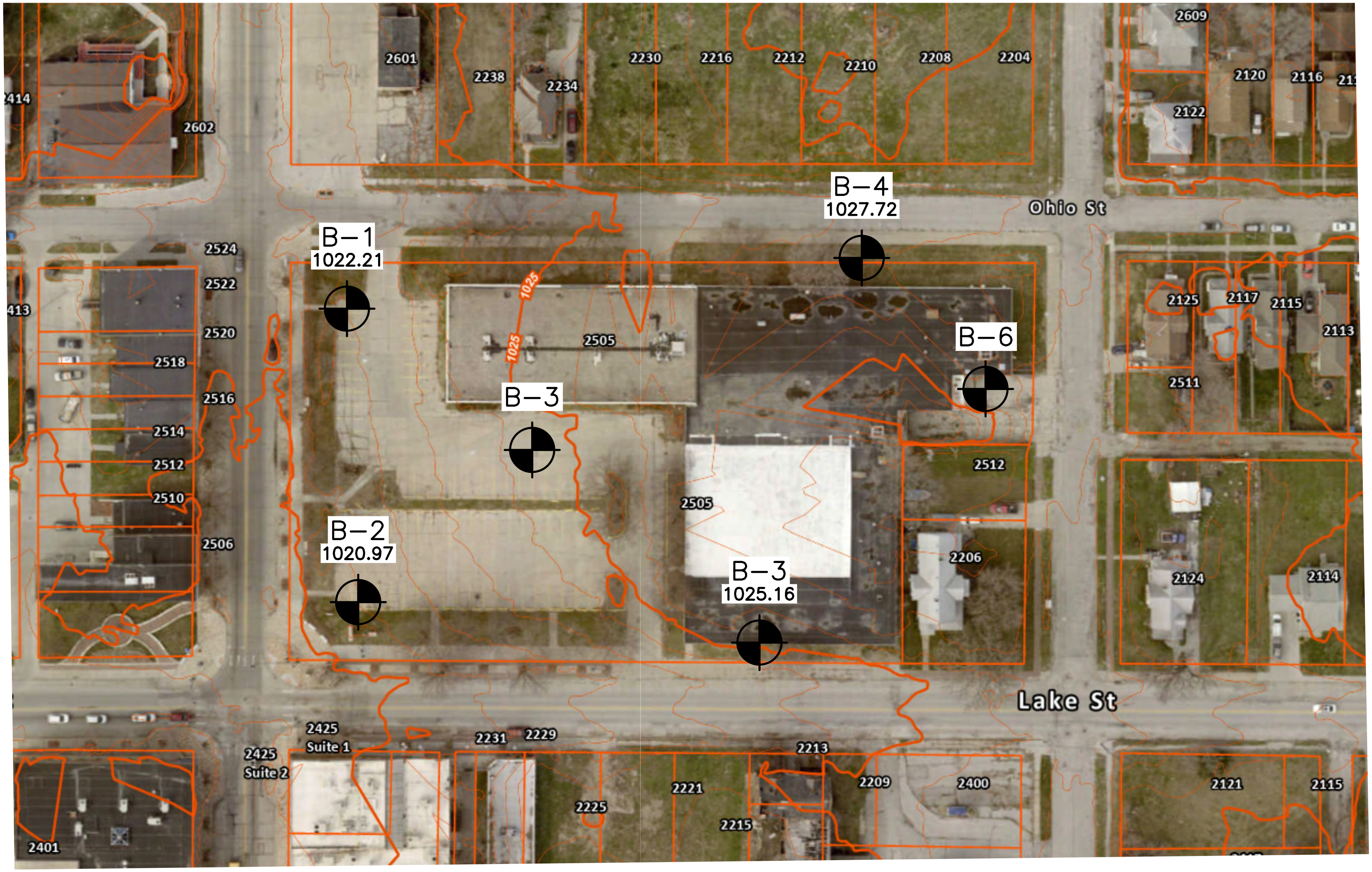
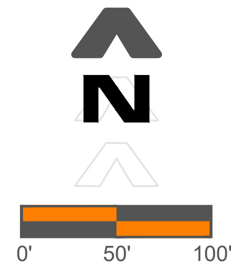
Drawn By: ML
Reviewed By: KLR
Revision Date: ..

2505 N. 24th Street Omaha, NE 68110
(Lot 25, Paulsens Addition)

Topographic Map





TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

SEVENTY FIVE NORTH

Project Number

2260-104

Project Location

2505 N. 24th St.
Omaha, Nebraska

Date: 6/11/2021

Drawn By: ML

Reviewed By: KLR

Revision Date: --

Boring Location Plan

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

GEOTECHNICAL ENGINEERING DIVISION

PROJECT:	75 North Phase II ESA
LOCATION:	2505 N. 24th Street
CLIENT:	75 North
JOB No. :	2260-104
DATE:	4/26/2021

BORING LOG

BORING No. : B- 1

WEATHER CONDITIONS	BORING LOCATION	SURFACE ELEV.	ELEVATION DATUM	DRILLER	LOGGER
Clear 78°	See Boring Location Plan			A. Cannia	M. Lanigan

GROUNDWATER LEVEL OBSERVATIONS				TYPE OF SURFACE	WELL REGISTRATION NO.	SPT HAMMER	DRILL RIG
WHILE DRILLING	END OF DRILLING	24 HOURS AFTER DRILLING	72 HOURS AFTER DRILLING	Conrete		NA	CME-45
				DRILLING METHOD	WELL DRILLER LICENSE NO.	BIT USED	TOTAL DEPTH
13.0			11.5	4" Continuous Flight Auger		Fish	22.0 feet

SAMPLE DATA / DESCRIPTION OF SOIL / WELL CONSTRUCTION

DEPTH FT	SAMPLE TYPE & NO.	PID Sreening (ppm)	% REC	COLOR	MOIST	CONS	USCS	GEOLOGIC DESCRIPTION	WELL CONSTRUCTION COMMENTS	DEPTH FT
0				Dark Grey	Slightly Moist	Hard	CL	Fill, blocky, petroleum odor	Top Cap	
1	U-1	10.7	100						1" PVC Casing for Temporary Well	
3.5	U-2	3.6	100					Petroleum odor		
5										5
6.5									Backfill with Cuttings	
6.5	U-3	40.0	100		Moist	Soft		Petroleum odor		
9	U-4	15.0	100					Brick inclusion		
10										10
11									6" Beontite Plug, 3/8" Chip	
11.5	U-5	0.0	100	Dark Brown						
13								Groundwater encountered	1" PVC Slotted Screen	
13.5	U-6	0.0	100		Wet					
15									10/20 filter Sand	15
18								Poorly Graded Sand to Clayey Sand, Medium to Coarse Grained Sand		
20										20
21									Bottom Plug	
22								Bottom of Boring @ 22'	Filter Sand 10/20 6"	
25										25
30										30

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GEOTECHNICAL ENGINEERING DIVISION

PROJECT:	75 North Phase II ESA
LOCATION:	2505 N. 24th Street
CLIENT:	75 North
JOB No. :	2260-104
DATE:	4/22/2021

BORING LOG

BORING No. : B- 2

WEATHER CONDITIONS	BORING LOCATION	SURFACE ELEV.	ELEVATION DATUM	DRILLER	LOGGER
Fair 51°	See Boring Location Plan			T. Eggert	A. Cannia

GROUNDWATER LEVEL OBSERVATIONS				TYPE OF SURFACE	WELL REGISTRATION NO.	SPT HAMMER	DRILL RIG
WHILE DRILLING	END OF DRILLING	24 HOURS AFTER DRILLING	HOURS AFTER DRILLING	Conrete		NA	CME-45
				DRILLING METHOD	WELL DRILLER LICENSE NO.	BIT USED	TOTAL DEPTH
NE	N/A			3.25" Hollow Stem Auger		Fish	10.0 feet

SAMPLE DATA				DESCRIPTION OF SOIL						WELL CONSTRUCTION		
DEPTH FT	SAMPLE TYPE & NO.	PID Sreening (ppm)	% REC	COLOR	MOIST	CONS	USCS	GRAPHICAL LOG	GEOLOGIC DESCRIPTION	WELL DETAIL	WELL CONSTRUCTION COMMENTS	DEPTH FT
				Dark Grey	Slightly Moist	Stiff	CL		Fill, alluvium with gravel and sand			
	U-1	1.4	30									
	U-2	0.0	100	Dark Brown					Debris			
5												5
	U-3	1.2	100									
									Auger refusal			
10									Bottom of Boring @ 10'			10
15												15
20												20
25												25
30												30

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GEOTECHNICAL ENGINEERING DIVISION

PROJECT:	75 North Phase II ESA
LOCATION:	2505 N. 24th Street
CLIENT:	75 North
JOB No. :	2260-104
DATE:	4/22/2021

BORING LOG

BORING No. : B- 2A

WEATHER CONDITIONS	BORING LOCATION	SURFACE ELEV.	ELEVATION DATUM	DRILLER	LOGGER
Fair 51°	See Boring Location Plan			T. Eggert	A. Cannia

GROUNDWATER LEVEL OBSERVATIONS				TYPE OF SURFACE	WELL REGISTRATION NO.	SPT HAMMER	DRILL RIG
WHILE DRILLING	END OF DRILLING	24 HOURS AFTER DRILLING	168 HOURS AFTER DRILLING	Conrete		NA	CME-45
				DRILLING METHOD	WELL DRILLER LICENSE NO.	BIT USED	TOTAL DEPTH
17.0	17.0		11.5	3.25" Hollow Stem Auger		Fish	21.0 feet

SAMPLE DATA / DESCRIPTION OF SOIL / WELL CONSTRUCTION

DEPTH FT	SAMPLE TYPE & NO.	PID Sreening (ppm)	% REC	COLOR	MOIST	CONS	USCS	GRAPHICAL LOG	GEOLOGIC DESCRIPTION	WELL DETAIL	WELL CONSTRUCTION COMMENTS	DEPTH FT
				Dark Grey	Slightly Moist	Stiff	CL		Fill, alluvium with gravel and sand		Top Cap	
				Grey	Very Moist	Soft			Alluvium, rust stains		1" PVC Casing for Temporary Well	
				Dark Brown								
5											Backfill with Cuttings	5
	U-4	###	100									
10											6" Beontite Plug, 3/8" Chip	10
	U-5	0.7	100								1" PVC Slotted Screen	
	U-6	0.0	100								10/20 filter Sand	
15												15
	U-7	2.1	100						Groundwater encountered			
20											Bottom Plug	20
											Filter Sand 10/20 6"	
									Bottom of Boring @ 21'			
25												25
30												30

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GEOTECHNICAL ENGINEERING DIVISION

PROJECT:	75 North Phase II ESA
LOCATION:	2505 N. 24th Street
CLIENT:	75 North
JOB No. :	2260-104
DATE:	4/22/2021

BORING LOG

BORING No. : B- 3

WEATHER CONDITIONS	BORING LOCATION	SURFACE ELEV.	ELEVATION DATUM	DRILLER	LOGGER
Fair 51°	See Boring Location Plan			T. Eggert	A. Cannia

GROUNDWATER LEVEL OBSERVATIONS				TYPE OF SURFACE	WELL REGISTRATION NO.	SPT HAMMER	DRILL RIG
WHILE DRILLING	END OF DRILLING	24 HOURS AFTER DRILLING	HOURS AFTER DRILLING	Conrete		NA	CME-45
				DRILLING METHOD	WELL DRILLER LICENSE NO.	BIT USED	TOTAL DEPTH
17.0	17.0			3.25" Hollow Stem Auger		Fish	17.5 feet

SAMPLE DATA				DESCRIPTION OF SOIL						WELL CONSTRUCTION		
DEPTH FT	SAMPLE TYPE & NO.	PID Sreening (ppm)	% REC	COLOR	MOIST	CONS	USCS	GRAPHICAL LOG	GEOLOGIC DESCRIPTION	WELL DETAIL	WELL CONSTRUCTION COMMENTS	DEPTH FT
				Brown	Moist	Firm	CL		Fill, Peoria Loess, low plasticity, rust stains			
	U-1	0.2	100									
	U-2	0.0	100									
5												5
	U-3	0.0	100									
				Grey	Very Moist	Soft			Alluvium			
	U-4	0.0	100									
10												10
	U-5	0.0	100									
	U-6	0.0	100									
15												15
	U-7	0.0	100						Groundwater encountered	▼		
									Bottom of Boring @ 17.5'			
20												20
25												25
30												30

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

GEOTECHNICAL ENGINEERING DIVISION

PROJECT:	75 North Phase II ESA
LOCATION:	2505 N. 24th Street
CLIENT:	75 North
JOB No. :	2260-104
DATE:	4/26/2021

BORING LOG

BORING No. : B- 4

WEATHER CONDITIONS	BORING LOCATION	SURFACE ELEV.	ELEVATION DATUM	DRILLER	LOGGER
Clear 78°	See Boring Location Plan			A. Cannia	M. Lanigan

GROUNDWATER LEVEL OBSERVATIONS				TYPE OF SURFACE	WELL REGISTRATION NO.	SPT HAMMER	DRILL RIG
WHILE DRILLING	END OF DRILLING	24 HOURS AFTER DRILLING	72 HOURS AFTER DRILLING	Landscape Grass		NA	CME-45
				DRILLING METHOD	WELL DRILLER LICENSE NO.	BIT USED	TOTAL DEPTH
17.0			14.0	4" Continuous Flight Auger		Fish	24.0 feet

SAMPLE DATA / DESCRIPTION OF SOIL / WELL CONSTRUCTION

DEPTH FT	SAMPLE TYPE & NO.	PID Sreening (ppm)	% REC	COLOR	MOIST	CONS	USCS	GEOLOGIC DESCRIPTION	WELL CONSTRUCTION COMMENTS
0				Light Brown	Slightly Moist	Firm	CL	Topsoil, root holes, rust stains	Top Cap
1.5	U-1	5.4	100	Brown	Moist			Alluvium, rust stains	1" PVC Casing for Temporary Well
4	U-2	8.2	100						
6.5									Backfill with Cuttings
9	U-3	0.0	100						
11.5	U-4	0.3	100						
12.5									6" Beontite Plug, 3/8" Chip
14	U-5	15.0	100						1" PVC Slotted Screen
17								Groundwater encountered	10/20 filter Sand
23									Bottom Plug
23.5									Filter Sand 10/20 6"
24								Bottom of Boring @ 24'	

TD2 engineering & surveying

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CONSULTING ENGINEERS & LAND SURVEYORS

GEOTECHNICAL ENGINEERING DIVISION

PROJECT:	75 North Phase II ESA
LOCATION:	2505 N. 24th Street
CLIENT:	75 North
JOB No. :	2260-104
DATE:	4/26/2021

BORING LOG

BORING No. : B- 5

WEATHER CONDITIONS	BORING LOCATION	SURFACE ELEV.	ELEVATION DATUM	DRILLER	LOGGER
Clear 78°	See Boring Location Plan			T. Eggert	M. Lanigan

GROUNDWATER LEVEL OBSERVATIONS				TYPE OF SURFACE	WELL REGISTRATION NO.	SPT HAMMER	DRILL RIG
WHILE DRILLING	END OF DRILLING	24 HOURS AFTER DRILLING	72 HOURS AFTER DRILLING	Landscape Grass		NA	CME-45
				DRILLING METHOD	WELL DRILLER LICENSE NO.	BIT USED	TOTAL DEPTH
17.5			4.5	4" Continuous Flight Auger		Fish	17.5 feet

SAMPLE DATA				DESCRIPTION OF SOIL						WELL CONSTRUCTION		
DEPTH FT	SAMPLE TYPE & NO.	PID Sreening (ppm)	% REC	COLOR	MOIST	CONS	USCS	GRAPHICAL LOG	GEOLOGIC DESCRIPTION	WELL DETAIL	WELL CONSTRUCTION COMMENTS	DEPTH FT
				Dark Brown	Slightly Moist	Firm	CL		Topsoil, root holes		Top Cap	
	U-1	1.7	100								1" PVC Casing for Temporary Well	
				Brown					Alluvium, rust stains			
	U-2	1.1	100									
5												5
	U-3	0.8	100								Backfill with Cuttings	
	U-4	0.5	100									
10												10
					Very Moist						6" Beontite Plug, 3/8" Chip	
	U-5	0.0	100									
											1" PVC Slotted Screen	
	U-6	0.1	100									
15												15
											10/20 filter Sand	
									Groundwater encountered			
20												20
											Bottom Plug	
											Filter Sand 10/20 6"	
									Bottom of Boring @ 22.5'			
25												25
30												30

TD2 engineering & surveying

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

GEOTECHNICAL ENGINEERING DIVISION

PROJECT:	75 North Phase II ESA
LOCATION:	2505 N. 24th Street
CLIENT:	75 North
JOB No. :	2260-104
DATE:	4/26/2021

BORING LOG — BORING No. : B- 6

WEATHER CONDITIONS	BORING LOCATION	SURFACE ELEV.	ELEVATION DATUM	DRILLER	LOGGER
Clear 78°	See Boring Location Plan			A. Cannia	M. Lanigan

GROUNDWATER LEVEL OBSERVATIONS: WHILE DRILLING	END OF DRILLING	24 HOURS AFTER DRILLING	HOURS AFTER DRILLING	TYPE OF SURFACE / DRILLING METHOD	WELL REGISTRATION NO. / WELL DRILLER LICENSE NO.	SPT HAMMER / BIT USED	DRILL RIG / TOTAL DEPTH
				Concrete		NA	CME-45
14.0				4" Continuous Flight Auger		Fish	14.0 feet

SAMPLE DATA / DESCRIPTION OF SOIL / WELL CONSTRUCTION

DEPTH FT	SAMPLE TYPE & NO.	PID Sreening (ppm)	% REC	COLOR	MOIST	CONS	USCS	GRAPHICAL LOG	GEOLOGIC DESCRIPTION	WELL DETAIL	WELL CONSTRUCTION COMMENTS	DEPTH FT
0				Brown	Slightly Moist	Firm	CL		Fill, trace sand			
1	U-1	1.6	100									
2.5					Moist				Alluvium, rust stains			
4	U-2	1.9	100									
5												5
6.5	U-3	2.4	100									
8.5					Very Moist	Soft						
9	U-4	3.0	100									
10												10
11					Wet							
11.5	U-5	3.9	100									
14									Groundwater encountered	▼		
14									Bottom of Boring @ 14.0'			
15												15
20												20
25												25
30												30

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14 May 2021

Work Order: 1570434

KENDALL HAYWARD
THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

RE: 2260-104 Water Project

Enclosed are the results of analyses for samples received by the laboratory on 2021-05-03 16:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kerri Stanek

Kerri Stanek
Project Manager
kstanek@midwestlabs.com

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Location:	1570434-01	Aqueous	2021-05-03 14:30	2021-05-03 16:00

Containers used for the following analyses:

1570434-01 A:	OA-1
1570434-01 E:	EPA 624.1
1570434-01 I:	Total Metals per EPA 200.7, Total Metals per EPA 200.8, Total Metals per EPA 245.1

Analysis Results Reviewed by:

EPA 624.1 reviewed by nmh9.

Total Metals per EPA 200.7 reviewed by kkh9.

Total Metals per EPA 200.8 reviewed by kkh9.

Total Metals per EPA 245.1 reviewed by kkh9.

OA-1 reviewed by nto7.

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

Sample ID: Location:
Laboratory ID: 1570434-01
Sampled Date/Time: 2021-05-03 14:30

Analyte	Result	Reporting Limit	Units	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Volatile Organic Compounds								
Chloromethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Vinyl chloride	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Bromomethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Chloroethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Trichlorofluoromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Acrolein	<	20.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,1-Dichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Acrylonitrile	<	20.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Methylene Chloride	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
trans-1,2-Dichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,1-Dichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Chloroform	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,2-Dichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,1,1-Trichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Carbon Tetrachloride	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Benzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,2-Dichloropropane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Trichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Bromodichloromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
2-Chloroethyl vinyl ether	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
cis-1,3-Dichloropropene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
trans-1,3-Dichloropropene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,1,2-Trichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Toluene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Dibromochloromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Tetrachloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Chlorobenzene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Ethylbenzene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Bromoform	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,1,2,2-Tetrachloroethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,3-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,4-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
1,2-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Naphthalene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(E)
Surrogate: Toluene-d8	*96 %*	*80-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(E)
Surrogate: Bromofluorobenzene	*97 %*	*74-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(E)
Surrogate: 1,2-Dichlorobenzene-d4	*109 %*	*80-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(E)

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THOMPSON DREESEN & DORNER - 4612 10836 OLD MILL RD OMAHA, NE 68154-2674	Project: 2260-104 Water Project Project Number: 24th + Lake Phase II Project Manager: KENDALL HAYWARD	**Reported:** 2021-05-14 09:30

Sample ID: Location:
Laboratory ID: 1570434-01
Sampled Date/Time: 2021-05-03 14:30

Analyte	Result	Reporting Limit	Units	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals								
Arsenic	0.603	0.001	mg/L	EPA 200.8	2021-05-04	2021-05-11	ras7	(I)
Barium	60.7	0.010	mg/L	EPA 200.7	2021-05-04	2021-05-04	ery3	(I)
Cadmium	0.163	0.004	mg/L	EPA 200.7	2021-05-04	2021-05-04	ery3	(I)
Chromium	1.69	0.02	mg/L	EPA 200.7	2021-05-04	2021-05-04	ery3	(I)
Lead	0.8431	0.0020	mg/L	EPA 200.8	2021-05-04	2021-05-11	ras7	(I)
Mercury	0.0042	0.0004	mg/L	EPA 245.1	2021-05-06	2021-05-06	jmw0	(I)
Selenium	0.058	0.004	mg/L	EPA 200.8	2021-05-04	2021-05-11	ras7	(I)
Silver	0.04	0.02	mg/L	EPA 200.7	2021-05-04	2021-05-05	ery3	(I)
Petroleum Contamination								
Methyl tert-Butyl Ether	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
n-Hexane	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Benzene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Toluene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Ethylbenzene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
m,p-Xylenes	<	2.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
o-Xylene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Naphthalene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Total Purgeable Hydrocarbons	<	10.0	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Total Xylenes	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Surrogate: Bromofluorobenzene	*99 %*	*79.1-122*		*OA-1*	*2021-05-04*	*2021-05-04*		(A)

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Blank (B911390-BLK1)				Prepared & Analyzed: 2021-05-04						
Chloromethane	<	10.0	ug/L							
Vinyl chloride	<	10.0	ug/L							
Bromomethane	<	10.0	ug/L							
Chloroethane	<	10.0	ug/L							
Trichlorofluoromethane	<	5.00	ug/L							
Acrolein	<	20.0	ug/L							
1,1-Dichloroethene	<	5.00	ug/L							
Acrylonitrile	<	20.0	ug/L							
Methylene Chloride	<	5.00	ug/L							
trans-1,2-Dichloroethene	<	5.00	ug/L							
1,1-Dichloroethane	<	5.00	ug/L							
Chloroform	<	5.00	ug/L							
1,2-Dichloroethane	<	5.00	ug/L							
1,1,1-Trichloroethane	<	5.00	ug/L							
Carbon Tetrachloride	<	5.00	ug/L							
Benzene	<	5.00	ug/L							
1,2-Dichloropropane	<	10.0	ug/L							
Trichloroethene	<	5.00	ug/L							
Bromodichloromethane	<	5.00	ug/L							
2-Chloroethyl vinyl ether	<	5.00	ug/L							
cis-1,3-Dichloropropene	<	5.00	ug/L							
trans-1,3-Dichloropropene	<	5.00	ug/L							
1,1,2-Trichloroethane	<	5.00	ug/L							
Toluene	<	10.0	ug/L							
Dibromochloromethane	<	5.00	ug/L							
Tetrachloroethene	<	5.00	ug/L							
Chlorobenzene	<	10.0	ug/L							
Ethylbenzene	<	10.0	ug/L							
Bromoform	<	5.00	ug/L							
1,1,2,2-Tetrachloroethane	<	10.0	ug/L							
1,3-Dichlorobenzene	<	5.00	ug/L							
1,4-Dichlorobenzene	<	5.00	ug/L							
1,2-Dichlorobenzene	<	5.00	ug/L							
Naphthalene	<	5.00	ug/L							
Surrogate: Toluene-d8	*4.80*		ug/L	*5.00*		*96*	*80-120*			
Surrogate: Bromofluorobenzene	*4.75*		ug/L	*5.00*		*95*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*5.15*		ug/L	*5.00*		*103*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project:	2260-104 Water Project	
10836 OLD MILL RD	Project Number:	24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager:	KENDALL HAYWARD	2021-05-14 09:30

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
LCS (B911390-BS1)				Prepared & Analyzed: 2021-05-04						
Chloromethane	9.42	10.0	ug/L	10.0		94	69.2-120			
Vinyl chloride	11.8	10.0	ug/L	10.0		118	61.4-143			
Bromomethane	9.28	10.0	ug/L	10.0		93	60.6-132			
Chloroethane	9.34	10.0	ug/L	10.0		93	76.7-120			
Trichlorofluoromethane	9.23	5.00	ug/L	10.0		92	80-120			
Acrolein	19.2	20.0	ug/L	20.0		96	67.9-120			
1,1-Dichloroethene	9.36	5.00	ug/L	10.0		94	80-122			
Acrylonitrile	9.39	20.0	ug/L	10.0		94	60-126			
Methylene Chloride	9.37	5.00	ug/L	10.0		94	78.9-120			
trans-1,2-Dichloroethene	9.44	5.00	ug/L	10.0		94	80-120			
1,1-Dichloroethane	9.60	5.00	ug/L	10.0		96	80-120			
Chloroform	9.56	5.00	ug/L	10.0		96	80-120			
1,2-Dichloroethane	9.55	5.00	ug/L	10.0		96	70.6-120			
1,1,1-Trichloroethane	9.64	5.00	ug/L	10.0		96	80-120			
Carbon Tetrachloride	9.51	5.00	ug/L	10.0		95	78.8-120			
Benzene	9.59	5.00	ug/L	10.0		96	80-120			
1,2-Dichloropropane	9.49	10.0	ug/L	10.0		95	71.3-120			
Trichloroethene	9.39	5.00	ug/L	10.0		94	79.7-120			
Bromodichloromethane	9.59	5.00	ug/L	10.0		96	71.7-120			
2-Chloroethyl vinyl ether	8.53	5.00	ug/L	10.0		85	40.2-142			
cis-1,3-Dichloropropene	9.56	5.00	ug/L	10.0		96	79.8-120			
trans-1,3-Dichloropropene	9.97	5.00	ug/L	10.0		100	66.2-120			
1,1,2-Trichloroethane	9.66	5.00	ug/L	10.0		97	76.3-120			
Toluene	9.52	10.0	ug/L	10.0		95	80-120			
Dibromochloromethane	9.60	5.00	ug/L	10.0		96	69.5-120			
Tetrachloroethene	9.34	5.00	ug/L	10.0		93	80-120			
Chlorobenzene	9.58	10.0	ug/L	10.0		96	80-120			
Ethylbenzene	9.62	10.0	ug/L	10.0		96	79.6-121			
Bromoform	9.49	5.00	ug/L	10.0		95	65.6-120			
1,1,2,2-Tetrachloroethane	9.69	10.0	ug/L	10.0		97	66-120			
1,3-Dichlorobenzene	9.28	5.00	ug/L	10.0		93	75-120			
1,4-Dichlorobenzene	9.68	5.00	ug/L	10.0		97	79-120			
1,2-Dichlorobenzene	9.61	5.00	ug/L	10.0		96	76.9-120			
Naphthalene	9.71	5.00	ug/L	10.0		97	50.1-139			
Surrogate: Toluene-d8	*9.51*		ug/L	*10.0*		*95*	*80-120*			
Surrogate: Bromofluorobenzene	*9.31*		ug/L	*10.0*		*93*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*9.39*		ug/L	*10.0*		*94*	*80-120*			

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Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Matrix Spike (B911390-MS1)		**Source: 1570809-02**		Prepared & Analyzed: 2021-05-04						
Chloromethane	9.58	10.0	ug/L	10.0	<	96	69.2-120			
Vinyl chloride	11.1	10.0	ug/L	10.0	<	111	61.4-143			
Bromomethane	9.18	10.0	ug/L	10.0	<	92	60.6-132			
Chloroethane	9.66	10.0	ug/L	10.0	<	97	76.7-120			
Trichlorofluoromethane	9.53	5.00	ug/L	10.0	<	95	80-120			
Acrolein	17.9	20.0	ug/L	20.0	<	89	67.9-120			
1,1-Dichloroethene	9.40	5.00	ug/L	10.0	<	94	80-122			
Acrylonitrile	9.58	20.0	ug/L	10.0	<	96	60-126			
Methylene Chloride	9.39	5.00	ug/L	10.0	<	94	78.9-120			
trans-1,2-Dichloroethene	9.51	5.00	ug/L	10.0	<	95	80-120			
1,1-Dichloroethane	9.41	5.00	ug/L	10.0	<	94	80-120			
Chloroform	9.30	5.00	ug/L	10.0	<	93	80-120			
1,2-Dichloroethane	9.31	5.00	ug/L	10.0	<	93	70.6-120			
1,1,1-Trichloroethane	9.37	5.00	ug/L	10.0	<	94	80-120			
Carbon Tetrachloride	9.36	5.00	ug/L	10.0	<	94	78.8-120			
Benzene	9.45	5.00	ug/L	10.0	<	94	80-120			
1,2-Dichloropropane	9.43	10.0	ug/L	10.0	<	94	71.3-120			
Trichloroethene	9.50	5.00	ug/L	10.0	<	95	79.7-120			
Bromodichloromethane	9.51	5.00	ug/L	10.0	<	95	71.7-120			
2-Chloroethyl vinyl ether	9.72	5.00	ug/L	10.0	<	97	40.2-142			
cis-1,3-Dichloropropene	9.42	5.00	ug/L	10.0	<	94	79.8-120			
trans-1,3-Dichloropropene	9.15	5.00	ug/L	10.0	<	92	66.2-120			
1,1,2-Trichloroethane	9.52	5.00	ug/L	10.0	<	95	76.3-120			
Toluene	9.55	10.0	ug/L	10.0	<	96	80-120			
Dibromochloromethane	9.43	5.00	ug/L	10.0	<	94	69.5-120			
Tetrachloroethene	9.71	5.00	ug/L	10.0	<	97	80-120			
Chlorobenzene	9.45	10.0	ug/L	10.0	<	94	80-120			
Ethylbenzene	9.37	10.0	ug/L	10.0	<	94	79.6-121			
Bromoform	9.59	5.00	ug/L	10.0	<	96	65.6-120			
1,1,2,2-Tetrachloroethane	9.65	10.0	ug/L	10.0	<	96	66-120			
1,3-Dichlorobenzene	9.58	5.00	ug/L	10.0	<	96	75-120			
1,4-Dichlorobenzene	9.10	5.00	ug/L	10.0	<	91	79-120			
1,2-Dichlorobenzene	9.01	5.00	ug/L	10.0	<	90	76.9-120			
Naphthalene	9.35	5.00	ug/L	10.0	<	94	50.1-139			
Surrogate: Toluene-d8	*4.83*		ug/L	*5.00*		*97*	*80-120*			
Surrogate: Bromofluorobenzene	*5.19*		ug/L	*5.00*		*104*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*5.01*		ug/L	*5.00*		*100*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

Volatile Organic Compounds - Quality Control

Batch B911390

Matrix Spike Dup (B911390-MSD1) **Source: 1570809-02** Prepared & Analyzed: 2021-05-04

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chloromethane	9.32	10.0	ug/L	10.0	<	93	69.2-120	3	20	
Vinyl chloride	11.0	10.0	ug/L	10.0	<	110	61.4-143	0.4	20	
Bromomethane	9.74	10.0	ug/L	10.0	<	97	60.6-132	6	20	
Chloroethane	9.68	10.0	ug/L	10.0	<	97	76.7-120	0.2	20	
Trichlorofluoromethane	9.61	5.00	ug/L	10.0	<	96	80-120	0.8	20	
Acrolein	17.2	20.0	ug/L	20.0	<	86	67.9-120	4	20	
1,1-Dichloroethene	9.66	5.00	ug/L	10.0	<	97	80-122	3	20	
Acrylonitrile	8.74	20.0	ug/L	10.0	<	87	60-126	9	20	
Methylene Chloride	9.35	5.00	ug/L	10.0	<	94	78.9-120	0.4	20	
trans-1,2-Dichloroethene	9.77	5.00	ug/L	10.0	<	98	80-120	3	20	
1,1-Dichloroethane	9.62	5.00	ug/L	10.0	<	96	80-120	2	20	
Chloroform	9.44	5.00	ug/L	10.0	<	94	80-120	1	20	
1,2-Dichloroethane	9.16	5.00	ug/L	10.0	<	92	70.6-120	2	20	
1,1,1-Trichloroethane	9.57	5.00	ug/L	10.0	<	96	80-120	2	20	
Carbon Tetrachloride	9.46	5.00	ug/L	10.0	<	95	78.8-120	1	20	
Benzene	9.67	5.00	ug/L	10.0	<	97	80-120	2	20	
1,2-Dichloropropane	9.50	10.0	ug/L	10.0	<	95	71.3-120	0.7	20	
Trichloroethene	9.73	5.00	ug/L	10.0	<	97	79.7-120	2	20	
Bromodichloromethane	9.38	5.00	ug/L	10.0	<	94	71.7-120	1	20	
2-Chloroethyl vinyl ether	9.00	5.00	ug/L	10.0	<	90	40.2-142	8	20	
cis-1,3-Dichloropropene	9.25	5.00	ug/L	10.0	<	92	79.8-120	2	20	
trans-1,3-Dichloropropene	8.87	5.00	ug/L	10.0	<	89	66.2-120	3	20	
1,1,2-Trichloroethane	9.00	5.00	ug/L	10.0	<	90	76.3-120	6	20	
Toluene	9.65	10.0	ug/L	10.0	<	96	80-120	1	20	
Dibromochloromethane	9.04	5.00	ug/L	10.0	<	90	69.5-120	4	20	
Tetrachloroethene	9.81	5.00	ug/L	10.0	<	98	80-120	1	20	
Chlorobenzene	9.57	10.0	ug/L	10.0	<	96	80-120	1	20	
Ethylbenzene	9.61	10.0	ug/L	10.0	<	96	79.6-121	3	20	
Bromoform	9.12	5.00	ug/L	10.0	<	91	65.6-120	5	20	
1,1,2,2-Tetrachloroethane	9.10	10.0	ug/L	10.0	<	91	66-120	6	20	
1,3-Dichlorobenzene	9.54	5.00	ug/L	10.0	<	95	75-120	0.4	20	
1,4-Dichlorobenzene	9.20	5.00	ug/L	10.0	<	92	79-120	1	20	
1,2-Dichlorobenzene	9.16	5.00	ug/L	10.0	<	92	76.9-120	2	20	
Naphthalene	8.89	5.00	ug/L	10.0	<	89	50.1-139	5	20	
Surrogate: Toluene-d8	*4.83*		ug/L	*5.00*		*97*	*80-120*			
Surrogate: Bromofluorobenzene	*5.08*		ug/L	*5.00*		*102*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*4.90*		ug/L	*5.00*		*98*	*80-120*			

Work Order: 1570434

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911373										
Blank (B911373-BLK1)				Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	<	0.001	mg/L							
Lead	<	0.0005	mg/L							
Selenium	<	0.001	mg/L							
LCS (B911373-BS1)				Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	0.041	0.001	mg/L	0.0400		103	85-115			
Lead	0.0416	0.0005	mg/L	0.0400		104	85-115			
Selenium	0.038	0.001	mg/L	0.0400		95.1	85-115			
Matrix Spike (B911373-MS1)	**Source: 1570433-01**			Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	0.109	0.001	mg/L	0.0800	0.035	92.9	70-130			
Lead	0.1528	0.0005	mg/L	0.0800	0.0735	99.1	70-130			
Selenium	0.072	0.001	mg/L	0.0800	0.008	80.2	70-130			
Matrix Spike Dup (B911373-MSD1)	**Source: 1570433-01**			Prepared: 2021-05-04 Analyzed: 2021-05-06						
Lead	0.1545	0.0005	mg/L	0.0800	0.0735	101	70-130	1.07	20	
Selenium	0.068	0.001	mg/L	0.0800	0.008	74.6	70-130	6.45	20	
Batch B911374										
Blank (B911374-BLK1)				Prepared & Analyzed: 2021-05-04						
Barium	<	0.005	mg/L							
Cadmium	<	0.002	mg/L							
Chromium	<	0.01	mg/L							
Silver	<	0.01	mg/L							
LCS (B911374-BS1)				Prepared & Analyzed: 2021-05-04						
Barium	0.929	0.005	mg/L	1.00		92.9	85-115			
Cadmium	0.902	0.002	mg/L	1.00		90.2	85-115			
Chromium	0.90	0.01	mg/L	1.00		89.7	85-115			
Silver	0.873	0.01	mg/L	1.00		87.3	85-115			

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THOMPSON DREESEN & DORNER - 4612	Project:	2260-104 Water Project	
10836 OLD MILL RD	Project Number:	24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager:	KENDALL HAYWARD	2021-05-14 09:30

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911374										
Matrix Spike (B911374-MS1)	**Source: 1567979-01**			Prepared & Analyzed: 2021-05-04						
Barium	1.37	0.005	mg/L	1.00	0.481	89.2	70-130			
Cadmium	0.850	0.002	mg/L	1.00	<	85.0	70-130			
Chromium	0.83	0.01	mg/L	1.00	<	83.1	70-130			
Silver	0.835	0.01	mg/L	1.00	<	83.5	70-130			
Matrix Spike Dup (B911374-MSD1)	**Source: 1567979-01**			Prepared & Analyzed: 2021-05-04						
Barium	1.38	0.005	mg/L	1.00	0.481	89.4	70-130	0.146	20	
Cadmium	0.848	0.002	mg/L	1.00	<	84.8	70-130	0.224	20	
Chromium	0.83	0.01	mg/L	1.00	<	83.1	70-130	0.00	20	
Silver	0.836	0.01	mg/L	1.00	<	83.6	70-130	0.0120	20	
Batch B911458										
Blank (B911458-BLK1)				Prepared & Analyzed: 2021-05-06						
Mercury	<	0.0004	mg/L							
LCS (B911458-BS1)				Prepared & Analyzed: 2021-05-06						
Mercury	0.0010	0.0004	mg/L	0.00100		99.3	85-115			
Matrix Spike (B911458-MS1)	**Source: 1570430-01**			Prepared & Analyzed: 2021-05-06						
Mercury	0.0139	0.0004	mg/L	0.00250	0.0045	374	70-130			MI
Matrix Spike Dup (B911458-MSD1)	**Source: 1570430-01**			Prepared & Analyzed: 2021-05-06						
Mercury	0.0137	0.0004	mg/L	0.00250	0.0045	366	70-130	1.45	20	MI

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

Petroleum Contamination - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911378										
Blank (B911378-BLK1)				Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	<	1.00	ug/L							
n-Hexane	<	1.00	ug/L							
Benzene	<	1.00	ug/L							
Toluene	<	1.00	ug/L							
Ethylbenzene	<	1.00	ug/L							
m,p-Xylenes	<	2.00	ug/L							
o-Xylene	<	1.00	ug/L							
Naphthalene	<	1.00	ug/L							
Total Purgeable Hydrocarbons	<	10.0	ug/L							
Total Xylenes	<	1.00	ug/L							
Surrogate: Bromofluorobenzene	*96.0*		ug/L	*100*		*96*	*79.1-122*			
LCS (B911378-BS1)				Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	98.1	1.00	ug/L	100		98	78.4-122			
n-Hexane	98.5	1.00	ug/L	100		98	73.7-120			
Benzene	98.4	1.00	ug/L	100		98	80-120			
Toluene	98.1	1.00	ug/L	100		98	80-120			
Ethylbenzene	97.5	1.00	ug/L	100		97	80-120			
m,p-Xylenes	190	2.00	ug/L	200		95	80-120			
o-Xylene	96.3	1.00	ug/L	100		96	80-120			
Naphthalene	96.1	1.00	ug/L	100		96	66.4-122			
Total Purgeable Hydrocarbons	<	10.0	ug/L				0-200			
Total Xylenes	287	1.00	ug/L				0-200			
Surrogate: Bromofluorobenzene	*98.1*		ug/L	*100*		*98*	*79.1-122*			
Matrix Spike (B911378-MS1)	**Source: 1570809-01**			Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	98.0	1.00	ug/L	100	<	98	78.4-122			
n-Hexane	100	1.00	ug/L	100	<	100	73.7-120			
Benzene	97.4	1.00	ug/L	100	<	97	80-120			
Toluene	97.4	1.00	ug/L	100	<	97	80-120			
Ethylbenzene	97.8	1.00	ug/L	100	<	98	80-120			
m,p-Xylenes	191	2.00	ug/L	200	<	96	80-120			
o-Xylene	96.9	1.00	ug/L	100	<	97	80-120			
Naphthalene	100	1.00	ug/L	100	<	100	66.4-122			
Total Purgeable Hydrocarbons	<	10.0	ug/L		<		0-200			
Total Xylenes	288	1.00	ug/L		0.00		0-200			
Surrogate: Bromofluorobenzene	*99.5*		ug/L	*100*		*100*	*79.1-122*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

Petroleum Contamination - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911378										
Matrix Spike Dup (B911378-MSD1)	**Source: 1570809-01**			Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	97.8	1.00	ug/L	100	<	98	78.4-122	0.2	20	
n-Hexane	99.6	1.00	ug/L	100	<	100	73.7-120	0.5	20	
Benzene	99.0	1.00	ug/L	100	<	99	80-120	2	20	
Toluene	98.6	1.00	ug/L	100	<	99	80-120	1	20	
Ethylbenzene	97.9	1.00	ug/L	100	<	98	80-120	0.2	20	
m,p-Xylenes	191	2.00	ug/L	200	<	96	80-120	0.002	20	
o-Xylene	96.9	1.00	ug/L	100	<	97	80-120	0.05	20	
Naphthalene	96.7	1.00	ug/L	100	<	97	66.4-122	3	20	
Total Purgeable Hydrocarbons	<	10.0	ug/L		<		0-200		200	
Total Xylenes	288	1.00	ug/L		0.00		0-200	0.02	20	
Surrogate: Bromofluorobenzene	*98.2*		ug/L	*100*		*98*	*79.1-122*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

Certified Analyses included in this Report

Method	Analyte	Certifications
EPA 200.7 in Aqueous	Barium	KS,TX,FL,UT,OK,IA
	Cadmium	TX,FL,UT,OK,KS,IA
	Chromium	KS,TX,FL,UT,OK,IA
	Silver	FL,KS,TX,UT,OK,IA
EPA 200.8 in Aqueous	Arsenic	TX,KS,FL,UT,OK,IA
	Lead	FL,KS,TX,UT,OK,IA,NE
	Selenium	FL,KS,TX,UT,OK,IA
EPA 245.1 in Aqueous	Mercury	FL,KS,TX,UT,OK,IA
EPA 624.1 in Aqueous	Chloromethane	FL,KS,TX
	Vinyl chloride	FL,KS,TX
	Bromomethane	FL,KS,TX
	Chloroethane	FL,KS,TX
	Trichlorofluoromethane	FL,KS,TX
	Acrolein	FL,KS
	1,1-Dichloroethene	FL,KS,TX
	Acrylonitrile	FL,KS
	Methylene Chloride	FL,KS
	trans-1,2-Dichloroethene	FL,KS,TX
	1,1-Dichloroethane	FL,KS,TX
	Chloroform	FL,KS,TX
	1,2-Dichloroethane	FL,KS,TX
	1,1,1-Trichloroethane	FL,KS,TX
	Carbon Tetrachloride	FL,KS,TX
	Benzene	FL,KS,TX
	1,2-Dichloropropane	FL,KS,TX
	Trichloroethene	FL,KS,TX
	Bromodichloromethane	FL,KS,TX
	2-Chloroethyl vinyl ether	FL,KS
	cis-1,3-Dichloropropene	FL,KS,TX
	trans-1,3-Dichloropropene	FL,KS,TX
	1,1,2-Trichloroethane	FL,KS,TX
	Toluene	FL,KS,TX
	Dibromochloromethane	FL,KS,TX
	Tetrachloroethene	FL,KS,TX
	Chlorobenzene	FL,KS,TX
	Ethylbenzene	FL,KS,TX
	Bromoform	FL,KS,TX
	1,1,2,2-Tetrachloroethane	FL,KS,TX
	1,3-Dichlorobenzene	FL,KS,TX
	1,4-Dichlorobenzene	FL,KS,TX
	1,2-Dichlorobenzene	FL,KS,TX
OA-1 in Aqueous	Methyl tert-Butyl Ether	TX,FL,KS
	n-Hexane	TX,FL,KS
	Benzene	IA,TX,FL,KS
	Toluene	IA,TX,FL,KS

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OA-1 in Aqueous	Ethylbenzene	IA,TX,FL,KS
	m,p-Xylenes	TX,FL,KS
	o-Xylene	TX,FL,KS
	Naphthalene	TX,FL,KS
	Total Purgeable Hydrocarbons	TX,FL,KS
	Total Xylenes	IA,TX,FL,KS

Non-Certified Analyses included in this Report

Method	Analyte
EPA 624.1 in Aqueous	Naphthalene

Code	Description	Number	Expires
FL	Florida Department of Health	E87918	06/30/2021
IA	Iowa Department of Natural Resources	064	05/01/2021
KS	Kansas Department of Health and Environment	E-10402	04/30/2022
NE	State of Nebraska Dept of Health & Human Services	NE-04-05	06/30/2021
OK	Oklahoma Department of Environmental Quality	2020-061	08/31/2021
TX	Texas Commission on Environmental Quality	T104704416-20-14	07/31/2021
UT	State of Utah Department of Health	NE000012020-10	07/31/2021
WA	State of Washington Department of Ecology	C912	06/07/2021

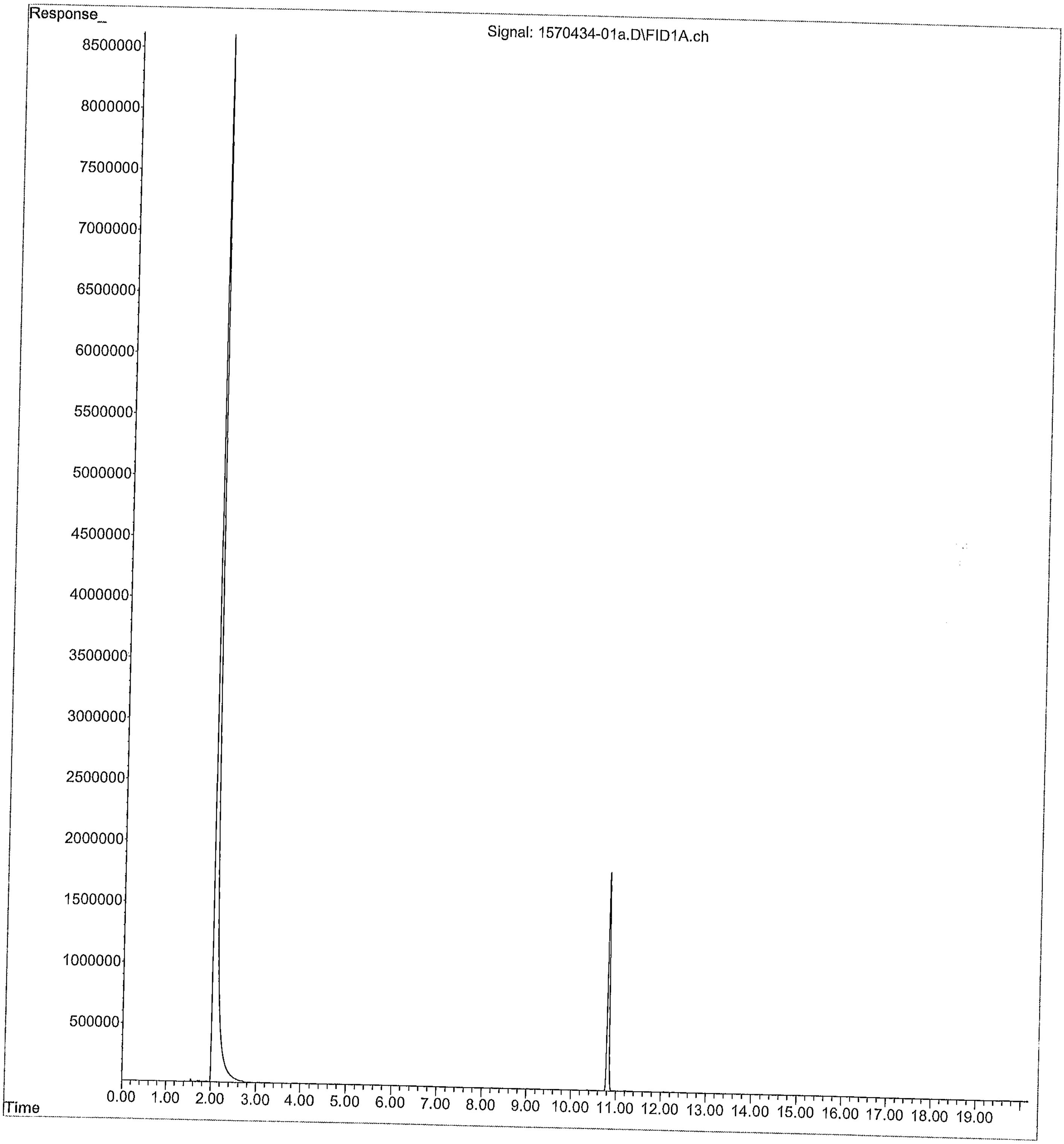
THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24th + Lake Phase II	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:30

Notes and Definitions

MI	Matrix interference suspected in matrix spiked sample.
<	Less than reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

EPA 524.2, EPA 624, EPA 8260, OA-1, TCLP VOC, GRO, and all microbiological analyses are conducted in the facility located at 13606 B Street, Omaha, NE 68144. All other analyses are conducted in the main facility located at 13611 B Street, Omaha, NE 68144.

File :C:\MassHunter\GCMS\1\data\050421\1570434-01a.D
Operator : njs0
Acquired : 04 May 2021 12:37 pm using AcqMethod OA1new.M
Instrument : Eagle
Sample Name: 1570434-01
Misc Info : Water, 5.0mL lot 9005545
Vial Number: 11



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CHAIN OF CUSTODY

Lab Work Order Number: 1570434
Date Generated: 04/19/2021

Client Name: THOMPSON DREESEN & DORNER - 4612	Project Name: 2260-104 Water Project
Client Contact: KENDALL HAYWARD	Project Description: 24th & Lake Plus TI
Address: 10836 OLD MILL RD	Purchase Order Number:
City: OMAHA	Midwest Labs Contact: Kerri Stanek
State/Zip: NE, 68154-2674	Regulatory (Circle One): Yes No
Phone: 4023308860 Fax: 4023305866	Regulatory Agency: —
Sampler Name (printed): Maggie Lanigan	Sample Type (Circle One - See Below): D G W S/H U P

Requested Analyses (Test Names): Ag, As-M, Ba, Cd, Cr, Hg, Pb-M, Se-M | EPA 624.1, OA1 | TEH- not needed

Copy To:

Email to:

Lab ID	Sample Name or Field ID	Sampled Date	Sampled Time	Sample Code	Matrix Code	Container Count	3	6	1	Sample Comments
01	Location:	5-3-21	2:30	B1	A	9	1	6	2	

(Preservation Code columns: 3, 6, 1)

WORKORDER# 1570434
COC
Sticker #: 1

Relinquished By	Date/Time	Received By	Date/Time
[signature]	5-3-2021	gs	5/3/21 1600
Relinquished By	Date/Time	Received By	Date/Time

Comments:

Lab Internal Use Only:
Temperature Upon Receipt: 6.0
Cooler Numbers:
Notes:

Matrix Codes: A=Aqueous

Preservation Codes: 1=Cool 6°C, 3=pH<2; HNO3, 6=pH<2; HCL

Sample Type Codes: D = Drinking Water (Safe Drinking Water Act), G = Groundwater, W = Wastewater (Clean Water Act), S/H = Solid/Hazardous Waste (RCRA), U = Underground Storage Tank (UST), P = Process Water

Chain of Custody will have a signature upon receipt but no subsequent signatures.

RC Form 15 - Effective 10/31/2013

Work Order 1570434

Regulatory

Midwest Laboratories®

This sheet **MUST** be filled out before samples can be processed. To ensure that holding times are met, it is your responsibility that a completed form comes attached to the Chain of Custody. Samples must be received on ice.

Is this sample for regulatory/permit reporting? ☐ Yes ☒ No

What city/state was your sample collected in? Omaha, Nebraska

What agency/state are you reporting? —

What type of sample? (Circle One)

Drinking Water For human consumption, 30 hr hold time	**Ground Water**	**Wastewater**
Solid Waste	**Hazardous Waste**	**UST**
Storm Water	**Process Water**	

WORKORDER: 1570434
COC
Sticker #: 2

SEE REVERSE SIDE FOR SAMPLING INSTRUCTIONS

RC FORM 14-4 Effective 9.13.19

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14 May 2021

Work Order: 1570433

KENDALL HAYWARD
THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

RE: 2260-104 Water Project

Enclosed are the results of analyses for samples received by the laboratory on 2021-05-03 16:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kerri Stanek
Project Manager
kstanek@midwestlabs.com

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Location:	1570433-01	Aqueous	2021-05-03 13:40	2021-05-03 16:00

Containers used for the following analyses:

1570433-01 A:	OA-1
1570433-01 D:	EPA 624.1
1570433-01 I:	Total Metals per EPA 200.7, Total Metals per EPA 200.8, Total Metals per EPA 245.1

Analysis Results Reviewed by:

EPA 624.1 reviewed by nmh9.

Total Metals per EPA 200.7 reviewed by kkh9.

Total Metals per EPA 200.8 reviewed by kkh9.

Total Metals per EPA 245.1 reviewed by kkh9.

OA-1 reviewed by nto7.

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Sample ID: Location:
Laboratory ID: 1570433-01
Sampled Date/Time: 2021-05-03 13:40

Analyte	Result	Reporting Limit	Units	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Volatile Organic Compounds								
Chloromethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Vinyl chloride	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Bromomethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Chloroethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Trichlorofluoromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Acrolein	<	20.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,1-Dichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Acrylonitrile	<	20.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Methylene Chloride	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
trans-1,2-Dichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,1-Dichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Chloroform	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,2-Dichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,1,1-Trichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Carbon Tetrachloride	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Benzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,2-Dichloropropane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Trichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Bromodichloromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
2-Chloroethyl vinyl ether	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
cis-1,3-Dichloropropene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
trans-1,3-Dichloropropene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,1,2-Trichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Toluene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Dibromochloromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Tetrachloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Chlorobenzene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Ethylbenzene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Bromoform	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,1,2,2-Tetrachloroethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,3-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,4-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
1,2-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Naphthalene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(D)
Surrogate: Toluene-d8	*96 %*	*80-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(D)
Surrogate: Bromofluorobenzene	*91 %*	*74-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(D)
Surrogate: 1,2-Dichlorobenzene-d4	*100 %*	*80-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(D)

Work Order: 1570433

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Sample ID: Location:
Laboratory ID: 1570433-01
Sampled Date/Time: 2021-05-03 13:40

Analyte	Result	Reporting Limit	Units	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals								
Arsenic	0.035	0.001	mg/L	EPA 200.8	2021-05-04	2021-05-06	ras7	(I)
Barium	1.17	0.010	mg/L	EPA 200.7	2021-05-04	2021-05-04	ery3	(I)
Cadmium	0.012	0.004	mg/L	EPA 200.7	2021-05-04	2021-05-04	ery3	(I)
Chromium	0.18	0.02	mg/L	EPA 200.7	2021-05-04	2021-05-04	ery3	(I)
Lead	0.0735	0.0005	mg/L	EPA 200.8	2021-05-04	2021-05-06	ras7	(I)
Mercury	0.0004	0.0004	mg/L	EPA 245.1	2021-05-06	2021-05-06	jmw0	(I)
Selenium	0.008	0.001	mg/L	EPA 200.8	2021-05-04	2021-05-11	ras7	(I)
Silver	<	0.02	mg/L	EPA 200.7	2021-05-04	2021-05-04	ery3	(I)
Petroleum Contamination								
Methyl tert-Butyl Ether	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
n-Hexane	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Benzene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Toluene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Ethylbenzene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
m,p-Xylenes	<	2.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
o-Xylene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Naphthalene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Total Purgeable Hydrocarbons	<	10.0	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Total Xylenes	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Surrogate: Bromofluorobenzene	*100 %*	*79.1-122*		*OA-1*	*2021-05-04*	*2021-05-04*		(A)

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Blank (B911390-BLK1)				Prepared & Analyzed: 2021-05-04						
Chloromethane	<	10.0	ug/L							
Vinyl chloride	<	10.0	ug/L							
Bromomethane	<	10.0	ug/L							
Chloroethane	<	10.0	ug/L							
Trichlorofluoromethane	<	5.00	ug/L							
Acrolein	<	20.0	ug/L							
1,1-Dichloroethene	<	5.00	ug/L							
Acrylonitrile	<	20.0	ug/L							
Methylene Chloride	<	5.00	ug/L							
trans-1,2-Dichloroethene	<	5.00	ug/L							
1,1-Dichloroethane	<	5.00	ug/L							
Chloroform	<	5.00	ug/L							
1,2-Dichloroethane	<	5.00	ug/L							
1,1,1-Trichloroethane	<	5.00	ug/L							
Carbon Tetrachloride	<	5.00	ug/L							
Benzene	<	5.00	ug/L							
1,2-Dichloropropane	<	10.0	ug/L							
Trichloroethene	<	5.00	ug/L							
Bromodichloromethane	<	5.00	ug/L							
2-Chloroethyl vinyl ether	<	5.00	ug/L							
cis-1,3-Dichloropropene	<	5.00	ug/L							
trans-1,3-Dichloropropene	<	5.00	ug/L							
1,1,2-Trichloroethane	<	5.00	ug/L							
Toluene	<	10.0	ug/L							
Dibromochloromethane	<	5.00	ug/L							
Tetrachloroethene	<	5.00	ug/L							
Chlorobenzene	<	10.0	ug/L							
Ethylbenzene	<	10.0	ug/L							
Bromoform	<	5.00	ug/L							
1,1,2,2-Tetrachloroethane	<	10.0	ug/L							
1,3-Dichlorobenzene	<	5.00	ug/L							
1,4-Dichlorobenzene	<	5.00	ug/L							
1,2-Dichlorobenzene	<	5.00	ug/L							
Naphthalene	<	5.00	ug/L							
Surrogate: Toluene-d8	*4.80*		ug/L	*5.00*		*96*	*80-120*			
Surrogate: Bromofluorobenzene	*4.75*		ug/L	*5.00*		*95*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*5.15*		ug/L	*5.00*		*103*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
LCS (B911390-BS1)				Prepared & Analyzed: 2021-05-04						
Chloromethane	9.42	10.0	ug/L	10.0		94	69.2-120			
Vinyl chloride	11.8	10.0	ug/L	10.0		118	61.4-143			
Bromomethane	9.28	10.0	ug/L	10.0		93	60.6-132			
Chloroethane	9.34	10.0	ug/L	10.0		93	76.7-120			
Trichlorofluoromethane	9.23	5.00	ug/L	10.0		92	80-120			
Acrolein	19.2	20.0	ug/L	20.0		96	67.9-120			
1,1-Dichloroethene	9.36	5.00	ug/L	10.0		94	80-122			
Acrylonitrile	9.39	20.0	ug/L	10.0		94	60-126			
Methylene Chloride	9.37	5.00	ug/L	10.0		94	78.9-120			
trans-1,2-Dichloroethene	9.44	5.00	ug/L	10.0		94	80-120			
1,1-Dichloroethane	9.60	5.00	ug/L	10.0		96	80-120			
Chloroform	9.56	5.00	ug/L	10.0		96	80-120			
1,2-Dichloroethane	9.55	5.00	ug/L	10.0		96	70.6-120			
1,1,1-Trichloroethane	9.64	5.00	ug/L	10.0		96	80-120			
Carbon Tetrachloride	9.51	5.00	ug/L	10.0		95	78.8-120			
Benzene	9.59	5.00	ug/L	10.0		96	80-120			
1,2-Dichloropropane	9.49	10.0	ug/L	10.0		95	71.3-120			
Trichloroethene	9.39	5.00	ug/L	10.0		94	79.7-120			
Bromodichloromethane	9.59	5.00	ug/L	10.0		96	71.7-120			
2-Chloroethyl vinyl ether	8.53	5.00	ug/L	10.0		85	40.2-142			
cis-1,3-Dichloropropene	9.56	5.00	ug/L	10.0		96	79.8-120			
trans-1,3-Dichloropropene	9.97	5.00	ug/L	10.0		100	66.2-120			
1,1,2-Trichloroethane	9.66	5.00	ug/L	10.0		97	76.3-120			
Toluene	9.52	10.0	ug/L	10.0		95	80-120			
Dibromochloromethane	9.60	5.00	ug/L	10.0		96	69.5-120			
Tetrachloroethene	9.34	5.00	ug/L	10.0		93	80-120			
Chlorobenzene	9.58	10.0	ug/L	10.0		96	80-120			
Ethylbenzene	9.62	10.0	ug/L	10.0		96	79.6-121			
Bromoform	9.49	5.00	ug/L	10.0		95	65.6-120			
1,1,2,2-Tetrachloroethane	9.69	10.0	ug/L	10.0		97	66-120			
1,3-Dichlorobenzene	9.28	5.00	ug/L	10.0		93	75-120			
1,4-Dichlorobenzene	9.68	5.00	ug/L	10.0		97	79-120			
1,2-Dichlorobenzene	9.61	5.00	ug/L	10.0		96	76.9-120			
Naphthalene	9.71	5.00	ug/L	10.0		97	50.1-139			
Surrogate: Toluene-d8	*9.51*		ug/L	*10.0*		*95*	*80-120*			
Surrogate: Bromofluorobenzene	*9.31*		ug/L	*10.0*		*93*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*9.39*		ug/L	*10.0*		*94*	*80-120*			

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Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Matrix Spike (B911390-MS1)		**Source: 1570809-02**		Prepared & Analyzed: 2021-05-04						
Chloromethane	9.58	10.0	ug/L	10.0	<	96	69.2-120			
Vinyl chloride	11.1	10.0	ug/L	10.0	<	111	61.4-143			
Bromomethane	9.18	10.0	ug/L	10.0	<	92	60.6-132			
Chloroethane	9.66	10.0	ug/L	10.0	<	97	76.7-120			
Trichlorofluoromethane	9.53	5.00	ug/L	10.0	<	95	80-120			
Acrolein	17.9	20.0	ug/L	20.0	<	89	67.9-120			
1,1-Dichloroethene	9.40	5.00	ug/L	10.0	<	94	80-122			
Acrylonitrile	9.58	20.0	ug/L	10.0	<	96	60-126			
Methylene Chloride	9.39	5.00	ug/L	10.0	<	94	78.9-120			
trans-1,2-Dichloroethene	9.51	5.00	ug/L	10.0	<	95	80-120			
1,1-Dichloroethane	9.41	5.00	ug/L	10.0	<	94	80-120			
Chloroform	9.30	5.00	ug/L	10.0	<	93	80-120			
1,2-Dichloroethane	9.31	5.00	ug/L	10.0	<	93	70.6-120			
1,1,1-Trichloroethane	9.37	5.00	ug/L	10.0	<	94	80-120			
Carbon Tetrachloride	9.36	5.00	ug/L	10.0	<	94	78.8-120			
Benzene	9.45	5.00	ug/L	10.0	<	94	80-120			
1,2-Dichloropropane	9.43	10.0	ug/L	10.0	<	94	71.3-120			
Trichloroethene	9.50	5.00	ug/L	10.0	<	95	79.7-120			
Bromodichloromethane	9.51	5.00	ug/L	10.0	<	95	71.7-120			
2-Chloroethyl vinyl ether	9.72	5.00	ug/L	10.0	<	97	40.2-142			
cis-1,3-Dichloropropene	9.42	5.00	ug/L	10.0	<	94	79.8-120			
trans-1,3-Dichloropropene	9.15	5.00	ug/L	10.0	<	92	66.2-120			
1,1,2-Trichloroethane	9.52	5.00	ug/L	10.0	<	95	76.3-120			
Toluene	9.55	10.0	ug/L	10.0	<	96	80-120			
Dibromochloromethane	9.43	5.00	ug/L	10.0	<	94	69.5-120			
Tetrachloroethene	9.71	5.00	ug/L	10.0	<	97	80-120			
Chlorobenzene	9.45	10.0	ug/L	10.0	<	94	80-120			
Ethylbenzene	9.37	10.0	ug/L	10.0	<	94	79.6-121			
Bromoform	9.59	5.00	ug/L	10.0	<	96	65.6-120			
1,1,2,2-Tetrachloroethane	9.65	10.0	ug/L	10.0	<	96	66-120			
1,3-Dichlorobenzene	9.58	5.00	ug/L	10.0	<	96	75-120			
1,4-Dichlorobenzene	9.10	5.00	ug/L	10.0	<	91	79-120			
1,2-Dichlorobenzene	9.01	5.00	ug/L	10.0	<	90	76.9-120			
Naphthalene	9.35	5.00	ug/L	10.0	<	94	50.1-139			
Surrogate: Toluene-d8	*4.83*		ug/L	*5.00*		*97*	*80-120*			
Surrogate: Bromofluorobenzene	*5.19*		ug/L	*5.00*		*104*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*5.01*		ug/L	*5.00*		*100*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Matrix Spike Dup (B911390-MSD1)		**Source: 1570809-02**		Prepared & Analyzed: 2021-05-04						
Chloromethane	9.32	10.0	ug/L	10.0	<	93	69.2-120	3	20	
Vinyl chloride	11.0	10.0	ug/L	10.0	<	110	61.4-143	0.4	20	
Bromomethane	9.74	10.0	ug/L	10.0	<	97	60.6-132	6	20	
Chloroethane	9.68	10.0	ug/L	10.0	<	97	76.7-120	0.2	20	
Trichlorofluoromethane	9.61	5.00	ug/L	10.0	<	96	80-120	0.8	20	
Acrolein	17.2	20.0	ug/L	20.0	<	86	67.9-120	4	20	
1,1-Dichloroethene	9.66	5.00	ug/L	10.0	<	97	80-122	3	20	
Acrylonitrile	8.74	20.0	ug/L	10.0	<	87	60-126	9	20	
Methylene Chloride	9.35	5.00	ug/L	10.0	<	94	78.9-120	0.4	20	
trans-1,2-Dichloroethene	9.77	5.00	ug/L	10.0	<	98	80-120	3	20	
1,1-Dichloroethane	9.62	5.00	ug/L	10.0	<	96	80-120	2	20	
Chloroform	9.44	5.00	ug/L	10.0	<	94	80-120	1	20	
1,2-Dichloroethane	9.16	5.00	ug/L	10.0	<	92	70.6-120	2	20	
1,1,1-Trichloroethane	9.57	5.00	ug/L	10.0	<	96	80-120	2	20	
Carbon Tetrachloride	9.46	5.00	ug/L	10.0	<	95	78.8-120	1	20	
Benzene	9.67	5.00	ug/L	10.0	<	97	80-120	2	20	
1,2-Dichloropropane	9.50	10.0	ug/L	10.0	<	95	71.3-120	0.7	20	
Trichloroethene	9.73	5.00	ug/L	10.0	<	97	79.7-120	2	20	
Bromodichloromethane	9.38	5.00	ug/L	10.0	<	94	71.7-120	1	20	
2-Chloroethyl vinyl ether	9.00	5.00	ug/L	10.0	<	90	40.2-142	8	20	
cis-1,3-Dichloropropene	9.25	5.00	ug/L	10.0	<	92	79.8-120	2	20	
trans-1,3-Dichloropropene	8.87	5.00	ug/L	10.0	<	89	66.2-120	3	20	
1,1,2-Trichloroethane	9.00	5.00	ug/L	10.0	<	90	76.3-120	6	20	
Toluene	9.65	10.0	ug/L	10.0	<	96	80-120	1	20	
Dibromochloromethane	9.04	5.00	ug/L	10.0	<	90	69.5-120	4	20	
Tetrachloroethene	9.81	5.00	ug/L	10.0	<	98	80-120	1	20	
Chlorobenzene	9.57	10.0	ug/L	10.0	<	96	80-120	1	20	
Ethylbenzene	9.61	10.0	ug/L	10.0	<	96	79.6-121	3	20	
Bromoform	9.12	5.00	ug/L	10.0	<	91	65.6-120	5	20	
1,1,2,2-Tetrachloroethane	9.10	10.0	ug/L	10.0	<	91	66-120	6	20	
1,3-Dichlorobenzene	9.54	5.00	ug/L	10.0	<	95	75-120	0.4	20	
1,4-Dichlorobenzene	9.20	5.00	ug/L	10.0	<	92	79-120	1	20	
1,2-Dichlorobenzene	9.16	5.00	ug/L	10.0	<	92	76.9-120	2	20	
Naphthalene	8.89	5.00	ug/L	10.0	<	89	50.1-139	5	20	
Surrogate: Toluene-d8	*4.83*		ug/L	*5.00*		*97*	*80-120*			
Surrogate: Bromofluorobenzene	*5.08*		ug/L	*5.00*		*102*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*4.90*		ug/L	*5.00*		*98*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911373										
Blank (B911373-BLK1)				Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	<	0.001	mg/L							
Lead	<	0.0005	mg/L							
Selenium	<	0.001	mg/L							
LCS (B911373-BS1)				Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	0.041	0.001	mg/L	0.0400		103	85-115			
Lead	0.0416	0.0005	mg/L	0.0400		104	85-115			
Selenium	0.038	0.001	mg/L	0.0400		95.1	85-115			
Matrix Spike (B911373-MS1)	**Source: 1570433-01**			Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	0.109	0.001	mg/L	0.0800	0.035	92.9	70-130			
Lead	0.1528	0.0005	mg/L	0.0800	0.0735	99.1	70-130			
Selenium	0.072	0.001	mg/L	0.0800	0.008	80.2	70-130			
Matrix Spike Dup (B911373-MSD1)	**Source: 1570433-01**			Prepared: 2021-05-04 Analyzed: 2021-05-06						
Lead	0.1545	0.0005	mg/L	0.0800	0.0735	101	70-130	1.07	20	
Selenium	0.068	0.001	mg/L	0.0800	0.008	74.6	70-130	6.45	20	
Batch B911374										
Blank (B911374-BLK1)				Prepared & Analyzed: 2021-05-04						
Barium	<	0.005	mg/L							
Cadmium	<	0.002	mg/L							
Chromium	<	0.01	mg/L							
Silver	<	0.01	mg/L							
LCS (B911374-BS1)				Prepared & Analyzed: 2021-05-04						
Barium	0.929	0.005	mg/L	1.00		92.9	85-115			
Cadmium	0.902	0.002	mg/L	1.00		90.2	85-115			
Chromium	0.90	0.01	mg/L	1.00		89.7	85-115			
Silver	0.873	0.01	mg/L	1.00		87.3	85-115			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911374										
Matrix Spike (B911374-MS1)		**Source: 1567979-01**		Prepared & Analyzed: 2021-05-04						
Barium	1.37	0.005	mg/L	1.00	0.481	89.2	70-130			
Cadmium	0.850	0.002	mg/L	1.00	<	85.0	70-130			
Chromium	0.83	0.01	mg/L	1.00	<	83.1	70-130			
Silver	0.835	0.01	mg/L	1.00	<	83.5	70-130			
Matrix Spike Dup (B911374-MSD1)		**Source: 1567979-01**		Prepared & Analyzed: 2021-05-04						
Barium	1.38	0.005	mg/L	1.00	0.481	89.4	70-130	0.146	20	
Cadmium	0.848	0.002	mg/L	1.00	<	84.8	70-130	0.224	20	
Chromium	0.83	0.01	mg/L	1.00	<	83.1	70-130	0.00	20	
Silver	0.836	0.01	mg/L	1.00	<	83.6	70-130	0.0120	20	
Batch B911458										
Blank (B911458-BLK1)				Prepared & Analyzed: 2021-05-06						
Mercury	<	0.0004	mg/L							
LCS (B911458-BS1)				Prepared & Analyzed: 2021-05-06						
Mercury	0.0010	0.0004	mg/L	0.00100		99.3	85-115			
Matrix Spike (B911458-MS1)		**Source: 1570430-01**		Prepared & Analyzed: 2021-05-06						
Mercury	0.0139	0.0004	mg/L	0.00250	0.0045	374	70-130			MI
Matrix Spike Dup (B911458-MSD1)		**Source: 1570430-01**		Prepared & Analyzed: 2021-05-06						
Mercury	0.0137	0.0004	mg/L	0.00250	0.0045	366	70-130	1.45	20	MI

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Petroleum Contamination - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911378										
Blank (B911378-BLK1)				Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	<	1.00	ug/L							
n-Hexane	<	1.00	ug/L							
Benzene	<	1.00	ug/L							
Toluene	<	1.00	ug/L							
Ethylbenzene	<	1.00	ug/L							
m,p-Xylenes	<	2.00	ug/L							
o-Xylene	<	1.00	ug/L							
Naphthalene	<	1.00	ug/L							
Total Purgeable Hydrocarbons	<	10.0	ug/L							
Total Xylenes	<	1.00	ug/L							
Surrogate: Bromofluorobenzene	*96.0*		ug/L	*100*		*96*	*79.1-122*			
LCS (B911378-BS1)				Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	98.1	1.00	ug/L	100		98	78.4-122			
n-Hexane	98.5	1.00	ug/L	100		98	73.7-120			
Benzene	98.4	1.00	ug/L	100		98	80-120			
Toluene	98.1	1.00	ug/L	100		98	80-120			
Ethylbenzene	97.5	1.00	ug/L	100		97	80-120			
m,p-Xylenes	190	2.00	ug/L	200		95	80-120			
o-Xylene	96.3	1.00	ug/L	100		96	80-120			
Naphthalene	96.1	1.00	ug/L	100		96	66.4-122			
Total Purgeable Hydrocarbons	<	10.0	ug/L				0-200			
Total Xylenes	287	1.00	ug/L				0-200			
Surrogate: Bromofluorobenzene	*98.1*		ug/L	*100*		*98*	*79.1-122*			
Matrix Spike (B911378-MS1)		**Source: 1570809-01**		Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	98.0	1.00	ug/L	100	<	98	78.4-122			
n-Hexane	100	1.00	ug/L	100	<	100	73.7-120			
Benzene	97.4	1.00	ug/L	100	<	97	80-120			
Toluene	97.4	1.00	ug/L	100	<	97	80-120			
Ethylbenzene	97.8	1.00	ug/L	100	<	98	80-120			
m,p-Xylenes	191	2.00	ug/L	200	<	96	80-120			
o-Xylene	96.9	1.00	ug/L	100	<	97	80-120			
Naphthalene	100	1.00	ug/L	100	<	100	66.4-122			
Total Purgeable Hydrocarbons	<	10.0	ug/L		<		0-200			
Total Xylenes	288	1.00	ug/L		0.00		0-200			
Surrogate: Bromofluorobenzene	*99.5*		ug/L	*100*		*100*	*79.1-122*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:29

Petroleum Contamination - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911378										
Matrix Spike Dup (B911378-MSD1)	**Source: 1570809-01**			Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	97.8	1.00	ug/L	100	<	98	78.4-122	0.2	20	
n-Hexane	99.6	1.00	ug/L	100	<	100	73.7-120	0.5	20	
Benzene	99.0	1.00	ug/L	100	<	99	80-120	2	20	
Toluene	98.6	1.00	ug/L	100	<	99	80-120	1	20	
Ethylbenzene	97.9	1.00	ug/L	100	<	98	80-120	0.2	20	
m,p-Xylenes	191	2.00	ug/L	200	<	96	80-120	0.002	20	
o-Xylene	96.9	1.00	ug/L	100	<	97	80-120	0.05	20	
Naphthalene	96.7	1.00	ug/L	100	<	97	66.4-122	3	20	
Total Purgeable Hydrocarbons	<	10.0	ug/L		<		0-200		200	
Total Xylenes	288	1.00	ug/L		0.00		0-200	0.02	20	
Surrogate: Bromofluorobenzene	*98.2*		ug/L	*100*		*98*	*79.1-122*			

Certified Analyses included in this Report

Method	Analyte	Certifications
EPA 200.7 in Aqueous	Barium	KS,TX,FL,UT,OK,IA
	Cadmium	TX,FL,UT,OK,KS,IA
	Chromium	KS,TX,FL,UT,OK,IA
	Silver	FL,KS,TX,UT,OK,IA
EPA 200.8 in Aqueous	Arsenic	TX,KS,FL,UT,OK,IA
	Lead	FL,KS,TX,UT,OK,IA,NE
	Selenium	FL,KS,TX,UT,OK,IA
EPA 245.1 in Aqueous	Mercury	FL,KS,TX,UT,OK,IA
EPA 624.1 in Aqueous	Chloromethane	FL,KS,TX
	Vinyl chloride	FL,KS,TX
	Bromomethane	FL,KS,TX
	Chloroethane	FL,KS,TX
	Trichlorofluoromethane	FL,KS,TX
	Acrolein	FL,KS
	1,1-Dichloroethene	FL,KS,TX
	Acrylonitrile	FL,KS
	Methylene Chloride	FL,KS
	trans-1,2-Dichloroethene	FL,KS,TX
	1,1-Dichloroethane	FL,KS,TX
	Chloroform	FL,KS,TX
	1,2-Dichloroethane	FL,KS,TX
	1,1,1-Trichloroethane	FL,KS,TX
	Carbon Tetrachloride	FL,KS,TX
	Benzene	FL,KS,TX
	1,2-Dichloropropane	FL,KS,TX
	Trichloroethene	FL,KS,TX
	Bromodichloromethane	FL,KS,TX
	2-Chloroethyl vinyl ether	FL,KS
	cis-1,3-Dichloropropene	FL,KS,TX
	trans-1,3-Dichloropropene	FL,KS,TX
	1,1,2-Trichloroethane	FL,KS,TX
	Toluene	FL,KS,TX
	Dibromochloromethane	FL,KS,TX
	Tetrachloroethene	FL,KS,TX
	Chlorobenzene	FL,KS,TX
	Ethylbenzene	FL,KS,TX
	Bromoform	FL,KS,TX
	1,1,2,2-Tetrachloroethane	FL,KS,TX
	1,3-Dichlorobenzene	FL,KS,TX
	1,4-Dichlorobenzene	FL,KS,TX
	1,2-Dichlorobenzene	FL,KS,TX
OA-1 in Aqueous	Methyl tert-Butyl Ether	TX,FL,KS
	n-Hexane	TX,FL,KS
	Benzene	IA,TX,FL,KS
	Toluene	IA,TX,FL,KS

OA-1 in Aqueous	Ethylbenzene	IA,TX,FL,KS
	m,p-Xylenes	TX,FL,KS
	o-Xylene	TX,FL,KS
	Naphthalene	TX,FL,KS
	Total Purgeable Hydrocarbons	TX,FL,KS
	Total Xylenes	IA,TX,FL,KS

Non-Certified Analyses included in this Report

Method	Analyte
EPA 624.1 in Aqueous	Naphthalene

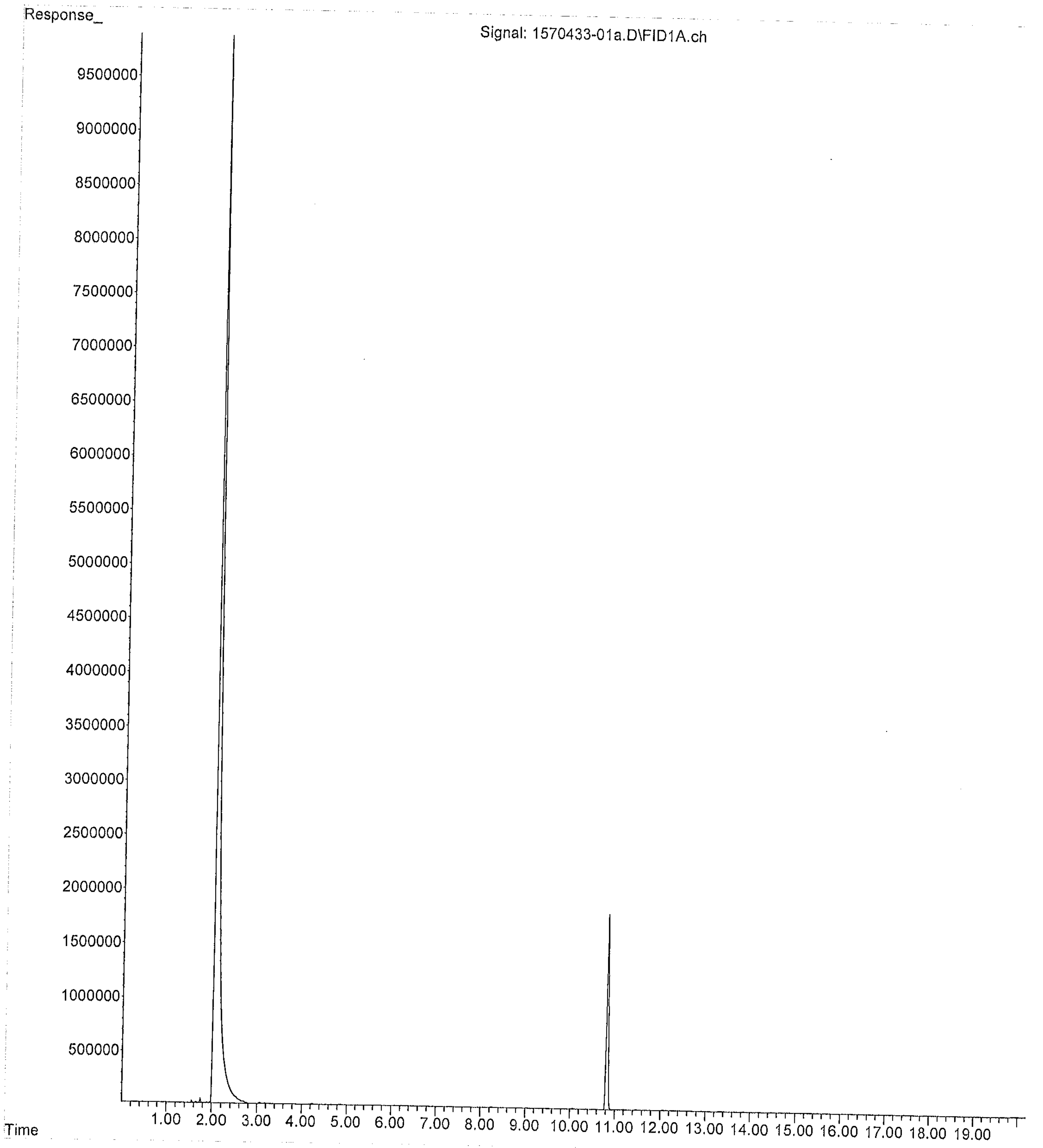
Code	Description	Number	Expires
FL	Florida Department of Health	E87918	06/30/2021
IA	Iowa Department of Natural Resources	064	05/01/2021
KS	Kansas Department of Health and Environment	E-10402	04/30/2022
NE	State of Nebraska Dept of Health & Human Services	NE-04-05	06/30/2021
OK	Oklahoma Department of Environmental Quality	2020-061	08/31/2021
TX	Texas Commission on Environmental Quality	T104704416-20-14	07/31/2021
UT	State of Utah Department of Health	NE000012020-10	07/31/2021
WA	State of Washington Department of Ecology	C912	06/07/2021

Notes and Definitions

MI	Matrix interference suspected in matrix spiked sample.
<	Less than reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

EPA 524.2, EPA 624, EPA 8260, OA-1, TCLP VOC, GRO, and all microbiological analyses are conducted in the facility located at 13606 B Street, Omaha, NE 68144. All other analyses are conducted in the main facility located at 13611 B Street, Omaha, NE 68144.

```
File        :C:\MassHunter\GCMS\1\data\050421\1570433-01a.D
Operator    : njs0
Acquired    : 04 May 2021  12:09 pm using AcqMethod OA1new.M
Instrument :   Eagle
Sample Name: 1570433-01
Misc Info   : Water, 5.0mL lot 9005545
Vial Number: 10
```



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CHAIN OF CUSTODY

Lab Work Order Number: 1570433
Date Generated: 04/19/2021

Page 1 of 1

Field	Value
Client Name	THOMPSON DREESEN & DORNER - 4612
Client Contact	KENDALL HAYWARD
Address	10836 OLD MILL RD
City	OMAHA
State/Zip	NE, 68154-2674
Phone	4023308860
Fax	4023305866
Sampler Name (printed)	24th & LAKE
Project Name	2260-104 Water Project
Project Description	Phase II ESA
Purchase Order Number	
Midwest Labs Contact	Kerri Stanek
Regulatory (Circle One)	Yes No (No circled)
Regulatory Agency	—
Sample Type (Circle One - See Below)	D G W S/H U P (G circled)

Requested Analyses (Test Names): Ag, As-M, Ba, Cd, Cr, Hg, Pb-M, Se-M | EPA 624.1, OA1 | TEH — Not needed

Copy To:

Email to:

Lab ID	Sample Name or Field ID	Sampled Date	Sampled Time	Sample Code	Matrix Code	Container Count	Preservation Code 3	6	1						Sample Comments
01	Location:	5-3-2021	11:40	02	A	9	1	6	2						

WORKORDER: 1570433
COC
Sticker #: 1

Relinquished By	Date/Time	Received By	Date/Time
[signature]	5-3-2021	JS	5/3/21 1600
		JS	

Comments:

Lab Internal Use Only
Temperature Upon Receipt: 4.2
Cooler Numbers:
Notes:

Matrix Codes: A=Aqueous

Preservation Codes: 1=Cool 6°C,3=pH<2; HNO3,6=pH<2; HCL

Sample Type Codes: D = Drinking Water (Safe Drinking Water Act), G = Groundwater, W = Wastewater (Clean Water Act), S/H = Solid/Hazardous Waste (RCRA), U = Underground Storage Tank (UST), P = Process Water

Chain of Custody will have a signature upon receipt but no subsequent signatures.

Work Order 1570433

RC Form 15 - Effective 10/31/2013

Regulatory

Midwest Laboratories®

This sheet **MUST** be filled out before samples can be processed. To ensure that holding times are met, it is your responsibility that a completed form comes attached to the Chain of Custody. Samples must be received on ice.

Is this sample for regulatory/permit reporting? ☐ Yes ☒ No

What city/state was your sample collected in? Omaha, NE

What agency/state are you reporting? NE

What type of sample? (Circle One)

Drinking Water For human consumption, 30 hr hold time	**Ground Water**	**Wastewater**
Solid Waste	**Hazardous Waste**	**UST**
Storm Water	**Process Water**	**Livestock**

WORKORDER: 1570433
COC
Sticker #: 2

SEE REVERSE SIDE FOR SAMPLING INSTRUCTI

RC FORM 14-4 Effective 9.13.19

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14 May 2021

Work Order: 1570430

KENDALL HAYWARD
THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

RE: 2260-104 Water Project

Enclosed are the results of analyses for samples received by the laboratory on 2021-05-03 16:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kerri Stanek
Project Manager
kstanek@midwestlabs.com

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Location:	1570430-01	Aqueous	2021-05-03 14:55	2021-05-03 16:00

Containers used for the following analyses:

	1570430-01 A:	OA-1
	1570430-01 F:	EPA 624.1
#	1570430-01 I:	Total Metals per EPA 200.7, Total Metals per EPA 200.8, Total Metals per EPA 245.1

Note: Indicates container was received outside the acceptable pH range and was preserved at the laboratory.

Analysis Results Reviewed by:

EPA 624.1 reviewed by nmh9.

Total Metals per EPA 200.7 reviewed by kkh9.

Total Metals per EPA 200.8 reviewed by kkh9.

Total Metals per EPA 245.1 reviewed by kkh9.

OA-1 reviewed by nto7.

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

Sample ID: Location:
Laboratory ID: 1570430-01
Sampled Date/Time: 2021-05-03 14:55

Analyte	Result	Reporting Limit	Units	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Volatile Organic Compounds								
Chloromethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Vinyl chloride	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Bromomethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Chloroethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Trichlorofluoromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Acrolein	<	20.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1-Dichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Acrylonitrile	<	20.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Methylene Chloride	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
trans-1,2-Dichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1-Dichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Chloroform	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,2-Dichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1,1-Trichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Carbon Tetrachloride	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Benzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,2-Dichloropropane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Trichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Bromodichloromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
2-Chloroethyl vinyl ether	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
cis-1,3-Dichloropropene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
trans-1,3-Dichloropropene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1,2-Trichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Toluene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Dibromochloromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Tetrachloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Chlorobenzene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Ethylbenzene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Bromoform	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1,2,2-Tetrachloroethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,3-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,4-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,2-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Naphthalene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Surrogate: Toluene-d8	*98 %*	*80-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(F)
Surrogate: Bromofluorobenzene	*95 %*	*74-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(F)
Surrogate: 1,2-Dichlorobenzene-d4	*99 %*	*80-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(F)

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Number: 24 + Lake Phase 2
Project Manager: KENDALL HAYWARD

Reported:
2021-05-14 09:27

Sample ID: Location:
Laboratory ID: 1570430-01
Sampled Date/Time: 2021-05-03 14:55

Analyte	Result	Reporting Limit	Units	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals								
Arsenic	0.578	0.004	mg/L	EPA 200.8	2021-05-05	2021-05-11	ras7	(I)
Barium	24.8	0.017	mg/L	EPA 200.7	2021-05-05	2021-05-05	ery3	(I)
Cadmium	0.203	0.007	mg/L	EPA 200.7	2021-05-05	2021-05-05	ery3	(I)
Chromium	2.07	0.03	mg/L	EPA 200.7	2021-05-05	2021-05-05	ery3	(I)
Lead	1.394	0.0100	mg/L	EPA 200.8	2021-05-05	2021-05-13	ras7	(I)
Mercury	0.0045	0.0004	mg/L	EPA 245.1	2021-05-06	2021-05-06	jmw0	(I)
Selenium	0.097	0.004	mg/L	EPA 200.8	2021-05-05	2021-05-11	ras7	(I)
Silver	0.04	0.03	mg/L	EPA 200.7	2021-05-05	2021-05-05	ery3	(I)
Petroleum Contamination								
Methyl tert-Butyl Ether	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
n-Hexane	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Benzene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Toluene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Ethylbenzene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
m,p-Xylenes	<	2.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
o-Xylene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Naphthalene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Total Purgeable Hydrocarbons	<	10.0	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Total Xylenes	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Surrogate: Bromofluorobenzene	*102 %*	*79.1-122*		*OA-1*	*2021-05-04*	*2021-05-04*		(A)

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Blank (B911390-BLK1)				Prepared & Analyzed: 2021-05-04						
Chloromethane	<	10.0	ug/L							
Vinyl chloride	<	10.0	ug/L							
Bromomethane	<	10.0	ug/L							
Chloroethane	<	10.0	ug/L							
Trichlorofluoromethane	<	5.00	ug/L							
Acrolein	<	20.0	ug/L							
1,1-Dichloroethene	<	5.00	ug/L							
Acrylonitrile	<	20.0	ug/L							
Methylene Chloride	<	5.00	ug/L							
trans-1,2-Dichloroethene	<	5.00	ug/L							
1,1-Dichloroethane	<	5.00	ug/L							
Chloroform	<	5.00	ug/L							
1,2-Dichloroethane	<	5.00	ug/L							
1,1,1-Trichloroethane	<	5.00	ug/L							
Carbon Tetrachloride	<	5.00	ug/L							
Benzene	<	5.00	ug/L							
1,2-Dichloropropane	<	10.0	ug/L							
Trichloroethene	<	5.00	ug/L							
Bromodichloromethane	<	5.00	ug/L							
2-Chloroethyl vinyl ether	<	5.00	ug/L							
cis-1,3-Dichloropropene	<	5.00	ug/L							
trans-1,3-Dichloropropene	<	5.00	ug/L							
1,1,2-Trichloroethane	<	5.00	ug/L							
Toluene	<	10.0	ug/L							
Dibromochloromethane	<	5.00	ug/L							
Tetrachloroethene	<	5.00	ug/L							
Chlorobenzene	<	10.0	ug/L							
Ethylbenzene	<	10.0	ug/L							
Bromoform	<	5.00	ug/L							
1,1,2,2-Tetrachloroethane	<	10.0	ug/L							
1,3-Dichlorobenzene	<	5.00	ug/L							
1,4-Dichlorobenzene	<	5.00	ug/L							
1,2-Dichlorobenzene	<	5.00	ug/L							
Naphthalene	<	5.00	ug/L							
Surrogate: Toluene-d8	*4.80*		ug/L	*5.00*		*96*	*80-120*			
Surrogate: Bromofluorobenzene	*4.75*		ug/L	*5.00*		*95*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*5.15*		ug/L	*5.00*		*103*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
LCS (B911390-BS1)				Prepared & Analyzed: 2021-05-04						
Chloromethane	9.42	10.0	ug/L	10.0		94	69.2-120			
Vinyl chloride	11.8	10.0	ug/L	10.0		118	61.4-143			
Bromomethane	9.28	10.0	ug/L	10.0		93	60.6-132			
Chloroethane	9.34	10.0	ug/L	10.0		93	76.7-120			
Trichlorofluoromethane	9.23	5.00	ug/L	10.0		92	80-120			
Acrolein	19.2	20.0	ug/L	20.0		96	67.9-120			
1,1-Dichloroethene	9.36	5.00	ug/L	10.0		94	80-122			
Acrylonitrile	9.39	20.0	ug/L	10.0		94	60-126			
Methylene Chloride	9.37	5.00	ug/L	10.0		94	78.9-120			
trans-1,2-Dichloroethene	9.44	5.00	ug/L	10.0		94	80-120			
1,1-Dichloroethane	9.60	5.00	ug/L	10.0		96	80-120			
Chloroform	9.56	5.00	ug/L	10.0		96	80-120			
1,2-Dichloroethane	9.55	5.00	ug/L	10.0		96	70.6-120			
1,1,1-Trichloroethane	9.64	5.00	ug/L	10.0		96	80-120			
Carbon Tetrachloride	9.51	5.00	ug/L	10.0		95	78.8-120			
Benzene	9.59	5.00	ug/L	10.0		96	80-120			
1,2-Dichloropropane	9.49	10.0	ug/L	10.0		95	71.3-120			
Trichloroethene	9.39	5.00	ug/L	10.0		94	79.7-120			
Bromodichloromethane	9.59	5.00	ug/L	10.0		96	71.7-120			
2-Chloroethyl vinyl ether	8.53	5.00	ug/L	10.0		85	40.2-142			
cis-1,3-Dichloropropene	9.56	5.00	ug/L	10.0		96	79.8-120			
trans-1,3-Dichloropropene	9.97	5.00	ug/L	10.0		100	66.2-120			
1,1,2-Trichloroethane	9.66	5.00	ug/L	10.0		97	76.3-120			
Toluene	9.52	10.0	ug/L	10.0		95	80-120			
Dibromochloromethane	9.60	5.00	ug/L	10.0		96	69.5-120			
Tetrachloroethene	9.34	5.00	ug/L	10.0		93	80-120			
Chlorobenzene	9.58	10.0	ug/L	10.0		96	80-120			
Ethylbenzene	9.62	10.0	ug/L	10.0		96	79.6-121			
Bromoform	9.49	5.00	ug/L	10.0		95	65.6-120			
1,1,2,2-Tetrachloroethane	9.69	10.0	ug/L	10.0		97	66-120			
1,3-Dichlorobenzene	9.28	5.00	ug/L	10.0		93	75-120			
1,4-Dichlorobenzene	9.68	5.00	ug/L	10.0		97	79-120			
1,2-Dichlorobenzene	9.61	5.00	ug/L	10.0		96	76.9-120			
Naphthalene	9.71	5.00	ug/L	10.0		97	50.1-139			
Surrogate: Toluene-d8	*9.51*		ug/L	*10.0*		*95*	*80-120*			
Surrogate: Bromofluorobenzene	*9.31*		ug/L	*10.0*		*93*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*9.39*		ug/L	*10.0*		*94*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project:	2260-104 Water Project	
10836 OLD MILL RD	Project Number:	24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager:	KENDALL HAYWARD	2021-05-14 09:27

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Matrix Spike (B911390-MS1)		**Source: 1570809-02**		Prepared & Analyzed: 2021-05-04						
Chloromethane	9.58	10.0	ug/L	10.0	<	96	69.2-120			
Vinyl chloride	11.1	10.0	ug/L	10.0	<	111	61.4-143			
Bromomethane	9.18	10.0	ug/L	10.0	<	92	60.6-132			
Chloroethane	9.66	10.0	ug/L	10.0	<	97	76.7-120			
Trichlorofluoromethane	9.53	5.00	ug/L	10.0	<	95	80-120			
Acrolein	17.9	20.0	ug/L	20.0	<	89	67.9-120			
1,1-Dichloroethene	9.40	5.00	ug/L	10.0	<	94	80-122			
Acrylonitrile	9.58	20.0	ug/L	10.0	<	96	60-126			
Methylene Chloride	9.39	5.00	ug/L	10.0	<	94	78.9-120			
trans-1,2-Dichloroethene	9.51	5.00	ug/L	10.0	<	95	80-120			
1,1-Dichloroethane	9.41	5.00	ug/L	10.0	<	94	80-120			
Chloroform	9.30	5.00	ug/L	10.0	<	93	80-120			
1,2-Dichloroethane	9.31	5.00	ug/L	10.0	<	93	70.6-120			
1,1,1-Trichloroethane	9.37	5.00	ug/L	10.0	<	94	80-120			
Carbon Tetrachloride	9.36	5.00	ug/L	10.0	<	94	78.8-120			
Benzene	9.45	5.00	ug/L	10.0	<	94	80-120			
1,2-Dichloropropane	9.43	10.0	ug/L	10.0	<	94	71.3-120			
Trichloroethene	9.50	5.00	ug/L	10.0	<	95	79.7-120			
Bromodichloromethane	9.51	5.00	ug/L	10.0	<	95	71.7-120			
2-Chloroethyl vinyl ether	9.72	5.00	ug/L	10.0	<	97	40.2-142			
cis-1,3-Dichloropropene	9.42	5.00	ug/L	10.0	<	94	79.8-120			
trans-1,3-Dichloropropene	9.15	5.00	ug/L	10.0	<	92	66.2-120			
1,1,2-Trichloroethane	9.52	5.00	ug/L	10.0	<	95	76.3-120			
Toluene	9.55	10.0	ug/L	10.0	<	96	80-120			
Dibromochloromethane	9.43	5.00	ug/L	10.0	<	94	69.5-120			
Tetrachloroethene	9.71	5.00	ug/L	10.0	<	97	80-120			
Chlorobenzene	9.45	10.0	ug/L	10.0	<	94	80-120			
Ethylbenzene	9.37	10.0	ug/L	10.0	<	94	79.6-121			
Bromoform	9.59	5.00	ug/L	10.0	<	96	65.6-120			
1,1,2,2-Tetrachloroethane	9.65	10.0	ug/L	10.0	<	96	66-120			
1,3-Dichlorobenzene	9.58	5.00	ug/L	10.0	<	96	75-120			
1,4-Dichlorobenzene	9.10	5.00	ug/L	10.0	<	91	79-120			
1,2-Dichlorobenzene	9.01	5.00	ug/L	10.0	<	90	76.9-120			
Naphthalene	9.35	5.00	ug/L	10.0	<	94	50.1-139			
Surrogate: Toluene-d8	*4.83*		ug/L	*5.00*		*97*	*80-120*			
Surrogate: Bromofluorobenzene	*5.19*		ug/L	*5.00*		*104*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*5.01*		ug/L	*5.00*		*100*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Matrix Spike Dup (B911390-MSD1)		**Source: 1570809-02**		Prepared & Analyzed: 2021-05-04						
Chloromethane	9.32	10.0	ug/L	10.0	<	93	69.2-120	3	20	
Vinyl chloride	11.0	10.0	ug/L	10.0	<	110	61.4-143	0.4	20	
Bromomethane	9.74	10.0	ug/L	10.0	<	97	60.6-132	6	20	
Chloroethane	9.68	10.0	ug/L	10.0	<	97	76.7-120	0.2	20	
Trichlorofluoromethane	9.61	5.00	ug/L	10.0	<	96	80-120	0.8	20	
Acrolein	17.2	20.0	ug/L	20.0	<	86	67.9-120	4	20	
1,1-Dichloroethene	9.66	5.00	ug/L	10.0	<	97	80-122	3	20	
Acrylonitrile	8.74	20.0	ug/L	10.0	<	87	60-126	9	20	
Methylene Chloride	9.35	5.00	ug/L	10.0	<	94	78.9-120	0.4	20	
trans-1,2-Dichloroethene	9.77	5.00	ug/L	10.0	<	98	80-120	3	20	
1,1-Dichloroethane	9.62	5.00	ug/L	10.0	<	96	80-120	2	20	
Chloroform	9.44	5.00	ug/L	10.0	<	94	80-120	1	20	
1,2-Dichloroethane	9.16	5.00	ug/L	10.0	<	92	70.6-120	2	20	
1,1,1-Trichloroethane	9.57	5.00	ug/L	10.0	<	96	80-120	2	20	
Carbon Tetrachloride	9.46	5.00	ug/L	10.0	<	95	78.8-120	1	20	
Benzene	9.67	5.00	ug/L	10.0	<	97	80-120	2	20	
1,2-Dichloropropane	9.50	10.0	ug/L	10.0	<	95	71.3-120	0.7	20	
Trichloroethene	9.73	5.00	ug/L	10.0	<	97	79.7-120	2	20	
Bromodichloromethane	9.38	5.00	ug/L	10.0	<	94	71.7-120	1	20	
2-Chloroethyl vinyl ether	9.00	5.00	ug/L	10.0	<	90	40.2-142	8	20	
cis-1,3-Dichloropropene	9.25	5.00	ug/L	10.0	<	92	79.8-120	2	20	
trans-1,3-Dichloropropene	8.87	5.00	ug/L	10.0	<	89	66.2-120	3	20	
1,1,2-Trichloroethane	9.00	5.00	ug/L	10.0	<	90	76.3-120	6	20	
Toluene	9.65	10.0	ug/L	10.0	<	96	80-120	1	20	
Dibromochloromethane	9.04	5.00	ug/L	10.0	<	90	69.5-120	4	20	
Tetrachloroethene	9.81	5.00	ug/L	10.0	<	98	80-120	1	20	
Chlorobenzene	9.57	10.0	ug/L	10.0	<	96	80-120	1	20	
Ethylbenzene	9.61	10.0	ug/L	10.0	<	96	79.6-121	3	20	
Bromoform	9.12	5.00	ug/L	10.0	<	91	65.6-120	5	20	
1,1,2,2-Tetrachloroethane	9.10	10.0	ug/L	10.0	<	91	66-120	6	20	
1,3-Dichlorobenzene	9.54	5.00	ug/L	10.0	<	95	75-120	0.4	20	
1,4-Dichlorobenzene	9.20	5.00	ug/L	10.0	<	92	79-120	1	20	
1,2-Dichlorobenzene	9.16	5.00	ug/L	10.0	<	92	76.9-120	2	20	
Naphthalene	8.89	5.00	ug/L	10.0	<	89	50.1-139	5	20	
Surrogate: Toluene-d8	*4.83*		ug/L	*5.00*		*97*	*80-120*			
Surrogate: Bromofluorobenzene	*5.08*		ug/L	*5.00*		*102*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*4.90*		ug/L	*5.00*		*98*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911411										
Blank (B911411-BLK1)				Prepared: 2021-05-05 Analyzed: 2021-05-07						
Arsenic	<	0.001	mg/L							
Lead	<	0.0005	mg/L							
Selenium	<	0.001	mg/L							
LCS (B911411-BS1)				Prepared: 2021-05-05 Analyzed: 2021-05-07						
Arsenic	0.037	0.001	mg/L	0.0400		93.3	85-115			
Lead	0.0403	0.0005	mg/L	0.0400		101	85-115			
Selenium	0.036	0.001	mg/L	0.0400		89.2	85-115			
Matrix Spike (B911411-MS1)	**Source: 1570656-01**			Prepared: 2021-05-05 Analyzed: 2021-05-07						
Arsenic	0.040	0.001	mg/L	0.0400	0.0004	98.7	70-130			
Lead	0.0412	0.0005	mg/L	0.0400	0.0004	102	70-130			
Selenium	0.038	0.001	mg/L	0.0400	0.001	92.9	70-130			
Matrix Spike Dup (B911411-MSD1)	**Source: 1570656-01**			Prepared: 2021-05-05 Analyzed: 2021-05-07						
Arsenic	0.040	0.001	mg/L	0.0400	0.0004	98.4	70-130	0.281	20	
Lead	0.0400	0.0005	mg/L	0.0400	0.0004	99.1	70-130	2.96	20	
Selenium	0.039	0.001	mg/L	0.0400	0.001	93.8	70-130	0.883	20	
Batch B911412										
Blank (B911412-BLK1)				Prepared & Analyzed: 2021-05-05						
Barium	<	0.005	mg/L							
Cadmium	<	0.002	mg/L							
Chromium	<	0.01	mg/L							
Silver	<	0.01	mg/L							

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Number: 24 + Lake Phase 2
Project Manager: KENDALL HAYWARD

Reported:
2021-05-14 09:27

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911412										
LCS (B911412-BS1)				Prepared & Analyzed: 2021-05-05						
Barium	0.936	0.005	mg/L	1.00		93.6	85-115			
Cadmium	0.908	0.002	mg/L	1.00		90.8	85-115			
Chromium	0.90	0.01	mg/L	1.00		90.4	85-115			
Silver	0.881	0.01	mg/L	1.00		88.1	85-115			
Matrix Spike (B911412-MS1)		**Source: 1569886-01**		Prepared & Analyzed: 2021-05-05						
Barium	1.14	0.005	mg/L	1.00	0.213	92.4	70-130			
Cadmium	0.872	0.002	mg/L	1.00	<	87.2	70-130			
Chromium	0.89	0.01	mg/L	1.00	<	88.6	70-130			
Silver	0.887	0.01	mg/L	1.00	<	88.7	70-130			
Matrix Spike Dup (B911412-MSD1)		**Source: 1569886-01**		Prepared & Analyzed: 2021-05-05						
Barium	1.16	0.005	mg/L	1.00	0.213	94.4	70-130	1.74	20	
Cadmium	0.866	0.002	mg/L	1.00	<	86.6	70-130	0.806	20	
Chromium	0.89	0.01	mg/L	1.00	<	89.0	70-130	0.518	20	
Silver	0.895	0.01	mg/L	1.00	<	89.5	70-130	0.921	20	
Batch B911458										
Blank (B911458-BLK1)				Prepared & Analyzed: 2021-05-06						
Mercury	<	0.0004	mg/L							
LCS (B911458-BS1)				Prepared & Analyzed: 2021-05-06						
Mercury	0.0010	0.0004	mg/L	0.00100		99.3	85-115			
Matrix Spike (B911458-MS1)		**Source: 1570430-01**		Prepared & Analyzed: 2021-05-06						
Mercury	0.0139	0.0004	mg/L	0.00250	0.0045	374	70-130			MI

Work Order: 1570430

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Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911458										
Matrix Spike Dup (B911458-MSD1)	**Source: 1570430-01**		Prepared & Analyzed: 2021-05-06							
Mercury	0.0137	0.0004	mg/L	0.00250	0.0045	366	70-130	1.45	20	MI

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

Petroleum Contamination - Quality Control

Batch B911378

Blank (B911378-BLK1) Prepared & Analyzed: 2021-05-04

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Methyl tert-Butyl Ether	<	1.00	ug/L							
n-Hexane	<	1.00	ug/L							
Benzene	<	1.00	ug/L							
Toluene	<	1.00	ug/L							
Ethylbenzene	<	1.00	ug/L							
m,p-Xylenes	<	2.00	ug/L							
o-Xylene	<	1.00	ug/L							
Naphthalene	<	1.00	ug/L							
Total Purgeable Hydrocarbons	<	10.0	ug/L							
Total Xylenes	<	1.00	ug/L							
Surrogate: Bromofluorobenzene	*96.0*		ug/L	*100*		*96*	*79.1-122*			

LCS (B911378-BS1) Prepared & Analyzed: 2021-05-04

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Methyl tert-Butyl Ether	98.1	1.00	ug/L	100		98	78.4-122			
n-Hexane	98.5	1.00	ug/L	100		98	73.7-120			
Benzene	98.4	1.00	ug/L	100		98	80-120			
Toluene	98.1	1.00	ug/L	100		98	80-120			
Ethylbenzene	97.5	1.00	ug/L	100		97	80-120			
m,p-Xylenes	190	2.00	ug/L	200		95	80-120			
o-Xylene	96.3	1.00	ug/L	100		96	80-120			
Naphthalene	96.1	1.00	ug/L	100		96	66.4-122			
Total Purgeable Hydrocarbons	<	10.0	ug/L				0-200			
Total Xylenes	287	1.00	ug/L				0-200			
Surrogate: Bromofluorobenzene	*98.1*		ug/L	*100*		*98*	*79.1-122*			

Matrix Spike (B911378-MS1) **Source: 1570809-01** Prepared & Analyzed: 2021-05-04

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Methyl tert-Butyl Ether	98.0	1.00	ug/L	100	<	98	78.4-122			
n-Hexane	100	1.00	ug/L	100	<	100	73.7-120			
Benzene	97.4	1.00	ug/L	100	<	97	80-120			
Toluene	97.4	1.00	ug/L	100	<	97	80-120			
Ethylbenzene	97.8	1.00	ug/L	100	<	98	80-120			
m,p-Xylenes	191	2.00	ug/L	200	<	96	80-120			
o-Xylene	96.9	1.00	ug/L	100	<	97	80-120			
Naphthalene	100	1.00	ug/L	100	<	100	66.4-122			
Total Purgeable Hydrocarbons	<	10.0	ug/L		<		0-200			
Total Xylenes	288	1.00	ug/L		0.00		0-200			
Surrogate: Bromofluorobenzene	*99.5*		ug/L	*100*		*100*	*79.1-122*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

Petroleum Contamination - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911378										
Matrix Spike Dup (B911378-MSD1)		**Source: 1570809-01**		Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	97.8	1.00	ug/L	100	<	98	78.4-122	0.2	20	
n-Hexane	99.6	1.00	ug/L	100	<	100	73.7-120	0.5	20	
Benzene	99.0	1.00	ug/L	100	<	99	80-120	2	20	
Toluene	98.6	1.00	ug/L	100	<	99	80-120	1	20	
Ethylbenzene	97.9	1.00	ug/L	100	<	98	80-120	0.2	20	
m,p-Xylenes	191	2.00	ug/L	200	<	96	80-120	0.002	20	
o-Xylene	96.9	1.00	ug/L	100	<	97	80-120	0.05	20	
Naphthalene	96.7	1.00	ug/L	100	<	97	66.4-122	3	20	
Total Purgeable Hydrocarbons	<	10.0	ug/L		<		0-200		200	
Total Xylenes	288	1.00	ug/L		0.00		0-200	0.02	20	
Surrogate: Bromofluorobenzene	*98.2*		ug/L	*100*		*98*	*79.1-122*			

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Number: 24 + Lake Phase 2
Project Manager: KENDALL HAYWARD

Reported:
2021-05-14 09:27

Certified Analyses included in this Report

Method	Analyte	Certifications
EPA 200.7 in Aqueous	Barium	KS,TX,FL,UT,OK,IA
	Cadmium	TX,FL,UT,OK,KS,IA
	Chromium	KS,TX,FL,UT,OK,IA
	Silver	FL,KS,TX,UT,OK,IA
EPA 200.8 in Aqueous	Arsenic	TX,KS,FL,UT,OK,IA
	Lead	FL,KS,TX,UT,OK,IA,NE
	Selenium	FL,KS,TX,UT,OK,IA
EPA 245.1 in Aqueous	Mercury	FL,KS,TX,UT,OK,IA
EPA 624.1 in Aqueous	Chloromethane	FL,KS,TX
	Vinyl chloride	FL,KS,TX
	Bromomethane	FL,KS,TX
	Chloroethane	FL,KS,TX
	Trichlorofluoromethane	FL,KS,TX
	Acrolein	FL,KS
	1,1-Dichloroethene	FL,KS,TX
	Acrylonitrile	FL,KS
	Methylene Chloride	FL,KS
	trans-1,2-Dichloroethene	FL,KS,TX
	1,1-Dichloroethane	FL,KS,TX
	Chloroform	FL,KS,TX
	1,2-Dichloroethane	FL,KS,TX
	1,1,1-Trichloroethane	FL,KS,TX
	Carbon Tetrachloride	FL,KS,TX
	Benzene	FL,KS,TX
	1,2-Dichloropropane	FL,KS,TX
	Trichloroethene	FL,KS,TX
	Bromodichloromethane	FL,KS,TX
	2-Chloroethyl vinyl ether	FL,KS
	cis-1,3-Dichloropropene	FL,KS,TX
	trans-1,3-Dichloropropene	FL,KS,TX
	1,1,2-Trichloroethane	FL,KS,TX
	Toluene	FL,KS,TX
	Dibromochloromethane	FL,KS,TX
	Tetrachloroethene	FL,KS,TX
	Chlorobenzene	FL,KS,TX
	Ethylbenzene	FL,KS,TX
	Bromoform	FL,KS,TX
	1,1,2,2-Tetrachloroethane	FL,KS,TX
	1,3-Dichlorobenzene	FL,KS,TX
	1,4-Dichlorobenzene	FL,KS,TX
	1,2-Dichlorobenzene	FL,KS,TX
OA-1 in Aqueous	Methyl tert-Butyl Ether	TX,FL,KS
	n-Hexane	TX,FL,KS
	Benzene	IA,TX,FL,KS
	Toluene	IA,TX,FL,KS

OA-1 in Aqueous	Ethylbenzene	IA,TX,FL,KS
	m,p-Xylenes	TX,FL,KS
	o-Xylene	TX,FL,KS
	Naphthalene	TX,FL,KS
	Total Purgeable Hydrocarbons	TX,FL,KS
	Total Xylenes	IA,TX,FL,KS

Non-Certified Analyses included in this Report

Method	Analyte
EPA 624.1 in Aqueous	Naphthalene

Code	Description	Number	Expires
FL	Florida Department of Health	E87918	06/30/2021
IA	Iowa Department of Natural Resources	064	05/01/2021
KS	Kansas Department of Health and Environment	E-10402	04/30/2022
NE	State of Nebraska Dept of Health & Human Services	NE-04-05	06/30/2021
OK	Oklahoma Department of Environmental Quality	2020-061	08/31/2021
TX	Texas Commission on Environmental Quality	T104704416-20-14	07/31/2021
UT	State of Utah Department of Health	NE000012020-10	07/31/2021
WA	State of Washington Department of Ecology	C912	06/07/2021

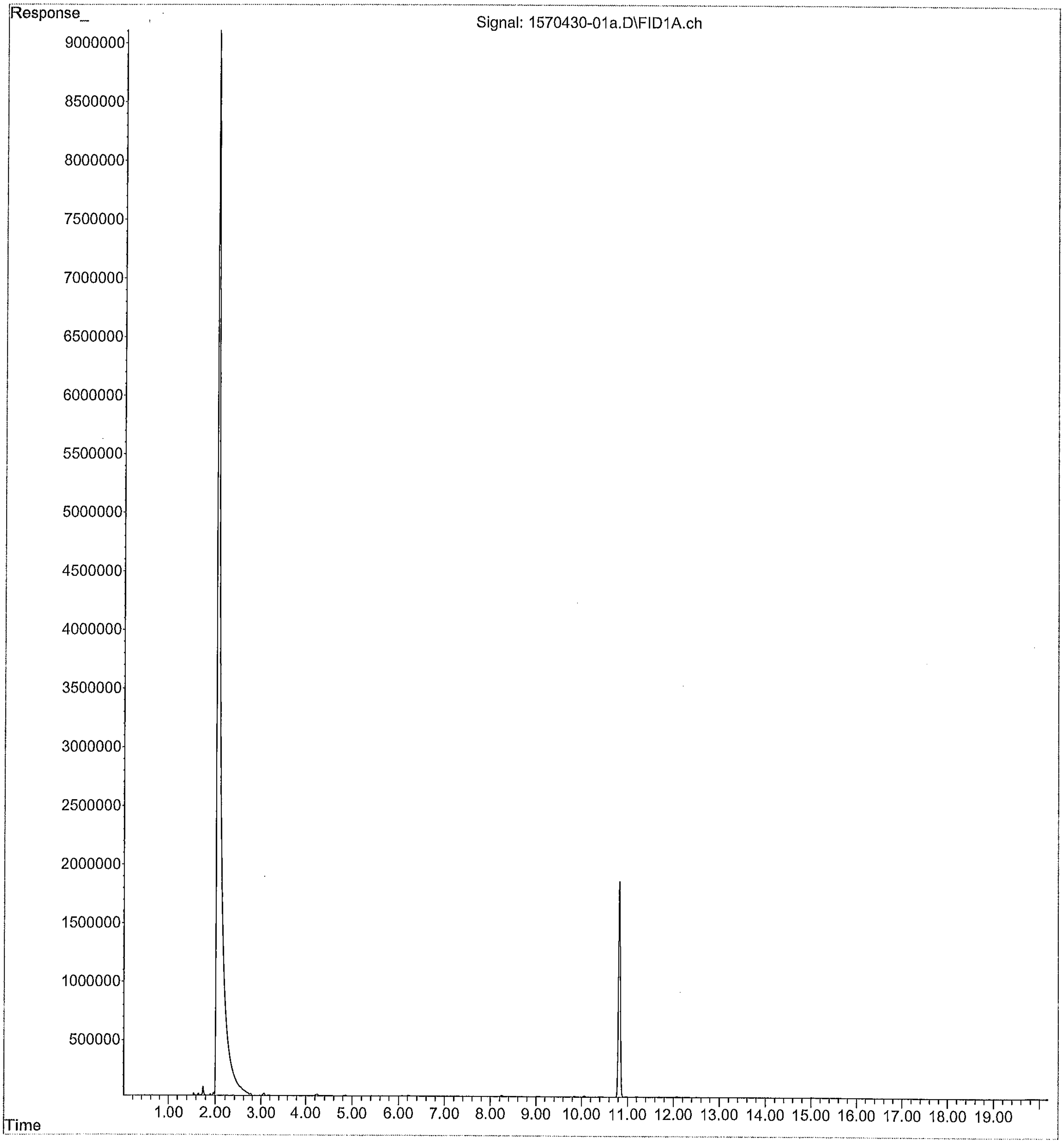
THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: 24 + Lake Phase 2	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:27

Notes and Definitions

MI	Matrix interference suspected in matrix spiked sample.
<	Less than reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

EPA 524.2, EPA 624, EPA 8260, OA-1, TCLP VOC, GRO, and all microbiological analyses are conducted in the facility located at 13606 B Street, Omaha, NE 68144. All other analyses are conducted in the main facility located at 13611 B Street, Omaha, NE 68144.

File   :C:\MassHunter\GCMS\1\data\050421\1570430-01a.D
Operator   : njs0
Acquired   : 04 May 2021 11:11 am using AcqMethod OA1new.M
Instrument :   Eagle
Sample Name: 1570430-01
Misc Info   : Water, 5.0mL lot 9005545
Vial Number: 8



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File       :C:\MassHunter\GCMS\1\data\050421\1570430-01a.D
Operator   : njs0
Acquired   : 04 May 2021  11:11 am using AcqMethod OA1new.M
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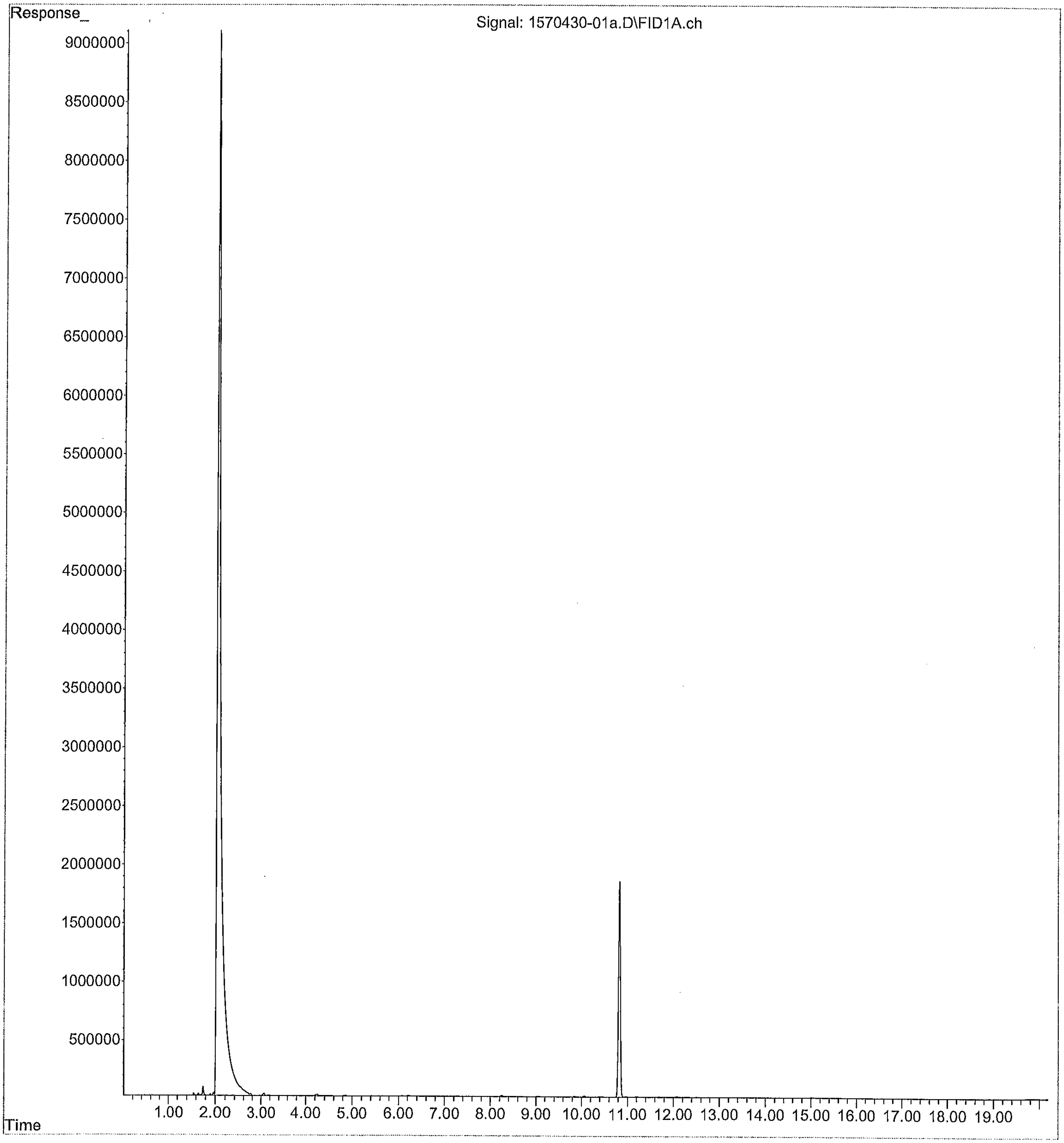
```



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CHAIN OF CUSTODY

Lab Work Order Number: 1570430
Date Generated: 04/19/2021

Client Name: THOMPSON DREESEN & DORNER - 4612	Project Name: 2260-104 Water Project
Client Contact: KENDALL HAYWARD	Project Description: 244 Lake Plaza II
Address: 10836 OLD MILL RD	Purchase Order Number:
City: OMAHA	Midwest Labs Contact: Kerri Stanek
State/Zip: NE, 68154-2674	Regulatory (Circle One) Yes No
Phone: 4023308860 Fax: 4023305866	Regulatory Agency:
Sampler Name (printed): Maggie Lanigan	Sample Type (Circle One - See Below) D G W S/H U P

Requested Analyses (Test Names): Ag, As-M, Ba, Cd, Cr, Hg, Pb-M, Se-M; EPA 624.1, OA1; TEH ~ Not needed

Copy To:

Email to:

Lab ID	Sample Name or Field ID	Sampled Date	Sampled Time	Sample Code	Matrix Code	Container Count	3	6	1						Sample Comments
01	Location:	5-3	2:58	B-4	A	9	1	6	2						

(Preservation Code row: 3, 6, 1)

HORKORDER: 1570430 COC Sticker #: 1

Relinquished By	Date/Time	Received By	Date/Time
[signature]	5-3-2021	gs	5/3/21 1600
Relinquished By	Date/Time	Received By	Date/Time

Comments:

Lab Internal Use Only:
Temperature Upon Receipt: 6.0°
Cooler Numbers:
Notes:

Matrix Codes: A=Aqueous

Preservation Codes: 1=Cool 6°C,3=pH<2; HNO3,6=pH<2; HCL

Sample Type Codes: D = Drinking Water (Safe Drinking Water Act), G = Groundwater, W = Wastewater (Clean Water Act), S/H = Solid/Hazardous Waste (RCRA), U = Underground Storage Tank (UST), P = Process Water

Chain of Custody will have a signature upon receipt but no subsequent signatures.

RC Form 15 - Effective 10/31/2013

Work Order 1570430

Regulatory

Midwest Laboratories®

This sheet **MUST** be filled out before samples can be processed. To ensure that holding times are met, it is your responsibility that a completed form comes attached to the Chain of Custody. Samples must be received on ice.

Is this sample for regulatory/permit reporting? ☐ Yes ☒ No

What city/state was your sample collected in? Omaha, Nebraska

What agency/state are you reporting? —

What type of sample? (Circle One)

Drinking Water For human consumption 30 hr hold time	Ground Water	Wastewater
Solid Waste	Hazardous Waste	UST
Storm Water	Process Water	

WORKORDER: 1570430
COC
Sticker #: 2

SEE REVERSE SIDE FOR SAMPLING INSTRUCTI

RC FORM 14-4 Effective 9.13.19

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14 May 2021

Work Order: 1570432

KENDALL HAYWARD
THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

RE: 2260-104 Water Project

Enclosed are the results of analyses for samples received by the laboratory on 2021-05-03 16:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kerri Stanek
Project Manager
kstanek@midwestlabs.com

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Location:	1570432-01	Aqueous	2021-05-03 14:07	2021-05-03 16:00

Containers used for the following analyses:

	1570432-01 A:	OA-1
	1570432-01 F:	EPA 624.1
#	1570432-01 I:	Total Metals per EPA 200.7, Total Metals per EPA 200.8, Total Metals per EPA 245.1

Note: Indicates container was received outside the acceptable pH range and was preserved at the laboratory.

Analysis Results Reviewed by:

EPA 624.1 reviewed by nmh9.

Total Metals per EPA 200.7 reviewed by kkh9.

Total Metals per EPA 200.8 reviewed by kkh9.

Total Metals per EPA 245.1 reviewed by kkh9.

OA-1 reviewed by nto7.

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Sample ID: Location:
Laboratory ID: 1570432-01
Sampled Date/Time: 2021-05-03 14:07

Analyte	Result	Reporting Limit	Units	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Volatile Organic Compounds								
Chloromethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Vinyl chloride	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Bromomethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Chloroethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Trichlorofluoromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Acrolein	<	20.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1-Dichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Acrylonitrile	<	20.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Methylene Chloride	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
trans-1,2-Dichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1-Dichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Chloroform	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,2-Dichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1,1-Trichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Carbon Tetrachloride	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Benzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,2-Dichloropropane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Trichloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Bromodichloromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
2-Chloroethyl vinyl ether	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
cis-1,3-Dichloropropene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
trans-1,3-Dichloropropene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1,2-Trichloroethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Toluene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Dibromochloromethane	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Tetrachloroethene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Chlorobenzene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Ethylbenzene	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Bromoform	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,1,2,2-Tetrachloroethane	<	10.0	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,3-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,4-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
1,2-Dichlorobenzene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Naphthalene	<	5.00	ug/L	EPA 624.1	2021-05-04	2021-05-04	nto7	(F)
Surrogate: Toluene-d8	*94 %*	*80-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(F)
Surrogate: Bromofluorobenzene	*96 %*	*74-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(F)
Surrogate: 1,2-Dichlorobenzene-d4	*98 %*	*80-120*		*EPA 624.1*	*2021-05-04*	*2021-05-04*		(F)

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Sample ID: Location:
Laboratory ID: 1570432-01
Sampled Date/Time: 2021-05-03 14:07

Analyte	Result	Reporting Limit	Units	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals								
Arsenic	0.713	0.004	mg/L	EPA 200.8	2021-05-05	2021-05-11	ras7	(I)
Barium	30.4	0.017	mg/L	EPA 200.7	2021-05-05	2021-05-05	ery3	(I)
Cadmium	0.251	0.007	mg/L	EPA 200.7	2021-05-05	2021-05-05	ery3	(I)
Chromium	3.18	0.03	mg/L	EPA 200.7	2021-05-05	2021-05-05	ery3	(I)
Lead	2.035	0.0100	mg/L	EPA 200.8	2021-05-05	2021-05-13	ras7	(I)
Mercury	0.0070	0.0004	mg/L	EPA 245.1	2021-05-06	2021-05-06	jmw0	(I)
Selenium	0.116	0.004	mg/L	EPA 200.8	2021-05-05	2021-05-11	ras7	(I)
Silver	0.05	0.03	mg/L	EPA 200.7	2021-05-05	2021-05-05	ery3	(I)
Petroleum Contamination								
Methyl tert-Butyl Ether	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
n-Hexane	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Benzene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Toluene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Ethylbenzene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
m,p-Xylenes	<	2.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
o-Xylene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Naphthalene	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Total Purgeable Hydrocarbons	<	10.0	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Total Xylenes	<	1.00	ug/L	OA-1	2021-05-04	2021-05-04	njs0	(A)
Surrogate: Bromofluorobenzene	*103 %*	*79.1-122*		*OA-1*	*2021-05-04*	*2021-05-04*		(A)

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Blank (B911390-BLK1)				Prepared & Analyzed: 2021-05-04						
Chloromethane	<	10.0	ug/L							
Vinyl chloride	<	10.0	ug/L							
Bromomethane	<	10.0	ug/L							
Chloroethane	<	10.0	ug/L							
Trichlorofluoromethane	<	5.00	ug/L							
Acrolein	<	20.0	ug/L							
1,1-Dichloroethene	<	5.00	ug/L							
Acrylonitrile	<	20.0	ug/L							
Methylene Chloride	<	5.00	ug/L							
trans-1,2-Dichloroethene	<	5.00	ug/L							
1,1-Dichloroethane	<	5.00	ug/L							
Chloroform	<	5.00	ug/L							
1,2-Dichloroethane	<	5.00	ug/L							
1,1,1-Trichloroethane	<	5.00	ug/L							
Carbon Tetrachloride	<	5.00	ug/L							
Benzene	<	5.00	ug/L							
1,2-Dichloropropane	<	10.0	ug/L							
Trichloroethene	<	5.00	ug/L							
Bromodichloromethane	<	5.00	ug/L							
2-Chloroethyl vinyl ether	<	5.00	ug/L							
cis-1,3-Dichloropropene	<	5.00	ug/L							
trans-1,3-Dichloropropene	<	5.00	ug/L							
1,1,2-Trichloroethane	<	5.00	ug/L							
Toluene	<	10.0	ug/L							
Dibromochloromethane	<	5.00	ug/L							
Tetrachloroethene	<	5.00	ug/L							
Chlorobenzene	<	10.0	ug/L							
Ethylbenzene	<	10.0	ug/L							
Bromoform	<	5.00	ug/L							
1,1,2,2-Tetrachloroethane	<	10.0	ug/L							
1,3-Dichlorobenzene	<	5.00	ug/L							
1,4-Dichlorobenzene	<	5.00	ug/L							
1,2-Dichlorobenzene	<	5.00	ug/L							
Naphthalene	<	5.00	ug/L							
Surrogate: Toluene-d8	*4.80*		ug/L	*5.00*		*96*	*80-120*			
Surrogate: Bromofluorobenzene	*4.75*		ug/L	*5.00*		*95*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*5.15*		ug/L	*5.00*		*103*	*80-120*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
LCS (B911390-BS1)				Prepared & Analyzed: 2021-05-04						
Chloromethane	9.42	10.0	ug/L	10.0		94	69.2-120			
Vinyl chloride	11.8	10.0	ug/L	10.0		118	61.4-143			
Bromomethane	9.28	10.0	ug/L	10.0		93	60.6-132			
Chloroethane	9.34	10.0	ug/L	10.0		93	76.7-120			
Trichlorofluoromethane	9.23	5.00	ug/L	10.0		92	80-120			
Acrolein	19.2	20.0	ug/L	20.0		96	67.9-120			
1,1-Dichloroethene	9.36	5.00	ug/L	10.0		94	80-122			
Acrylonitrile	9.39	20.0	ug/L	10.0		94	60-126			
Methylene Chloride	9.37	5.00	ug/L	10.0		94	78.9-120			
trans-1,2-Dichloroethene	9.44	5.00	ug/L	10.0		94	80-120			
1,1-Dichloroethane	9.60	5.00	ug/L	10.0		96	80-120			
Chloroform	9.56	5.00	ug/L	10.0		96	80-120			
1,2-Dichloroethane	9.55	5.00	ug/L	10.0		96	70.6-120			
1,1,1-Trichloroethane	9.64	5.00	ug/L	10.0		96	80-120			
Carbon Tetrachloride	9.51	5.00	ug/L	10.0		95	78.8-120			
Benzene	9.59	5.00	ug/L	10.0		96	80-120			
1,2-Dichloropropane	9.49	10.0	ug/L	10.0		95	71.3-120			
Trichloroethene	9.39	5.00	ug/L	10.0		94	79.7-120			
Bromodichloromethane	9.59	5.00	ug/L	10.0		96	71.7-120			
2-Chloroethyl vinyl ether	8.53	5.00	ug/L	10.0		85	40.2-142			
cis-1,3-Dichloropropene	9.56	5.00	ug/L	10.0		96	79.8-120			
trans-1,3-Dichloropropene	9.97	5.00	ug/L	10.0		100	66.2-120			
1,1,2-Trichloroethane	9.66	5.00	ug/L	10.0		97	76.3-120			
Toluene	9.52	10.0	ug/L	10.0		95	80-120			
Dibromochloromethane	9.60	5.00	ug/L	10.0		96	69.5-120			
Tetrachloroethene	9.34	5.00	ug/L	10.0		93	80-120			
Chlorobenzene	9.58	10.0	ug/L	10.0		96	80-120			
Ethylbenzene	9.62	10.0	ug/L	10.0		96	79.6-121			
Bromoform	9.49	5.00	ug/L	10.0		95	65.6-120			
1,1,2,2-Tetrachloroethane	9.69	10.0	ug/L	10.0		97	66-120			
1,3-Dichlorobenzene	9.28	5.00	ug/L	10.0		93	75-120			
1,4-Dichlorobenzene	9.68	5.00	ug/L	10.0		97	79-120			
1,2-Dichlorobenzene	9.61	5.00	ug/L	10.0		96	76.9-120			
Naphthalene	9.71	5.00	ug/L	10.0		97	50.1-139			
Surrogate: Toluene-d8	*9.51*		ug/L	*10.0*		*95*	*80-120*			
Surrogate: Bromofluorobenzene	*9.31*		ug/L	*10.0*		*93*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*9.39*		ug/L	*10.0*		*94*	*80-120*			

Work Order: 1570432

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Volatile Organic Compounds - Quality Control

Batch B911390

Matrix Spike (B911390-MS1) **Source: 1570809-02** Prepared & Analyzed: 2021-05-04

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chloromethane	9.58	10.0	ug/L	10.0	<	96	69.2-120			
Vinyl chloride	11.1	10.0	ug/L	10.0	<	111	61.4-143			
Bromomethane	9.18	10.0	ug/L	10.0	<	92	60.6-132			
Chloroethane	9.66	10.0	ug/L	10.0	<	97	76.7-120			
Trichlorofluoromethane	9.53	5.00	ug/L	10.0	<	95	80-120			
Acrolein	17.9	20.0	ug/L	20.0	<	89	67.9-120			
1,1-Dichloroethene	9.40	5.00	ug/L	10.0	<	94	80-122			
Acrylonitrile	9.58	20.0	ug/L	10.0	<	96	60-126			
Methylene Chloride	9.39	5.00	ug/L	10.0	<	94	78.9-120			
trans-1,2-Dichloroethene	9.51	5.00	ug/L	10.0	<	95	80-120			
1,1-Dichloroethane	9.41	5.00	ug/L	10.0	<	94	80-120			
Chloroform	9.30	5.00	ug/L	10.0	<	93	80-120			
1,2-Dichloroethane	9.31	5.00	ug/L	10.0	<	93	70.6-120			
1,1,1-Trichloroethane	9.37	5.00	ug/L	10.0	<	94	80-120			
Carbon Tetrachloride	9.36	5.00	ug/L	10.0	<	94	78.8-120			
Benzene	9.45	5.00	ug/L	10.0	<	94	80-120			
1,2-Dichloropropane	9.43	10.0	ug/L	10.0	<	94	71.3-120			
Trichloroethene	9.50	5.00	ug/L	10.0	<	95	79.7-120			
Bromodichloromethane	9.51	5.00	ug/L	10.0	<	95	71.7-120			
2-Chloroethyl vinyl ether	9.72	5.00	ug/L	10.0	<	97	40.2-142			
cis-1,3-Dichloropropene	9.42	5.00	ug/L	10.0	<	94	79.8-120			
trans-1,3-Dichloropropene	9.15	5.00	ug/L	10.0	<	92	66.2-120			
1,1,2-Trichloroethane	9.52	5.00	ug/L	10.0	<	95	76.3-120			
Toluene	9.55	10.0	ug/L	10.0	<	96	80-120			
Dibromochloromethane	9.43	5.00	ug/L	10.0	<	94	69.5-120			
Tetrachloroethene	9.71	5.00	ug/L	10.0	<	97	80-120			
Chlorobenzene	9.45	10.0	ug/L	10.0	<	94	80-120			
Ethylbenzene	9.37	10.0	ug/L	10.0	<	94	79.6-121			
Bromoform	9.59	5.00	ug/L	10.0	<	96	65.6-120			
1,1,2,2-Tetrachloroethane	9.65	10.0	ug/L	10.0	<	96	66-120			
1,3-Dichlorobenzene	9.58	5.00	ug/L	10.0	<	96	75-120			
1,4-Dichlorobenzene	9.10	5.00	ug/L	10.0	<	91	79-120			
1,2-Dichlorobenzene	9.01	5.00	ug/L	10.0	<	90	76.9-120			
Naphthalene	9.35	5.00	ug/L	10.0	<	94	50.1-139			
Surrogate: Toluene-d8	*4.83*		ug/L	*5.00*		*97*	*80-120*			
Surrogate: Bromofluorobenzene	*5.19*		ug/L	*5.00*		*104*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*5.01*		ug/L	*5.00*		*100*	*80-120*			

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Volatile Organic Compounds - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911390										
Matrix Spike Dup (B911390-MSD1)	**Source: 1570809-02**			Prepared & Analyzed: 2021-05-04						
Chloromethane	9.32	10.0	ug/L	10.0	<	93	69.2-120	3	20	
Vinyl chloride	11.0	10.0	ug/L	10.0	<	110	61.4-143	0.4	20	
Bromomethane	9.74	10.0	ug/L	10.0	<	97	60.6-132	6	20	
Chloroethane	9.68	10.0	ug/L	10.0	<	97	76.7-120	0.2	20	
Trichlorofluoromethane	9.61	5.00	ug/L	10.0	<	96	80-120	0.8	20	
Acrolein	17.2	20.0	ug/L	20.0	<	86	67.9-120	4	20	
1,1-Dichloroethene	9.66	5.00	ug/L	10.0	<	97	80-122	3	20	
Acrylonitrile	8.74	20.0	ug/L	10.0	<	87	60-126	9	20	
Methylene Chloride	9.35	5.00	ug/L	10.0	<	94	78.9-120	0.4	20	
trans-1,2-Dichloroethene	9.77	5.00	ug/L	10.0	<	98	80-120	3	20	
1,1-Dichloroethane	9.62	5.00	ug/L	10.0	<	96	80-120	2	20	
Chloroform	9.44	5.00	ug/L	10.0	<	94	80-120	1	20	
1,2-Dichloroethane	9.16	5.00	ug/L	10.0	<	92	70.6-120	2	20	
1,1,1-Trichloroethane	9.57	5.00	ug/L	10.0	<	96	80-120	2	20	
Carbon Tetrachloride	9.46	5.00	ug/L	10.0	<	95	78.8-120	1	20	
Benzene	9.67	5.00	ug/L	10.0	<	97	80-120	2	20	
1,2-Dichloropropane	9.50	10.0	ug/L	10.0	<	95	71.3-120	0.7	20	
Trichloroethene	9.73	5.00	ug/L	10.0	<	97	79.7-120	2	20	
Bromodichloromethane	9.38	5.00	ug/L	10.0	<	94	71.7-120	1	20	
2-Chloroethyl vinyl ether	9.00	5.00	ug/L	10.0	<	90	40.2-142	8	20	
cis-1,3-Dichloropropene	9.25	5.00	ug/L	10.0	<	92	79.8-120	2	20	
trans-1,3-Dichloropropene	8.87	5.00	ug/L	10.0	<	89	66.2-120	3	20	
1,1,2-Trichloroethane	9.00	5.00	ug/L	10.0	<	90	76.3-120	6	20	
Toluene	9.65	10.0	ug/L	10.0	<	96	80-120	1	20	
Dibromochloromethane	9.04	5.00	ug/L	10.0	<	90	69.5-120	4	20	
Tetrachloroethene	9.81	5.00	ug/L	10.0	<	98	80-120	1	20	
Chlorobenzene	9.57	10.0	ug/L	10.0	<	96	80-120	1	20	
Ethylbenzene	9.61	10.0	ug/L	10.0	<	96	79.6-121	3	20	
Bromoform	9.12	5.00	ug/L	10.0	<	91	65.6-120	5	20	
1,1,2,2-Tetrachloroethane	9.10	10.0	ug/L	10.0	<	91	66-120	6	20	
1,3-Dichlorobenzene	9.54	5.00	ug/L	10.0	<	95	75-120	0.4	20	
1,4-Dichlorobenzene	9.20	5.00	ug/L	10.0	<	92	79-120	1	20	
1,2-Dichlorobenzene	9.16	5.00	ug/L	10.0	<	92	76.9-120	2	20	
Naphthalene	8.89	5.00	ug/L	10.0	<	89	50.1-139	5	20	
Surrogate: Toluene-d8	*4.83*		ug/L	*5.00*		*97*	*80-120*			
Surrogate: Bromofluorobenzene	*5.08*		ug/L	*5.00*		*102*	*74-120*			
Surrogate: 1,2-Dichlorobenzene-d4	*4.90*		ug/L	*5.00*		*98*	*80-120*			

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Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911411										
Blank (B911411-BLK1)				Prepared: 2021-05-05 Analyzed: 2021-05-07						
Arsenic	<	0.001	mg/L							
Lead	<	0.0005	mg/L							
Selenium	<	0.001	mg/L							
LCS (B911411-BS1)				Prepared: 2021-05-05 Analyzed: 2021-05-07						
Arsenic	0.037	0.001	mg/L	0.0400		93.3	85-115			
Lead	0.0403	0.0005	mg/L	0.0400		101	85-115			
Selenium	0.036	0.001	mg/L	0.0400		89.2	85-115			
Matrix Spike (B911411-MS1)	**Source: 1570656-01**			Prepared: 2021-05-05 Analyzed: 2021-05-07						
Arsenic	0.040	0.001	mg/L	0.0400	0.0004	98.7	70-130			
Lead	0.0412	0.0005	mg/L	0.0400	0.0004	102	70-130			
Selenium	0.038	0.001	mg/L	0.0400	0.001	92.9	70-130			
Matrix Spike Dup (B911411-MSD1)	**Source: 1570656-01**			Prepared: 2021-05-05 Analyzed: 2021-05-07						
Arsenic	0.040	0.001	mg/L	0.0400	0.0004	98.4	70-130	0.281	20	
Lead	0.0400	0.0005	mg/L	0.0400	0.0004	99.1	70-130	2.96	20	
Selenium	0.039	0.001	mg/L	0.0400	0.001	93.8	70-130	0.883	20	
Batch B911412										
Blank (B911412-BLK1)				Prepared & Analyzed: 2021-05-05						
Barium	<	0.005	mg/L							
Cadmium	<	0.002	mg/L							
Chromium	<	0.01	mg/L							
Silver	<	0.01	mg/L							

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911412										
LCS (B911412-BS1)				Prepared & Analyzed: 2021-05-05						
Barium	0.936	0.005	mg/L	1.00		93.6	85-115			
Cadmium	0.908	0.002	mg/L	1.00		90.8	85-115			
Chromium	0.90	0.01	mg/L	1.00		90.4	85-115			
Silver	0.881	0.01	mg/L	1.00		88.1	85-115			
Matrix Spike (B911412-MS1)		**Source: 1569886-01**		Prepared & Analyzed: 2021-05-05						
Barium	1.14	0.005	mg/L	1.00	0.213	92.4	70-130			
Cadmium	0.872	0.002	mg/L	1.00	<	87.2	70-130			
Chromium	0.89	0.01	mg/L	1.00	<	88.6	70-130			
Silver	0.887	0.01	mg/L	1.00	<	88.7	70-130			
Matrix Spike Dup (B911412-MSD1)		**Source: 1569886-01**		Prepared & Analyzed: 2021-05-05						
Barium	1.16	0.005	mg/L	1.00	0.213	94.4	70-130	1.74	20	
Cadmium	0.866	0.002	mg/L	1.00	<	86.6	70-130	0.806	20	
Chromium	0.89	0.01	mg/L	1.00	<	89.0	70-130	0.518	20	
Silver	0.895	0.01	mg/L	1.00	<	89.5	70-130	0.921	20	
Batch B911458										
Blank (B911458-BLK1)				Prepared & Analyzed: 2021-05-06						
Mercury	<	0.0004	mg/L							
LCS (B911458-BS1)				Prepared & Analyzed: 2021-05-06						
Mercury	0.0010	0.0004	mg/L	0.00100		99.3	85-115			
Matrix Spike (B911458-MS1)		**Source: 1570430-01**		Prepared & Analyzed: 2021-05-06						
Mercury	0.0139	0.0004	mg/L	0.00250	0.0045	374	70-130			MI

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THOMPSON DREESEN & DORNER - 4612	Project:	2260-104 Water Project	
10836 OLD MILL RD	Project Number:	Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager:	KENDALL HAYWARD	2021-05-14 09:28

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911458										
Matrix Spike Dup (B911458-MSD1)	**Source: 1570430-01**			Prepared & Analyzed: 2021-05-06						
Mercury	0.0137	0.0004	mg/L	0.00250	0.0045	366	70-130	1.45	20	MI

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Petroleum Contamination - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911378										
Blank (B911378-BLK1)				Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	<	1.00	ug/L							
n-Hexane	<	1.00	ug/L							
Benzene	<	1.00	ug/L							
Toluene	<	1.00	ug/L							
Ethylbenzene	<	1.00	ug/L							
m,p-Xylenes	<	2.00	ug/L							
o-Xylene	<	1.00	ug/L							
Naphthalene	<	1.00	ug/L							
Total Purgeable Hydrocarbons	<	10.0	ug/L							
Total Xylenes	<	1.00	ug/L							
Surrogate: Bromofluorobenzene	*96.0*		ug/L	*100*		*96*	*79.1-122*			
LCS (B911378-BS1)				Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	98.1	1.00	ug/L	100		98	78.4-122			
n-Hexane	98.5	1.00	ug/L	100		98	73.7-120			
Benzene	98.4	1.00	ug/L	100		98	80-120			
Toluene	98.1	1.00	ug/L	100		98	80-120			
Ethylbenzene	97.5	1.00	ug/L	100		97	80-120			
m,p-Xylenes	190	2.00	ug/L	200		95	80-120			
o-Xylene	96.3	1.00	ug/L	100		96	80-120			
Naphthalene	96.1	1.00	ug/L	100		96	66.4-122			
Total Purgeable Hydrocarbons	<	10.0	ug/L				0-200			
Total Xylenes	287	1.00	ug/L				0-200			
Surrogate: Bromofluorobenzene	*98.1*		ug/L	*100*		*98*	*79.1-122*			
Matrix Spike (B911378-MS1)		**Source: 1570809-01**		Prepared & Analyzed: 2021-05-04						
Methyl tert-Butyl Ether	98.0	1.00	ug/L	100	<	98	78.4-122			
n-Hexane	100	1.00	ug/L	100	<	100	73.7-120			
Benzene	97.4	1.00	ug/L	100	<	97	80-120			
Toluene	97.4	1.00	ug/L	100	<	97	80-120			
Ethylbenzene	97.8	1.00	ug/L	100	<	98	80-120			
m,p-Xylenes	191	2.00	ug/L	200	<	96	80-120			
o-Xylene	96.9	1.00	ug/L	100	<	97	80-120			
Naphthalene	100	1.00	ug/L	100	<	100	66.4-122			
Total Purgeable Hydrocarbons	<	10.0	ug/L		<		0-200			
Total Xylenes	288	1.00	ug/L		0.00		0-200			
Surrogate: Bromofluorobenzene	*99.5*		ug/L	*100*		*100*	*79.1-122*			

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Petroleum Contamination - Quality Control

Batch B911378

Matrix Spike Dup (B911378-MSD1) **Source: 1570809-01** Prepared & Analyzed: 2021-05-04

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Methyl tert-Butyl Ether	97.8	1.00	ug/L	100	<	98	78.4-122	0.2	20	
n-Hexane	99.6	1.00	ug/L	100	<	100	73.7-120	0.5	20	
Benzene	99.0	1.00	ug/L	100	<	99	80-120	2	20	
Toluene	98.6	1.00	ug/L	100	<	99	80-120	1	20	
Ethylbenzene	97.9	1.00	ug/L	100	<	98	80-120	0.2	20	
m,p-Xylenes	191	2.00	ug/L	200	<	96	80-120	0.002	20	
o-Xylene	96.9	1.00	ug/L	100	<	97	80-120	0.05	20	
Naphthalene	96.7	1.00	ug/L	100	<	97	66.4-122	3	20	
Total Purgeable Hydrocarbons	<	10.0	ug/L		<		0-200		200	
Total Xylenes	288	1.00	ug/L		0.00		0-200	0.02	20	
Surrogate: Bromofluorobenzene	*98.2*		ug/L	*100*		*98*	*79.1-122*			

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Certified Analyses included in this Report

Method	Analyte	Certifications
EPA 200.7 in Aqueous	Barium	KS,TX,FL,UT,OK,IA
	Cadmium	TX,FL,UT,OK,KS,IA
	Chromium	KS,TX,FL,UT,OK,IA
	Silver	FL,KS,TX,UT,OK,IA
EPA 200.8 in Aqueous	Arsenic	TX,KS,FL,UT,OK,IA
	Lead	FL,KS,TX,UT,OK,IA,NE
	Selenium	FL,KS,TX,UT,OK,IA
EPA 245.1 in Aqueous	Mercury	FL,KS,TX,UT,OK,IA
EPA 624.1 in Aqueous	Chloromethane	FL,KS,TX
	Vinyl chloride	FL,KS,TX
	Bromomethane	FL,KS,TX
	Chloroethane	FL,KS,TX
	Trichlorofluoromethane	FL,KS,TX
	Acrolein	FL,KS
	1,1-Dichloroethene	FL,KS,TX
	Acrylonitrile	FL,KS
	Methylene Chloride	FL,KS
	trans-1,2-Dichloroethene	FL,KS,TX
	1,1-Dichloroethane	FL,KS,TX
	Chloroform	FL,KS,TX
	1,2-Dichloroethane	FL,KS,TX
	1,1,1-Trichloroethane	FL,KS,TX
	Carbon Tetrachloride	FL,KS,TX
	Benzene	FL,KS,TX
	1,2-Dichloropropane	FL,KS,TX
	Trichloroethene	FL,KS,TX
	Bromodichloromethane	FL,KS,TX
	2-Chloroethyl vinyl ether	FL,KS
	cis-1,3-Dichloropropene	FL,KS,TX
	trans-1,3-Dichloropropene	FL,KS,TX
	1,1,2-Trichloroethane	FL,KS,TX
	Toluene	FL,KS,TX
	Dibromochloromethane	FL,KS,TX
	Tetrachloroethene	FL,KS,TX
	Chlorobenzene	FL,KS,TX
	Ethylbenzene	FL,KS,TX
	Bromoform	FL,KS,TX
	1,1,2,2-Tetrachloroethane	FL,KS,TX
	1,3-Dichlorobenzene	FL,KS,TX
	1,4-Dichlorobenzene	FL,KS,TX
	1,2-Dichlorobenzene	FL,KS,TX
OA-1 in Aqueous	Methyl tert-Butyl Ether	TX,FL,KS
	n-Hexane	TX,FL,KS
	Benzene	IA,TX,FL,KS
	Toluene	IA,TX,FL,KS

OA-1 in Aqueous	Ethylbenzene	IA,TX,FL,KS
	m,p-Xylenes	TX,FL,KS
	o-Xylene	TX,FL,KS
	Naphthalene	TX,FL,KS
	Total Purgeable Hydrocarbons	TX,FL,KS
	Total Xylenes	IA,TX,FL,KS

Non-Certified Analyses included in this Report

Method	Analyte
EPA 624.1 in Aqueous	Naphthalene

Code	Description	Number	Expires
FL	Florida Department of Health	E87918	06/30/2021
IA	Iowa Department of Natural Resources	064	05/01/2021
KS	Kansas Department of Health and Environment	E-10402	04/30/2022
NE	State of Nebraska Dept of Health & Human Services	NE-04-05	06/30/2021
OK	Oklahoma Department of Environmental Quality	2020-061	08/31/2021
TX	Texas Commission on Environmental Quality	T104704416-20-14	07/31/2021
UT	State of Utah Department of Health	NE000012020-10	07/31/2021
WA	State of Washington Department of Ecology	C912	06/07/2021

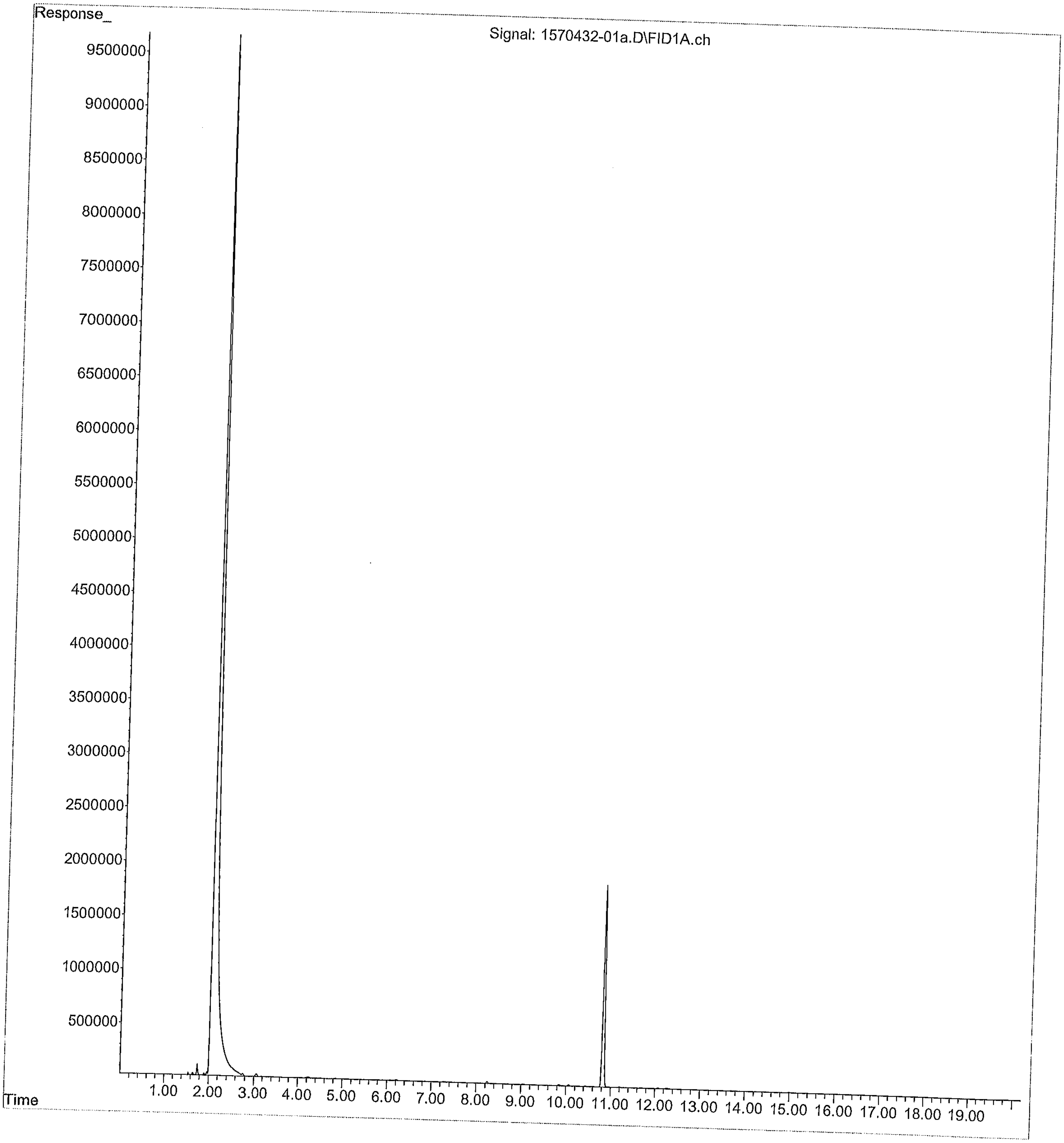
THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD	Project Number: Phase II ESA	**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-14 09:28

Notes and Definitions

MI	Matrix interference suspected in matrix spiked sample.
<	Less than reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

EPA 524.2, EPA 624, EPA 8260, OA-1, TCLP VOC, GRO, and all microbiological analyses are conducted in the facility located at 13606 B Street, Omaha, NE 68144. All other analyses are conducted in the main facility located at 13611 B Street, Omaha, NE 68144.

```
File        :C:\MassHunter\GCMS\1\data\050421\1570432-01a.D
Operator    : njs0
Acquired    : 04 May 2021  11:40 am using AcqMethod OA1new.M
Instrument :   Eagle
Sample Name: 1570432-01
Misc Info  : Water, 5.0mL lot 9005545
Vial Number: 9
```



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CHAIN OF CUSTODY

Lab Work Order Number: 1570432
Date Generated: 04/19/2021

Field	Value
Client Name	THOMPSON DREESEN & DORNER - 4612
Client Contact	KENDALL HAYWARD
Address	10836 OLD MILL RD
City	OMAHA
State/Zip	NE, 68154-2674
Phone	4023308860
Fax	4023305866
Sampler Name (printed)	Maggie Lanigan
Project Name	2260-104 Water Project
Project Description	Phase II ESA
Purchase Order Number	
Midwest Labs Contact	Kerri Stanek
Regulatory (Circle One)	Yes No (No circled)
Regulatory Agency	—
Sample Type (Circle One - See Below)	D G W S/H U P (G circled)

Requested Analyses (Test Names):
- Ag, As-M, Ba, Cd, Cr, Hg, Pb-M, Se-M
- EPA 624.1, OA1
- ~~TEH~~ Not needed

Copy To:

Email to:

Lab ID	Sample Name or Field ID	Sampled Date	Sampled Time	Sample Code	Matrix Code	Container Count	Preservation Code 3	6	1						Sample Comments
01	Location:	5-3-21	2:07	B5	A	9	1	6	2						

WORKORDER: 1570432 COC Sticker #: 1

Relinquished By	Date/Time	Received By	Date/Time
[signature]	5-3-2021	JS	5/3/21 1600
Relinquished By	Date/Time	Received By	Date/Time

Comments:

Lab Internal Use Only:
Temperature Upon Receipt: 6.2°
Cooler Numbers:
Notes:

Matrix Codes: A=Aqueous

Preservation Codes: 1=Cool 6°C,3=pH<2; HNO3,6=pH<2; HCL

Sample Type Codes: D = Drinking Water (Safe Drinking Water Act), G = Groundwater, W = Wastewater (Clean Water Act), S/H = Solid/Hazardous Waste (RCRA), U = Underground Storage Tank (UST), P = Process Water

Chain of Custody will have a signature upon receipt but no subsequent signatures.

Work Order 1570432

Regulatory

Midwest Laboratories®

This sheet **MUST** be filled out before samples can be processed. To ensure that holding times are met, it is your responsibility that a completed form comes attached to the Chain of Custody. Samples must be received on ice.

Is this sample for regulatory/permit reporting? ☐ Yes ☒ No

What city/state was your sample collected in? Omaha, Nebraska

What agency/state are you reporting? —

What type of sample? (Circle One)

Drinking Water For human consumption, 30 hr hold time	**Ground Water**	**Wastewater**
Solid Waste	**Hazardous Waste**	**UST**
Storm Water	**Process Water**	**Livestock**

SEE REVERSE SIDE FOR SAMPLING INSTRUC

WORKORDER: 1570432 COC Sticker #: 2

RC FORM 14-4 Effective 9.13.19

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24 May 2021

Work Order: 1571190

KENDALL HAYWARD
THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

RE: 2260-104 Water Project

Enclosed are the results of analyses for samples received by the laboratory on 2021-05-03 16:00. If you have any questions concerning this report, please feel free to contact me.

OA2 Method was subcontracted to another laboratory.

Report reissued 5-24-21 -- Added description:

2260-104 24 + Lake Phase II

Sincerely,

Kerri Stanek
Project Manager
kstanek@midwestlabs.com

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
3/B-2	1571190-01	Solid	2021-04-22 11:00	2021-05-03 16:00
6/B-2	1571190-02	Solid	2021-04-22 11:10	2021-05-03 16:00
12/B-2A	1571190-03	Solid	2021-04-22 11:31	2021-05-03 16:00
24/B-3	1571190-05	Solid	2021-04-22 12:30	2021-05-03 16:00
27/B-3	1571190-06	Solid	2021-04-22 12:35	2021-05-03 16:00
44/B-6	1571190-07	Solid	2021-04-26 10:30	2021-05-03 16:00
47/B-6	1571190-08	Solid	2021-04-26 10:35	2021-05-03 16:00
59/B-4	1571190-09	Solid	2021-04-26 11:30	2021-05-03 16:00
61/B-4	1571190-10	Solid	2021-04-26 12:30	2021-05-03 16:00
62/B-4	1571190-11	Solid	2021-04-26 11:36	2021-05-03 16:00
71/B-4	1571190-13	Solid	2021-04-26 11:41	2021-05-03 16:00
73/B-1	1571190-15	Solid	2021-04-26 12:30	2021-05-03 16:00
74/B-1	1571190-16	Solid	2021-04-26 12:31	2021-05-03 16:00
77/B-1	1571190-18	Solid	2021-04-26 12:35	2021-05-03 16:00
80/B-1	1571190-19	Solid	2021-04-26 12:40	2021-05-03 16:00
83/B-1	1571190-21	Solid	2021-04-26 12:45	2021-05-03 16:00
92/B-5	1571190-23	Solid	2021-04-26 14:00	2021-05-03 16:00
95/B-5	1571190-24	Solid	2021-04-26 14:05	2021-05-03 16:00

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD		**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-24 10:18

Containers used for the following analyses:

1571190-01 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-01 B:	SM 2540 G
1571190-02 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-02 B:	SM 2540 G
1571190-03 A:	OA1
1571190-05 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-05 B:	SM 2540 G
1571190-06 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-06 B:	SM 2540 G
1571190-07 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-07 B:	SM 2540 G
1571190-08 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-08 B:	SM 2540 G
1571190-09 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-09 B:	SM 2540 G
1571190-10 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-10 B:	SM 2540 G
1571190-11 A:	OA1
1571190-13 A:	OA1
1571190-15 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-15 B:	SM 2540 G
1571190-16 A:	OA1
1571190-18 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-18 B:	SM 2540 G
1571190-19 A:	OA1
1571190-21 A:	OA1
1571190-23 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-23 B:	SM 2540 G
1571190-24 A:	Total Metals per EPA 6010B, Total Metals per EPA 6020, Total Metals per EPA 7471
1571190-24 B:	SM 2540 G

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD		**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-24 10:18

Analysis Results Reviewed by:

Total Metals per EPA 6010B reviewed by kkh9.

Total Metals per EPA 6020 reviewed by kkh9.

Total Metals per EPA 7471 reviewed by kkh9.

SM 2540 G reviewed by jdb5.

OA1 reviewed by nto7.

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD		**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-24 10:18

Sample ID: 3/B-2
Laboratory ID: 1571190-01
Sampled Date/Time: 2021-04-22 11:00

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	11.0	0.6	mg/kg dry	8.6	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	266.8	0.3	mg/kg dry	207.6	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	0.5	0.1	mg/kg dry	0.4	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	27.4	0.6	mg/kg dry	21.3	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	47.7	2.9	mg/kg dry	37.1	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.05	0.05	mg/kg dry	0.04	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	2.4	0.6	mg/kg dry	1.9	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	77.80	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ EXP, HT

THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 6/B-2
Laboratory ID: 1571190-02
Sampled Date/Time: 2021-04-22 11:10

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	10.9	0.7	mg/kg dry	8.3	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	274.1	0.3	mg/kg dry	209.9	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	0.3	0.1	mg/kg dry	0.3	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	21.2	0.6	mg/kg dry	16.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	71.3	3.0	mg/kg dry	54.6	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.11	0.06	mg/kg dry	0.08	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	2.1	0.7	mg/kg dry	1.6	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	76.59	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ EXP, HT

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 12/B-2A
Laboratory ID: 1571190-03
Sampled Date/Time: 2021-04-22 11:31

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Petroleum Contamination									
Methyl tert-Butyl Ether	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
n-Hexane	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Benzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Toluene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Ethylbenzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
m,p-Xylenes	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
o-Xylene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Naphthalene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Purgeable Hydrocarbons	<	1000	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Xylenes	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Surrogate: Bromofluorobenzene		*98 %*		*75.7-125*	*OA1*	*2021-05-05*	*2021-05-05*		(A)

Work Order: 1571190

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 24/B-3
Laboratory ID: 1571190-05
Sampled Date/Time: 2021-04-22 12:30

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	11.2	0.6	mg/kg dry	9.9	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	218.3	0.3	mg/kg dry	192.8	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	0.7	0.1	mg/kg dry	0.6	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	14.0	0.5	mg/kg dry	12.3	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	39.9	2.7	mg/kg dry	35.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.05	0.03	mg/kg dry	0.04	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	1.8	0.6	mg/kg dry	1.5	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.5	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	88.31	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ EXP, HT

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD		**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-24 10:18

Sample ID: 27/B-3
Laboratory ID: 1571190-06
Sampled Date/Time: 2021-04-22 12:35

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	11.0	0.6	mg/kg dry	9.0	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	298.8	0.3	mg/kg dry	245.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	0.2	0.1	mg/kg dry	0.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	17.7	0.6	mg/kg dry	14.5	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	13.0	2.9	mg/kg dry	10.6	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.04	0.04	mg/kg dry	0.03	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	1.9	0.6	mg/kg dry	1.5	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	82.07	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ EXP, HT

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 44/B-6
Laboratory ID: 1571190-07
Sampled Date/Time: 2021-04-26 10:30

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	15.0	0.6	mg/kg dry	11.9	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	507.8	0.3	mg/kg dry	401.4	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	1.0	0.1	mg/kg dry	0.8	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	18.6	0.6	mg/kg dry	14.7	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	12.5	3.1	mg/kg dry	9.8	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.04	0.04	mg/kg dry	0.04	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	2.0	0.6	mg/kg dry	1.6	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	79.04	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ HT

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 47/B-6
Laboratory ID: 1571190-08
Sampled Date/Time: 2021-04-26 10:35

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	2.6	0.7	mg/kg dry	2.0	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	267.4	0.3	mg/kg dry	205.0	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	0.1	0.1	mg/kg dry	0.1	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	18.1	0.5	mg/kg dry	13.9	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	12.4	2.7	mg/kg dry	9.5	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	<	0.06	mg/kg dry	<	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	1.7	0.7	mg/kg dry	1.3	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.5	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	76.66	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ HT

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THOMPSON DREESEN & DORNER - 4612 10836 OLD MILL RD OMAHA, NE 68154-2674	Project: 2260-104 Water Project Project Manager: KENDALL HAYWARD	**Reported:** 2021-05-24 10:18

Sample ID: 59/B-4
Laboratory ID: 1571190-09
Sampled Date/Time: 2021-04-26 11:30

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	4.1	0.6	mg/kg dry	3.3	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	259.2	0.3	mg/kg dry	206.9	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	<	0.1	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	17.9	0.6	mg/kg dry	14.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	9.0	3.1	mg/kg dry	7.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.04	0.04	mg/kg dry	0.03	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	1.7	0.6	mg/kg dry	1.4	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	79.81	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ HT

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD		**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-24 10:18

Sample ID: 61/B-4
Laboratory ID: 1571190-10
Sampled Date/Time: 2021-04-26 12:30

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	4.6	0.6	mg/kg dry	3.6	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	294.8	0.3	mg/kg dry	230.6	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	<	0.1	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	19.7	0.6	mg/kg dry	15.4	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	12.5	3.0	mg/kg dry	9.8	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	<	0.05	mg/kg dry	<	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	1.7	0.6	mg/kg dry	1.3	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	78.21	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ HT

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD		**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-24 10:18

Sample ID: 62/B-4
Laboratory ID: 1571190-11
Sampled Date/Time: 2021-04-26 11:36

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Petroleum Contamination									
Methyl tert-Butyl Ether	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
n-Hexane	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Benzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Toluene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Ethylbenzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
m,p-Xylenes	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
o-Xylene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Naphthalene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Purgeable Hydrocarbons	<	1000	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Xylenes	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Surrogate: Bromofluorobenzene		*99 %*		*75.7-125*	*OA1*	*2021-05-05*	*2021-05-05*		(A)

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 71/B-4
Laboratory ID: 1571190-13
Sampled Date/Time: 2021-04-26 11:41

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Petroleum Contamination									
Methyl tert-Butyl Ether	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
n-Hexane	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Benzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Toluene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Ethylbenzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
m,p-Xylenes	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
o-Xylene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Naphthalene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Purgeable Hydrocarbons	<	1000	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Xylenes	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Surrogate: Bromofluorobenzene		*100 %*		*75.7-125*	*OA1*	*2021-05-05*	*2021-05-05*		(A)

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10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 73/B-1
Laboratory ID: 1571190-15
Sampled Date/Time: 2021-04-26 12:30

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	5.3	0.6	mg/kg dry	4.4	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	165.5	0.3	mg/kg dry	137.3	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	0.3	0.1	mg/kg dry	0.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	15.6	0.6	mg/kg dry	12.9	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	36.6	3.1	mg/kg dry	30.4	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.05	0.05	mg/kg dry	0.04	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	1.2	0.6	mg/kg dry	1.0	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	82.98	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ HT

Work Order: 1571190

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 74/B-1
Laboratory ID: 1571190-16
Sampled Date/Time: 2021-04-26 12:31

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Petroleum Contamination									
Methyl tert-Butyl Ether	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
n-Hexane	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Benzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Toluene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Ethylbenzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
m,p-Xylenes	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
o-Xylene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Naphthalene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Purgeable Hydrocarbons	27700	1000	ug/kg	27700 ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Xylenes	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Surrogate: Bromofluorobenzene		*101 %*		*75.7-125*	*OA1*	*2021-05-05*	*2021-05-05*		(A)

Work Order: 1571190

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 77/B-1
Laboratory ID: 1571190-18
Sampled Date/Time: 2021-04-26 12:35

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	13.3	0.6	mg/kg dry	10.7	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	301.6	0.3	mg/kg dry	244.0	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	1.1	0.1	mg/kg dry	0.9	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	20.3	0.6	mg/kg dry	16.4	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	278.9	3.2	mg/kg dry	225.6	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.28	0.04	mg/kg dry	0.22	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	2.1	0.6	mg/kg dry	1.7	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	80.90	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ HT

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10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 80/B-1
Laboratory ID: 1571190-19
Sampled Date/Time: 2021-04-26 12:40

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Petroleum Contamination									
Methyl tert-Butyl Ether	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
n-Hexane	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Benzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Toluene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Ethylbenzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
m,p-Xylenes	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
o-Xylene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Naphthalene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Purgeable Hydrocarbons	<	1000	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Xylenes	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Surrogate: Bromofluorobenzene		*97 %*		*75.7-125*	*OA1*	*2021-05-05*	*2021-05-05*		(A)

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10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 83/B-1
Laboratory ID: 1571190-21
Sampled Date/Time: 2021-04-26 12:45

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result	Method	Prepared	Analyzed	Analyst	(Container) / Notes
Petroleum Contamination									
Methyl tert-Butyl Ether	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
n-Hexane	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Benzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Toluene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Ethylbenzene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
m,p-Xylenes	<	100	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
o-Xylene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Naphthalene	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Purgeable Hydrocarbons	<	1000	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Total Xylenes	<	50.0	ug/kg	< ug/kg	OA1	2021-05-05	2021-05-05	njs0	(A)
Surrogate: Bromofluorobenzene		*99 %*		*75.7-125*	*OA1*	*2021-05-05*	*2021-05-05*		(A)

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Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 92/B-5
Laboratory ID: 1571190-23
Sampled Date/Time: 2021-04-26 14:00

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	12.9	0.6	mg/kg dry	10.6	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	257.9	0.3	mg/kg dry	212.5	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	0.5	0.1	mg/kg dry	0.4	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	20.2	0.6	mg/kg dry	16.7	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	50.4	2.9	mg/kg dry	41.5	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.06	0.04	mg/kg dry	0.05	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	2.1	0.6	mg/kg dry	1.7	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	82.40	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ HT

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Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Sample ID: 95/B-5
Laboratory ID: 1571190-24
Sampled Date/Time: 2021-04-26 14:05

Analyte	Dry Weight Result	Reporting Limit	Units	As Received Result		Method	Prepared	Analyzed	Analyst	(Container) / Notes
Total Metals										
Arsenic	11.3	0.6	mg/kg dry	9.2	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Barium	266.3	0.3	mg/kg dry	215.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Cadmium	0.4	0.1	mg/kg dry	0.3	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Chromium	19.8	0.6	mg/kg dry	16.0	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Lead	70.8	3.0	mg/kg dry	57.2	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Mercury	0.07	0.04	mg/kg dry	0.06	mg/kg	EPA 7471	2021-05-06	2021-05-06	jmw0	(A)
Selenium	1.9	0.6	mg/kg dry	1.5	mg/kg	EPA 6020	2021-05-04	2021-05-06	ras7	(A)
Silver	<	0.6	mg/kg dry	<	mg/kg	EPA 6010B	2021-05-04	2021-05-04	ery3	(A)
Environmental Chemistry										
Percent Solids		0.01	%	80.81	%	SM 2540 G	2021-05-04	2021-05-05	akn1	(B)/ HT

Work Order: 1571190

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10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911383										
Blank (B911383-BLK1)				Prepared & Analyzed: 2021-05-04						
Barium	<	0.01	mg/kg wet							
Cadmium	<	0.004	mg/kg wet							
Chromium	<	0.02	mg/kg wet							
Lead	<	0.1	mg/kg wet							
Silver	<	0.02	mg/kg wet							
LCS (B911383-BS1)				Prepared & Analyzed: 2021-05-04						
Barium	0.95	0.01	mg/kg wet	1.00		94.7	80-120			
Cadmium	0.95	0.004	mg/kg wet	1.00		94.8	80-120			
Chromium	0.95	0.02	mg/kg wet	1.00		94.6	80-120			
Lead	0.96	0.1	mg/kg wet	1.00		95.8	80-120			
Silver	0.92	0.02	mg/kg wet	1.00		91.8	80-120			
Matrix Spike (B911383-MS1)	**Source: 1570810-01**			Prepared & Analyzed: 2021-05-04						
Barium	49.58	0.5	mg/kg dry	50.9	0.43	96.6	75-125			
Cadmium	48.15	0.2	mg/kg dry	50.9	<	94.6	75-125			
Chromium	49.24	1.0	mg/kg dry	50.9	<	96.7	75-125			
Lead	48.01	5.1	mg/kg dry	50.9	<	94.3	75-125			
Silver	46.75	1.0	mg/kg dry	50.9	<	91.9	75-125			
Matrix Spike Dup (B911383-MSD1)	**Source: 1570810-01**			Prepared & Analyzed: 2021-05-04						
Barium	39.01	0.4	mg/kg dry	39.2	0.43	98.5	75-125	23.9	20	
Cadmium	36.93	0.2	mg/kg dry	39.2	<	94.2	75-125	26.4	20	
Chromium	38.25	0.8	mg/kg dry	39.2	<	97.6	75-125	25.1	20	
Lead	37.30	3.9	mg/kg dry	39.2	<	95.2	75-125	25.1	20	
Silver	36.21	0.8	mg/kg dry	39.2	<	92.4	75-125	25.4	20	

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10836 OLD MILL RD
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Project: 2260-104 Water Project
Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Total Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911386										
Blank (B911386-BLK1)				Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	<	0.005	mg/kg wet							
Selenium	<	0.005	mg/kg wet							
LCS (B911386-BS1)				Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	0.21	0.005	mg/kg wet	0.200		105	80-120			
Selenium	0.21	0.005	mg/kg wet	0.200		106	80-120			
Matrix Spike (B911386-MS1)	**Source: 1571189-01**			Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	35.87	2.3	mg/kg dry	34.9	0.25	102	75-125			
Selenium	37.05	2.3	mg/kg dry	34.9	1.51	102	75-125			
Matrix Spike Dup (B911386-MSD1)	**Source: 1571189-01**			Prepared: 2021-05-04 Analyzed: 2021-05-06						
Arsenic	41.86	2.3	mg/kg dry	39.5	0.25	105	75-125	15.4	20	
Selenium	42.41	2.3	mg/kg dry	39.5	1.51	103	75-125	13.5	20	
Batch B911455										
Blank (B911455-BLK1)				Prepared & Analyzed: 2021-05-06						
Mercury	<	0.0002	mg/kg wet							
LCS (B911455-BS1)				Prepared & Analyzed: 2021-05-06						
Mercury	0.001	0.0002	mg/kg wet	0.00100		101	80-120			
Matrix Spike (B911455-MS1)	**Source: 1568633-01**			Prepared & Analyzed: 2021-05-06						
Mercury	5.3	1.4	mg/kg dry	5.17	0.19	99.3	80-120			
Matrix Spike Dup (B911455-MSD1)	**Source: 1568633-01**			Prepared & Analyzed: 2021-05-06						
Mercury	6.1	1.4	mg/kg dry	5.59	0.19	105	80-120	12.9	20	

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10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Environmental Chemistry - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911375										
Blank (B911375-BLK1)				Prepared: 2021-05-04 Analyzed: 2021-05-05						
Percent Solids	99.99	0.01	%							
LCS (B911375-BS1)				Prepared: 2021-05-04 Analyzed: 2021-05-05						
Percent Solids	97.88	0.01	%	97.7		100	80-120			
Duplicate (B911375-DUP1)		**Source: 1568633-01**		Prepared: 2021-05-04 Analyzed: 2021-05-05						
Percent Solids	2.300	0.01	%		2.310			0.434	20	
Duplicate (B911375-DUP2)		**Source: 1571189-01**		Prepared: 2021-05-04 Analyzed: 2021-05-05						
Percent Solids	20.32	0.01	%		21.37			5.04	20	

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THOMPSON DREESEN & DORNER - 4612	Project: 2260-104 Water Project	
10836 OLD MILL RD		**Reported:**
OMAHA, NE 68154-2674	Project Manager: KENDALL HAYWARD	2021-05-24 10:18

Petroleum Contamination - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911399										
Blank (B911399-BLK1)				Prepared & Analyzed: 2021-05-05						
Methyl tert-Butyl Ether	<	10.0	ug/kg							
n-Hexane	<	5.00	ug/kg							
Benzene	<	5.00	ug/kg							
Toluene	<	5.00	ug/kg							
Ethylbenzene	<	5.00	ug/kg							
m,p-Xylenes	<	10.0	ug/kg							
o-Xylene	<	5.00	ug/kg							
Naphthalene	<	5.00	ug/kg							
Total Purgeable Hydrocarbons	<	100	ug/kg							
Total Xylenes	<	5.00	ug/kg							
Surrogate: Bromofluorobenzene	*99.8*		ug/kg	*100*		*100*	*75.7-125*			
LCS (B911399-BS1)				Prepared & Analyzed: 2021-05-05						
Methyl tert-Butyl Ether	108	10.0	ug/kg	100		108	77.8-121			
n-Hexane	109	5.00	ug/kg	100		109	75.3-121			
Benzene	101	5.00	ug/kg	100		101	80-122			
Toluene	102	5.00	ug/kg	100		102	80-120			
Ethylbenzene	102	5.00	ug/kg	100		102	80-124			
m,p-Xylenes	199	10.0	ug/kg	200		100	80-124			
o-Xylene	101	5.00	ug/kg	100		101	80-121			
Naphthalene	108	5.00	ug/kg	100		108	49.1-137			
Total Purgeable Hydrocarbons	<	100	ug/kg				0-200			
Total Xylenes	300	5.00	ug/kg				0-200			
Surrogate: Bromofluorobenzene	*105*		ug/kg	*100*		*105*	*75.7-125*			
Matrix Spike (B911399-MS1)	**Source: 1570809-06**			Prepared & Analyzed: 2021-05-05						
Methyl tert-Butyl Ether	105	10.0	ug/kg	100	<	105	77.8-121			
n-Hexane	102	5.00	ug/kg	100	<	102	75.3-121			
Benzene	98.0	5.00	ug/kg	100	<	98	80-122			
Toluene	98.2	5.00	ug/kg	100	<	98	80-120			
Ethylbenzene	98.4	5.00	ug/kg	100	<	98	80-124			
m,p-Xylenes	193	10.0	ug/kg	200	<	97	80-124			
o-Xylene	97.8	5.00	ug/kg	100	<	98	80-121			
Naphthalene	111	5.00	ug/kg	100	<	111	49.1-137			
Total Purgeable Hydrocarbons	<	100	ug/kg		<		0-200			
Total Xylenes	291	5.00	ug/kg		0.00		0-200			
Surrogate: Bromofluorobenzene	*102*		ug/kg	*100*		*102*	*75.7-125*			

Work Order: 1571190

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10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project
Project Manager: KENDALL HAYWARD

Reported: 2021-05-24 10:18

Petroleum Contamination - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B911399										
Matrix Spike Dup (B911399-MSD1)	**Source: 1570809-06**		Prepared & Analyzed: 2021-05-05							
Methyl tert-Butyl Ether	95.5	10.0	ug/kg	100	<	95	77.8-121	10	20	
n-Hexane	97.0	5.00	ug/kg	100	<	97	75.3-121	5	20	
Benzene	92.8	5.00	ug/kg	100	<	93	80-122	5	20	
Toluene	92.7	5.00	ug/kg	100	<	93	80-120	6	20	
Ethylbenzene	93.0	5.00	ug/kg	100	<	93	80-124	6	20	
m,p-Xylenes	183	10.0	ug/kg	200	<	91	80-124	6	20	
o-Xylene	92.7	5.00	ug/kg	100	<	93	80-121	5	20	
Naphthalene	101	5.00	ug/kg	100	<	101	49.1-137	10	20	
Total Purgeable Hydrocarbons	<	100	ug/kg		<		0-200		200	
Total Xylenes	275	5.00	ug/kg		0.00		0-200	6	20	
Surrogate: Bromofluorobenzene	*97.8*		ug/kg	*100*		*98*	*75.7-125*			

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THOMPSON DREESEN & DORNER - 4612
10836 OLD MILL RD
OMAHA, NE 68154-2674

Project: 2260-104 Water Project

Project Manager: KENDALL HAYWARD

Reported:
2021-05-24 10:18

Certified Analyses included in this Report

Method	Analyte	Certifications
EPA 6010B in Solid	Barium	TX,KS,FL,UT,OK,IA,WA
	Cadmium	TX,KS,FL,UT,OK,IA,WA
	Chromium	TX,KS,FL,UT,OK,IA,WA
	Lead	FL,KS,TX,UT,OK,IA,WA
	Silver	FL,KS,TX,UT,OK,IA,WA
EPA 6020 in Solid	Arsenic	IA,KS,FL,TX
	Selenium	KS,IA,FL,TX
EPA 7471 in Solid	Mercury	TX,KS,FL,UT,OK,IA,WA
OA1 in Solid	Methyl tert-Butyl Ether	FL,KS
	n-Hexane	FL,KS
	Benzene	FL,IA,KS
	Toluene	FL,IA,KS
	Ethylbenzene	FL,IA,KS
	m,p-Xylenes	FL,KS
	o-Xylene	FL,KS
	Naphthalene	FL,KS
	Total Purgeable Hydrocarbons	FL,KS
	Total Xylenes	FL,IA,KS
SM 2540 G in Solid	Percent Solids	FL,IA,WA,UT,TX

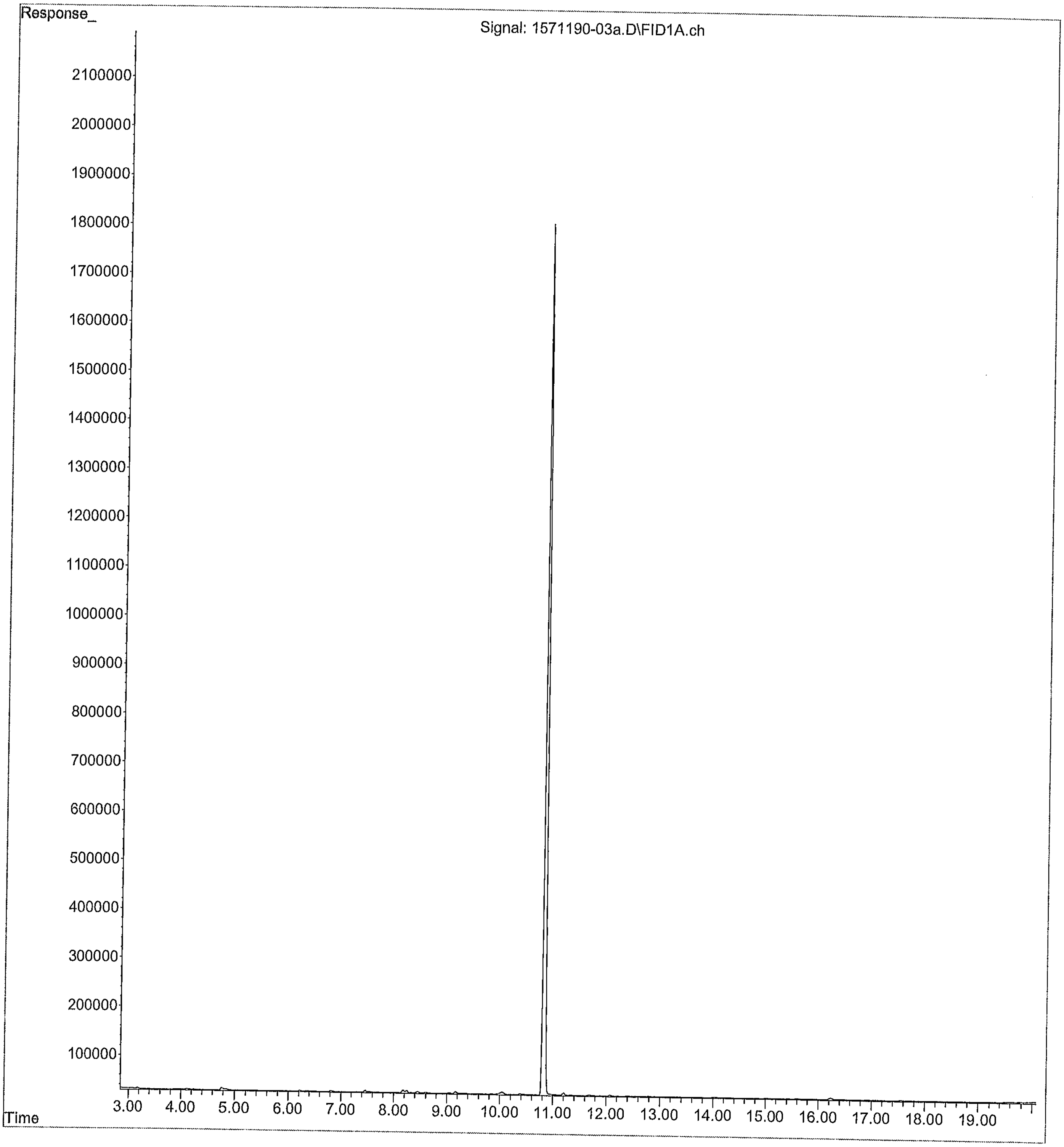
Code	Description	Number	Expires
FL	Florida Department of Health	E87918	06/30/2021
IA	Iowa Department of Natural Resources	064	05/01/2021
KS	Kansas Department of Health and Environment	E-10402	04/30/2022
NE	State of Nebraska Dept of Health & Human Services	NE-04-05	06/30/2021
OK	Oklahoma Department of Environmental Quality	2020-061	08/31/2021
TX	Texas Commission on Environmental Quality	T104704416-20-14	07/31/2021
UT	State of Utah Department of Health	NE000012020-10	07/31/2021
WA	State of Washington Department of Ecology	C912	06/07/2021

Notes and Definitions

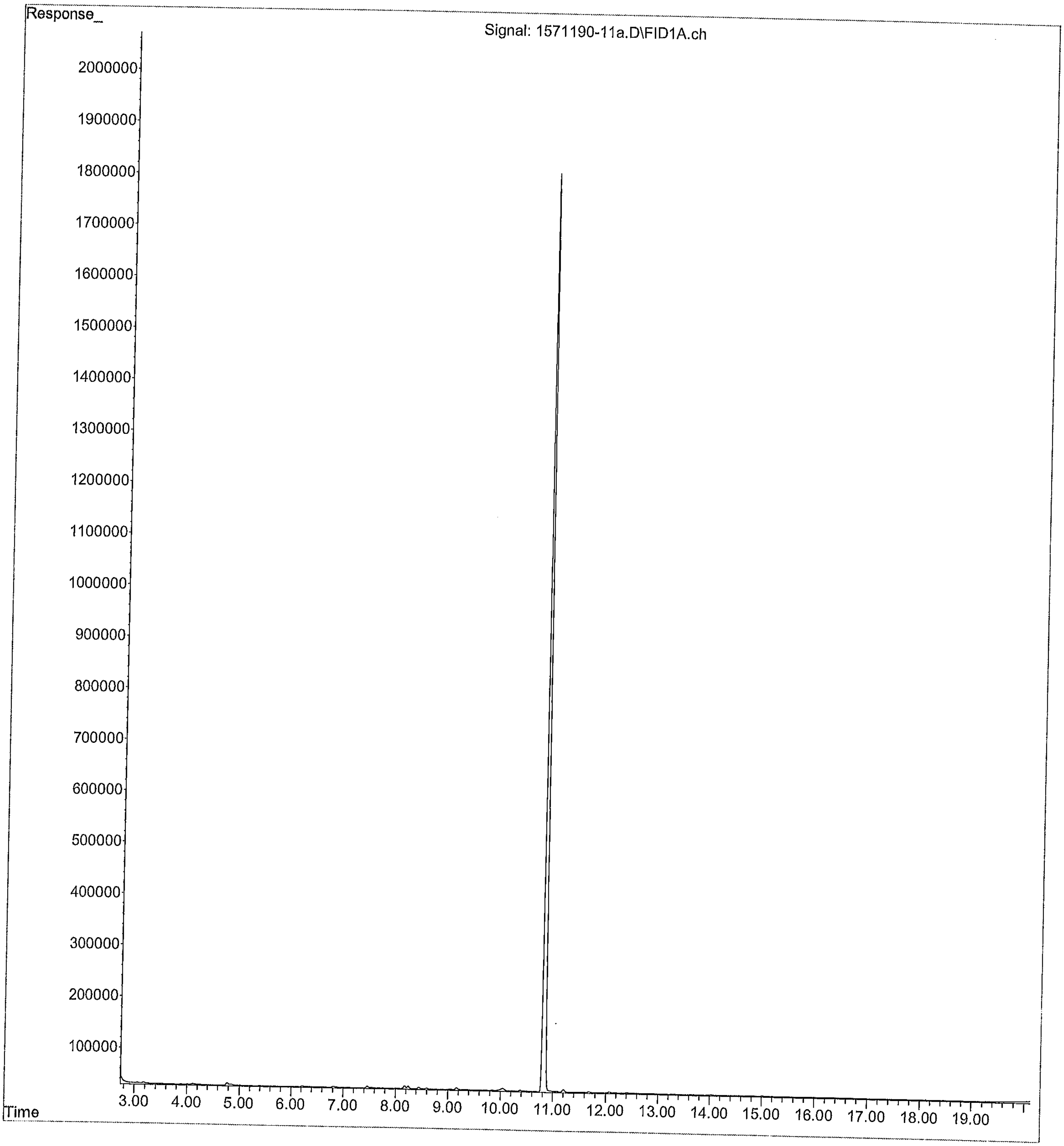
HT	Hold time exceeded, not suitable for regulatory purposes.
EXP	Sample received expired, not suitable for regulartory purposes.
<	Less than reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

EPA 524.2, EPA 624, EPA 8260, OA-1, TCLP VOC, GRO, and all microbiological analyses are conducted in the facility located at 13606 B Street, Omaha, NE 68144. All other analyses are conducted in the main facility located at 13611 B Street, Omaha, NE 68144.

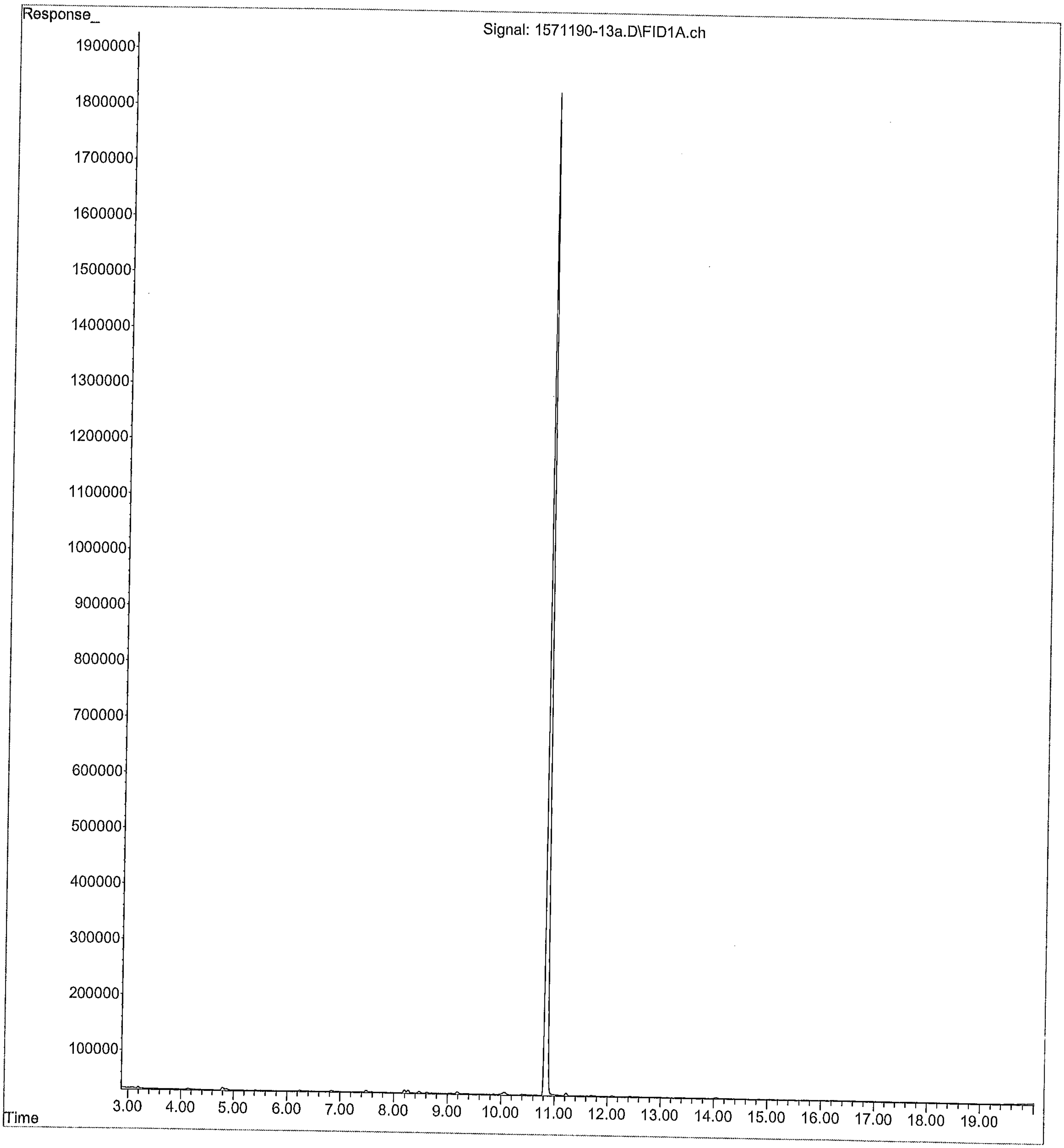
```
File       :C:\MassHunter\GCMS\1\data\050521\1571190-03a.D
Operator   : njs0
Acquired   : 05 May 2021  11:16 am using AcqMethod OA1new.M
Instrument :   Eagle
Sample Name: 1571190-03
Misc Info  : Soil, 5.006g  lot 9005546
Vial Number: 9
```



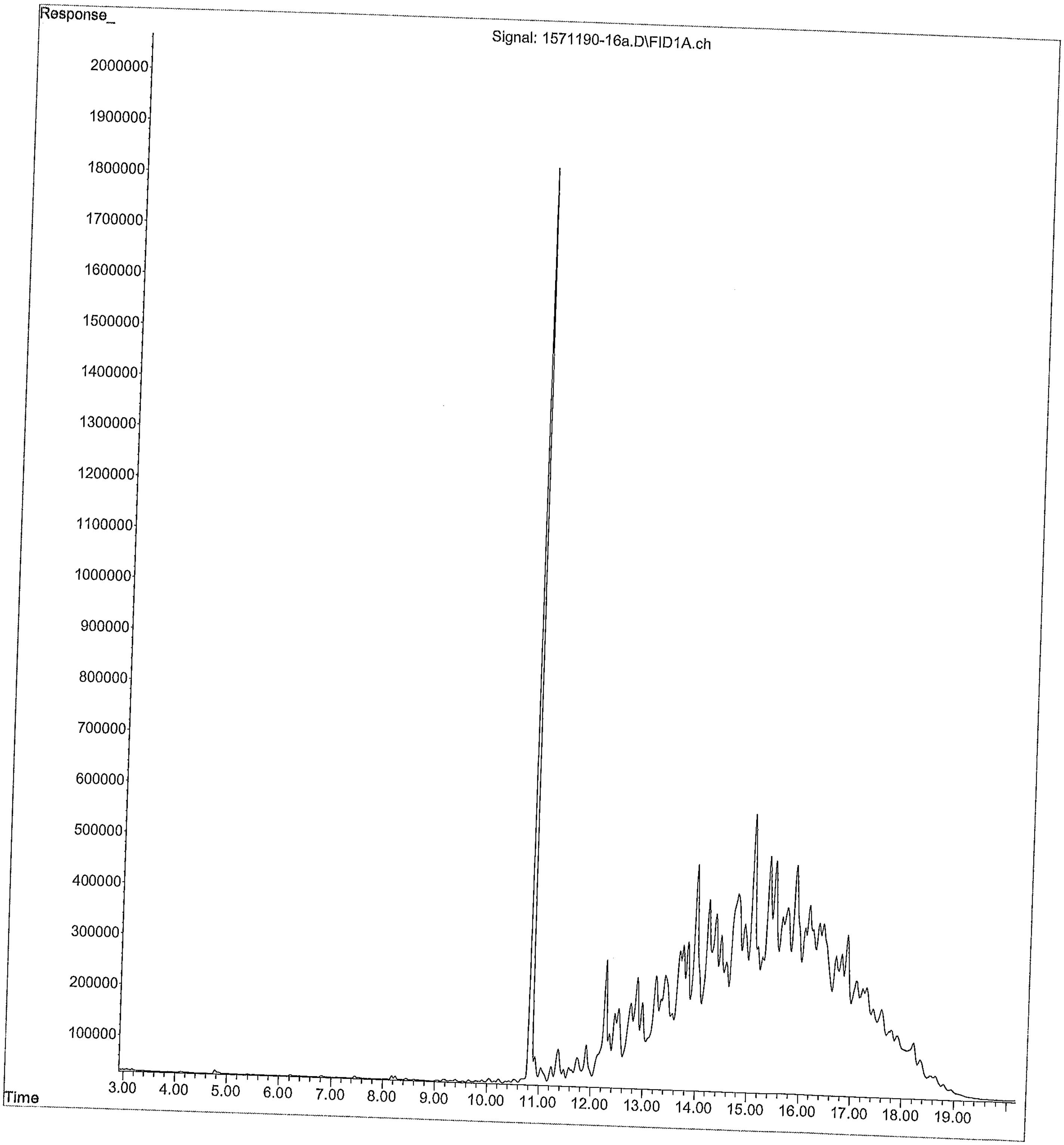
```
File        :C:\MassHunter\GCMS\1\data\050521\1571190-11a.D
Operator    : njs0
Acquired    : 05 May 2021  11:43 am using AcqMethod OA1new.M
Instrument :   Eagle
Sample Name: 1571190-11
Misc Info  : Soil, 5.003g  lot 9005546
Vial Number: 10
```



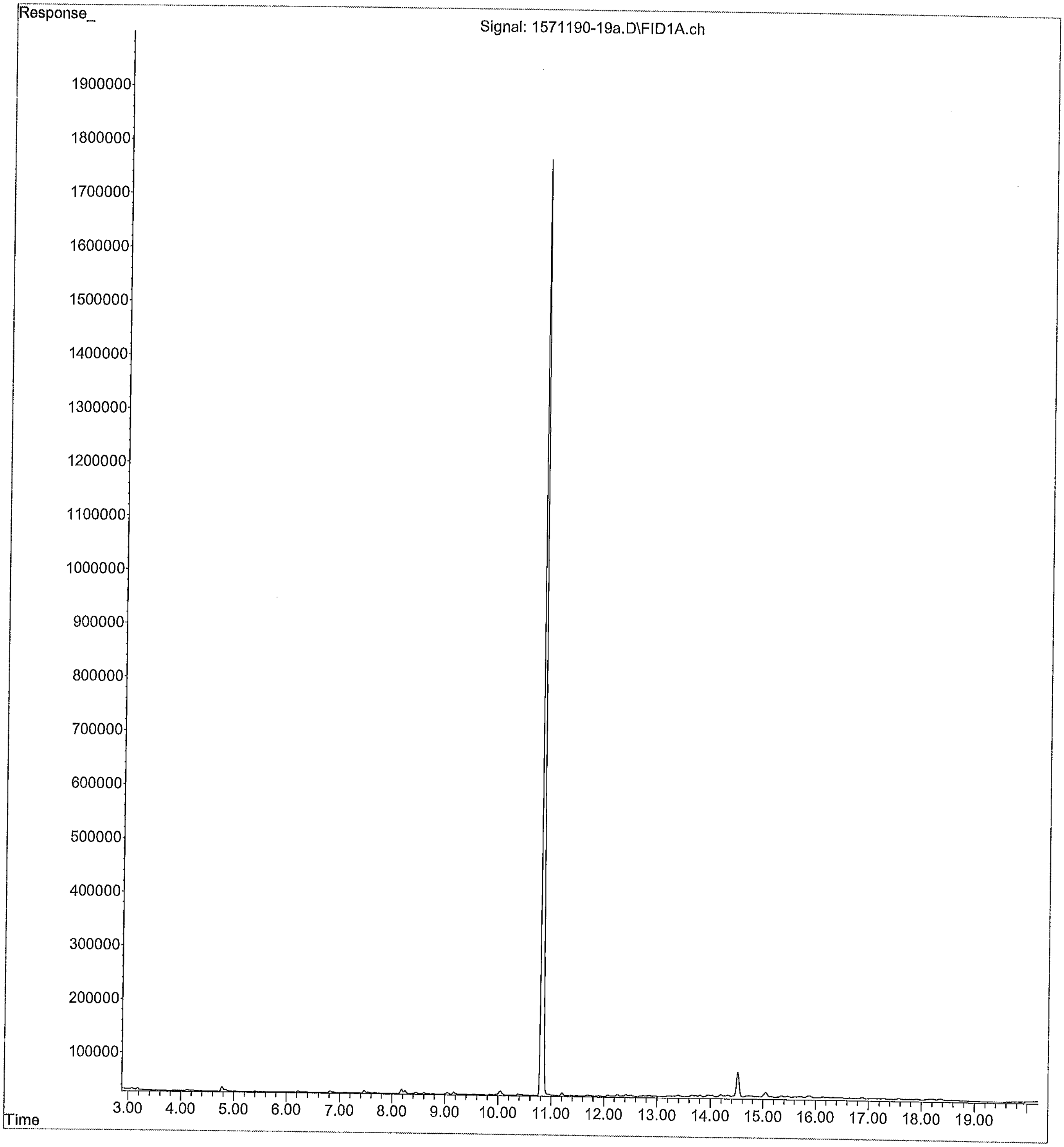
```
File       :C:\MassHunter\GCMS\1\data\050521\1571190-13a.D
Operator   : njs0
Acquired   : 05 May 2021  12:10 pm using AcqMethod OA1new.M
Instrument :   Eagle
Sample Name: 1571190-13
Misc Info  : Soil, 5.000g  lot 9005546
Vial Number: 11
```



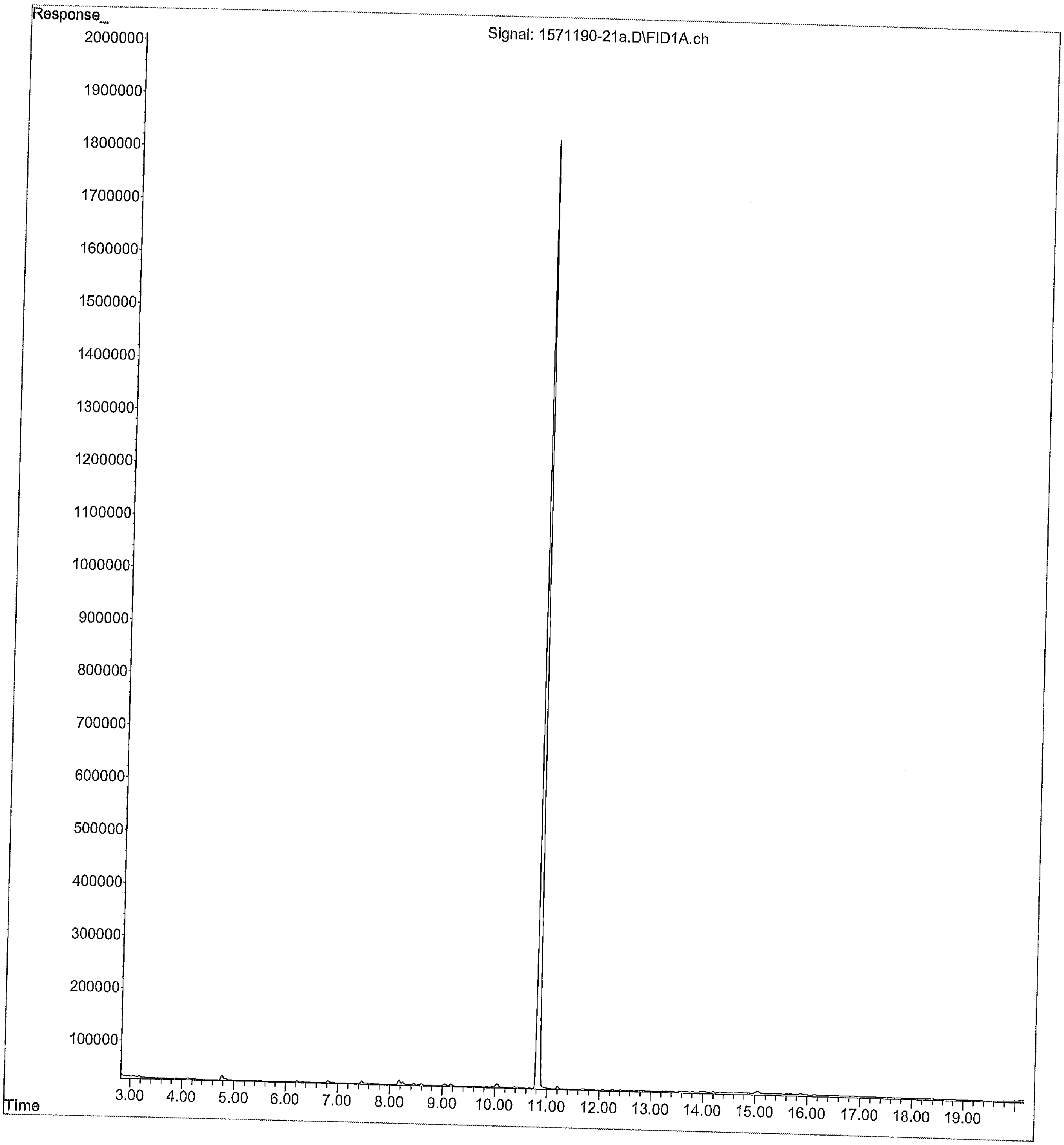
File :C:\MassHunter\GCMS\1\data\050521\1571190-16a.D
Operator : njs0
Acquired : 05 May 2021 12:37 pm using AcqMethod OA1new.M
Instrument : Eagle
Sample Name: 1571190-16
Misc Info : Soil, 5.004g lot 9005546
Vial Number: 12



```
File        :C:\MassHunter\GCMS\1\data\050521\1571190-19a.D
Operator    : njs0
Acquired    : 05 May 2021  01:05 pm using AcqMethod OA1new.M
Instrument  :   Eagle
Sample Name: 1571190-19
Misc Info   : Soil, 5.004g  lot 9005546
Vial Number: 13
```



```
File         :C:\MassHunter\GCMS\1\data\050521\1571190-21a.D
Operator     : njs0
Acquired     : 05 May 2021  01:33 pm using AcqMethod OA1new.M
Instrument :    Eagle
Sample Name: 1571190-21
Misc Info  : Soil, 5.002g  lot 9005546
Vial Number: 14
```



Pace Analytical Services, LLC
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Lenexa, KS 66219
(913)599-5665

May 11, 2021

Karlee Qualheim
Midwest Laboratories
13611 "B" Street
Omaha, NE 681443693

RE: Project: 157119004
Pace Project No.: 60368735

Dear Karlee Qualheim:

Enclosed are the analytical results for sample(s) received by the laboratory on May 06, 2021. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Kansas City

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Angie Brown
angie.brown@pacelabs.com
1(913)563-1402
Project Manager

Enclosures

CERTIFICATIONS

Project:	157119004
Pace Project No.:	60368735

Pace Analytical Services Kansas

9608 Loiret Boulevard, Lenexa, KS 66219
Missouri Inorganic Drinking Water Certification #: 10090
Arkansas Drinking Water
Arkansas Certification #: 20-020-0
Arkansas Drinking Water
Illinois Certification #: 200030
Iowa Certification #: 118
Kansas/NELAP Certification #: E-10116
Louisiana Certification #: 03055
Nevada Certification #: KS000212020-2
Oklahoma Certification #: 9205/9935
Florida: Cert E871149 SEKS WET
Texas Certification #: T104704407-19-12
Utah Certification #: KS000212019-9
Illinois Certification #: 004592
Kansas Field Laboratory Accreditation: # E-92587
Missouri SEKS Micro Certification: 10070

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Lenexa, KS 66219
(913)599-5665

SAMPLE SUMMARY

Project: 157119004
Pace Project No.: 60368735

Lab ID	Sample ID	Matrix	Date Collected	Date Received
60368735001	**157119004**	Solid	04/22/21 11:32	05/06/21 11:30

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(913)599-5665

SAMPLE ANALYTE COUNT

Project: 157119004
Pace Project No.: 60368735

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
60368735001	**157119004**	OA2	WNM	9	PASI-K
		ASTM D2974	DWC	1	PASI-K

PASI-K = Pace Analytical Services - Kansas City

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ANALYTICAL RESULTS

Project: 157119004
Pace Project No.: 60368735

Sample: 157119004 **Lab ID: 60368735001** Collected: 04/22/21 11:32 Received: 05/06/21 11:30 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
OA2 GCS	Analytical Method: OA2 Preparation Method: EPA 3546							
	Pace Analytical Services - Kansas City							
Diesel Fuel	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:17	68334-30-5	H2
Fuel Oil	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:17	68553-00-4	H2
Jet Fuel	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:17	94114-58-6	H2
Kerosene	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:17	8008-20-6	H2
Mineral Spirits	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:17	8030-30-6	H2
Motor Oil	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:17	64742-65-0	H2
TEH as Diesel No.2	**66.3**	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:17		1e,H2
Surrogates								
n-Tetracosane (S)	86	%	10-154	1	05/07/21 13:26	05/10/21 17:17	646-31-1	
p-Terphenyl (S)	84	%	55-128	1	05/07/21 13:26	05/10/21 17:17	92-94-4	
Percent Moisture	Analytical Method: ASTM D2974							
	Pace Analytical Services - Kansas City							
Percent Moisture	**22.4**	%	0.50	1		05/07/21 11:40		

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QUALITY CONTROL DATA

Project: 157119004
Pace Project No.: 60368735

QC Batch:	719168	Analysis Method:	OA2
QC Batch Method:	EPA 3546	Analysis Description:	OA2 GCS
		Laboratory:	Pace Analytical Services - Kansas City

Associated Lab Samples: 60368735001

METHOD BLANK: 2892323 Matrix: Solid

Associated Lab Samples: 60368735001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Diesel Fuel	mg/kg	ND	10	05/10/21 13:58	
Fuel Oil	mg/kg	ND	10	05/10/21 13:58	
Jet Fuel	mg/kg	ND	10	05/10/21 13:58	
Kerosene	mg/kg	ND	10	05/10/21 13:58	
Mineral Spirits	mg/kg	ND	10	05/10/21 13:58	
Motor Oil	mg/kg	ND	10	05/10/21 13:58	
TEH as Diesel No.2	mg/kg	ND	10	05/10/21 13:58	
n-Tetracosane (S)	%	94	10-154	05/10/21 13:58	
p-Terphenyl (S)	%	97	55-128	05/10/21 13:58	

LABORATORY CONTROL SAMPLE: 2892324

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Diesel Fuel	mg/kg	82.9	73.9	89	72-123	
n-Tetracosane (S)	%			91	10-154	
p-Terphenyl (S)	%			94	55-128	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2892325 2892326

Parameter	Units	60368735001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Diesel Fuel	mg/kg	ND	105	106	108	91.7	103	87	60-140	16	39	
n-Tetracosane (S)	%						92	78	10-154			
p-Terphenyl (S)	%						90	81	55-128			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALITY CONTROL DATA

Project: 157119004
Pace Project No.: 60368735

QC Batch: 719136
QC Batch Method: ASTM D2974
Analysis Method: ASTM D2974
Analysis Description: Dry Weight/Percent Moisture
Laboratory: Pace Analytical Services - Kansas City
Associated Lab Samples: 60368735001

METHOD BLANK: 2892170   Matrix: Solid
Associated Lab Samples: 60368735001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Percent Moisture	%	ND	0.50	05/07/21 11:39	

SAMPLE DUPLICATE: 2892171

Parameter	Units	60368430001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	25.0	25.1	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALIFIERS

Project: 157119004
Pace Project No.: 60368735

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

SAMPLE QUALIFIERS

Sample: 60368735001

[1] Per client, non-compliance; proceed with extraction outside of hold time if applicable.

ANALYTE QUALIFIERS

1e The sample does not match a profile of laboratory standards. Hydrocarbon fractions are present from the early gasoline to late motor oil range. Quantitation achieved using diesel fuel as a reference standard.

H2 Extraction or preparation conducted outside EPA method holding time.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 157119004
Pace Project No.: 60368735

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
60368735001	**157119004**	EPA 3546	719168	OA2	719467
60368735001	**157119004**	ASTM D2974	719136		

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Sample Condition Upon Receipt

WO# : 60368735

60368735

Client Name: Midwest Laboratories

Courier: FedEx ☐ UPS ☑ VIA ☐ Clay ☐ PEX ☐ ECI ☐ Pace ☐ Xroads ☐ Client ☐ Other ☐

Tracking #: 1Z635 783 13 7033 1832 Pace Shipping Label Used? Yes ☐ No ☑

Custody Seal on Cooler/Box Present: Yes ☐ No ☑ Seals intact: Yes ☐ No ☑

Packing Material: Bubble Wrap ☐ Bubble Bags ☑ Foam ☐ None ☐ Other ☐

Thermometer Used: 1-298 **Type of Ice:** Wet Blue None

Cooler Temperature (°C): **As-read** 5.3 **Corr. Factor** 0.0 **Corrected** 5.3°C

Temperature should be above freezing to 6°C

Date and initials of person examining contents: 5-6-21

Chain of Custody present:	☑Yes ☐No ☐N/A	
Chain of Custody relinquished:	☐Yes ☑No ☐N/A	
Samples arrived within holding time:	☐Yes ☐No ☑N/A	No sample dates/times
Short Hold Time analyses (<72hr):	☐Yes ☑No ☐N/A	
Rush Turn Around Time requested:	☐Yes ☑No ☐N/A	
Sufficient volume:	☑Yes ☐No ☐N/A	
Correct containers used:	☑Yes ☐No ☐N/A	
Pace containers used:	☑Yes ☐No ☐N/A	
Containers intact:	☑Yes ☐No ☐N/A	
Unpreserved 5035A / TX1005/1006 soils frozen in 48hrs?	☐Yes ☐No ☑N/A	
Filtered volume received for dissolved tests?	☐Yes ☐No ☑N/A	
Sample labels match COC: Date / time / ID / analyses	☑Yes ☐No ☐N/A	
Samples contain multiple phases? Matrix: SL	☐Yes ☑No ☐N/A	
Containers requiring pH preservation in compliance? (HNO_3, H_2SO_4, HCl<2; NaOH>9 Sulfide, NaOH>10 Cyanide) (Exceptions: VOA, Micro, O&G, KS TPH, OK-DRO) LOT#	☐Yes ☐No ☐N/A	List sample IDs, volumes, lot #'s of preservative and the date/time added.
Cyanide water sample checks:		
Lead acetate strip turns dark? (Record only)	☐Yes ☐No	
Potassium iodide test strip turns blue/purple? (Preserve)	☐Yes ☐No	
Trip Blank present:	☐Yes ☐No ☑N/A	
Headspace in VOA vials (>6mm):	☐Yes ☐No ☑N/A	
Samples from USDA Regulated Area: State: NE	☐Yes ☑No ☐N/A	
Additional labels attached to 5035A / TX1005 vials in the field?	☐Yes ☐No ☑N/A	

Client Notification/ Resolution: Copy COC to Client? Y / N Field Data Required? Y / N

Person Contacted: ____________ Date/Time: ____________

Comments/ Resolution: ____________

Project Manager Review: ____________ Date: ____________

F-KS-C-003-Rev.11, February 28, 2018

Midwest Laboratories®

60068735

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119004	OA2/TEH	none given

KDavison | pace 5.3°C 5/6/21 1130

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Midwest Laboratories®

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119004	OA2/TEH	none given
	sampled 4/22/21 11:32	

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

May 11, 2021

Karlee Qualheim
Midwest Laboratories
13611 "B" Street
Omaha, NE 681443693

RE: Project: 157119022
Pace Project No.: 60368741

Dear Karlee Qualheim:

Enclosed are the analytical results for sample(s) received by the laboratory on May 06, 2021. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Kansas City

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Angie Brown
angie.brown@pacelabs.com
1(913)563-1402
Project Manager

Enclosures

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

CERTIFICATIONS

Project:	157119022
Pace Project No.:	60368741

Pace Analytical Services Kansas

9608 Loiret Boulevard, Lenexa, KS 66219
Missouri Inorganic Drinking Water Certification #: 10090
Arkansas Drinking Water
Arkansas Certification #: 20-020-0
Arkansas Drinking Water
Illinois Certification #: 200030
Iowa Certification #: 118
Kansas/NELAP Certification #: E-10116
Louisiana Certification #: 03055
Nevada Certification #: KS000212020-2
Oklahoma Certification #: 9205/9935
Florida: Cert E871149 SEKS WET
Texas Certification #: T104704407-19-12
Utah Certification #: KS000212019-9
Illinois Certification #: 004592
Kansas Field Laboratory Accreditation: # E-92587
Missouri SEKS Micro Certification: 10070

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE SUMMARY

Project: 157119022
Pace Project No.: 60368741

Lab ID	Sample ID	Matrix	Date Collected	Date Received
60368741001	**157119022**	Solid	04/26/21 12:46	05/06/21 11:30

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Lenexa, KS 66219
(913)599-5665

SAMPLE ANALYTE COUNT

Project: 157119022
Pace Project No.: 60368741

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
60368741001	**157119022**	OA2	WNM	9	PASI-K
		ASTM D2974	DWC	1	PASI-K

PASI-K = Pace Analytical Services - Kansas City

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9608 Loiret Blvd.
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ANALYTICAL RESULTS

Project: 157119022
Pace Project No.: 60368741

Sample: 157119022 **Lab ID: 60368741001** Collected: 04/26/21 12:46 Received: 05/06/21 11:30 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
OA2 GCS	Analytical Method: OA2 Preparation Method: EPA 3546							
	Pace Analytical Services - Kansas City							
Diesel Fuel	ND	mg/kg	11.1	1	05/07/21 13:26	05/10/21 15:11	68334-30-5	
Fuel Oil	ND	mg/kg	11.1	1	05/07/21 13:26	05/10/21 15:11	68553-00-4	
Jet Fuel	ND	mg/kg	11.1	1	05/07/21 13:26	05/10/21 15:11	94114-58-6	
Kerosene	ND	mg/kg	11.1	1	05/07/21 13:26	05/10/21 15:11	8008-20-6	
Mineral Spirits	ND	mg/kg	11.1	1	05/07/21 13:26	05/10/21 15:11	8030-30-6	
Motor Oil	ND	mg/kg	11.1	1	05/07/21 13:26	05/10/21 15:11	64742-65-0	
TEH as Diesel No.2	**23.9**	mg/kg	11.1	1	05/07/21 13:26	05/10/21 15:11		1e
Surrogates								
n-Tetracosane (S)	87	%	10-154	1	05/07/21 13:26	05/10/21 15:11	646-31-1	
p-Terphenyl (S)	84	%	55-128	1	05/07/21 13:26	05/10/21 15:11	92-94-4	
Percent Moisture	Analytical Method: ASTM D2974							
	Pace Analytical Services - Kansas City							
Percent Moisture	**15.3**	%	0.50	1		05/07/21 11:40		

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(913)599-5665

QUALITY CONTROL DATA

Project: 157119022
Pace Project No.: 60368741

QC Batch:	719168	Analysis Method:	OA2
QC Batch Method:	EPA 3546	Analysis Description:	OA2 GCS
		Laboratory:	Pace Analytical Services - Kansas City

Associated Lab Samples: 60368741001

METHOD BLANK: 2892323 Matrix: Solid

Associated Lab Samples: 60368741001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Diesel Fuel	mg/kg	ND	10	05/10/21 13:58	
Fuel Oil	mg/kg	ND	10	05/10/21 13:58	
Jet Fuel	mg/kg	ND	10	05/10/21 13:58	
Kerosene	mg/kg	ND	10	05/10/21 13:58	
Mineral Spirits	mg/kg	ND	10	05/10/21 13:58	
Motor Oil	mg/kg	ND	10	05/10/21 13:58	
TEH as Diesel No.2	mg/kg	ND	10	05/10/21 13:58	
n-Tetracosane (S)	%	94	10-154	05/10/21 13:58	
p-Terphenyl (S)	%	97	55-128	05/10/21 13:58	

LABORATORY CONTROL SAMPLE: 2892324

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Diesel Fuel	mg/kg	82.9	73.9	89	72-123	
n-Tetracosane (S)	%			91	10-154	
p-Terphenyl (S)	%			94	55-128	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2892325 2892326

Parameter	Units	60368735001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Diesel Fuel	mg/kg	ND	105	106	108	91.7	103	87	60-140	16	39	
n-Tetracosane (S)	%						92	78	10-154			
p-Terphenyl (S)	%						90	81	55-128			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALITY CONTROL DATA

Project: 157119022
Pace Project No.: 60368741

QC Batch: 719136
QC Batch Method: ASTM D2974
Analysis Method: ASTM D2974
Analysis Description: Dry Weight/Percent Moisture
Laboratory: Pace Analytical Services - Kansas City
Associated Lab Samples: 60368741001

METHOD BLANK: 2892170 Matrix: Solid
Associated Lab Samples: 60368741001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Percent Moisture	%	ND	0.50	05/07/21 11:39	

SAMPLE DUPLICATE: 2892171

Parameter	Units	60368430001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	25.0	25.1	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALIFIERS

Project: 157119022
Pace Project No.: 60368741

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

1e The sample does not match a profile of laboratory standards. Hydrocarbon fractions are present from the early gasoline to late motor oil range. Quantitation achieved using diesel fuel as a reference standard.

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 157119022
Pace Project No.: 60368741

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
60368741001	**157119022**	EPA 3546	719168	OA2	719467
60368741001	**157119022**	ASTM D2974	719136		

WO# : 60368741

60368741

Pace Analytical® www.pacelabs.com

Sample Condition Upon Receipt

Client Name: Midwest Laboratories

Courier: FedEx ☐ UPS ☑ VIA ☐ Clay ☐ PEX ☐ ECI ☐ Pace ☐ Xroads ☐ Client ☐ Other ☐

Tracking #: 1Z635 783 13 7033 1832 Pace Shipping Label Used? Yes ☐ No ☑

Custody Seal on Cooler/Box Present: Yes ☐ No ☑ Seals intact: Yes ☐ No ☑

Packing Material: Bubble Wrap ☐ Bubble Bags ☑ Foam ☐ None ☐ Other ☐

Thermometer Used: 1-298 **Type of Ice:** Wet Blue None

Cooler Temperature (°C): **As-read** 5.3 **Corr. Factor** 0.0 **Corrected** 5.3°C

Date and initials of person examining contents: 5-6-21 [illegible]

Temperature should be above freezing to 6°C

Chain of Custody present:	☑Yes ☐No ☐N/A	
Chain of Custody relinquished:	☐Yes ☑No ☐N/A	
Samples arrived within holding time:	☐Yes ☐No ☑N/A	No sample dates/times
Short Hold Time analyses (<72hr):	☐Yes ☑No ☐N/A	
Rush Turn Around Time requested:	☐Yes ☑No ☐N/A	
Sufficient volume:	☑Yes ☐No ☐N/A	
Correct containers used:	☑Yes ☐No ☐N/A	
Pace containers used:	☑Yes ☐No ☐N/A	
Containers intact:	☑Yes ☐No ☐N/A	
Unpreserved 5035A / TX1005/1006 soils frozen in 48hrs?	☐Yes ☐No ☑N/A	
Filtered volume received for dissolved tests?	☐Yes ☐No ☑N/A	
Sample labels match COC: Date / time / ID / analyses	☑Yes ☐No ☐N/A	
Samples contain multiple phases? Matrix: SL	☐Yes ☑No ☐N/A	
Containers requiring pH preservation in compliance? (HNO_3, H_2SO_4, HCl<2; NaOH>9 Sulfide, NaOH>10 Cyanide) (Exceptions: VOA, Micro, O&G, KS TPH, OK-DRO) LOT#	☐Yes ☐No ☐N/A	List sample IDs, volumes, lot #'s of preservative and the date/time added.
Cyanide water sample checks:		
Lead acetate strip turns dark? (Record only)	☐Yes ☐No	
Potassium iodide test strip turns blue/purple? (Preserve)	☐Yes ☐No	
Trip Blank present:	☐Yes ☐No ☑N/A	
Headspace in VOA vials (>6mm):	☐Yes ☐No ☑N/A	
Samples from USDA Regulated Area: State: ME	☐Yes ☑No ☐N/A	
Additional labels attached to 5035A / TX1005 vials in the field?	☐Yes ☐No ☑N/A	

Client Notification/ Resolution: Copy COC to Client? Y / N Field Data Required? Y / N

Person Contacted: ____________ Date/Time: ____________

Comments/ Resolution: ____________

Project Manager Review: ____________ Date: ____________

Midwest Laboratories®

60368741

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119022	OA2/TEH	none given

Kauson/Pace 5.3°C 5/6/21 1130

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Midwest Laboratories®
13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119022	OA2/TEH	none given
	Sampled 4/26/21 12:46	

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

May 11, 2021

Karlee Qualheim
Midwest Laboratories
13611 "B" Street
Omaha, NE 681443693

RE: Project: 157119012
Pace Project No.: 60368736

Dear Karlee Qualheim:

Enclosed are the analytical results for sample(s) received by the laboratory on May 06, 2021. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Kansas City

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Angie Brown
angie.brown@pacelabs.com
1(913)563-1402
Project Manager

Enclosures

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

CERTIFICATIONS

Project:	157119012
Pace Project No.:	60368736

Pace Analytical Services Kansas

9608 Loiret Boulevard, Lenexa, KS 66219
Missouri Inorganic Drinking Water Certification #: 10090
Arkansas Drinking Water
Arkansas Certification #: 20-020-0
Arkansas Drinking Water
Illinois Certification #: 200030
Iowa Certification #: 118
Kansas/NELAP Certification #: E-10116
Louisiana Certification #: 03055
Nevada Certification #: KS000212020-2
Oklahoma Certification #: 9205/9935
Florida: Cert E871149 SEKS WET
Texas Certification #: T104704407-19-12
Utah Certification #: KS000212019-9
Illinois Certification #: 004592
Kansas Field Laboratory Accreditation: # E-92587
Missouri SEKS Micro Certification: 10070

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE SUMMARY

Project: 157119012
Pace Project No.: 60368736

Lab ID	Sample ID	Matrix	Date Collected	Date Received
60368736001	**157119012**	Solid	04/26/21 11:37	05/06/21 11:30

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE ANALYTE COUNT

Project: 157119012
Pace Project No.: 60368736

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
60368736001	**157119012**	OA2	WNM	9	PASI-K
		ASTM D2974	DWC	1	PASI-K

PASI-K = Pace Analytical Services - Kansas City

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

ANALYTICAL RESULTS

Project: 157119012
Pace Project No.: 60368736

Sample: 157119012 **Lab ID: 60368736001** Collected: 04/26/21 11:37 Received: 05/06/21 11:30 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
OA2 GCS	Analytical Method: OA2 Preparation Method: EPA 3546							
	Pace Analytical Services - Kansas City							
Diesel Fuel	ND	mg/kg	12.1	1	05/07/21 13:26	05/10/21 14:47	68334-30-5	
Fuel Oil	ND	mg/kg	12.1	1	05/07/21 13:26	05/10/21 14:47	68553-00-4	
Jet Fuel	ND	mg/kg	12.1	1	05/07/21 13:26	05/10/21 14:47	94114-58-6	
Kerosene	ND	mg/kg	12.1	1	05/07/21 13:26	05/10/21 14:47	8008-20-6	
Mineral Spirits	ND	mg/kg	12.1	1	05/07/21 13:26	05/10/21 14:47	8030-30-6	
Motor Oil	ND	mg/kg	12.1	1	05/07/21 13:26	05/10/21 14:47	64742-65-0	
TEH as Diesel No.2	ND	mg/kg	12.1	1	05/07/21 13:26	05/10/21 14:47		
Surrogates								
n-Tetracosane (S)	77	%	10-154	1	05/07/21 13:26	05/10/21 14:47	646-31-1	
p-Terphenyl (S)	80	%	55-128	1	05/07/21 13:26	05/10/21 14:47	92-94-4	
Percent Moisture	Analytical Method: ASTM D2974							
	Pace Analytical Services - Kansas City							
Percent Moisture	**22.3**	%	0.50	1		05/07/21 11:40		

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA

Project: 157119012
Pace Project No.: 60368736

QC Batch: 719168
QC Batch Method: EPA 3546
Analysis Method: OA2
Analysis Description: OA2 GCS
Laboratory: Pace Analytical Services - Kansas City
Associated Lab Samples: 60368736001

METHOD BLANK: 2892323   Matrix: Solid
Associated Lab Samples: 60368736001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Diesel Fuel	mg/kg	ND	10	05/10/21 13:58	
Fuel Oil	mg/kg	ND	10	05/10/21 13:58	
Jet Fuel	mg/kg	ND	10	05/10/21 13:58	
Kerosene	mg/kg	ND	10	05/10/21 13:58	
Mineral Spirits	mg/kg	ND	10	05/10/21 13:58	
Motor Oil	mg/kg	ND	10	05/10/21 13:58	
TEH as Diesel No.2	mg/kg	ND	10	05/10/21 13:58	
n-Tetracosane (S)	%	94	10-154	05/10/21 13:58	
p-Terphenyl (S)	%	97	55-128	05/10/21 13:58	

LABORATORY CONTROL SAMPLE: 2892324

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Diesel Fuel	mg/kg	82.9	73.9	89	72-123	
n-Tetracosane (S)	%			91	10-154	
p-Terphenyl (S)	%			94	55-128	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2892325   2892326

Parameter	Units	60368735001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Diesel Fuel	mg/kg	ND	105	106	108	91.7	103	87	60-140	16	39	
n-Tetracosane (S)	%						92	78	10-154			
p-Terphenyl (S)	%						90	81	55-128			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA

Project: 157119012
Pace Project No.: 60368736

QC Batch:	719136	Analysis Method:	ASTM D2974
QC Batch Method:	ASTM D2974	Analysis Description:	Dry Weight/Percent Moisture
		Laboratory:	Pace Analytical Services - Kansas City

Associated Lab Samples: 60368736001

METHOD BLANK: 2892170 Matrix: Solid

Associated Lab Samples: 60368736001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Percent Moisture	%	ND	0.50	05/07/21 11:39	

SAMPLE DUPLICATE: 2892171

Parameter	Units	60368430001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	25.0	25.1	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALIFIERS

Project: 157119012
Pace Project No.: 60368736

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 157119012
Pace Project No.: 60368736

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
60368736001	**157119012**	EPA 3546	719168	OA2	719467
60368736001	**157119012**	ASTM D2974	719136		

WO# : 60368736

60368736

Pace Analytical®
www.pacelabs.com

Sample Condition Upon Receipt

Client Name: Midwest Laboratories

Courier: FedEx ☐ UPS ☑ VIA ☐ Clay ☐ PEX ☐ ECI ☐ Pace ☐ Xroads ☐ Client ☐ Other ☐

Tracking #: 1Z635 783 13 7033 1832 Pace Shipping Label Used? Yes ☐ No ☑

Custody Seal on Cooler/Box Present: Yes ☐ No ☑ Seals intact: Yes ☐ No ☑

Packing Material: Bubble Wrap ☐ Bubble Bags ☑ Foam ☐ None ☐ Other ☐

Thermometer Used: T-298 **Type of Ice:** Wet Blue None

Cooler Temperature (°C): **As-read** 5.3 **Corr. Factor** 0.0 **Corrected** 5.3°C

Temperature should be above freezing to 6°C

Date and initials of person examining contents: 5-6-21 [initials]

Chain of Custody present:	☑Yes ☐No ☐N/A	
Chain of Custody relinquished:	☐Yes ☑No ☐N/A	
Samples arrived within holding time:	☐Yes ☐No ☑N/A	No sample dates/times
Short Hold Time analyses (<72hr):	☐Yes ☑No ☐N/A	
Rush Turn Around Time requested:	☐Yes ☑No ☐N/A	
Sufficient volume:	☑Yes ☐No ☐N/A	
Correct containers used:	☑Yes ☐No ☐N/A	
Pace containers used:	☑Yes ☐No ☐N/A	
Containers intact:	☑Yes ☐No ☐N/A	
Unpreserved 5035A / TX1005/1006 soils frozen in 48hrs?	☐Yes ☐No ☑N/A	
Filtered volume received for dissolved tests?	☐Yes ☐No ☑N/A	
Sample labels match COC: Date / time / ID / analyses	☑Yes ☐No ☐N/A	
Samples contain multiple phases? Matrix: SL	☐Yes ☑No ☐N/A	
Containers requiring pH preservation in compliance? (HNO_3, H_2SO_4, HCl<2; NaOH>9 Sulfide, NaOH>10 Cyanide) (Exceptions: VOA, Micro, O&G, KS TPH, OK-DRO) LOT#	☐Yes ☐No ☐N/A	List sample IDs, volumes, lot #'s of preservative and the date/time added.
Cyanide water sample checks: Lead acetate strip turns dark? (Record only) Potassium iodide test strip turns blue/purple? (Preserve)	☐Yes ☐No / ☐Yes ☐No	
Trip Blank present:	☐Yes ☐No ☑N/A	
Headspace in VOA vials (>6mm):	☐Yes ☐No ☑N/A	
Samples from USDA Regulated Area: State: NE	☐Yes ☑No ☐N/A	
Additional labels attached to 5035A / TX1005 vials in the field?	☐Yes ☐No ☑N/A	

Client Notification/ Resolution: Copy COC to Client? Y / N Field Data Required? Y / N

Person Contacted: ______ Date/Time: ______

Comments/ Resolution: ______

Project Manager Review: ______ Date: ______

F-KS-C-003-Rev 11, February 28, 2018

Midwest Laboratories®

60368736

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119012	OA2/TEH	none given

KMarkson/Pace 5.3°C 5/6/21 1130

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Midwest Laboratories®

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119012	OA2/TEH	none given
	sampled 4/26/21 11:37	

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

May 11, 2021

Karlee Qualheim
Midwest Laboratories
13611 "B" Street
Omaha, NE 681443693

RE: Project: 157119014
Pace Project No.: 60368737

Dear Karlee Qualheim:

Enclosed are the analytical results for sample(s) received by the laboratory on May 06, 2021. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

• Pace Analytical Services - Kansas City

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Angie Brown
angie.brown@pacelabs.com
1(913)563-1402
Project Manager

Enclosures

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

CERTIFICATIONS

Project:	157119014
Pace Project No.:	60368737

Pace Analytical Services Kansas

9608 Loiret Boulevard, Lenexa, KS 66219
Missouri Inorganic Drinking Water Certification #: 10090
Arkansas Drinking Water
Arkansas Certification #: 20-020-0
Arkansas Drinking Water
Illinois Certification #: 200030
Iowa Certification #: 118
Kansas/NELAP Certification #: E-10116
Louisiana Certification #: 03055
Nevada Certification #: KS000212020-2
Oklahoma Certification #: 9205/9935
Florida: Cert E871149 SEKS WET
Texas Certification #: T104704407-19-12
Utah Certification #: KS000212019-9
Illinois Certification #: 004592
Kansas Field Laboratory Accreditation: # E-92587
Missouri SEKS Micro Certification: 10070

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE SUMMARY

Project: 157119014
Pace Project No.: 60368737

Lab ID	Sample ID	Matrix	Date Collected	Date Received
60368737001	**157119014**	Solid	04/26/21 11:42	05/06/21 11:30

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE ANALYTE COUNT

Project: 157119014
Pace Project No.: 60368737

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
60368737001	**157119014**	OA2	WNM	9	PASI-K
		ASTM D2974	DWC	1	PASI-K

PASI-K = Pace Analytical Services - Kansas City

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

ANALYTICAL RESULTS

Project: 157119014
Pace Project No.: 60368737

Sample: 157119014 **Lab ID: 60368737001** Collected: 04/26/21 11:42 Received: 05/06/21 11:30 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
OA2 GCS	Analytical Method: OA2 Preparation Method: EPA 3546							
	Pace Analytical Services - Kansas City							
Diesel Fuel	ND	mg/kg	12.4	1	05/07/21 13:26	05/10/21 14:55	68334-30-5	
Fuel Oil	ND	mg/kg	12.4	1	05/07/21 13:26	05/10/21 14:55	68553-00-4	
Jet Fuel	ND	mg/kg	12.4	1	05/07/21 13:26	05/10/21 14:55	94114-58-6	
Kerosene	ND	mg/kg	12.4	1	05/07/21 13:26	05/10/21 14:55	8008-20-6	
Mineral Spirits	ND	mg/kg	12.4	1	05/07/21 13:26	05/10/21 14:55	8030-30-6	
Motor Oil	ND	mg/kg	12.4	1	05/07/21 13:26	05/10/21 14:55	64742-65-0	
TEH as Diesel No.2	ND	mg/kg	12.4	1	05/07/21 13:26	05/10/21 14:55		
Surrogates								
n-Tetracosane (S)	88	%	10-154	1	05/07/21 13:26	05/10/21 14:55	646-31-1	
p-Terphenyl (S)	89	%	55-128	1	05/07/21 13:26	05/10/21 14:55	92-94-4	
Percent Moisture	Analytical Method: ASTM D2974							
	Pace Analytical Services - Kansas City							
Percent Moisture	**23.9**	%	0.50	1		05/07/21 11:40		

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA

Project: 157119014
Pace Project No.: 60368737

QC Batch: 719168
QC Batch Method: EPA 3546
Analysis Method: OA2
Analysis Description: OA2 GCS
Laboratory: Pace Analytical Services - Kansas City
Associated Lab Samples: 60368737001

METHOD BLANK: 2892323 Matrix: Solid
Associated Lab Samples: 60368737001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Diesel Fuel	mg/kg	ND	10	05/10/21 13:58	
Fuel Oil	mg/kg	ND	10	05/10/21 13:58	
Jet Fuel	mg/kg	ND	10	05/10/21 13:58	
Kerosene	mg/kg	ND	10	05/10/21 13:58	
Mineral Spirits	mg/kg	ND	10	05/10/21 13:58	
Motor Oil	mg/kg	ND	10	05/10/21 13:58	
TEH as Diesel No.2	mg/kg	ND	10	05/10/21 13:58	
n-Tetracosane (S)	%	94	10-154	05/10/21 13:58	
p-Terphenyl (S)	%	97	55-128	05/10/21 13:58	

LABORATORY CONTROL SAMPLE: 2892324

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Diesel Fuel	mg/kg	82.9	73.9	89	72-123	
n-Tetracosane (S)	%			91	10-154	
p-Terphenyl (S)	%			94	55-128	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2892325 2892326

Parameter	Units	60368735001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Diesel Fuel	mg/kg	ND	105	106	108	91.7	103	87	60-140	16	39	
n-Tetracosane (S)	%						92	78	10-154			
p-Terphenyl (S)	%						90	81	55-128			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA

Project: 157119014
Pace Project No.: 60368737

QC Batch: 719136
QC Batch Method: ASTM D2974
Analysis Method: ASTM D2974
Analysis Description: Dry Weight/Percent Moisture
Laboratory: Pace Analytical Services - Kansas City
Associated Lab Samples: 60368737001

METHOD BLANK: 2892170 Matrix: Solid
Associated Lab Samples: 60368737001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Percent Moisture	%	ND	0.50	05/07/21 11:39	

SAMPLE DUPLICATE: 2892171

Parameter	Units	60368430001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	25.0	25.1	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALIFIERS

Project: 157119014
Pace Project No.: 60368737

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

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9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 157119014
Pace Project No.: 60368737

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
60368737001	**157119014**	EPA 3546	719168	OA2	719467
60368737001	**157119014**	ASTM D2974	719136		

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Sample Condition Upon Receipt

WO# : 60368737

60368737

Client Name: Midwest Laboratories

Courier: FedEx ☐ UPS ☑ VIA ☐ Clay ☐ PEX ☐ ECI ☐ Pace ☐ Xroads ☐ Client ☐ Other ☐

Tracking #: 1Z635 783 13 7033 1832 Pace Shipping Label Used? Yes ☐ No ☑

Custody Seal on Cooler/Box Present: Yes ☐ No ☑ Seals intact: Yes ☐ No ☑

Packing Material: Bubble Wrap ☐ Bubble Bags ☑ Foam ☐ None ☐ Other ☐

Thermometer Used: T-298 **Type of Ice:** Wet Blue None

Cooler Temperature (°C): **As-read** 5.3 **Corr. Factor** 0.0 **Corrected** 5.3°C

Date and initials of person examining contents: 5-6-21 [illegible]

Temperature should be above freezing to 6°C

Chain of Custody present:	☑Yes ☐No ☐N/A	
Chain of Custody relinquished:	☐Yes ☑No ☐N/A	
Samples arrived within holding time:	☐Yes ☐No ☑N/A	No sample dates/times
Short Hold Time analyses (<72hr):	☐Yes ☑No ☐N/A	
Rush Turn Around Time requested:	☐Yes ☑No ☐N/A	
Sufficient volume:	☑Yes ☐No ☐N/A	
Correct containers used:	☑Yes ☐No ☐N/A	
Pace containers used:	☑Yes ☐No ☐N/A	
Containers intact:	☑Yes ☐No ☐N/A	
Unpreserved 5035A / TX1005/1006 soils frozen in 48hrs?	☐Yes ☐No ☑N/A	
Filtered volume received for dissolved tests?	☐Yes ☐No ☑N/A	
Sample labels match COC: Date / time / ID / analyses	☑Yes ☐No ☐N/A	
Samples contain multiple phases? Matrix: SL	☐Yes ☑No ☐N/A	
Containers requiring pH preservation in compliance? (HNO_3, H_2SO_4, HCl<2; NaOH>9 Sulfide, NaOH>10 Cyanide) (Exceptions: VOA, Micro, O&G, KS TPH, OK-DRO) LOT#	☐Yes ☐No ☐N/A	List sample IDs, volumes, lot #'s of preservative and the date/time added.
Cyanide water sample checks: Lead acetate strip turns dark? (Record only)	☐Yes ☐No	
Potassium iodide test strip turns blue/purple? (Preserve)	☐Yes ☐No	
Trip Blank present:	☐Yes ☐No ☑N/A	
Headspace in VOA vials (>6mm):	☐Yes ☐No ☑N/A	
Samples from USDA Regulated Area: State: ME	☐Yes ☑No ☐N/A	
Additional labels attached to 5035A / TX1005 vials in the field?	☐Yes ☐No ☑N/A	

Client Notification/ Resolution: Copy COC to Client? Y / N Field Data Required? Y / N

Person Contacted: ________ Date/Time: ________

Comments/ Resolution:

Project Manager Review: ________ Date: ________

F-KS-C-003-Rev 11, February 28, 2018

Midwest Laboratories®

60368537

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119014	OA2/TEH	none given

Watson Pace 5.3°C 5/6/21 1130

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

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OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119014	OA2/TEH	none given
	4 Sampled 4/26/21 11:42	

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

May 11, 2021

Karlee Qualheim
Midwest Laboratories
13611 "B" Street
Omaha, NE 681443693

RE: Project: 157119020
Pace Project No.: 60368739

Dear Karlee Qualheim:

Enclosed are the analytical results for sample(s) received by the laboratory on May 06, 2021. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Kansas City

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Angie Brown
angie.brown@pacelabs.com
1(913)563-1402
Project Manager

Enclosures

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

CERTIFICATIONS

Project:	157119020
Pace Project No.:	60368739

Pace Analytical Services Kansas

9608 Loiret Boulevard, Lenexa, KS 66219
Missouri Inorganic Drinking Water Certification #: 10090
Arkansas Drinking Water
Arkansas Certification #: 20-020-0
Arkansas Drinking Water
Illinois Certification #: 200030
Iowa Certification #: 118
Kansas/NELAP Certification #: E-10116
Louisiana Certification #: 03055
Nevada Certification #: KS000212020-2
Oklahoma Certification #: 9205/9935
Florida: Cert E871149 SEKS WET
Texas Certification #: T104704407-19-12
Utah Certification #: KS000212019-9
Illinois Certification #: 004592
Kansas Field Laboratory Accreditation: # E-92587
Missouri SEKS Micro Certification: 10070

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE SUMMARY

Project: 157119020
Pace Project No.: 60368739

Lab ID	Sample ID	Matrix	Date Collected	Date Received
60368739001	**157119020**	Solid	04/26/21 12:41	05/06/21 11:30

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE ANALYTE COUNT

Project: 157119020
Pace Project No.: 60368739

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
60368739001	**157119020**	OA2	WNM	9	PASI-K
		ASTM D2974	DWC	1	PASI-K

PASI-K = Pace Analytical Services - Kansas City

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ANALYTICAL RESULTS

Project: 157119020
Pace Project No.: 60368739

Sample: 157119020 **Lab ID: 60368739001** Collected: 04/26/21 12:41 Received: 05/06/21 11:30 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
OA2 GCS	Analytical Method: OA2 Preparation Method: EPA 3546 Pace Analytical Services - Kansas City							
Diesel Fuel	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:42	68334-30-5	
Fuel Oil	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:42	68553-00-4	
Jet Fuel	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:42	94114-58-6	
Kerosene	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:42	8008-20-6	
Mineral Spirits	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:42	8030-30-6	
Motor Oil	ND	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:42	64742-65-0	
TEH as Diesel No.2	**56.5**	mg/kg	12.8	1	05/07/21 13:26	05/10/21 17:42		1e
Surrogates								
n-Tetracosane (S)	101	%	10-154	1	05/07/21 13:26	05/10/21 17:42	646-31-1	
p-Terphenyl (S)	99	%	55-128	1	05/07/21 13:26	05/10/21 17:42	92-94-4	
Percent Moisture	Analytical Method: ASTM D2974 Pace Analytical Services - Kansas City							
Percent Moisture	**22.4**	%	0.50	1		05/07/21 11:40		

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QUALITY CONTROL DATA

Project: 157119020
Pace Project No.: 60368739

QC Batch:	719168	Analysis Method:	OA2
QC Batch Method:	EPA 3546	Analysis Description:	OA2 GCS
		Laboratory:	Pace Analytical Services - Kansas City

Associated Lab Samples: 60368739001

METHOD BLANK: 2892323 Matrix: Solid

Associated Lab Samples: 60368739001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Diesel Fuel	mg/kg	ND	10	05/10/21 13:58	
Fuel Oil	mg/kg	ND	10	05/10/21 13:58	
Jet Fuel	mg/kg	ND	10	05/10/21 13:58	
Kerosene	mg/kg	ND	10	05/10/21 13:58	
Mineral Spirits	mg/kg	ND	10	05/10/21 13:58	
Motor Oil	mg/kg	ND	10	05/10/21 13:58	
TEH as Diesel No.2	mg/kg	ND	10	05/10/21 13:58	
n-Tetracosane (S)	%	94	10-154	05/10/21 13:58	
p-Terphenyl (S)	%	97	55-128	05/10/21 13:58	

LABORATORY CONTROL SAMPLE: 2892324

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Diesel Fuel	mg/kg	82.9	73.9	89	72-123	
n-Tetracosane (S)	%			91	10-154	
p-Terphenyl (S)	%			94	55-128	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2892325 2892326

Parameter	Units	60368735001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Diesel Fuel	mg/kg	ND	105	106	108	91.7	103	87	60-140	16	39	
n-Tetracosane (S)	%						92	78	10-154			
p-Terphenyl (S)	%						90	81	55-128			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

QUALITY CONTROL DATA

Project: 157119020
Pace Project No.: 60368739

QC Batch:	719136	Analysis Method:	ASTM D2974
QC Batch Method:	ASTM D2974	Analysis Description:	Dry Weight/Percent Moisture
		Laboratory:	Pace Analytical Services - Kansas City

Associated Lab Samples: 60368739001

METHOD BLANK: 2892170 Matrix: Solid

Associated Lab Samples: 60368739001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Percent Moisture	%	ND	0.50	05/07/21 11:39	

SAMPLE DUPLICATE: 2892171

Parameter	Units	60368430001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	25.0	25.1	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALIFIERS

Project: 157119020
Pace Project No.: 60368739

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

1e	The sample does not match a profile of laboratory standards. Hydrocarbon fractions are present from the early gasoline to late motor oil range. Quantitation achieved using diesel fuel as a reference standard.

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(913)599-5665

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 157119020
Pace Project No.: 60368739

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
60368739001	**157119020**	EPA 3546	719168	OA2	719467
60368739001	**157119020**	ASTM D2974	719136		

WO# : 60368739

60368739

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Sample Condition Upon Receipt

Client Name: Midwest Laboratories

Courier: FedEx ☐ UPS ☑ VIA ☐ Clay ☐ PEX ☐ ECI ☐ Pace ☐ Xroads ☐ Client ☐ Other ☐

Tracking #: 1Z635783137033 1832 Pace Shipping Label Used? Yes ☐ No ☑

Custody Seal on Cooler/Box Present: Yes ☐ No ☑ Seals intact: Yes ☐ No ☑

Packing Material: Bubble Wrap ☐ Bubble Bags ☑ Foam ☐ None ☐ Other ☐

Thermometer Used: T-298 **Type of Ice:** Wet Blue None

Cooler Temperature (°C): **As-read** 5.3 **Corr. Factor** 0.0 **Corrected** 5.3°C

Date and initials of person examining contents: 5-6-21 LD

Temperature should be above freezing to 6°C

Chain of Custody present:	☑Yes ☐No ☐N/A	
Chain of Custody relinquished:	☐Yes ☑No ☐N/A	
Samples arrived within holding time:	☐Yes ☐No ☑N/A	No sample dates/times
Short Hold Time analyses (<72hr):	☐Yes ☑No ☐N/A	
Rush Turn Around Time requested:	☐Yes ☑No ☐N/A	
Sufficient volume:	☑Yes ☐No ☐N/A	
Correct containers used:	☑Yes ☐No ☐N/A	
Pace containers used:	☑Yes ☐No ☐N/A	
Containers intact:	☑Yes ☐No ☐N/A	
Unpreserved 5035A / TX1005/1006 soils frozen in 48hrs?	☐Yes ☐No ☑N/A	
Filtered volume received for dissolved tests?	☐Yes ☐No ☑N/A	
Sample labels match COC: Date / time / ID / analyses	☑Yes ☐No ☐N/A	
Samples contain multiple phases? Matrix: SL	☐Yes ☑No ☐N/A	
Containers requiring pH preservation in compliance? (HNO_3, H_2SO_4, HCl<2; NaOH>9 Sulfide, NaOH>10 Cyanide) (Exceptions: VOA, Micro, O&G, KS TPH, OK-DRO) LOT#	☐Yes ☐No ☐N/A	List sample IDs, volumes, lot #'s of preservative and the date/time added.
Cyanide water sample checks: Lead acetate strip turns dark? (Record only)	☐Yes ☐No	
Potassium iodide test strip turns blue/purple? (Preserve)	☐Yes ☐No	
Trip Blank present:	☐Yes ☐No ☑N/A	
Headspace in VOA vials (>6mm):	☐Yes ☐No ☑N/A	
Samples from USDA Regulated Area: State: NE	☐Yes ☑No ☐N/A	
Additional labels attached to 5035A / TX1005 vials in the field?	☐Yes ☐No ☑N/A	

Client Notification/ Resolution: Copy COC to Client? Y / N Field Data Required? Y / N

Person Contacted: ______ Date/Time: ______

Comments/ Resolution: ______

Project Manager Review: ______ Date: ______

F-KS-C-003-Rev.11, February 28, 2018

Midwest Laboratories®

60368739

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119020	OA2/TEH	none given

KDavison/pace 5.3°C 5/6/21 1130

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

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13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119020	OA2/TEH	none given
	Sampled 4/26/21 12:41	

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

May 11, 2021

Karlee Qualheim
Midwest Laboratories
13611 "B" Street
Omaha, NE 681443693

RE: Project: 157119017
Pace Project No.: 60368738

Dear Karlee Qualheim:

Enclosed are the analytical results for sample(s) received by the laboratory on May 06, 2021. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Kansas City

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Angie Brown
angie.brown@pacelabs.com
1(913)563-1402
Project Manager

Enclosures

REPORT OF LABORATORY ANALYSIS

CERTIFICATIONS

Project:	157119017
Pace Project No.:	60368738

Pace Analytical Services Kansas

9608 Loiret Boulevard, Lenexa, KS 66219
Missouri Inorganic Drinking Water Certification #: 10090
Arkansas Drinking Water
Arkansas Certification #: 20-020-0
Arkansas Drinking Water
Illinois Certification #: 200030
Iowa Certification #: 118
Kansas/NELAP Certification #: E-10116
Louisiana Certification #: 03055
Nevada Certification #: KS000212020-2
Oklahoma Certification #: 9205/9935
Florida: Cert E871149 SEKS WET
Texas Certification #: T104704407-19-12
Utah Certification #: KS000212019-9
Illinois Certification #: 004592
Kansas Field Laboratory Accreditation: # E-92587
Missouri SEKS Micro Certification: 10070

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE SUMMARY

Project: 157119017
Pace Project No.: 60368738

Lab ID	Sample ID	Matrix	Date Collected	Date Received
60368738001	**157119017**	Solid	04/26/21 12:32	05/06/21 11:30

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

SAMPLE ANALYTE COUNT

Project: 157119017
Pace Project No.: 60368738

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
60368738001	**157119017**	OA2	WNM	9	PASI-K
		ASTM D2974	DWC	1	PASI-K

PASI-K = Pace Analytical Services - Kansas City

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

ANALYTICAL RESULTS

Project: 157119017
Pace Project No.: 60368738

Sample: 157119017 **Lab ID: 60368738001** Collected: 04/26/21 12:32 Received: 05/06/21 11:30 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
OA2 GCS	Analytical Method: OA2 Preparation Method: EPA 3546 Pace Analytical Services - Kansas City							
Diesel Fuel	ND	mg/kg	12.2	1	05/07/21 13:26	05/10/21 17:50	68334-30-5	
Fuel Oil	ND	mg/kg	12.2	1	05/07/21 13:26	05/10/21 17:50	68553-00-4	
Jet Fuel	ND	mg/kg	12.2	1	05/07/21 13:26	05/10/21 17:50	94114-58-6	
Kerosene	ND	mg/kg	12.2	1	05/07/21 13:26	05/10/21 17:50	8008-20-6	
Mineral Spirits	ND	mg/kg	12.2	1	05/07/21 13:26	05/10/21 17:50	8030-30-6	
Motor Oil	ND	mg/kg	12.2	1	05/07/21 13:26	05/10/21 17:50	64742-65-0	
TEH as Diesel No.2	**85.9**	mg/kg	12.2	1	05/07/21 13:26	05/10/21 17:50		1e
Surrogates								
n-Tetracosane (S)	91	%	10-154	1	05/07/21 13:26	05/10/21 17:50	646-31-1	
p-Terphenyl (S)	88	%	55-128	1	05/07/21 13:26	05/10/21 17:50	92-94-4	
Percent Moisture	Analytical Method: ASTM D2974 Pace Analytical Services - Kansas City							
Percent Moisture	**22.2**	%	0.50	1		05/07/21 11:40		

REPORT OF LABORATORY ANALYSIS

Pace Analytical
www.pacelabs.com

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA

Project: 157119017
Pace Project No.: 60368738

QC Batch: 719168
QC Batch Method: EPA 3546
Analysis Method: OA2
Analysis Description: OA2 GCS
Laboratory: Pace Analytical Services - Kansas City
Associated Lab Samples: 60368738001

METHOD BLANK: 2892323 Matrix: Solid
Associated Lab Samples: 60368738001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Diesel Fuel	mg/kg	ND	10	05/10/21 13:58	
Fuel Oil	mg/kg	ND	10	05/10/21 13:58	
Jet Fuel	mg/kg	ND	10	05/10/21 13:58	
Kerosene	mg/kg	ND	10	05/10/21 13:58	
Mineral Spirits	mg/kg	ND	10	05/10/21 13:58	
Motor Oil	mg/kg	ND	10	05/10/21 13:58	
TEH as Diesel No.2	mg/kg	ND	10	05/10/21 13:58	
n-Tetracosane (S)	%	94	10-154	05/10/21 13:58	
p-Terphenyl (S)	%	97	55-128	05/10/21 13:58	

LABORATORY CONTROL SAMPLE: 2892324

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Diesel Fuel	mg/kg	82.9	73.9	89	72-123	
n-Tetracosane (S)	%			91	10-154	
p-Terphenyl (S)	%			94	55-128	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2892325 2892326

Parameter	Units	60368735001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Diesel Fuel	mg/kg	ND	105	106	108	91.7	103	87	60-140	16	39	
n-Tetracosane (S)	%						92	78	10-154			
p-Terphenyl (S)	%						90	81	55-128			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA

Project: 157119017
Pace Project No.: 60368738

QC Batch:	719136	Analysis Method:	ASTM D2974
QC Batch Method:	ASTM D2974	Analysis Description:	Dry Weight/Percent Moisture
		Laboratory:	Pace Analytical Services - Kansas City

Associated Lab Samples: 60368738001

METHOD BLANK: 2892170 Matrix: Solid

Associated Lab Samples: 60368738001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Percent Moisture	%	ND	0.50	05/07/21 11:39	

SAMPLE DUPLICATE: 2892171

Parameter	Units	60368430001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	25.0	25.1	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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Lenexa, KS 66219
(913)599-5665

QUALIFIERS

Project: 157119017
Pace Project No.: 60368738

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

1e The sample does not match a profile of laboratory standards. Hydrocarbon fractions are present from the early gasoline to late motor oil range. Quantitation achieved using diesel fuel as a reference standard.

Pace Analytical Services, LLC
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 157119017
Pace Project No.: 60368738

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
60368738001	**157119017**	EPA 3546	719168	OA2	719467
60368738001	**157119017**	ASTM D2974	719136		

Pace Analytical® www.pacelabs.com

Sample Condition Upon Receipt

WO# : 60368738

60368738

Client Name: Midwest Laboratories

Courier: FedEx ☐ UPS ☑ VIA ☐ Clay ☐ PEX ☐ ECI ☐ Pace ☐ Xroads ☐ Client ☐ Other ☐

Tracking #: 1Z635783137033183 Pace Shipping Label Used? Yes ☐ No ☑

Custody Seal on Cooler/Box Present: Yes ☐ No ☑ Seals intact: Yes ☐ No ☑

Packing Material: Bubble Wrap ☐ Bubble Bags ☑ Foam ☐ None ☐ Other ☐

Thermometer Used: 1-298 **Type of Ice:** Wet Blue None

Cooler Temperature (°C): **As-read** 5.3 **Corr. Factor** 0.0 **Corrected** 5.3°C

Temperature should be above freezing to 6°C

Date and initials of person examining contents: 5-6-21 [initials]

Chain of Custody present:	☑Yes ☐No ☐N/A	
Chain of Custody relinquished:	☐Yes ☑No ☐N/A	
Samples arrived within holding time:	☐Yes ☐No ☑N/A	No sample dates/times
Short Hold Time analyses (<72hr):	☐Yes ☑No ☐N/A	
Rush Turn Around Time requested:	☐Yes ☑No ☐N/A	
Sufficient volume:	☑Yes ☐No ☐N/A	
Correct containers used:	☑Yes ☐No ☐N/A	
Pace containers used:	☑Yes ☐No ☐N/A	
Containers intact:	☑Yes ☐No ☐N/A	
Unpreserved 5035A / TX1005/1006 soils frozen in 48hrs?	☐Yes ☐No ☑N/A	
Filtered volume received for dissolved tests?	☐Yes ☐No ☑N/A	
Sample labels match COC: Date / time / ID / analyses	☑Yes ☐No ☐N/A	
Samples contain multiple phases? Matrix: SL	☐Yes ☑No ☐N/A	
Containers requiring pH preservation in compliance? (HNO_3, H_2SO_4, HCl<2; NaOH>9 Sulfide, NaOH>10 Cyanide) (Exceptions: VOA, Micro, O&G, KS TPH, OK-DRO) LOT#	☐Yes ☐No ☐N/A	List sample IDs, volumes, lot #'s of preservative and the date/time added.
Cyanide water sample checks: Lead acetate strip turns dark? (Record only)	☐Yes ☐No	
Potassium iodide test strip turns blue/purple? (Preserve)	☐Yes ☐No	
Trip Blank present:	☐Yes ☐No ☑N/A	
Headspace in VOA vials (>6mm):	☐Yes ☐No ☑N/A	
Samples from USDA Regulated Area: State: NE	☐Yes ☑No ☐N/A	
Additional labels attached to 5035A / TX1005 vials in the field?	☐Yes ☐No ☑N/A	

Client Notification/ Resolution: Copy COC to Client? Y / N Field Data Required? Y / N

Person Contacted: ____________ Date/Time: ____________

Comments/ Resolution: ____________

Project Manager Review: ____________ Date: ____________

F-KS-C-003-Rev.11, February 28, 2018

Midwest Laboratories®

60268738

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119017	OA2/TEH	none given

Wausonlpace 5.3°C 5/6/21 1130

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

Midwest Laboratories®

13611 "B" Street Omaha, Nebraska 68144-3693 (402) 334-7770 FAX (402) 334-9121 www.midwestlabs.com

OUTSIDE ANALYTICAL REQUEST

Shipping Date: 5/4/2021

Contact Person: Angie Brown

Purchase Order: 3714

Out Source Lab : Pace Analytical Lenexa

MIDWEST LAB NUMBER AND PO MUST APPEAR ON ANALYTICAL REPORT

Midwest Lab #	Analysis/Method Required	Expected Level
157119017	OA2/TEH	none given
	Sampled 4/26/21 12:32	

PLEASE SUBMIT RESULTS AND BILLING TO:

Karlee A. Qualheim
Phone: (402) 697-9581 ext. 298 Fax: (402) 334-9121
kqualheim@midwestlabs.com

WO# 1571190

Midwest Laboratories

Midwest Laboratories, Inc.
13611 B Street, Omaha, NE 68144
402-334-7770

CHAIN OF CUSTODY RECORD

Account Number/ Company Name: 4612 / TD2

Chain of Custody Record: Yes ☐ No ☐

Purchase Order:

Samples for Regulatory Use: Yes ☐ No ☒

REPORT & BILL TO	
Name:	MAGGIE LANIGAN
Address:	10836 OLD MILL ROAD
City, State:	OMAHA ZIP: 68154
Phone:	402-330-8860 FAX: —
Email:	mlanigan@td2co.com

IDENTIFICATION	
Client Name:	75 NORTH
Sample ID:	
Sample Date:	4/22/2021 / 4/26/2021
Sample Time:	11AM / 10:30AM

COPY TO	
Name:	—
Address:	
ZIP:	
Phone:	

PROJECT INFORMATION

PROJ. NO.: 2260-104 Project Name/ Company: 75 NORTH / TD2

COMPANY: (Signature)

SAMPLER: (Signature)

	SAMPLE ID/ LOCATION	DATE	TIME	COMP	GRAB	No. of Containers	Proper Preservation (Y/N)	Matrix	Regulatory (Y/N)	RCRA	DA-1	DA-2				Lab Number/ Order # (Internal Use)
1	3 / B-2	4/22	11:00			1				X						
2	6 / B-2	4/22	11:10			1				X						
	~~11 / B-2A~~	~~4/22~~	~~11:30~~			~~1~~				~~X~~						
3	12 / B-2A	4/22	11:31			1					X					
4	13 / B-2A	4/22	11:32			1						X				
5	24 / B-3	4/22	12:30			1				X						
6	27 / B-3	4/22	12:35			1				X						
7	44 / B-6	4/26	10:30			1				X						
8	47 / B-6	4/26	10:35			1				X						
9	59 / B-4	4/26	11:30			1				X						
10	61 / B-4	4/26	11:35			1				X						
11	62 / B-4	4/26	11:36			1					X					
12	63 / B-4	4/26	11:37			1						X				
	~~70 / B-4~~	~~4/26~~	~~11:40~~			~~1~~				~~X~~						
13	71 / B-4	4/26	11:41			1					X					

OUTS

Relinquished by: (Signature)	Date/ Time	Received by: (Signature)
[signature]	5/3/21 1549	QS 5/3/21 1600
Relinquished by: (Signature)	Date/ Time	Received by: (Signature)
Relinquished by: (Si		

Cooler arrived intact: Yes ☐ No ☐

Temperature on Arrival: 17.0°

Preserved in Field: Yes ☐ No ☐

Remarks: 24 1/2

WORKORDER: 1571190
COC
Sticker #: 1

Chain of Custody w
Distribution: Origir
Code: SO-Soil, WA-

*In the absence of specific instructions to the contrary, Midwest Laboratories will analyze your sample(s) using accredited test methods (when available).

Midwest Laboratories

Midwest Laboratories, Inc.
13611 B Street, Omaha, NE 68144
402-334-7770

CHAIN OF CUSTODY RECORD

Account Number/ Company Name: 4612/TD2   Chain of Custody Record: Yes ☐ No ☐

Purchase Order: Samples for Regulatory Use: Yes ☐ No ☒

REPORT & BILL TO	
Name:	MAGGIE LANIGAN
Address:	10836 OLD MILL ROAD
City, State:	~~OMAHA~~ ZIP: 68154
Phone:	402-~~3~~330-8860 FAX:
Email:	mlanigan@td2co.com

IDENTIFICATION	
Client Name:	75 NORTH
Sample ID:	
Sample Date:	4/26/2021
Sample Time:	10:30AM

COPY TO	
Name:	—
Address:	
ZIP:	
Phone:	

PROJECT INFORMATION

PROJ. NO. 2200-104   Project Name/ Company: 75 NORTH / TD2

COMPANY: (Signature)

SAMPLER: (Signature)

	SAMPLE ID/ LOCATION	DATE	TIME	COMP	GRAB	No. of Containers	Proper Preservation (Y/N)	Matrix	Regulatory (Y/N)	RCRA	OA-1	OA-2				Lab Number/ Order # (Internal Use)
14	72 / B-4	4/26	11:42 ~~11:50~~									X				
15	73 / ~~B-1~~ B-1	4/26	12:30							X						
16	74 / B-1	4/26	12:31 ~~12:35~~								X					
17	75 / ~~B-1~~ B-1	4/26	12:32									X				
18	77 / B-1	4/26	12:35							X						
19	80 ~~79~~ / B-1	4/26	12:40							~~X~~	X					
20	81 / B-1	4/26	12:41 ~~12:45~~									X				
21	83 / B-1	4/26	12:45							~~X~~	X					
22	84 / B-1	4/26	12:46									X				
23	92 / B-5	4/26	2:00							X						
24	95 / B-5	4/26	2:05							X						

WORKORDER: 1571190
COC
Sticker #: 2

Relinquished by: (Signature)	Date/ Time	Received by: (Signature)
[signature]	5/3/21 1549	
Relinquished by: (Signature)	Date/ Time	Received by: (Signature)
Relinquished by: (Signature)	Date/ Time	Received by: (Signature)

Cooler arrived intact: Yes ☐ No ☐

Temperature on Arrival:

Preserved in Field: Yes ☐ No ☐

Remarks:

Chain of Custody will have a signature upon receipt but no subsequent signatures
Distribution: Original accompanies shipment; copy to Coordinator Field Files
Code: SO-Soil, WA-Water, SL-Sludge, OT-Other

*In the absence of specific instructions to the contrary, Midwest Laboratories will analyze your sample(s) using accredited test methods (when available).

Thompson, Dreessen & Dorner, Inc. TD2
Firm Profile

Founded in Omaha, Nebraska in 1967, Thompson, Dreessen & Dorner, Inc. (TD2) has established itself as a highly respected and experienced Civil Engineering, Structural Engineering, Geotechnical Engineering, Environmental Engineering, and Land Surveying firm, focused on delivering quality work and timely execution. Our dedication to providing exceptional services while maintaining the vision of the client has enabled us to build the excellent business relationships we have today.

TD2 meets the demands of today's residential, commercial, and industrial sectors with a superior level of expertise and professionalism. With over 600 years of collective experience at their disposal, TD2's broad range of skills and knowledge serve the engineering and surveying needs of our clients.

TD2 People

Four active Principal Engineers, one active Principal Land Surveyor, eleven registered Engineers, seven registered Land Surveyors, four fully equipped survey crews, complete AutoCAD technical personnel, and multiple administrative staff make up the 52 employees who are TD2.

Contact Information

P: 402.330.8860 | F: 402.330.5866
10836 Old Mill Road,
Omaha, NE 68154
www.td2co.com

Services

Civil Engineering

TD2 has been involved in hundreds of public and private sector projects, including streets, highways, shopping centers, recreational facilities, and residential subdivisions.

- Planning and Design
- Feasibility Studies
- Reports
- Construction Administration
- Subdivisions
- Commercial and Industrial Site Design
- Solid Waste Disposal

Environmental Engineering

TD2's capabilities in environmental engineering provide services for diverse projects, such as environmental assessments, landfill design, and wastewater treatment and disposal.

- Phase I & II ESA
- 404 Permitting
- Wetland Determination
- Water Treatment Facility Design
- Sediment and Erosion Control and Design

Geotechnical Engineering

With our "in-house" soil testing lab facility and drill rig, TD2's full-service geotechnical engineering services ensure projects meet all their requirements in a timely manner.

- Drilling and Sampling
- Laboratory Testing and Analysis
- Slope Stability Analysis
- Percolation Testing

Structural Engineering

Locally and nationwide, TD2 provides structural engineering services for residential/senior living, healthcare, religious, renovation, educational, commercial, and industrial projects with various architects and engineers who need the best services available.

- New Structures Design
- Existing Structures Analysis
- Existing Structures Renovation
- Investigations and Reports
- Industrial

Land Surveying

Licensed in Iowa and Nebraska, TD2's respected and experienced land surveying staff provides a wide range of surveying services to architects, engineers, land developers, government agencies, building contractors, and the general public. Using the latest in GPS and computer technology, we uphold the integrity and competitiveness needed in today's marketplace.

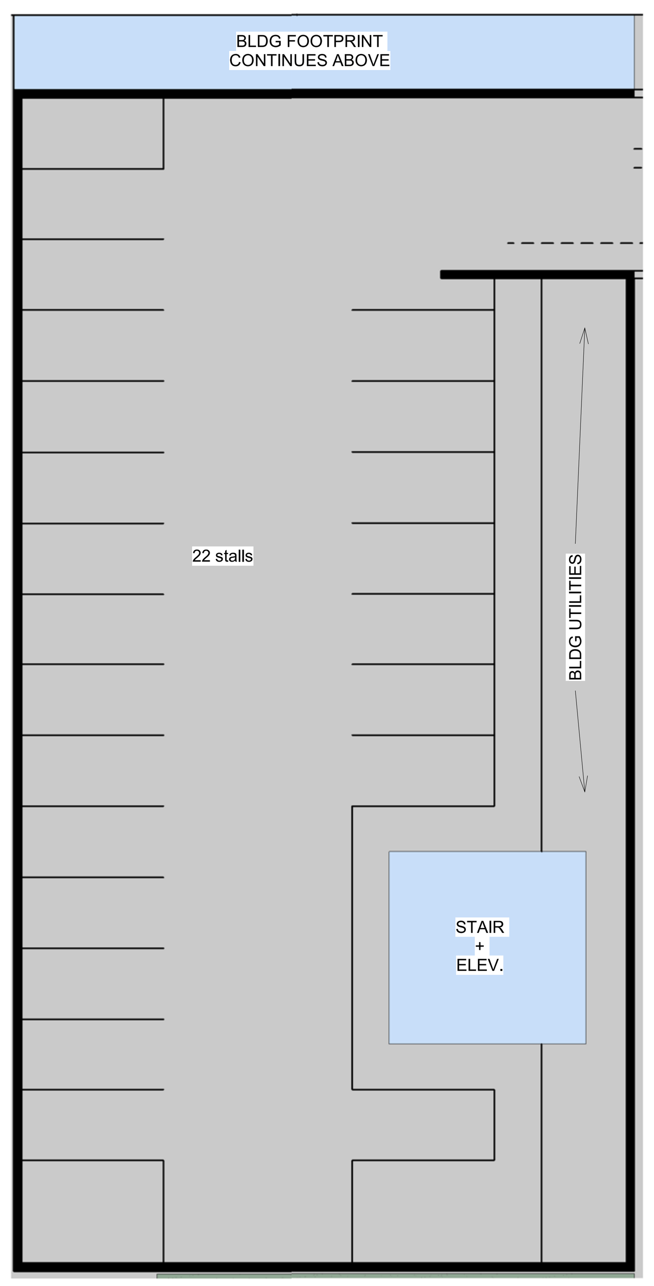
- ALTA/ACSM Land Title Surveys
- Construction Staking
- Elevation Certificates - FEMA Letters of Map Amendments
- Preliminary and Final Plats
- Hydrographic Surveys
- Pre and Post Dredging Surveys
- Boundary and Topographic Surveys

OVERALL BUILDING AREAS		
Name	Area	Area Type
LOWER LEVEL		
LOWER LEVEL PARKING	11,813 SF	Floor Area
FIRST FLOOR		
DAYCARE OUTDOOR	2,672 SF	Exterior Area
DAYCARE TENANT	7,197 SF	Floor Area
FITNESS	3,244 SF	Building Common Area
MULTIFAMILY	3,609 SF	Building Common Area
MULTIFAMILY	13,845 SF	Floor Area
NET + MAIN LOBBY	3,467 SF	Building Common Area
TENANT BAY 1	3,050 SF	Store Area
TENANT BAY 2	1,911 SF	Store Area
TENANT BAY 3	1,836 SF	Store Area
TENANT BAY 4	1,736 SF	Store Area
TENANT BAY 5	1,734 SF	Store Area
TENANT BAY 5 OUTDOOR	788 SF	Exterior Area
TENANT BAY 6	2,732 SF	Floor Area
TENANT BAY 6 OUTDOOR	836 SF	Exterior Area
SECOND FLOOR		
APARTMENT - SECOND FLOOR	22,202 SF	Floor Area
APT COMMUNITY DECK	815 SF	Exterior Area
TENANT SECOND FLOOR	21,500 SF	Office Area
THIRD FLOOR		
APARTMENT - THIRD FLOOR	22,202 SF	Floor Area
NET THIRD FLOOR	21,503 SF	Office Area
FOURTH FLOOR		
APARTMENT - FOURTH FLOOR	22,202 SF	Floor Area
NET FOURTH FLOOR	21,503 SF	Office Area
	192,396 SF	

MULTIFAMILY

45	1 BED UNITS	633 SF
22	2 BED UNITS	1,050 SF
13	3 BED UNITS	1,265 SF

80 TOTAL APARTMENTS



2 LOWER LEVEL PARKING
1/16" = 1'-0"

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

BVH ARCHITECTURE + B2 LAB

FOREVER NORTH - 24th + Lake
OVERALL PROJECT SITE

10/04/22

Downtown Mixed-use
Omaha, NE

Qualifications & Experience

QUALIFICATIONS & SIMILAR EXPERIENCE

B2lab is grounded in diverse backgrounds and has a broad range of experience in multi-family and single family residential at all scales. The team has collaborated on a large cross section of housing projects. These include transitional housing for victims of addiction and mental health disorders, HUD based residential projects, veterans housing, and Habitat for Humanity projects. We have managed and collaborated on many mixed-use projects ranging from $1M-400M in potential construction projects. The firm's time spent in project development allows us to understand land acquisition, financing, carrying-costs, management and maintenance and operational challenges.

Our philosophy embraces design, while also providing excellent service. With many years of experience in construction management, architectural design, and design teaching, we foster an environment that allows for collaboration, discussion and critical thinking. Our openness flows through our projects and into relationships with our clients, consultants, contractors, and governing officials.

Row Housing
Omaha, NE

Nebraska Realty, West Dodge Office

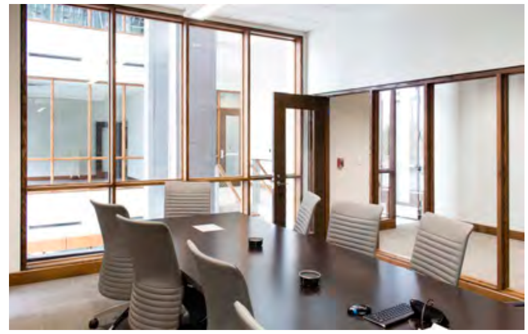
BVH ARCHITECTURE W/ B2LAB,INC

LOCATION
Omaha, NE

PROJECT SIZE
45,000 sf

PROJECT COST
$6.5 M

OWNER CONTACT INFO
Andy Alloway, Owner
Nebraska Realty
402.491.0100
andy@nebraskarealty.com



BVH worked with Brad Brooks and White Lotus Group Development to build a 45,000 sf Class A office building in West Omaha. The primary tenant, Nebraska Realty, occupies roughly 30,000 sf. The remaining space is shared by multiple other offices, including Continuum Financial Group and Vantage Finance. A large three-story atrium services the interior entrances and allows for plenty of circulation throughout the building.

The steel post and beam construction provided an economic and design-friendly solution for the developer. The facility includes multiple private offices, conference rooms, a training center, open offices, a shared lounge, break-out work spaces, and IT capabilities.

Beautifully detailed finishes of wood, metal, and glass provide unifying elements throughout the various tenant spaces. All windows and openings were given special consideration with relation to heat gain by recessing the windows deep into the facade and supplying louver systems to deflect warm sunlight, allowing the building to self-cool and keep operational costs low.

Flatiron District Housing

BVH ARCHITECTURE

LOCATION
Omaha, NE

PROJECT SIZE
Building A: 140,000 sf, 123 units
Building B: 90,000 sf, 59 units

PROJECT COST
Confidential at Owner's Request

OWNER CONTACT INFO
Neeraj Agarwal, Principal
Aldrich Holdings
402.981.3735
nagarwal@claritydevco.com

Spanning nearly a full block in downtown Omaha, this mixed-use and multi-family project will bring vibrant, new housing and commercial bays to a historic neighborhood that has long been dormant. In addition to providing much needed urban housing, the Flatiron District housing aims to contribute to the revitalization of the neighborhood by re-knitting the site into its surrounding context, creating new activity along street frontages, and improving the quality of the public realm through the creation of outdoor plaza and park spaces.

The project aims to support a significant need for affordable housing within the Omaha community. The project will be the first newly constructed apartment structure in downtown Omaha to cater to residents of mixed incomes. About 60% of the units are to be reserved for income-qualified tenants and financed with low-income housing tax credits. As the developer states, "One of the best ways to combat the stigma associated with affordable housing is by developing mixed-income projects where a variety of people reside."

30 Metropolitan Place

BVH ARCHITECTURE W/ B2LAB,INC

LOCATION
Omaha, NE

PROJECT SIZE
113,000 sf, 110 units

PROJECT COST
$12M

OWNER CONTACT INFO
Mike Peter
Clarity Development
mpeter@claritydevco.com

Located in North Omaha, the five-story 30 Metropolitan Place is a mixed-use development that brings unique retail and living opportunities to the primarily low-income and college-aged neighborhood. The building provides a total of 110 units to the neighborhood comprising of Studio, 1-Bedroom, and 2-Bedroom units. Modern and fresh interior and exterior finishes were used in order to bring a new standard of living and design to the low-income housing market in Omaha.

Additional resident amenities include a central outdoor patio area, parking, and direct access to bicycle parking, a Metro Bus Stop, and the Metropolitan Community College Fort Omaha Campus directly across 30th street.

Occupying the ground level retail bays are a medical and dental clinic, Nebraska DHHS Offices, and a retail store in addition to 10 ground-level apartment units. The mix of amenities within the building and also the immediate surrounding neighborhoods has made this one of the desired low-income housing apartment complexes in North Omaha and the city.

UBT Office Building

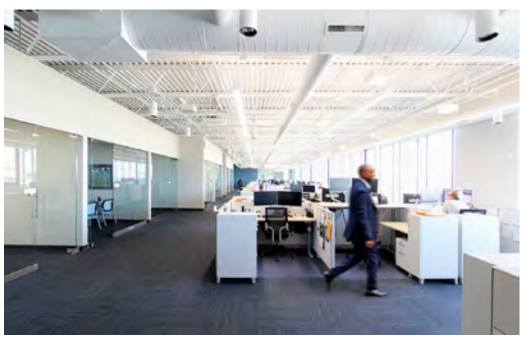
BVH ARCHITECTURE

LOCATION
Lincoln, NE

PROJECT SIZE
50,000 sf

PROJECT COST
$5.6 M

OWNER CONTACT INFO
Jason Reimers,
Director of Facilities
Union Bank & Trust
402.323.1265



The Union Bank Pine Lake project consists of approximately 50,000 sf of office space. In consolidating seven departments to a single location, Union Bank hopes to create an office environment that supports and stimulates creativity and collaboration amongst its employees.

A number of factors are currently affecting the workplace and are causing a need for new design strategies. These include: four generations working together, a low unemployment rate which contributes to a 'talent war,' consideration for employee's physical and mental well-being, technological changes, and remote workers.

A multitude of studies on engagement and productivity within working environments suggest the spaces that best foster the creative and collaborative atmosphere Union Bank hopes to achieve, are spaces that provide choice and care for employee's well-being.

Offices that contain a diversity of areas for working allow employees the autonomy to choose where they are most productive based on the task at hand. By providing proper levels of daylighting, fresh air, spaces and furniture that allow the body to be active, and healthy choices for nourishment, Union Bank shows its employees that they are cared for.

One68 Apartments

B2LAB, INC.

LOCATION
Omaha, NE

ONE68 will bring luxury urban living to suburban Omaha. The development will feature 4 buildings consisting of a mixed-use 400 unit facility with underground parking and (3) 36 plex living unit buildings. Units will be a mix of studios, 1, 2, and 3 bedroom units with multiple configurations to attract a wide variety of living styles. The living units will benefit from concierge services that absorb many of the daily living services from postal, dog walking, and laundry up to making reservations, event tickets, and apartment cleaning. Ground levels will attract commercial and retail uses that will support and enhance on-site amenities.

A complete clubhouse will service the entire development and act as a lifestyle center for users. It will anchor two full pools, one for lounging and relaxing and the other for activities and more active classes and gaming. Inside the clubhouse high-end finishes will provide a lounge-like atmosphere for users to gather and relax. A full-service bar will be adjacent to a test kitchen that provides classes and opportunities for residents to reserve and entertain. Other amenities include a coffee shop, gym, yoga rooms, roof top decks, and a conference/classroom space.

Downtown Mixed-Use Development

B2LAB, INC.

LOCATION
Omaha, NE

In downtown Omaha, 215OMA will rise to provide an iconic tower that is designed as a tribute to the local people and culture, while at the same time giving something back to the city in the form of generous public spaces for learning, working, and celebrating. The vision is the creation of a unique and iconic tower positioned in the heart of the Omaha sky line which will anchor all the exciting new lifestyle and work activity of the new Gene Leahy Mall at the Riverfront.

The street level will be a bustling mixed-use program aimed at a larger community connection to the urban site and urban, walkable amenities. Upper floors would house vibrant new office spaces for Medical Solutions with a variety of working options from private office, non-dedicated office space, collaborative spaces, activity zones, personal private areas, and lifestyle and family areas. Panoramic views of Omaha and the riverfront will be offered on the sky decks at various levels of the building. Here we see spaces that can be used for events, banquet dining, terrace gardens, weddings or other social celebrations.

Nebraska Youth Justice Initiative

OMAHA, NE
$25 million
39,850 SQUARE FEET

REFERENCE
Beth Ochsner
Nebraska Youth Justice Initiative
PO Box 4374
Omaha, NE 68104
402-981-0766
beth.ochsner@nyji.org

OVERVIEW
Blair Freeman is the owner's representatives for this youth behavioral health and substance abuse clinic and youth residential treatment facility. Ground-up construction for this project will include a behavioral health clinic, three residential pods for 24 youth, classrooms, gym, fitness center, community space and outdoor recreational space. We have provided full owner's representative services on the project from budget, to design, to construction, as well as capital campaign and operational support. HDR Inc is the architect on record, and Turner Construction is the construction manager on the project. We are currently in the construction phase.

OUR PASSION FOR THIS PROJECT
Our team is passionate about this project because we believe that there is life-long trauma caused for the individual, their family and their community when youth are sent to detention centers. This facility can offer prevention and healing.

Forever North

OMAHA, NE
$50 million
220,000 SQUARE FEET

REFERENCE
Carmen Tapio
North End Teleservices
1500 North 24th Street | Suite 111
Omaha, NE 68110
402-934-5182
ctapio@northendteleservices.com

OVERVIEW
Blair freeman is the owner's representative for North End Teleservices' corporate headquarters, featuring community amenities such as child care, healthcare, food service and a health/wellness center. This project is being built with hybrid nonprofit and for-profit funding as we fill the gaps in financing in an underserved community. The project is on the corner of 24th and Lake street with two stories of commercial and retail space, three to five stories of residential mixed income housing and five to nine single family homes across the street.

OUR PASSION FOR THIS PROJECT
The original building on 24th and Lake street was a Black-owned, safe retail space for people of color. The historic property was demolished for a grocery store that was only open for four years, putting up a barbed wire fence and operating with boarded windows its final two years. Our team is excited to return a jewel to the community that will invest in jobs, housing and amenities that have been missing from the community for decades.

Opportunity Campus

OMAHA, NE
$2.4 million
35,000 SQUARE FEET

REFERENCE
Andrew Aleman
Deputy Director
2406 Fowler Avenue | Suite 316
Omaha, NE 68111
402-650-7698
andrew@blackandpink.org

OVERVIEW
Blair Freeman is the owner's representative for this housing and community space for LGBTQIA2S+ youth and young adults who are system impacted. The initiative will provide housing, wrap-around support services, mental health support, daily drop-in services (such as hot meals, showers, food pantry, laundry) and community programming to youth, young adults and their families. These services will be added by renovating a historic church that has been vacant for nearly two decades to add classrooms, offices, a commercial kitchen, a community space, an auditorium, housing and more.

OUR PASSION FOR THIS PROJECT
It's already hard for youth to find their voice, discover who they are and find their place in the world. It's even harder when the place you call home doesn't accept who you are or who you love. Without a stable home, bad decisions can be made for the sake of survival, and those decisions can lead to system involvement. We stand beside Black & Pink as they provide the services for youth to have a stable home and climb their way out of the hole that the system throws them in.

Yate Illuminates

OMAHA, NE
$6 million
30,000 SQUARE FEET

REFERENCE
Kerri Sanchez
Sherwood Foundation
808 Conagra Drive | Suite 200
Omaha, NE 68102
402-201-8200
kerris@sherwoodfoundation.org

OVERVIEW
Blair Freeman is the owner's representative for this historic building, purchased from OPS to expand community services in this location. Yates is a historic school building being turned into a campus that supports the aspirations of immigrants through language services, education, and legal, financial and entrepreneurial services. The 125-year-old building is receiving a facelift, HVAC system update, an elevator to add mobility and accessibility to the site, upgraded outdoor space, a mobile greenhouse and more.

OUR PASSION FOR THIS PROJECT
When the pandemic began, Omaha Public Schools (OPS) shut down services like ESL and financial literacy, which left a gap for immigrants. In winter of 2020, Blair Freeman was hired to acquire the Yates building from OPS and to strategize to bring full services and more back to the community. Once the building was acquired and underway, Blair Freeman swapped hats and became the general contractor for the project, and the Greater Omaha Chamber stepped in to act as the owner's representative. This job proved that representation matters!

POC Collaborative

OMAHA, NE

$6.5 million

39,000 SQUARE FEET

REFERENCE

Katrina Adams
POC Collaborative
3105 North 24th Street
Omaha, NE 68110
402-321-8458
katrina@poccollaborative.org

OVERVIEW

Blair Freeman is the owner's representative for the complete renovation of a historic North Omaha church. This church is being renovated and turned into a collaborative community space, including an event hall, pop-up retail show area, co-lab offices, nonprofit offices, a commercial kitchen for start-up use, a cafeteria, classroom space, a print center and so much more.

OUR PASSION FOR THIS PROJECT

This historic church has sat vacant on North 24th Street for almost 30 years. The church was in major disrepair, and we have completely reimagined the space. Blair Freeman is passionate about respecting the history of an area and integrating, rather than forcing, buildings into communities.

ALTA Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Countersigned
Nebraska Title Company

By

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By C Monroe President

Attest David Wold Secretary

ORT Form 4690
ALTA Commitment for Title Insurance 8-1-16

COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

By its Agent:
Nebraska Title Company
14680 West Dodge Road, Suite 1, Omaha, Nebraska 68154
402-861-9220

Transaction Identification Data for reference only.

Title Officer:	**Debbie Scott**	Title No.:	**0296954**
Escrow Officer:	**Kelly Mundt**	Revision No.:	**Revise-3 12/6/2021 DLS**
Property Address:	**2505 North 24th Street, Omaha NE, 68110**	Customer File No..:	

SCHEDULE A

1. Commitment Date: **November 2, 2021, at 8:00 am**

2. Policy to be issued:
   (a) 2006 ALTA® Owner's Policy

   Proposed Insured: **Forever North Real Estate, LLC, a Nebraska limited liability company**
   Proposed Policy Amount: **$315,000.00**
   Premium Amount: **$887.50**

   (b) 2006 ALTA® Loan Policy

   Proposed Insured: **i3 Bank, its successors and/or assigns, as their interests may appear**
   Proposed Policy Amount: **$315,000.00**
   Premium Amount: **$75.00**

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:

   Omaha Municipal Land Bank

5. The Land is described as follows:

   See Exhibit "A" attached hereto and by this reference made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

EXHIBIT "A"

The land referred to herein is described as follows:

Lots 9-25 inclusive, Paulsen's Addition, an addition to the City of Omaha in Douglas County, Nebraska; and Lots 11-14 inclusive, Pruyns Subdivision of Lots 1 through 8, inclusive, Paulsen's Addition, Douglas County, Nebraska, together with all of the vacated alleys lying within the boundaries of the above described property, except the South 1/2 of the vacated alley adjacent on Lots 8 and 9 Axford's Subdivision on the North.

Assessor's Parcel Number (APN): See Tax Information on Schedule B Exceptions

Please note:

We submit the following for informational purposes only:

RECORDING FEES: Effective January 1, 2013 recording fees charged by the Register of Deeds in all counties in Nebraska are as follows: $10.00 for the first page, $6.00 for all subsequent pages. In addition, Nebraska Title Company will begin e-recording of title documents in those counties where available in an effort to provide prompt recording services. An additional fee of $5.00 per document will be charged for all documents that are e-recorded.

RECORDED DOCUMENTS must have a 3-inch margin at the top of the first page and a one-inch margin on the remaining sides; and a one-inch margin on all sides of each subsequent page.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company
By its Agent:
Nebraska Title Company
14680 West Dodge Road, Suite 1, Omaha, Nebraska 68154
402-861-9220

SCHEDULE B
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. **Corporation Warranty Deed from Omaha Municipal Land Bank, by its President, to Seventy-Five North Revitalization Corporation, a Not-For-Profit Corporation.**

6. **Corporation Warranty Deed from Seventy-Five North Revitalization Corporation, a Not-For-Profit Corporation, to Forever North Real Estate, LLC, a Nebraska limited liability company.**

7. **Mortgage or Deed of Trust from Forever North Real Estate, LLC, a Nebraska limited liability company, by its Manager(s) or Member(s), to Trustee for i3 Bank, Beneficiary.**

8. **A certified copy of the Resolutions of the Board of Directors of Omaha Municipal Land Bank, a non profit corporation authorizing the sale and the authorized signatory for said transaction to be insured herein must be furnished to this Company.**

9. **A certified copy of the Resolutions of the Board of Directors of Seventy-Five North Revitalization Corporation a Not-For-Profit Corporation authorizing the sale and the authorized signatory for said transaction to be insured herein must be furnished to this Company**

10. **The Company must be furnished a copy of the Operating Agreement and all Amendments thereto for Forever North Real Estate, LLC, a Nebraska limited liability company.**

11. **An affidavit executed by the authorized signatory as designated by the Operating Agreement and all Amendments thereto for Forever North Real Estate, LLC, a Nebraska limited liability company must be furnished the Company.**

INFORMATIONAL NOTE:

The Land may be subject to a tax credit under the Nebraska Property Tax Credit Act, Nebraska Rev. St. 77-4209 to 77-4212. If we are requested to provide settlement services and it is the intent of the parties to use a basis for tax proration adjustment or for reimbursement that is other than as set forth in the real estate contract between seller and buyer, we must be furnished mutual written instructions prior to the date of settlement. We will assume no liability or responsibility for readjustment of tax prorations or for reimbursements after the date of settlement.

COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company
By its Agent:
Nebraska Title Company
14680 West Dodge Road, Suite 1, Omaha, Nebraska 68154
402-861-9220

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Standard Exceptions

2. (a) Rights or claims of parties in possession not shown by the public records.

   (b) Easements, or claims of easements, not shown by the public records.

   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.

   (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

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Special Exceptions

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

3. Parcel ID Number 0789 0002 20:

2019 County and 2020 City General Real Estate Taxes, - Exempt
2020 County and 2021 City General Real Estate Taxes, - Exempt

2020 County and 2021 City Taxes - Due and Payable December 31, 2020; First Half Delinquent April 1, 2021; Second Half Delinquent August 1, 2021.

4. Special assessments not yet certified to the Office of the County Treasurer. (Note: no special assessments are shown in the Office of the County Treasurer at date hereof.) Further, closing agent should check with the appropriate taxing authority prior to closing. This company can only certify to special assessments to the Office of the County Treasurer of said County.

5. Rights or claims of tenants under unrecorded leases, if any, as tenants only.

6. Terms and Conditions as contained within the Easement recorded March 4, 1964, in Book 409, Page 325; records of Douglas County, Nebraska.

7. Terms, conditions and Easements as contained within the Ordinance #22719 recorded October 9, 1963, in Book 403, Page 239; Release of Easement recorded October 10, 1963, in Book 403, Page 285; records of Douglas County, Nebraska.

8. Terms, conditions and Easements as contained within the Ordinance #22719 recorded October 9, 1963, in Book 403, Page 241; Release of Easement recorded October 10, 1963, in Book 403, Page 285; records of Douglas County, Nebraska.

9. Terms, conditions and Easements as contained within the Ordinance #22719 recorded October 9, 1963, in Book 403, Page 243; Release of Easement recorded October 10, 1963, in Book 403, Page 285; records of Douglas County, Nebraska.

10. Terms, conditions, restrictions and easements as contained within the Warranty Deed recorded December 22, 1964, in Book 1239, Page 635; records of Douglas County, Nebraska.

11. Terms, conditions as contained within the Permanent Easement recorded September 27, 2004, as Inst. No. 2004127812; records of Douglas County, Nebraska.

12. Terms, conditions as contained within the Permanent Sewer Easement corporation recorded January 10, 2014, as Inst. No. 2014002195; records of Douglas County, Nebraska.

13. Notices of code violations, code enforcement, or similar notices, not appearing of record in the office of the Register of Deeds of Douglas County, Nebraska. Notice filed July 29, 2020, as Inst. No. 2020080418; records of Douglas County, Nebraska.

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GENERAL NOTES

THE FOLLOIWNG ENDORSEMENT WILL BE ATTACHED TO THE TITLE COMMITMENT TO BE ISSUED HEREUNDER:

Nebraska Closing Protection Coverage Endorsement - $25.00

THE FOLLOIWNG ENDORSEMENT WILL BE ATTACHED TO THE LOAN POLICY TO BE ISSUED HEREUNDER:

ALTA 9-06 C, C & Rs Endorsement	- $25.00
ALTA 8.2-06 Environmental Endorsement	- $25.00

COPIES TO:

Forever North Real Estate, LLC, a Nebraska limited liability company
Omaha Municipal Land Bank
i3 Bank - Cathy Morrissey
PJ Morgan Real Estate - Ryan Ellis
Nebraska Title Company - Kelly Mundt

DIRECT TITLE INQUIRIES TO: Debbie Scott or Ruth Dillon at 402-861-9220

DIRECT CLOSING INQUIRIES TO: Kelly Mundt at 402-861-9220

COMMITMENT CONDITIONS

1. **DEFINITIONS**
   - (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   - (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   - (a) the Notice;
   - (b) the Commitment to Issue Policy;
   - (c) the Commitment Conditions;
   - (d) Schedule A;
   - (e) Schedule B, Part I-Requirements; and
   - (f) Schedule B, Part II-Exceptions; and
   - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   - (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
     - (i) comply with the Schedule B, Part I-Requirements;
     - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
     - (iii) acquire the Title or create the Mortgage covered by this Commitment.
   - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
   - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   - (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

PRIVACY POLICY

NEBRASKA TITLE COMPANY

14680 West Dodge Road, Suite 1
Omaha, NE 68154
402-861-9220

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information---particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information, which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Type of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

* Information we receive from you on application, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
* Information about your transactions with us, our affiliated companies, or others; and
* Information we receive from a consumer-reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties, except; (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South
Minneapolis, Minnesota 55401-2499
(612) 371-1111
(800) 328-4441
oldrepublictitle.com

To: Proposed Insured(s)
Re: Insured Closing Service

Dear Sir and/or Madam:

The protection herein offered extends only to real property transactions in the State of Nebraska.

You or your institution have (has) been named as the proposed insured(s) in the attached title commitment issued on behalf of Old Republic National Title Insurance Company (hereinafter the "Company"). We are pleased to provide the following protection in connection with the closing of your real estate purchase or loan by the title insurance agent which has issued the title commitment for the property described therein.

If our policy is to be issued, we will reimburse you for any loss of settlement funds transmitted to the title insurance agent which has issued the title commitment for your account due to the following acts of said agent: theft of settlement funds; or failure to comply with your written closing instructions relating to title insurance coverage when agreed to by the title insurance agent which has issued the title commitment.

If you are a lender protected under the foregoing paragraph, your borrower in connection with a loan secured by a mortgage shall be protected as if this letter were addressed to your borrower. "Successors and/or assigns," if included in this letter, shall be defined as any owner of an indebtedness secured by your mortgage who acquires the indebtedness as a purchaser for value without knowledge of an asserted defect, lien, encumbrance, adverse claim or other matter relating to the coverage afforded hereby.

Conditions and Exclusions:

1. The assurances given in this letter shall not be considered to cover any instructions which seek to impose on the Company any liability in connection with any "Consumer Credit Protection," "Truth in Lending" or similar law or for any obligations imposed upon a mortgage lender by Public Law 93-533; nor shall they cover any direction to make a determination as to the need for Flood Insurance; nor shall they include insurance of proper disbursement of a construction loan unless specific written approval is obtained from this Company.

2. This Company will not be liable for loss arising out of:

a) Failure of the agent to comply with your closing instructions which require title insurance protection inconsistent with that set forth in the title insurance binder or commitment issued by the Company. Instructions which require the removal of specific exceptions to title or compliance with the requirements contained in said binder or commitment shall not be deemed to be inconsistent;

b) Loss or impairment of your funds in the course of collection or while on deposit with a bank for disbursement due to bank failure, insolvency or suspension, except as shall result from failure of the agent to comply with your written closing instructions to deposit the funds in a bank which you designate by name;

c) The refusal of any governmental agency to endorse for insurance or guarantee any loan closed under this agreement, except where such refusal results from a matter within the coverage of the title insurance policy or from matters resulting from failure to comply with your written closing instructions;

d) Mechanics' and materialmen's liens in connection with your purchase or lease or construction loan transactions, except to the extent that protection against such liens is afforded by a title insurance binder, commitment or policy of the Company;

e) Actions taken by the Agent or Approved Attorney authorized by you or a mortgage broker who provides loan processing and origination services as defined in 24 CFR 3500.2(b);

3. When the Company shall have reimbursed you pursuant to this letter, it shall be subrogated to all rights and remedies which you would have had against any person or property had you not been so reimbursed. Liability of the Company for such reimbursement shall be reduced to the extent that you have knowingly and voluntarily impaired the value of such right of subrogation.

4. Any liability of the Company for loss incurred by you in connection with closings of real estate transactions by an Issuing Agent or Approved Attorney shall be limited to the protection provided by this letter. The dollar amount of liability hereby incurred shall not be greater than the amount of the title insurance binder, commitment or policy of title insurance to be issued, and liability hereunder as to any particular loan transaction shall be coextensive with liability under the policy issued to you in connection with such transaction. Payment in accordance with the terms of this letter shall reduce by the same amount the liability under such policy and payment under such policy shall reduce by the same amount the company's liability under the terms of this letter. However, this letter shall not affect the protection afforded by a title insurance binder, commitment or policy of the Company.

ORT Form 4204
NE Closing Protection Letter
10/17

continued on back

5. Claims shall be made promptly to the Company at its principal office at 400 Second Avenue South, Minneapolis, Minnesota, 55401. When the failure to give prompt notice shall prejudice the Company, then liability of the Company hereunder shall be reduced to the extent of such prejudice. However in no instance shall the Company be liable hereunder unless notice of claim in writing is received by the Company at its principal office within ninety (90) days from the date of discovery of loss. Furthermore, and notwithstanding any other limitations set forth in this paragraph, in no instance shall the Company be liable hereunder unless notice of claim in writing is received by the Company at its principal Office one (1) year from the date of closing.

Transactions will be covered under this letter until cancelled by written notice from the Company.

Any previous closing letter or similar agreement is hereby cancelled except as to closings of your real estate transactions regarding which you have previously sent or within 90 days hereafter send written closing instructions to the Issuing Agent or Approved Attorney.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Grant Application

Row 103

Organization Name (if applicable)	POC Collaborative Community Resource Center (POC Collaborative)
Physical Address	3105 N 24th Street Omaha, NE 68110
Mailing Address	PO Box 11515 Omaha, NE 68111
Website	www.poc4.org
Social Media Accounts	https://www.facebook.com/poccollaborative
Name	Katrina Adams
Title	Executive Director
Email Address	katrina@poccollaborative.org
Phone	+1 (402) 321-8428
Team	Yes
	Katrina Adams, Owner; Blair Freeman Group, General Contractor; Leo A Daly, Architects; POC Board of Directors
Organizational Chart	POC Collaborative has provided its aspirational organization chart demonstrating full staffing. Currently, the executive director is the only full-time, paid position. Please see document: OER_POC_2026_OrgChart
Other Completed Projects and/or Accomplishments	NOC Redevelopment Group, LLC, of which Ms. Adams is a 50% partner/owner, is purchasing the former Native Omaha Club Building from the City of Omaha. This building has significant historical and cultural relevance to the North Omaha community. It serves as an anchor for Omahans who have moved away to find their way home again. This project features a mixed-use facility with three residential units on the second floor with semi-private patios. There are three commercial units on the first floor for office space, a small meeting room, and a restaurant with outdoor seating. Another major accomplishment is the acquisition of the Calvin Memorial/North Presbyterian Church (24th and Wirt Sts). Ms. Adams purchased the historic property in 2019 and has been managing the upkeep and stabilization efforts for the site. This property was sold to Ms. Adams because of her vision for the space and commitment to bringing it to fruition. This proposal supports our organizational goals through the following pillars: - Amplify BIPOC Voices: POC Collaborative is intentionally creating physical space that boosts Black, Indigenous, and People of Color's (BIPOC) voices and experiences to effect positive, impactful change in North Omaha, and across the metro area. - We serve as a Point of Connection. As one of the largest and most recognizable landmarks on the North 24th Street Corridor, POC Collaborative is uniquely positioned to serve as a connector. We provide residents with access to community resources and technology, support community-building and neighborhood activities, and deliver technical assistance programming to entrepreneurs and emerging businesses. - We leverage the Power of Community. We offer dedicated spaces for dining, co-working, convening meetings of any size, and to just BE in a safe, affirming environment. We invite area neighborhood associations and community groups to utilize the space to increase connectivity and relationship building. - We Protect, Organize, and Create for the benefit of our community. Through our preservation work we are committed to safeguarding our shared history and meaningful physical spaces for future generations. We bring together community residents and neighbors to advocate for transformational, systemic change. We forge pathways to opportunity by leveraging the abundance of resources we have within our community.
Proposal Title	A Renaissance for the Historic Calvin Memorial/North Presbyterian Church

Total Budget ($)	$10,849,065.00
LB1024 Grant Funding Request ($)	$10,849,065.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	POC Collaborative is seeking $7MM in funding to renovate, modernize, and activate the former Calving Memorial/North Presbyterian Church (CMPC). CMPC is located at 3105 North 24th Street, on the northeast corner of the intersection of 24th and Wirt Streets. The facility is a local landmark and on the National Register for Historic Places for its representation of the Neo-Classical style of architecture. The site is in both a Qualified Census Tract and a designated R/ECAP area. POC Collaborative has two components: • Shared Physical Space. POC Collaborative is a hub for co-working, community convening and connectedness, access to advanced technology, and entrepreneurship and business technical assistance and support services. The facility will also house small businesses and nonprofit organizations aligned with our mission. • Direct programs and services. POC Collaborative offers shared resources for small and emerging businesses and entrepreneurs (e.g., copiers, hotspot access, meeting rooms, and back-office administrative staff), and customized technical assistance and support services (e.g., consulting, organizational assessments, strategic planning, and special project support). The redevelopment of CMPC is critical to the renaissance of North Omaha because it will: • catalyze other preservation and redevelopment projects, • protect a landmark and its storied history in our community, • serve as a community resource center for residents, • support economic development and entrepreneurship, • create livable wage temporary and permanent jobs, and • amplify asset-based community development and partnership efforts. POC Collaborative anticipates full project completion by late 2024/early 2025 but no later than early 2026 as dictated by the program requirements.
Timeline	All renovations will be complete by late 2024/early 2025. We do not have a formalized timeline as there are several pre-development tasks that need to be completed first. We will continue to work with our team to button-down our construction and programmatic milestones during this process. ANTICIPATED MILESTONES: • Engagement: Community Listening Sessions – 2023 – 2025 • Capital: Emergency Roof Replacement – early 2023 • Capital: Structural Assessment – early 2023 • Capital: Architectural Design Drawings – early 2023 • Programs: Formalize Program/Service Partnerships – early 2023 • Programs: Develop Program/Service Infrastructure – early 2023 • Capital: Exterior Tuckpointing and Waterproofing – mid 2023 • Capital: Interior Demolition and Cleanout – mid 2023 • Programs: Post Job Descriptions – early 2024 • Engagement: Develop a Community Advisory Team – 2024 • Capital: Build out and FFE Installations – 2024 • Capital: Call for Building Partners (lease up) – mid 2024 • Programs: Hire and Train [POC] Program Staff – mid 2024 • Programs: Pilot [POC] Programming – mid 2024 • Engagement: Launch Marketing Campaign – mid 2024 • Capital: Complete Construction – late 2024/early 2025 • Engagement: Grand Opening Celebration – early 2025 • Programs: Launch [POC] Programs – early 2025 Please see document:
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	POC Collaborative is in a unique position to catalyze transformational change through its shared innovation space and the direct programs and services it offers. This proposal incorporates four of the five indicated focus areas: . Sustainable Community – We are creating a community-driven resource facility that is dedicated to advancing programs and services that address critical needs: o Bridging the digital divide in our community: We are providing space devoted to technology access and training to decrease the digital divide in our community. o Unemployment and underemployment: Partnerships with organizations such as Do Space and Code Black will create opportunities for deeper relationships in community while also offering training in H3 tech jobs. This training is especially needed for youth and elders. o Entrepreneurship and business development and support: We are offering technical assistance and individualize support for small and emerging business owners to ensure they have the tools and resources to ensure they are operating with a solid business model and a sustainability plan. Other Infrastructure • Developing partnerships that can begin to address the aging connectivity infrastructure in North Omaha (broadband, high speed internet, etc.). This includes increasing access to technology complemented by training on how to use it. • Developing a North Omaha technology library (e.g., a satellite Do Space) • Support the existing N 24th St Business District Quality of Life We are located next door to HMC and have been in discussions about developing sustainable projects and programs and partnering in a concentrated effort to provide one-stop services for community and employment opportunities that offer livable wage jobs. Policy • Convene partners to develop effective shared practices and guidelines for community-level work around: o Personal financial literacy o Business financial literacy o Community Health improvement initiatives o Advocacy and Civic Engagement
Visioning Workshop Findings Alignment	Applicable Findings: 1. Insufficient Infrastructure 2. Development within Cultural Context 3. Access to Tools to Leverage Community Resources (1) We are addressing both infrastructure in two ways: closing the digital divide in our community and renovating aging spaces to give it and the community new life. There is a need to develop more advanced technology infrastructure; our facility will offer free broadband on-site. Also, we will partner with organizations to provide training and development in the areas of computer/technology literacy, personal finance, and other community-centered programs. Additionally, POC will be the centralized, physical structure that provides dedicated resources and programming to support BIPOC entrepreneurship and business development. (2) We are from the community we aim to serve. Our culture and character are integrated into the neighborhood. Part of our mission is to provide access to resources and services in a culturally inclusive environment. Additionally, we anticipate connecting with businesses and organizations in South Omaha to build bridges across geographical boundaries that support the cultural make up of our city. (3) POC will leverage asset-based community development principles to increase and support community and civic engagement initiatives. We will provide training space and resources to advancing the understanding and utilization of community assets.
Priorities Alignment	Transformational: Help energize, recharge, or spur significant and favorable advancements in North and South Omaha's function or appearance. CMPC, more popularly known as the "Popcorn Ball Church" is a local and national landmark. There are generations of people in our community that can share a story about the impact this incredible space had on them growing up. The renovation and reactivation of this space will further activate the N 24th and Wirt Street node by bringing in new businesses (and business support services), a technology center, plus meeting, event, and training space to our community. Further, this project demonstrates what it takes to breathe new life into historically significant facilities in North Omaha. We believe investment in this project with serve as a conduit for additional community-centered collaborative efforts. Fundamental Change: Continue to elevate North and South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development. The POC Collaborative redevelopment project will spark other opportunities for investment along North 24th Street and surrounding areas. We are creating a unique,

	safe environment for BIPOC people to connect with each other and to the businesses that cater to their cultural needs. This is structural change—we are meeting people where they are—bringing businesses and services to them. Due to historical events like white flight in the 1950s, the Omaha race riots in the 1960s, and the pervasiveness of disinvestment and redlining that still lingers, there has been a hollowing out of North Omaha. As a result, businesses have been incentivized to move out of our community for more prosperous, higher density areas of town. However, the needs of the people who still live here remain. Our community has historically sustained countless businesses and with the right investments, can do so again. Long-Lasting Economic Growth: 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. Our project will create at least 15 permanent jobs for community members. We believe we can ignite future investments in the 24th and Wirt St node by creating opportunities to support entrepreneurs and businesses launch, grown, and become sustainable. Additionally, we want to develop opportunities to keep more dollars circulating in our community for longer. On average dollars circulate in the Black community for approximately six hours compared to other communities where the circulation time is measured in days, if not weeks. Also, we aim to build stronger relationships between North and South Omaha; that foster support, connectedness, and the exchange of information and resources.
Economic Impact	70+ permanent and temporary jobs will be created as outlined below; all will offer livable wages--meaning at least $17-19/hour.
	20
	50+
	$17 - 60/hour depending on role, FTE, and experience
	We are intentional and mindful in our hiring practices and how they can impact community. We will prioritize reaching out to residents and neighbors in the QCT and BIPOC contractors and businesses through the REACH Program at the Omaha Chamber of Commerce. We will do everything within our power to inform businesses and contractors in QCTs about the project and the bidding process to ensure they are ready to bid competitively.
Community Benefit	The POC Collaborative facility will house several small and emerging businesses and nonprofit organizations under one roof. Working with other community partners such as Spark and Heart Ministry Center, we will be part of a larger community effort to bring businesses and direct service providers into a shared space. A vibrant community resource center will draw additional visibility to North Omaha and the renaissance that is happening in the area. There will be 20 new, permanent jobs established in addition to the 50+ temporary construction jobs created during the renovation phase. The POC Collaborative facility will increase livability by: Developing new and emerging BIPOC leaders Engaging folx in civic activities Deepening residents' connectivity to each other and thus their sense of community Practicing consistency and open communication, especially regarding challenging topics Connecting people to resources and support services Providing space where people can gather organically
	We are bringing in several economic drivers to the community such as businesses and entrepreneurs, human capital/job creation, and physical space and place-making initiatives. Additionally, we are leveraging existing infrastructure to create something new and innovative which maintains the unique character of the built environment. We have an abundance of green space that can be used creatively to enhance our property and the neighborhood. Overall activating the POC Collaborative site will increase foot traffic and engagement in the area. People will be drawn to the community kitchen, the technology labs, meeting rooms, rentable office spaces, and a variety of community-based programs located on-site.
Best Practices/Innovation	We are learning from what other similar communities have done in terms of revitalizing neighborhoods and community-centered development. Bringing new concepts to Omaha like: o Innovation Hubs – POC Collaborative received a grant from the Kaufman Foundation to do a comparative analysis on Urban

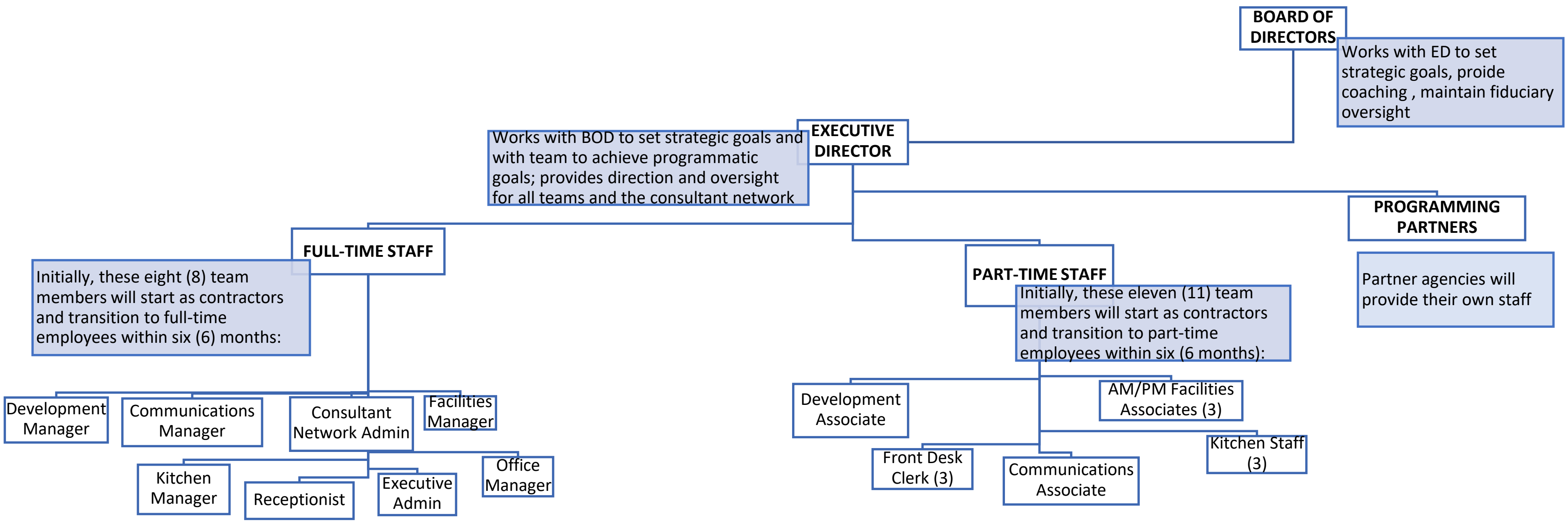
	Innovation Hubs and corresponding legislation that supports these institutions. That final report is due in November 2022. o Co-operative Groups – POC Collaborative has done extensive research on co-ops and how to ensure that structure can work in and for the North and South Omaha communities. o The Gathering Spot founded in Atlanta, GA and Vector90 founded in Los Angeles, CA are both examples of creative community spaces that center around collaboration and opportunity. We know that engaging the community from the beginning is a proven practice that we will incorporate into our development. Asking, listening, and implementing what residents say they need is critical to the success of our work. Our intention is to work alongside residents to create a resilient, flexible, sustainable, inclusive community space that meets the needs of the many. Ultimately, we are combining four unique functions into one facility: o Our vision incorporates a technology library like Do Space on 72nd and Dodge; a shared services model like the Barbara Weitz Community Engagement Center (located on the UNO campus); the incubation and training focus of the former Omaha Small Business and Technology Center (formerly located at 24th and Lake St); and the familiarity and welcoming atmosphere of a community center like the Florence Community Center in Near North Omaha.
Outcome Measurement	• Improved technology access and education; surveys- qualitative interviews and quantitative scoring; internal and external evaluators • Measuring the creation and retention of livable wage jobs; binary scoring; internal evaluation • Community connectedness; surveys- qualitative interviews and quantitative scoring • Partnership efficacy; surveys- qualitative interviews and quantitative scoring
	Most of the core data collection could be done in-house; however, for a more objective assessment of efficacy, an outside evaluator trained in equitable evaluation would be beneficial.
	Yes, the structure and framework of our organization is intentionally designed to drive further co-investment opportunities both from private investors, philanthropic donors, and municipal agencies.
Partnerships	Yes
	CURRENT: The Simple Foundation - educational and cultural programming; Nebraska Enterprise Fund - small business education and training; Omaha100 - small business technical assistance; Spark CDI - real estate development training and support. PROSPECTIVE: Do Space/OPL/Heritage Services - satellite tech center; Heart Ministry Center - family resource center; NONA and SONA + Neighborhood Associations - addressing community vitality. o POC Collaborative will work with partners that have innovative programming that aligns with our mission and objectives. We want this space to serve as a conduit for new ideas, partnerships, and collective impact, thus partners will participate in the development of the space and how it will be used to best serve our shared community. While this can take many forms, the intent is to have dedicated space to bring programs into community.
	At this time, we have working agreements with Nebraska Enterprise Fund and the Simple Foundation to conduct specific programming and services. In the future, all partnerships will require an MOU including a scope of work and deliverables.
Displacement	No
Displacement explanation	
Physical Location	The former Calvin Memorial/North Presbyterian Church (CPMC) is located at 3105 North 24th Street, on the northeast corner of the intersection of 24th and Wirt Streets. The site is in both a Qualified Census Tract and a designated R/ECAP area. Designed by F.A. Henninger in 1910 as a house of worship, this facility was at the heart of religious desegregation efforts in Omaha during the 1960s as captured in the 1966 film, A Time for Burning (https://www.youtube.com/watch?v=OrMKY2n-EPc). In 1985, CMPC was designated as an Omaha landmark, and was added to the National Register of Historic Places in 1986 for its representation of Neo-Classical Revival architecture.

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	We are unclear what this field is for, but didn't want to leave it blank.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	The 2019 construction cost estimates are included as well as a roughly updated estimate that reflects supply chain challenges and inflation-based cost increases.
General Contractor	Yes
	No
	It was important as a Black woman real estate developer to work with and direct business to a Black women-owned construction business. We will work through the Chamber's REACH Program as the development and construction work continues.
Request Rationale	Not available
Grant Funds Usage	Funding from LB1024 will be used to 1) complete emergency stabilization of the building (e.g., replacing the roof), 2) redesign and renovate the building, and 3) hire staff and implement community programming.
Proposal Financial Sustainability	Yes
	As with any new business, especially one that is focused on transformative change, it will take time to activate, stabilize, and become revenue generating. We are confident that we can complete the build out and seed sustainable operations with the funding that is being requested.
Funding Sources	We are exploring other funding sources to include: African American Cultural Heritage Action Fund City of Omaha - CDBG Funds Local and Regional Foundations Fundraisers and Donations In-Kind Donations
	not applicable at this time
	To preserve and reactivate this building for our community, all of the funds are necessary.
Scalability	This project is scalable in that the model can be repeated in other communities; we do not believe there is a way to divide the project into phases.
	n/a
Financial Commitment	POC Collaborative is financially committed to this project and has been maintaining the building and developing programming for the last three years.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑

LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule

POC COLLABORATIVE COMMUNITY RESOURCE CENTER

2024-2026 ORGANIZATION CHART



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Book/Page	
Record Date	05/02/2019 01:10:54 PM
Book Type	DEED
Doc Type	WD - DEED
Number of Pages	1
521 Page Count	2
Cover Page	False
Grantor	CHURCH OF JESUS CHRIST WHOLE TRUTH
Grantee	POC COLLABORATIVE LLC
Instrument Date	4/30/2019 12:00:00 AM
Exempt Code	
Consideration	$90,000.00
Reference	
Mailing Date	5/2/2019 12:00:00 AM

Return To:
Ambassador Title Services
331 Village Pointe Plaza, Ste 102
Omaha, NE 68118

CORPORATE WARRANTY DEED

The Church of Jesus Christ Whole Truth, a non-profit Nebraska corporation

Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto

POC Collaborative, LLC, a Nebraska limited liability company

Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described as follows;

The East 77 feet of Lot 6; and the East 77 feet of Lot 7, except the West 42 feet of the East 77 feet of the South 39.6 feet thereof, and except the West 13 feet of the East 35 feet of the South 20.6 feet thereof; and all of Lots 8, 9, 10, and 11, all in Block 18, in Kountze Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with all of the vacated alley adjacent to said Lots 8, 9, and 10 on the East and said Lot 11 on the West, lying between the South line of the East-West alley in said Block 18 and the North line of Wirt Street.

The Grantor covenants with the Grantee that Grantor:

(1) is lawfully seized of such real estate and that it is free from encumbrances, subject to easements, reservations, covenants and restrictions of record, if any; and subject to all regular and special assessments;

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed this 30th day of April, 2019.

The Church of Jesus Christ Whole Truth, a non-profit Nebraska corporation

By: Frank T Parker Jr Director
Frank T. Parker, Jr., Director

State of Nebraska

County of Douglas

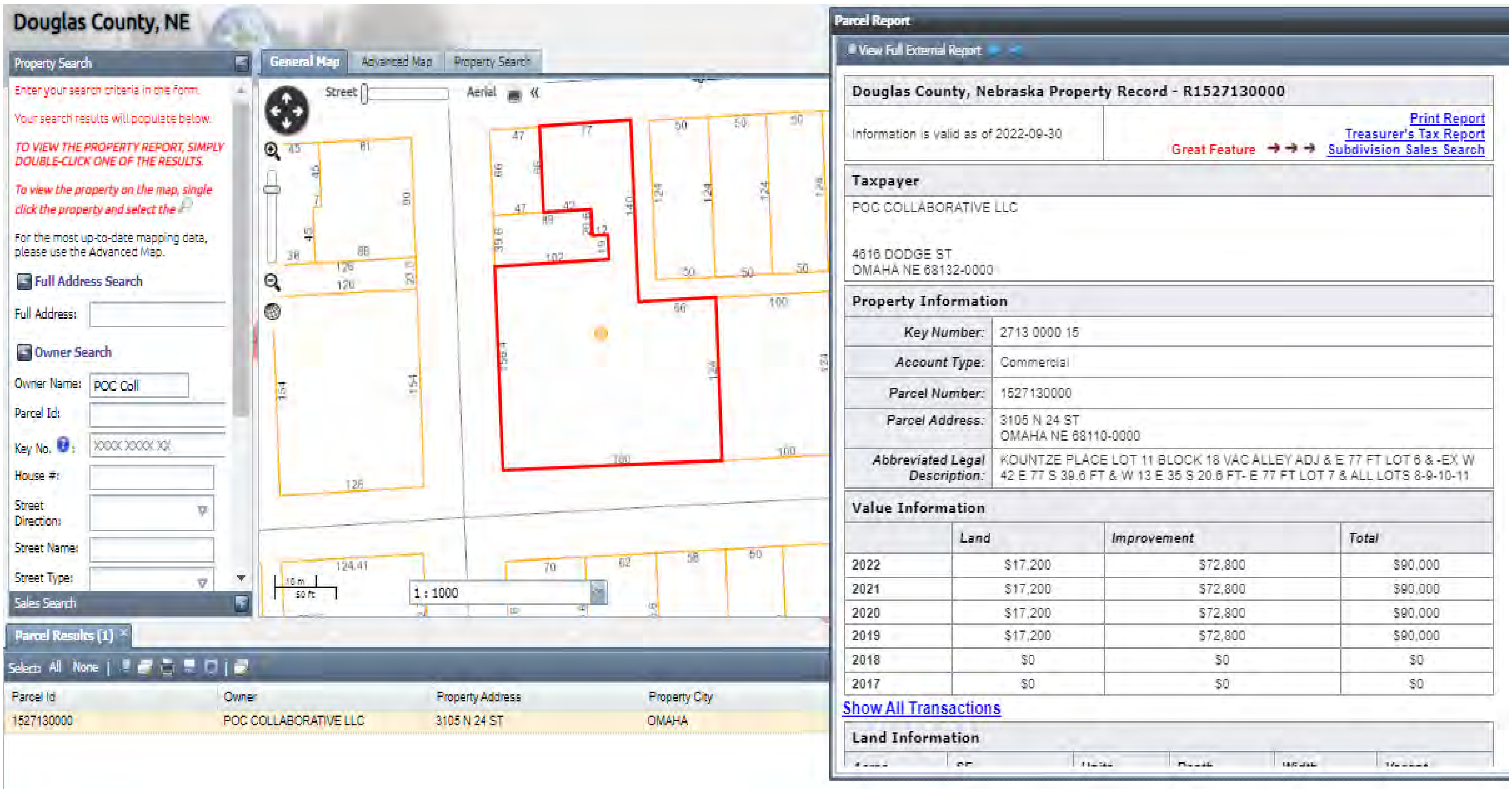
The foregoing instrument was acknowledged before me on this 30th day of April, 2019 by Frank T. Parker, Jr., as Director of The Church of Jesus Christ Whole Truth, a non-profit Nebraska corporation.

Melanie J. Doeschot
Notary Public

My commission Expires: ____________

GENERAL NOTARY - State of Nebraska
MELANIE J. DOESCHOT
My Comm. Exp. January 14, 2021

POC COLLABORATIVE COMMUNITY RESOURCE CENTER



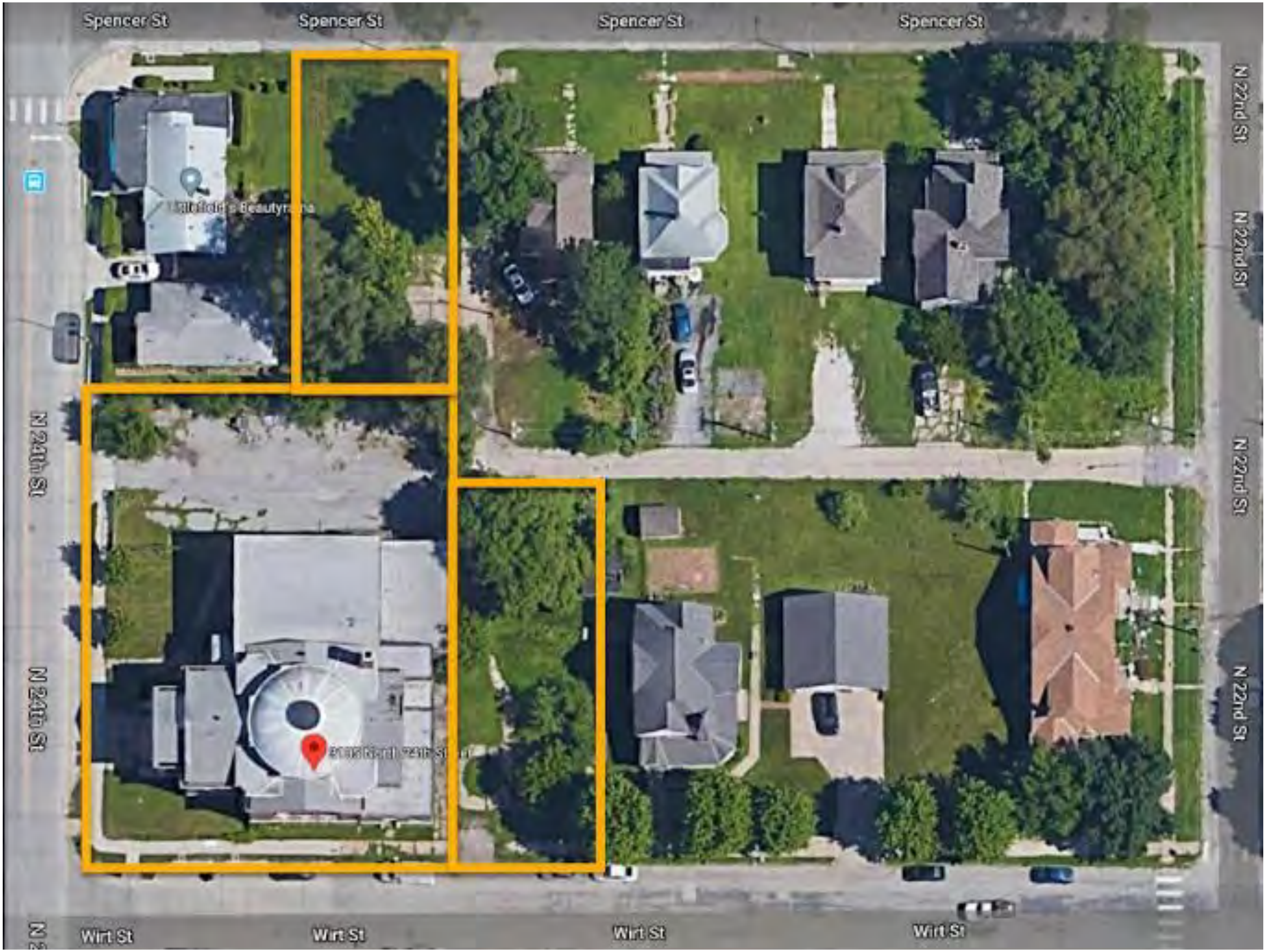

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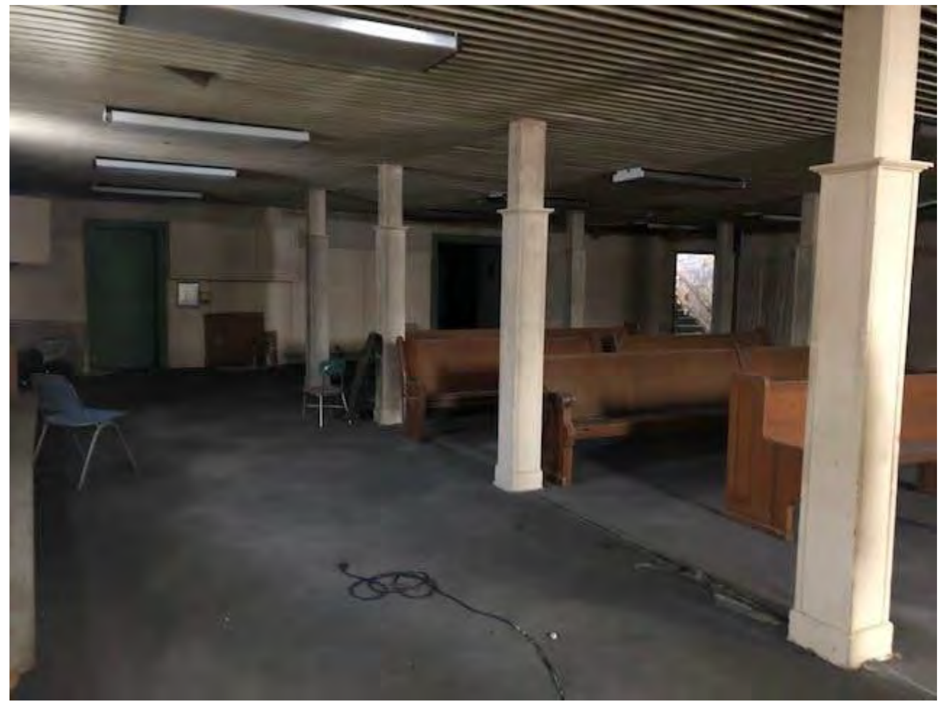
Photo 1 of 2 — view looking northeast at principal (west) façade. Photo by Lynn Meyer, 1982, Omaha City Planning Department.

Photo 2 of 2 — interior view of sanctuary. Photo by Lynn Meyer, 1982, Omaha City Planning Department.



Working Project Schedule

PHASE/TASK	RESPONSIBILITY	DURATION*
PREDESIGN PHASE		
Repair/Stabilization		
Emergency Roof Repair/Stabilization	Owner	
Emergency Exterior Repair/Stabilization	Owner	
Temp Lighting	Owner	
Structural Assessment - field observations	Architect	2 days
Structural Assessment - report		8 days
Structural Shoring (if required)	Owner	30 days
Pre-construction Interior Clean-up		
Historic Assessment - field observations	City Planner/Architect	1 days
Historic Assessment - report	Architect	5 days
Finish/Equipment Removals (per report)	Owner	
Conceptual Budget Pricing		
Facility Condition Assessment - field observations	Architect	1
Facility Condition Assessment - report	Architect	15 days
Concept Budget Pricing	Owner	32 days
PREDESIGN TOTAL		94 days
DESIGN PHASE**		
Program Verification		
Finalize uses and scope	Architect	1 day
Space program and project goals/scope report	Architect	5 day
Schematic Design (SD)		30 days
Design		
Owner review		
Design Development (DD)		60 days
Pick up Client SD comments		
Design and bid/permit document preparation		
Construction cost estimate		30 days
Owner review		
Landmarks Commission Review (not consecutive***)		30 days
Prepare documents	Architect	
Coordinate w/ City Planning to schedule	Architect	
Commission Presentation	Architect/Owner	
Construction Documents (CD)		90 days
Pick up Client DD comments		
Bid/permit document preparation		
Owner review		
DESIGN TOTAL (schedule can be reduced if cost estimates are concurrent with desi		216 days

PERMITTING/BIDDING (assumes CM at Risk w/ GMP)			
Issue documents for permit	Contractor	40	days
Address permit comments (not consecutive)	Architect	5	days
Final subcontractor bids (not consecutive)	Contractor	32	days
Respond to bidder questions (not consecutive)	Contractor/Architect	5	days
PERMITTING/BIDDING TOTAL		40	days
CONSTRUCTION**			
Note: some demo can occur during permitting	Contactor	260	days
CONSTRUCTION TOTAL		260	days
TOTAL DURATION		**610**	**days**

Notes:
* Duration is expressed in business days, not billable labor hours
** Phase will include team meetings: biweekly for design phase, once weekly during construction
*** Not consecutive means this activity can occur concurrently with other activities in the same phase

General Notes:
Durations indicated are estimates.
In lieu of ranges, high end of range was used

Projected Capital Sources and Uses

SOURCES OF FUNDS							2022
Due	Type	Source Details	Submitted	Request Amount	Confirmed Amount	Status	Notes
				$ -	$ -		
				$ -	$ -		
				$ -	$ -		
				PIPELINE			
2022	Grant	LB1024	$ 10,849,065.00	$ 10,849,065.00	$ -		Omaha Economic Recovery Act - Coordination Plan
2023	Grant	AACHAF	$ 150,000.00	$ -	$ -		African American Cultural Heritage Action Fund - LOI
2023	Grant	MBDC	$ 50,000.00	$ -	$ -		Minority Business Development Center
2023	Grant	CDBG	$ 250,000.00	$ -	$ -		City of Omaha - Community Development Block Grant
2023	Grant	Foundations - Regional	$ 250,000.00	$ -	$ -		
2023	Grant	Foundations - Local	$ 500,000.00	$ -	$ -		
2023	Loan	Loan	$ -	$ -	$ -		
2023	Donations	Fundraisers	$ 100,000.00	$ -	$ -		
tbd	Equity	Historic Tax Credits	tbd	$ -	$ -		
		TOTAL SOURCES:	**$ 12,149,065.00**	**$ 10,849,065.00**	**$ -**		
				Amount Needed	$ -		

USES OF FUNDS	COLUMN F NUMBERS ARE FROM 2019 AKA PRE-COVID, INFLATION	2023 Est.	Assumptions
BLAIR FREEMAN COSTS			
Construction Hard Costs (2nd Worksheet)	$ 1,253,850	$ 3,761,550.00	Construction Costs (Blair Freeman)
Kitchen Equipment			
Commercial Kitchen	$ 100,000	$ 300,000.00	
Break Room Equipment	$ 5,000	$ 15,000.00	
Office Furniture, Fixtures and Equipment	$ 150,000	$ 450,000.00	
CONTINGENCY	$ 75,443	$ 226,327.50	5% Contingency
Total Hard Costs	**$ 1,584,293**	**$ 4,752,877.50**	
POC Collaborative		$ -	
Building Signage (Exterior and Interior Allowance)	$ 25,000	$ 75,000.00	
Wall Décor - Interior	$ 15,000	$ 45,000.00	
Working Capital - Operating (for 2 years)	$ 1,105,000	$ 4,625,000.00	
Merchandise & Display (For potential Makers shop)	$ 50,000	$ 75,000.00	
Internet / POS System / Security System	$ 30,000	$ 90,000.00	
Total POC Costs	**$ 1,225,000**	$ 4,910,000.00	
GC Fee, Project Coordination and Owners Rep Fees	**$ 280,929**	**$ 966,287.75**	10% for GC and Owners Rep
SOFT COSTS			
Architecture	$ 38,300	$ 114,900.00	
Marketing, Branding, and Communitcation	$ 65,000	$ 105,000.00	
Total Soft Costs	**$ 103,300**	**$ 219,900.00**	
TOTAL USES:	**$ 3,193,522**	**$ 10,849,065.25**	

Grant Application

Row 104

Organization Name (if applicable)	Transporter Inc
Physical Address	6780 Manderson St. Omaha, Ne
Mailing Address	
Website	transporterapps.com
Social Media Accounts	
Name	Roderick Brown
Title	Ceo
Email Address	brown.rod7@gmail.com
Phone	+1 (402) 882-0661
Team	No
Organizational Chart	I am a Solo entrepreneur. With the use of the funding, I will build a team consisting of a Marketing Coordinator, Finance, Logistics & Operations Manager, Customer Service Manager, Transportation consultant, and Product Manager.
Other Completed Projects and/or Accomplishments	The Transporter Inc e-commerce platform is currently available in the Android/ Apple IOS app store as well as on our website trasnporterapps.com. Transporter Inc. has started partnerships with local non-profits such as Goodwill, Urban League and Equus Workforce Solutions. The goal of working with non-profits is to provide delivery of household essentials to no-car households and food desert areas. Transporter Inc is seeking to bring local businesses together to sell their goods and services on one easy-to-use platform making it easier for the community to shop local and keep money circulating in North and South Omaha longer. The funds will be used to help foster a culture of Small businesses working together vs taking their piece of the pie.
Proposal Title	Transporter Local E-Commerce
Total Budget ($)	$0.00
LB1024 Grant Funding Request ($)	$10,000,000.00
Proposal Type	I do not know Service/program
Brief Proposal Summary	North Omaha supporting North Omaha business No place to spend money • Small businesses working together vs taking their piece of the pie. Food deserts and (xxx) policies that allow dollar stores and fast food. Omaha's extensive and aging infrastructure bifurcates the community which is a barrier to connecting small businesses and customers together while maintaining the quality of life for North Omaha residents and business owners. North Omaha has several no-car households and needs multimodal transportation for increased community connectivity resources to foster less car-dependent neighborhoods. Timeline November 2022 allows ordering household essentials for delivery. Hiring support staff January 2023-2026. Partner with local businesses and service providers. August 2023-2026 buy/lease delivery vehicles and trucks to transport goods. Buy household essentials in bulk for delivery. Rent warehouse space for storage and a central delivery point for essentials. Market platform to the community Upgrade platform Complete project phase March 2026
Timeline	Timeline November 2022 allows ordering household essentials for delivery. Hiring support staff January 2023-2026. Partner

	with local businesses and service providers. August 2023-2026 buy/lease delivery vehicles and trucks to transport goods. Buy household essentials in bulk for delivery. Rent warehouse space for storage and a central delivery point for essentials. Market platform to the community Upgrade platform Complete project phase March 2026
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling)
"other" explanation	
Proposal Description and Needs Alignment	“We can’t simply say ‘Shop Locally!’ and keep our economy vibrant and healthy”. “We have to take the time and spend the money to support local businesses with our presence and our dollars. You really do vote with your wallet, and shopping locally casts your vote for your City. Local business closures have skyrocketed due to covid 19 forcing 60% of small businesses to close permanently. Transporter Inc uses multimodal transportation to provide first and last-mile delivery services for local businesses. Local businesses will be able to list their goods and services for sale through the Transporter Inc app and website. Transporter uses local drivers to pick up and delivers goods from local businesses. Transporter Inc's mission is to provide local businesses an opportunity to compete with national companies like Walmart and Amazon.
Visioning Workshop Findings Alignment	Omaha’s extensive and aging infrastructure bifurcates the community which is a barrier to connecting small businesses and customers together while maintaining the quality of life for North Omaha residents and business owners. North Omaha has several no-car households and needs multimodal transportation for increased community connectivity resources to foster less car-dependent neighborhoods.
Priorities Alignment	Reach new customers, increase profits and grow your businesses. Transporter offers curbside pickup and delivery services that empower small and local businesses. Transporter brings small and local businesses together on one convenient and easy-to-use platform to sell their goods and services. Restaurants, Grocery, Clothing, Delivery, Pharmacy, Convenience, Appliances, Electronics, Home services, etc. North Omaha business lack community cohesiveness and consensus. Small businesses feel the need to take their piece of the pie instead of working together making it hard for customers to support local businesses. This leads to the following: • Lack of thriving black businesses • Lack of black-owned companies that attract others from outside the community •Lack of for-profit businesses • Lack of connected businesses both spatially and economically • Lack of healthy restaurants or stores • Lack of commercial and retail businesses • Lack of jobs • Failing infrastructure • Public transportation only goes so far. Public transit doesn’t meet the needs of the current population.
Economic Impact	Transporter Inc plans to create 50 full-time jobs and 200 part-time jobs paying $19.80 and up. Jobs will be made up of drivers and customer service reps to support the sales and delivery of goods and services sold by local businesses.
	200
	0
	40,000 and up

1. More of your money will be kept in your local economy For every $100 you spend at locally owned businesses, $68 will stay in the community. What happens when you spend that same $100 at a national chain? Only $43 stays in the community.* 2. You embrace what makes your community unique You wouldn’t want your house to look like everyone else’s in the U.S. So why would you want your community to look that way? 3. You create local jobs Local businesses are better at creating higher-paying jobs for your neighbors. When you shop locally, you help create jobs for teachers, firemen, police officers, and many other essential professions. 4. You help the environment Buying from a locally owned business conserves energy and resources in the form of less fuel for transportation and less packaging. 5. You nurture community Local business owners know you, and you know them. Studies have shown that local businesses donate to community causes at more than twice the rate of chains. 6. You conserve your tax dollars Shopping in a local business district means less infrastructure, less maintenance, and more money available to beautify your community. Also, spending locally instead of online ensures that your sales taxes are reinvested where they belong— in your community! 7. You create more choice Locally owned businesses pick the items and products they sell based on what they know you like and want. Local businesses carry a wider array of unique products because they buy for their own individual markets. 8. You took advantage of their expertise You are their friends and neighbors, and locally owned businesses have a vested interest in knowing how to serve you. They’re passionate about what they do. Why not take advantage of it? 9. You invested in entrepreneurship Creativity and entrepreneurship are what the American economy is founded upon. Nurturing local business ensures a strong community. 10. You made your community a destination The more interesting and unique your community, the more we will attract new neighbors, visitors, and guests. This benefits everyone!

Community Benefit

Transport has been recognized as a means to overcome local disadvantages and gain access to better jobs, education, facilities, and services. inadequate transportation can also increase social isolation and can increase the risk of early mortality, depression, and dementia. Lack of transportation limits opportunities and bars resources. It systematically creates and perpetuates inequality forcing individuals to depend on costly car ownership. Reliable transportation is the single strongest factor in the odds of escaping poverty

1. More of your money will be kept in your local economy For every $100 you spend at locally owned businesses, $68 will stay in the community. What happens when you spend that same $100 at a national chain? Only $43 stays in the community.* 2. You embrace what makes your community unique You wouldn’t want your house to look like everyone else’s in the U.S. So why would you want your community to look that way? 3. You create local jobs Local businesses are better at creating higher-paying jobs for your neighbors. When you shop locally, you help create jobs for teachers, firemen, police officers, and many other essential professions. 4. You help the environment Buying from a locally owned business conserves energy and resources in the form of less fuel for transportation and less packaging. 5. You nurture community Local business owners know you, and you know them. Studies have shown that local businesses donate to community causes at more than twice the rate of chains. 6. You conserve your tax dollars Shopping in a local business district means less infrastructure, less maintenance, and more money available to beautify your community. Also, spending locally instead of online ensures that your sales taxes are reinvested where they belong— in your community! 7. You create more choice Locally owned businesses pick the items and products they sell based on what they know you like and want. Local businesses carry a wider array of unique products because they buy for their own individual markets. 8. You took advantage of their expertise You are their friends and neighbors, and locally owned businesses have a vested interest in knowing how to serve you. They’re passionate about what they do. Why not take advantage of it? 9. You invested in entrepreneurship Creativity and entrepreneurship are what the American economy is founded upon. Nurturing local business ensures a strong community. 10. You made your community a destination The more interesting and unique your community, the more we will attract new neighbors, visitors, and guests. This benefits everyone!

Best Practices/Innovation

There is no other mega app that exists in the country that was designed to create a platform designed to help local businesses sell their goods and services in one easy-to-use platform in

	order to promote and connect local businesses to the community.
Outcome Measurement	Key performance Indicators that will be used are the number of small businesses that are able to increase their sales and profits by using the Transporter platform. Creating 200 high-wage job opportunities and a reduction of the unemployment rates can be measured by the City of Omaha workforce department.
	Creating 200 high-wage job opportunities and a reduction of the unemployment rates can be measured by the City of Omaha workforce department.
	n/a
Partnerships	Yes
	Transporter Inc. has started partnerships with local non-profits such as Goodwill, Urban League and Equus Workforce Solutions. The goal of working with non-profits is to provide delivery of household essentials to no-car households and food desert areas. Transporter Inc is seeking to bring local businesses together to sell their goods and services on one easy-to-use platform making it easier for the community to shop local and keep money circulating in North and South Omaha longer. The funds will be used to help foster a culture of Small businesses working together vs taking their piece of the pie.
	n/a
Displacement	No
Displacement explanation	
Physical Location	n/a
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
	Based on cost of equipment and warehouse space.
General Contractor	No
Request Rationale	The price for vans and trucks to provide delivery as well as driver cost and company infrastructure.
Grant Funds Usage	With the use of the funding, I will build a team consisting of a Marketing Coordinator, Finance, Logistics & Operations Manager, Customer Service Manager, Transportation consultant,.November 2022 makes carpooling available to the public. Hiring support staff January 2023-2026. Partner with local owner operators. August 2023-2026 buy/lease delivery vehicles and trucks to transport goods. Partner with businesses for employee transportation. Rent parking space for vehicle storage and a central departure point. Market platform to the

	community Upgrade platform Complete project phase March 2026
Proposal Financial Sustainability	Yes
	N/A
Funding Sources	na
	na
	na
Scalability	This proposal is scalable
	na
Financial Commitment	na
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	

Grant Application

Row 105

Organization Name (if applicable)	Goodwin Industries, LLC
Physical Address	NA
Mailing Address	PO Box 11524 Omaha, NE 68111
Website	NA
Social Media Accounts	NA
Name	Daniel M. Goodwin, Jr.
Title	President and Site Owner
Email Address	dannygoodwin@msn.com
Phone	+1 (531) 721-6000
Team	Yes
	Daniel and LaVonya Goodwin are real estate investors with over 20 years of experience. Daniel M. Goodwin, Jr. serves as the property manager. The company has a real estate portfolio of commercial and residential properties. As property owners and managers of five properties and tenants, Daniel and LaVonya Goodwin have overseen numerous renovation projects and worked with various contractors and craftsman. Consultants and additional professionals are being assembled for this team.
Organizational Chart	Daniel M. Goodwin, Jr. is the president of Goodwin Industries, LLC. LaVonya Goodwin is the vice-president of Goodwin Industries, LLC. There are no other officers in the company.
Other Completed Projects and/or Accomplishments	In 2015, Daniel M. Goodwin, Jr. led an internal renovation project of Goodwin's Spencer Street Barbershop. The renovation included: tuck-pointing and insulation of the south wall; installation of a new subfloor; vinyl flooring, new sinks, new work stations, paint and remodeling of the men and women's bathrooms. Goodwin Industries successfully completed a $350,000 CDBG renovation project of Goodwin's Spencer Street Barbershop, 3116 North 24th Street, Omaha, NE 68110 in 2021. Goodwin's Spencer Street Barbershop 3116 North 24th Street, Omaha, NE 68110 (general commercial retail) 4111 North 18th Street, Omaha, NE 68110 (single-family residence) 3106 North 24th Street, Omaha NE 68110 (general commercial, vacant) 2510/2512 Ames Ave. Omaha, NE 68111 (multi-family 4-plex) Global Leadership Group Community Garden 3118 North 24th Street, Omaha, NE 68110 (general commercial)
Proposal Title	Wirt Street Mixed-use Development
Total Budget ($)	$9,614,127.00
LB1024 Grant Funding Request ($)	$3,182,636.00
Proposal Type	Capital project
Brief Proposal Summary	The Wirt Street Development is located at 3106 North Street 24th, the former location of Reed's Ice Creams production facility on the northwest corner of a historic intersection on North 24th Street. To the south is the former Urban League building. To the southeast is Heart Ministry Center, a food pantry and laundromat. Directly east is the Calvin Memorial Presbyterian Church, which is historically designated and featured in a 1966 documentary, A Time for Burning. The Wirt Street Development is a 3-story mixed-use development, 1st floor commercial, 2nd and 3rd floors residential. 1, 2, and 3

	bedrooms, mixed-income apartment units the development plans for 28-units There will be seven one-bedrooms; 18 two-bedrooms and three three-bedroom units. The commercial floor will be marketed to house a café or small grocer. This is an infill development project which is currently located on a vacant lot. The lot sits on 0.437 acres and is currently zoned General Commercial District. Forever North recommends Neighborhood Business District with an ACI overlay. Site demolition and clearance is needed to remove remnants of foundation and basement. The land is owned by Daniel M. Goodwin, Jr. and LaVonya Goodwin. If financing is secured planning for the project could begin as early as Q2 of 2023.
Timeline	Additional dates and timelines will be development with an architect and developer.
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	The Wirt Street Mixed-used Development is located within the Neighborhood Action and Facts (NAAF) area from 24th and Wirt to Ames Streets north to south and 24th to 27th Streets east to west. The primary problems facing the residents of NAAF are: high rates of poverty, unemployment, and deteriorated economic and physical conditions. (City Planning 2016) The Wirt Street Mixed-used Development will activate the 3106 North 24th Street lot which has been vacant since the 1980s. The three-story new construction will have two residential floors and house 28 mixed-income apartment units. The first-floor commercial level will be marketed to attract necessary amenities to the area (there is potential for outdoor community space, a corner store, coffee shop and/or café). This development will beautify the entire project site with landscaping and lighting, which will promote safety in the area. Site improvements include: clearance of the cement loading dock and building foundation, new sod, and outdoor seating. A mixed-income apartment complex will provide housing opportunities for low and middle-income residents alike.
Visioning Workshop Findings Alignment	The Wirt Street Mixed-use Development will encourage economic growth and community revitalization. The upgrade and beautification of the three parcels Wirt to Spencer Streets is essential in the continual expansion of revitalization on North 24th Street. Currently, there is an abrupt disruption of development that ends at 24th and Ohio Street. The finding in the Visioning Workshop identified North 24th Street as a target area for LB1024 and ARPA investment dollars.
Priorities Alignment	The ratio of nonprofit businesses to for profit businesses on the North 24th Street Corridor is disproportionate. A recent count of a listing of organizations on the Corridor indicated that there are roughly 3 nonprofits for every for-business. The North 24th Street Corridor needs economic stimulation through the creation of viable for-profit businesses. There is also a need to build more rooftops in order to justify the need for amenities like grocery stores and other basic services.
Economic Impact	There is an anticipation of 75 construction jobs associated with this proposal.
	There is an estimate of 5-15 permanent jobs created. Which include management and maintence of the residential

	properties and jobs created by the business within the commercial space.
	75
	This project will pay at or above fair market wages in alignment with federal guidelines for HUD projects.
	Collaboration with Metropolitan Community College and construction industry trade unions can help to align proposed jobs for workers in the Qualified Census Tracts.
Community Benefit	It is essential for this area to be revitalized to improve the holistic well-being of the residents in NAAF. This project will serve the residents, business owners and property owners of North 24th Street by demonstrating revitalization at a grassroots level. The renovation of the Wirt Street Mixed-use Development will make a significant statement of revitalization that showcases community, ownership and pride. Many people in urban areas like North 24th Street are fearful that revitalization means the displacement and disenfranchisement of people within the community. the Wirt Street Mixed-use Development where the original owners are a part of the development process, will show that urban renewal does not have to take place at the expense of the people who live in the community.
	There are close to 100 acres of vacant lots from HWY 75 to 20th Street, Cuming to Ames, many of which are overgrown and treated as dumping sites. New housing constructions will aid in economic growth by increasing the owner's equity in the property, while improving the comparable property values of the North 24th Street area. According to a 2017 Omaha World Herald article, properties have experienced an overall "decrease of 8 percent of 20,000 properties in north Omaha."
Best Practices/Innovation	The Wirt Street Mixed-use Development can demonstrate innovation by aiding revitalization in a historically African American community, while maintaining African American ownership and building African American wealth without mass displacement.
Outcome Measurement	1) Timeliness 2) Fiscal responsibility 3) Increased housing 4) Increased patronage 5) Overall project renovation and site beautification 6) Number of families who move back to the area 7) New microbusinesses and incubator restaurants 8) Any additional measures or reporting required by the LB1024
	Outcomes can be measured by the project consultants, developer and site owner.
	Yes. This project could be a catalyst for co-investment. This opportunity has not been explored.
Partnerships	Yes
	We are willing to discuss the opportunity to partner with other organizations.
	NA
Displacement	No
Displacement explanation	
Physical Location	3106 North 24th Street Omaha, NE 68110
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Pictures and maps of site and surround area, proof of ownership,
Property Zoning	Yes
Is the project connected to utilities?	

	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Cost were determined through Spark Developer Academy.
General Contractor	No
Request Rationale	NA
Grant Funds Usage	LB1024 grant funds will be used as gap financing for this project.
Proposal Financial Sustainability	No
	This project will be sustained through residential and commercial rents.
Funding Sources	LB1024 $3,182,637.00 Front Porch $1,500,000.00 QCT Affordable Housing $1,629,000.00
	Bank $3,052,490.00
	NA
Scalability	Yes. This project could potentially be scaled up to descrease cost per square foot.
	CONSTRUCTION Commerical $268/sq ft $2,335,620.00 Residential $240/sq ft $4,183,200.00
Financial Commitment	The property owners will bring land equity as well as bank financing to this project.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses

Douglas County, Nebraska Property Record - R0917320000

Information is valid as of 2022-10-07	Print Report View Interactive GIS Map Treasurer's Tax Report Great Feature ➔➔➔ Subdivision Sales Search

Taxpayer

GOODWIN JR DANIEL M
ETAL

4111 N 18 ST
OMAHA NE 68110-0000

Property Information

Key Number:	1732 0000 09
Account Type:	Commercial
Parcel Number:	0917320000
Parcel Address:	3106 N 24 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	DAVENPORT SUB DIV LOT 6 BLOCK 0 S 21.5 FT LOT 3 & ALL LOTS 4-5 &

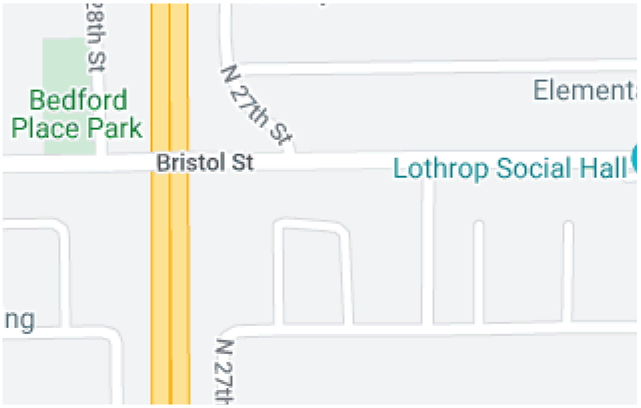
Value Information

	Land	***Improvement***	***Total***
2022	$800	$0	$800
2021	$800	$0	$800
2020	$800	$0	$800
2019	$800	$0	$800
2018	$800	$0	$800
2017	$800	$0	$800

Show All Transactions

Land Information

Acres	***SF***	***Units***	***Depth***	***Width***	***Vacant***
0.44	19530.0	0.0	0.0	0.0	



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.

3106 N 24th Street	Wirt Street Mixed-use Development	
SOURCES		
LB1024	$3,182,637.00	
Bank	$3,052,490.00	
Front Porch	$1,500,000.00	
QCT Affordable Housing	$1,629,000.00	
Land	$250,000.00	
TOTAL	**$9,614,127.00**	
USES		
ACQUISITION		
SITE IMPROVEMENTS		
Demolition	$150,000.00	
CONSTRUCTION		
Commerical $268/sq ft	$2,335,620.00	
Residential $240/sq ft	$4,183,200.00	
PROFESSIONAL FEES		
Developer Fees	$500,000.00	
CONSTRUCTION FINANCE		
Construction Interest	$58,567.00	
SOFT COSTS		
Property Taxes	$75,000.00	
Other	$2,172,940.00	
RESERVES		
Operating Reserves	$138,800.00	
TOTAL	**$9,614,127.00**	
NET INCOME	**$0.00**	
Prepared by LaVonya Goodwin	Oct-22	

Wirt Street Mixed-use Development

3106 North 24th Street

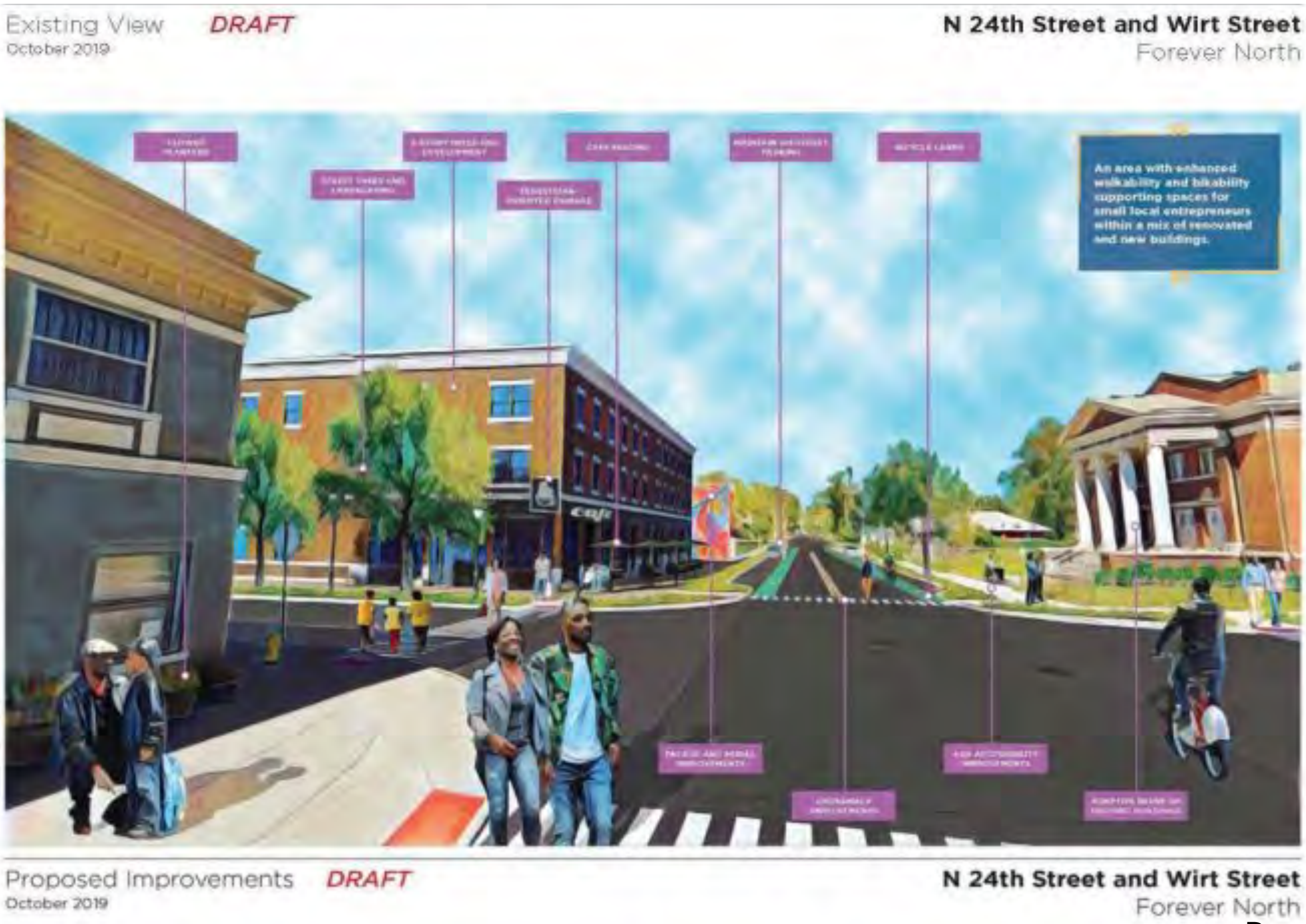
Prepared by LaVonya Goodwin

Site & Design Constraints

-Acres: 0.437
-Area: 19,530 ft
-Perimeter: 556 ft
-Zoning Description - GC - General Commercial District.

- Forever North recommends Neighborhood Business District with an ACI overlay.
  - No parking requirements
  - Land use efficiency
  - This project will utilize 70% of the site or 13,600 sq ft.
- **Site demolition & clearance** - needed to clear remnants of foundation and basement.

Prepared by LaVonya Goodwin



3-story mixed-use.

1st floor commercial.
2nd & 3rd floors residential.

1, 2, & 3 bedrooms, mixed-income apartment units.

Prepared by LaVonya Goodwin

Grant Application

Row 106

Organization Name (if applicable)	Compassion in Action Inc
Physical Address	2001 North 35th Street
Mailing Address	P.O. Box 11483
Website	www.compassioninactioninc.com
Social Media Accounts	facebook
Name	Teela Ann Mickles
Title	Founder/CEO
Email Address	teela@compassioninactioninc.com
Phone	+1 (402) 502-9890
Team	Yes
	Project Leader -Project Manager- Architect - Electrician - Plumber - IT - Work Crew Manager- Finance Coordinator
Organizational Chart	Will upload Organizational Chart
Other Completed Projects and/or Accomplishments	Compassion In Action Inc., (CIA) relocated to the property of the former Wesley House in 2013. His historic site was the location of the first Social Service Office in North Omaha in the early 60's. CIA moved to the property to expand services to people confined in prison and begin the RAW DAWGS Youth Corps Gang Prevention Program for boys 5 to 13, to break the cycle from cradle to crime. The RD Program embraced academics, parents, teachers, siblings, coaches, Omaha Police Department, UNMC College of Public Health and other entities in its operations. In 2017, the building was vandalized and due to lack of funding and staff, the RD Program was terminated but will be resurrected as funding and staffing are sufficient. Many civic leaders and citizens in North Omaha have cherished childhood memories from the former Wesley House and CIA constructed a "Community Mural" to express some of those memories and honor the rich history of family service from the Wesley House. The Community Mural is painted on the entire west side of the Mission Church building, also located on the same property. At the time of its inception, the Wesley House mainly served African American families until it closed in 2010. Today, CIA and Mission Church continue to expand services and support to people groups of 14 different languages. These are struggling disenfranchised individuals and families who were already affected by cultural change, systemic poverty, racism, addiction and other negative social ills. Now, they are attempting to recover from the effects of the Covid pandemic with additional concerns including mental, emotional and physical adjustments. The number of participants in prison that CIA serves, tripled during the pandemic and now all Pre-Release Education/Reentry Preparation Courses are facilitated via correspondence. In addition, the number of people we serve in the community including families affected by incarceration, through our food pantry also tripled. CIA, in partnership with Saving Grace provides fresh produce, dairy products, eggs and prepared meals to families through our Community Pantry. The service is provided only once a week, due to the food shortage nationwide and less food products available through the Foodbank of the Heartland. CIA received the 2020 Black History "Trailblazer" Award from Congressman Don Bacon, for outstanding services in the North Omaha Community. We are listed in the Congressional Records of the United States of America House of Representatives for the second time. The first time was when Congressman Lee Terry recognized and honored the work of CIA in the community, in 2004.
Proposal Title	Compassion In Action Renaissance Project

Total Budget ($)	$2,000,000.00
LB1024 Grant Funding Request ($)	$2,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The overview of the project is to develop the property with a state of the arts auditorium that will provide the headquarters and meeting place for the Omaha RAW DAWGS Youth Corps Gang Prevention program and serve 100+ boys. Property improvements and additions include the renovation of our commercial kitchen for job training and employment. The auditorium will also provide office space for job training, life skills and additional program and project development to accommodate generational progress in the areas most lacking in the community. Attached to the auditorium is a stage for the Ampitheater on the north side of the building, which will provide an avenue for the expression of the Arts in this multi-cultural area. North Omaha will have the opportunity to expose individuals and families to different cultural expressions, creating community unity. The location is Compassion In Action - 2001 Noth 35th Street, Omaha, NE 68111.
Timeline	The timeline for the project is projected to be at least 90% completed by 2025 as necessary city code requirements are approved in a timely manner for construction. The timeline for completion of the project could be 2025 with the understanding that some situations for completion will be beyond our control and could delay the process. A timeline schedule is uploaded at the end of the grant application
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Compassion In Action Inc. (CIA) has been serving men, women and youth confined in prison and families affected by incarceration since 1994. The Pre-Release Education/Reentry Preparation Program is the preliminary service which is implemented prior to their release from prison Enrollment is voluntary and well known throughout most of the Nebraska Department of Correctional facilities. The services and support provided cover; pre-release, reentry, post-release, transition and community reestablishment for program participants. CIA is embracing the person in prison to validate and empower them. Rebuilding their families through community resources and trained volunteers during their absence. Breaking the cycles of racial injustice, systemic poverty and negative behaviors leading to criminal acts and incarceration, which have become generational. The longevity of the program has placed CIA in a unique position to create personal and meaningful curriculum, seminars, workshops and trainings to meet the needs of the most disenfranchised group of people n our society, the incarcerated and their offspring. Each level of service to this population has exposed a new need as well as connected our cause to different resources in the community. CIA has a more realistic approach to violence prevention among youth by developing inspired, educated and engaged parents. Thus, enhancing the quality of life for citizens who experience additional stress and social struggles due to criminal histories. CIA has learned from serving parents prison the very negative

effects and generational challenges they have passed onto their offspring. Unfortunately, they are setting them up for failure without adequate intervention and prevention in breaking those negative generational cycles. With the development of the CIA Renaissance Project, CIA will continue to create and enhance services and support families affected by incarceration including the 14 different languages in this community. The auditorium will support civic uses for meetings, workshops, seminars and strategic planning to improve the quality of living for generations to come. Sports competition, recreation, academic improvements will also be available for the community through this Project. Improvement of the quality of life is the focus for most non-profits and CIA's Rennaissance Project will provide a center location for extended education in finances, health and cultural competency. The Amphitheater will be the site for the expression of the arts, dance, music and drama in central North Omaha.

Visioning Workshop Findings Alignment

According to the SWOT Analysis, one of the strengths for North Omaha is identifying unique resources the area can draw from and what others see as the area's strengths? Individuals who graduate the CIA program and are supported by other entities that serve this population, experience personal validation. This is the fuel that motivates these individuals to respond to the opportunities available to them in North Omaha above and beyond the call of duty. Character building and commitment to prove themselves in a community they once offended, will turn the identified internal strengths in the SWOT Analysis into opportunities. This population also experiences all the points identified as "Weaknesses in the SWOT Analysis, regarding fewer resources than others and how others would likely view their criminal background. The strength of culture and character integrated in the neighborhoods, would also include Returning Citizens (RCs) in the economic hubs proximate to North Omaha. Thus, providing more opportunities for economic growth to RCs who are willing to commit to projects of development for the long term that most would reject. Hopefully, the process would also address the lack of economic investment in North Omaha that does not recycle within the community. RCs, for the most part don't have the luxury to pack up and move out west for economic success. Black owned businesses, unfortunately, are not supported by Black people. Therefore, they are forced to take their business outside of the immediate area in order to succeed. With regard to the FINDINGS: Insufficient Infrastructure, Development that fits within the cultural context and need to access and tools to leverage community resources, the CIA Renaissance Project (CIARP) would house the necessary programing, progression application and advancement to improve these areas for North Omaha. In the North Omaha Needs pie chart, Quality of Life is 3% mostly due to the concept that people confined in prison, who will one day be released are rarely included in the equation of neighborhood improvement. They are mostly seen as a negative element delaying the process of quality of life and neighborhood safety. The CIARP with the foundation of serving this population and preparing their families for a successful reentry back into society provides a piece of the puzzle that is rarely considered but extremely significant. The CIARP will be inclusive of all cultures and community residents, however, will also know the value of this struggling population committed to be a part of positive long-term change. They can actually become community champions in the fight against violence and crime due to their experience and the results of their criminal acts. In response to the Transcribed Public Comments for North Omaha, the location of CIARP is easy access to local neighborhood and surrounding areas. The project will accommodate the Arts including the cultural expressions of 14 different languages in a positive light in an area once plagued with violence and crime. The construction of the CIARP can utilize the identified strengths and opportunities for North Omaha and far surpass the weaknesses and threats once embraced and implemented in the planned programing and strategies for that project.

Priorities Alignment

The LB1024 strategic priorities focus is on the additional lack of services and support imposed on the already disenfranchised population in certain geographic areas in North and South Omaha, prior to Covid-19. CIA is serving and supporting the population that are usually not included in community awareness of a suffering population. In addition to racial injustices, lack of economic opportunities, poor education, cultural adjustments and systemic generational challenges, criminal history further deprives them of opportunities for advancement. The pandemic simply made a negative living situation worse. In addition to their 'norm' of life challenges, those individuals and their families are struggling with

	depression, poor health, suicide and a sense of hopelessness. When adequately supported, the confined population can make significant strides toward improving the economy once given the proper training and opportunity to work. The construction of the CIARP will provide a hub to correct those areas most ignored by the general public and establish positive strides of live improvement for generations to come. The CIARP will provide service and support to all, however with the inclusion of the RCs and those yet to be release, the potential for breaking many negative, systemic, generational cycles will be an additional asset.
Economic Impact	The anticipated job creation and wages associated with this proposal will be both temporary and permanent. Temporary jobs and wages will be utilized through the planning, zoning, construction and completion of the project. Once completed, the CIARP will house offices for employment, job training and life skills while hosting workshops and seminars for life skills and job retention. The CIARP will have the foundation from CIA to serve several generations concurrently.
	The number can be estimated in the hundreds as the CIARP will serve several generations.
	The number of temporary/construction jobs is estimated 100+ but will be determined by the Construction Planner
	The job wage levels will be determined according the the required skills of the Contract Managers
	The plans being created for the construction of the CIARP will provide immediate opportunities for businesses and contractors in the Qualified Senses Tracts. At the completion of the project, the ongoing opportunities for development of new businessowners and contractors will be a main focus for the project.
Community Benefit	The population being served is and has always been diversified and will impact the economy accordingly. Latino workers are committed, skilled laborers but lack opportunities for various reasons including the setback from Covid-19. African American laborers lack the inspiration and motivation to plan for a future and focus on immediate needs. The CIARP will provide that personal validation and genuine motivation from the progression of early childhood, intervention in criminal lifestyles and empower families to break those negative generational cycles. The local neighborhood will be improved as disenfranchised residents including returning citizens are adequately equipped and prepared to make positive contributions to to the community they once offended. The local neighborhood is where these individuals were raised and negatively influenced which resulted in criminal acts and incarceration. CIA provides services and support to break those cycles for Individuals to return to their neighborhoods and give back. This process also positively impacts the quality of life in the community as restored returning citizens become a positive part of deterring violence and crime. Instead of the generational tax burden, the construction of the CIARP will break those cycles and develop generational community assets. The CIARP is positioned to serve and address the needs for more than one generation at a time, reuniting the family and fostering community unity which will benefit all.
	Citizens who are restored and recover from the challenges of life including the pandemic, produce committed workers seeking to become business owners or consider a liable career of their choosing beyond the basic 9 to 5 job. The processes mentioned in this project proposal exposes individuals to their own personal hidden potential. Many times, it took incarceration for these individuals to even see value and purpose beyond their negative paths of self-destruction. There are many opportunities for developing life skills, job skills, creating new jobs for generations to come though the construction of the CIARP. The site will provide a headquarters in the local North Omaha area to develop leaders, project managers, worker recruiters and demonstrate positive examples to follow, for natural environment and quality of life in this community. Since these some of the population in question were once problems in the community at one time in their lives, they know all too well where the needs are and how to contribute to the stabilization and quality of life for their offspring.
Best	The newest concept for North Omaha to realize is the actual

Practices/Innovation	recovery, restoration and value of the confined population, which impacts city in one way or another. The full inclusion of this people group in the development and success of this project is new.
Outcome Measurement	Restored individuals to society, reunited families, youth violence prevention on a large scale, improved education for underserved youth, new jobs, job retention, new jop opportunities,demonstation and display of the Arts for 14 different languages, cultural diversity at a higher level, safe, impowered neighborhoods.
	They would be measured by hied staff, keeping track of the involvement and progress of each individual and family.
	Hopefully, this is a catalyst for co-investment and even secondary investment as the project progresses to completion and then operates from there for generations to come.
Partnerships	Yes
	Most Reentry agencies such as RISE, ReConnect, Metropolitain Community College Reentry Program asr some we currently partner with. New partners will be those who come onboard for the construction of the project. Their MOUs are not applicable, however the resumes of new partners will be attached.
	none with the current network partners, resumes for new partners working on the project.
Displacement	No
Displacement explanation	
Physical Location	Compassion In Action Inc. 2001 North 35th Street Omaha, NE 68111 and Mission Church 3401 Patrick Avenue Omaha, NE 68111
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	all applicable documents to be downloaded at the end of this application.
Property Zoning	No
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	By The Wells Resource LLC
General Contractor	No
Request Rationale	a document with underestimated project costs will be attached which was created prior to this grant proposal. However, the costs for the project have been taken from the rough draft of the project in question.
Grant Funds Usage	They will be used specifically to construct the Compassion In Action Renaissance Project.
Proposal Financial Sustainability	Yes

	We have the information pertaining to the construction of the project only.
Funding Sources	We have none for this project
	None
	Not sure of the question
Scalability	Not sure
	Not sure
Financial Commitment	We are totally committed to the completion and operation of this proposed project, now and going forward.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule

Emily Andersen, RA

DeOld Andersen Architecture

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

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

Role:

Design Principal

Professional Certifications:

Registered Architect:
Nebraska

Education:

University of Nebraska-Lincoln
BSAS

University of Nebraska-Lincoln
Master of Architecture

Professional:

DeOld Andersen Architecture, Omaha
Principal & Founding Partner

Slade Architecture, New York City
Associate

TEK, New York City
Designer

Teaching:

University of Nebraska - Omaha
Adjunct Lecturer of Architecture

University of Nebraska - Lincoln
Adjunct Lecturer of Architecture

Community Engagement:

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

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

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

Big Muddy Urban Farm Board Member

New Leaders Council 2015 Fellow

Relevant Experience:

Gatehouse Rows, Lincoln, NE, 2020-present
- Currently under construction, this 98-unit Affordable Housing project is designed to respond to Lincoln’s 2020 Affordable Housing Coordinated Action Plan and will be the first project of scale implemented under the plan.

Hawley Corners, Lincoln, NE, 2021-present
- Working with the affordable housing non-profit, Neighborworks Lincoln, DAA is currently designing new affordable and market-rate infill housing on a tight urban site in an historic Lincoln neighborhood.

37-Acre Affordable and Workforce Housing Masterplan, Lincoln, NE, 2021-present
- DAA is working with a developer to design a masterplan for a 37-acre green-field site. The masterplan optimizes density and infrastructure and features a variety of housing types from single-family homes, townhouses, and multi-plex apartments. The site will include mostly Affordable and Workforce Housing mixed with some market-rate units.

The Dundee, Omaha, NE, 2019-present
- Currently in the construction document phase, this project is for a new 21-unit apartment building on an urban infill site.

Freiden Building, Omaha, NE, 2017
- This project involved the renovation of an historic mixed-use apartment building featuring 13 units.

“Growing Housing”, DAA Urban infill research, 2019
- Emily led a DAA internal research project focused on infill strategies for southeast Omaha, envisioning new housing models that would increase density within the neighborhood while respecting the scale of the existing neighborhood. Houses were designed to adapt to changes in lifestyles or family needs. Emily presented DAA’s work at a panel discussion sponsored by Omaha by Design and UNL College of Architecture.

Geoff DeOld, AIA

DeOld Andersen Architecture

Role:

Principal-in-Charge

Professional Certifications:

Registered Architect:
Iowa, Nebraska, New York

NCARB Council Certification

LEED Accredited Professional

AIA, Member

Education:

University of Nebraska-Lincoln
BSAS

University of Nebraska-Lincoln
Master of Architecture

Professional:

DeOld Andersen Architecture, Omaha
Principal & Founding Partner

STUDIOS architecture, New York City
Associate Principal

Teaching:

University of Nebraska - Lincoln
Adjunct Lecturer of Architecture

University of Nebraska - Omaha
Adjunct Lecturer of Architecture

Community Engagement:

Vinton Street Merchants Association

Vinton Street Sherwood Grant Committee

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

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

Relevant Experience:

Vivo Apartments, Omaha, NE, 2021-present
- This project involves the renovation of an existing building into 130 units of Workforce Housing.

Aksarben Suites, Omaha, NE, 2021-present
- This project involves the renovation of an existing building into 181 units of Workforce Housing.

Gatehouse Rows, Lincoln, NE, 2020-present
- Currently under construction, this 98-unit Affordable Housing project is designed to respond to Lincoln's 2020 Affordable Housing Coordinated Action Plan and will be the first project of scale implemented under the plan.

The Dundee, Omaha, NE, 2019-present
- Currently in the construction document phase, this project is for a new 21-unit apartment building on an urban infill site.

Freiden Building, Omaha, NE, 2017
- This project involved the renovation of an historic mixed-use apartment building featuring 13 units.

MASTER CONCEPT
NOVEMBER 11, 2019

COMPASSION IN ACTION
2001 NORTH 35TH STREET
OMAHA, NEBRASKA

PROJECT NO: 00000
DATE: 08/21/2019
REVISIONS:
△ DATE

DAVID FJARE
LANDSCAPE ARCHITECTURE
LAND PLANNING
611 DAMON STREET
COUNCIL BLUFFS, IOWA 51503
402.699.9429
DFJARE@COX.NET

A

Gary Lange

With over 35 years of experience in mechanical systems design, Gary has developed a reputation as an expert in integrating systems that maximize indoor air quality, optimize energy efficiency, and are easily maintainable. He has developed a specialized expertise in the design of geothermal systems. His understanding of the factors affecting initial costs and long-term energy savings is invaluable to his clients' ability to make informed system selection decisions. Gary excels at communication with the design team and owner clients alike to ensure project details are addressed appropriately and in a timely manner.

Project Role

- Mechanical Systems Designer

Affiliations and Certifications

- American Society of Plumbing Engineers (ASPE)

Education

Associates Degree, Mechanical Engineering Technology
Western Iowa Technical Community College, Sioux City, IA

Relevant Experience

Together Omaha
Omaha, NE
- 2211 Douglas Addition and Renovation

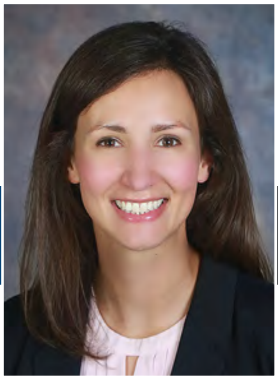
Women's Center for Advancement
Omaha, NE
- Renovation

Heartland Family Services
Papillion, NE
- Sarpy County Office Renovation

The Learning Community of Douglas and Sarpy Counties
Omaha, NE
- Learning Community North Omaha

NorthStar Foundation Youth Center
Omaha, NE

First National Bank Omaha
Omaha, NE
- Headquarters Tower Renovation



ALVINE Engineering

Mary Wurst P.E.

Mary brings her passion for design and cultivates it into building long-term relationships with her clients. Through these relationships, she understands her client's needs and leverages her skills and creativity as an electrical engineer to create the space desired. Mary has worked in the Omaha area for over ten years and has vast experience in electrical systems design. Specific areas include lighting, power distribution, low voltage infrastructure, intercom, central clocks, and theatrical systems. Mary is a licensed Professional Electrical in Nebraska and Iowa and is recognized for her work in lighting by the Illuminating Engineering Society.

Project Role

- Electrical Engineer

Registrations and Certifications

- Professional Engineer

Education

Master of Architectural Engineering
University of Nebraska—Lincoln, Lincoln, NE

Bachelor of Science, Architectural Engineering
University of Nebraska—Lincoln, Lincoln, NE

Relevant Experience

Girls Incorporated of Omaha
Omaha, NE

Native Omaha Club
Omaha, NE
- Renovation

OEDC and CHI Community Innovation Campus
Omaha, NE

First National Bank Omaha
Omaha, NE
- Headquarters Tower Renovation

Northend Teleservices Corporate Headquarters
Omaha, NE

Greater Omaha Chamber of Commerce*
Omaha, NE
- Tenant Fit-Out

*Projects completed while at another firm

Jessica Hiatt CTS-D

As an Associate Principal for IP Design Group, Jessica is responsible for leading the acoustic and audiovisual teams. She uses her multi-market sector experience and professional knowledge to engage clients in the design process. During the design phase, she also prioritizes developing criteria to understand and better meet the needs of the end users of the systems. Jessica brings to each project specialized skills in architectural room acoustics, audiovisual design expertise, EASE computer modeling, and auralization. Her design involvement will include sound reinforcement and speech amplification to aid in adequate sound distribution to improve the overall sound quality in meeting rooms, retail spaces, and large gathering areas. Jessica's expertise as an audiovisual designer will also be critical to the success of various elements of the proposed buildings, from the conveyance of visitor information, to wayfinding, to meeting the audiovisual needs of users.

Project Role

- Lead Low Voltage Systems Designer

Registration and Certification

- Certified Technology Specialist-Design (CTS-D)

Affiliations

- Acoustical Society of America (ASA)

Education

Master of Architectural Engineering
University of Nebraska—Lincoln, Lincoln, NE

Bachelor of Science, Architectural Engineering
University of Nebraska—Lincoln, Lincoln, NE

Relevant Experience

Girls Incorporated of Omaha
Omaha, NE

Women's Center for Advancement
Omaha, NE
- Renovation

Native Omaha Club
Omaha, NE
- Renovation

OEDC and CHI Community Innovation Campus
Omaha, NE

Benson Theatre
Omaha, NE
- Renovation

First National Bank Omaha
Omaha, NE
- Headquarters Tower Renovation

Northend Teleservices Corporate Headquarters
Omaha, NE

BUDGET COSTS FOR COMPANION IN ACTION RENAISSANCE PROOJECT

ITEM	UNIT	UNIT COST	QUANTITY
	CAPITAL COSTS		
Pay off current mortgage	LS	$100,000	1
CAPITAL COSTS			
Mobilization. & permits	LS	$50,000	1
Sitework			
1. Remove existing asphalt pavement	SY	$35	700
2. Remove existing grass area	SF	$5	16000
3. Construct 5-inch concrete pavement & subbase	SF	$25	27000
4. Remove existing sidewalk & replace with 5-foot sidewalk	SF	$10	7100
5. construct Skate Park including purchase of property	LS	$200,000	1
6. Postconstruction Stormwater Management	LS	$60,000	1
7. Topographical and Boundary survey	Ls	$6,500	1
8.Geotechnical Investigation	LS	$8,000	1
Buildings			
1. New gymnasium, offices & activity facilities, outdoor amenities	LS	$13,000,000	1
2. Remodel building	LS	$700,000	1
Raw Dawgs program -Gang Prevention			
1. 20-passenger vans	Ea	$80,000	2
2. 20-passenger van with wheel chair lift	Ea	$105,000	1
3. Classroom computers	Ea	$1,000	24
4. Summer & winter uniforms for 60 boys ages 5-13	Ea	$25	120
5.Gear for activities (camping, sports, etc)	LS	$5,000	1
Professional fees (architectural, engineering, legal)	LS	$1,300,000	1
			Total Cost
	20 %Contingencies		
			TOTAL

COST
$100,000
$50,000
$24,500
$80,000
$675,000
$71,000
$200,000
$60,000
$6,500
$8,000
$13,000,000
$700,000
$160,000
$105,000
$24,000
$3,000
$5,000
$1,300,000
$16,572,000
$3,314,400
$19,886,400

BUDGET COSTS FOR COMPANION IN ACTION RENAISSANCE PROOJECT

ITEM	CAPITAL COSTS UNIT	UNIT COST	QUANTITY
Pay off current mortgage	LS	$100,000	1
CAPITAL COSTS			
Mobilization. & permits	LS	$50,000	1
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Professional fees (architectural, engineering, legal)	LS	$1,300,000	1
			Total Cost
	20 %Contingencies		
			TOTAL

COST
$100,000
$50,000
$24,500
$80,000
$675,000
$71,000
$200,000
$60,000
$6,500
$8,000
$13,000,000
$700,000
$160,000
$105,000
$24,000
$3,000
$5,000
$1,300,000
$16,572,000
$3,314,400
$19,886,400

Gustavo Mena, PE

Sr. Structural Engineer

Profile

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

Education

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

Registrations

PE – Nebraska, Iowa

Certifications

Certified Inspector of Sediment and Erosion Control

Professional Memberships

American Society of Civil Engineers

Contact

Gustavo_Mena@aol.com
402-556-4504

TWR

The Wells Resource LLC

Relevant Experience

Winnebago Tribe of Nebraska Human Service Day Care
Winnebago, NE

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

OPS Highland Elementary, Omaha NE

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

Silver Creek Pinnacle Landing Tower, Omaha, NE

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

Gatehouse Rows – Hoppe Development, Omaha, NE

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

Columbian School Shelter Addition, Omaha NE

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

Milestones for Compassion in Action I
Assumes Award is made Nov 30,202

TASK	December 2022	January 2023
1. Hold Project Initiation meeting		
2. Meet with Architect and Engineers to establish contracts		
3. Establish Coordinating Professional of Record		
4. Establish Project Master Schedule		
5. Obtain boundary and topographical survey		
6. Obtain Geotechnical Report		
7. Hire additional staff (3 full-time) to restart Raw Dogs program		
8. Purchase Raw Dogs vans and other budgeted items		
9. Raw Dogs Program implemented and ongoing		
10. Schematic Design Phase & Submittal		
11. Design Development Phase & Submittal		
12.Construction Phase and Submittal		
13. Bidding & Award		
14. Mobilization and Permitting		
15. Construction to 90% complete		

MARIAN

October 6, 2022

Denise Gehringer
Executive Director
Sheltering Tree
P.O. Box 4990
Omaha NE 68104

RE: LETTER OF SUPPORT FOR SALE OF LAND

Dear Denise,

I am writing to you in regards to the parcel of land that is a portion of the property owned by Marian High School located adjacent to your Sheltering Tree residences at 72nd and Military, consisting of approximately 1.6 acres directly to the north of your existing residences.

Committed to our Core Value of compassion inspired by the Servants of Mary, our sponsoring order, the Marian community continues to be supportive of Sheltering Tree and its mission of offering affordable housing in a safe, supportive community environment. Sheltering Tree's close proximity to our Marian campus has given our students and staff the opportunity to welcome Sheltering Tree residents as our neighbors, including visits to the Sheltering Tree residences and invitations to various school activities and events. As we continue to move beyond the Covid crisis, we look forward to resuming these activities with our good neighbors. In that spirit, we support and welcome your expansion efforts, and would be open to further discussions regarding the sale of this property to Sheltering Tree on terms and conditions mutually acceptable to Sheltering Tree and Marian.

We appreciate your continued passion in fulfilling the philosophy and mission of Sheltering Tree's ministry and look forward to discussing next steps.

Sincerely,

Michele Ernst

Michele Ernst
President

Cc: Sr. Mary Gehringer
Sr. Jackie Ryan
Beth Engel
Buck Heim

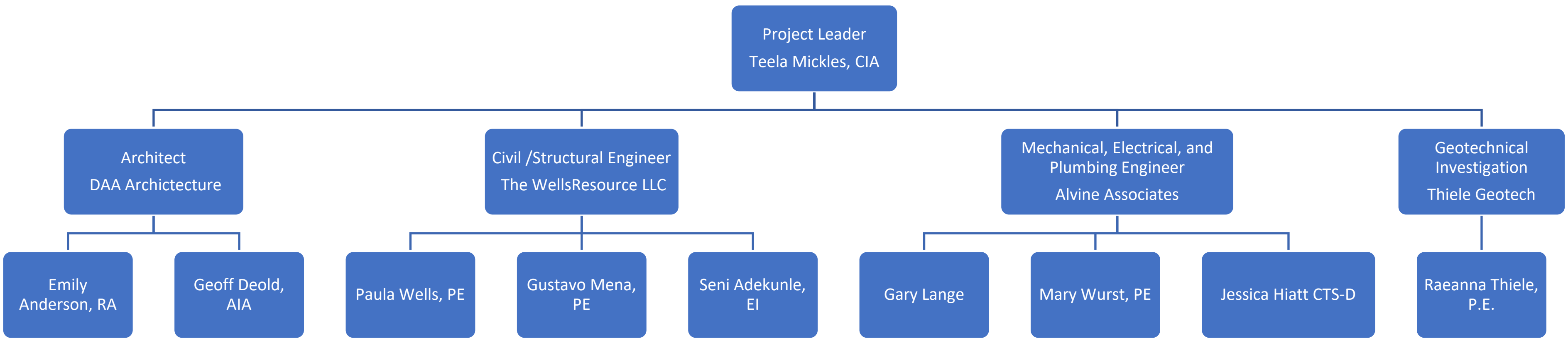
Renaissance Project
:2

February 2023	March-June 2023	July -Oct 2023	Nov-Dec 2023	Jan 2024	Februar

y 2024-December2025

Compassion in Action Renaissance Project

ORGANIZATIONAL CHART



Paula B. Wells, PhD, PE

President

Profile

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

Education

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

Registrations

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

Professional Memberships

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

Awards

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

Contact

PaulaBWells@aol.com
402-556-4504

TWR

The Wells Resource LLC

Relevant Experience

Cuming St. Conversion of Vintage Commercial Building into Apartments, Omaha, NE
Structural engineering subconsultant to Deold Anderson Architect working with a pre-selected general contractor. Structural design and analysis of foundation and three-level interior steel and wood structural frame building.

Childcare Storm Shelter, 40th & Nicholas, Omaha NE
Structural subconsultant to Mark Sanford Group, structural design of basement level storm shelter contiguous with but independent of 100-year-old church brick basement walls.

Sandler Training Center 10711 O Street Omaha, NE
Structural engineering subconsultant to Deold Anderson Architect working with a pre-selected general contractor. Wood framed and steel single-story commercial building.

OPS Pawnee Elementary School, Omaha, NE
Subconsultant to Alvine & Associates, structural design of storm shelter addition, to be used in the future as classrooms.

OPS Highland Elementary School, Omaha, NE
Structural subconsultant to Alvine & Associates, structural design of new storm shelter exit stairway and associated structural modifications.

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

OPS Group 1 Elementary Schools, Omaha, NE
Project Manager, subconsultant to Alvine Engineering, structural and civil engineering including storm shelters, site work and NPDES PCSMP permitting.

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

The Vision 2018 going FORWARD

PROPERTY:

Purchase the property of the formerly Wesley House where Compassion In Acton has been in operation since 2013, including the CIA headquarters building and the Mission Church building on property from 34th & Patrick Avenue to 35th & Blondo/Patrick Avenue. $50,000 and matching Historical City Grant

- Complete all and exterior work needed for both buildings. $150,000.00
  1. Replace roof on both buildings.
  2. Repair/replace wood frames .
  3. paint exterior of both buildings.
  4. Replace gutters and downspouts on both buildings.
  5. Install safety rails on church exterior stair entrances
  6. Replace both handicap accessible entrances on CIA building.
  7. Repair/Replace entrance and exit doors on church building.
  8. Replace three (3) entrance doors on CIA building.

- Complete all interior work needed for both buildings. $150,000.00
  1. Repair/replace all windows in the Church building.
  2. Install adequate heating/air conditioning.
  3. Repair all interior areas in need.
  4. Create ample storage and clear the stage for use and performance events.
  5. Replace ceiling in lower level rooms of the CIA building.
  6. Install heating/air conditioning elements in LeMick Productions Studio LLC.
  7. Studio recording & music instruction equipment.
  8. Bring the commercial kitchen up to code for Tastefullydone Catering LLC.
  9. Repair both bathrooms in lower level.
  10. Repair ceiling in boy's bathroom.
  11. Install cooling unit in food pantry for summer.
  12. Install new cooling window units throughout the building upper and lower.
  13. Install proper interior window coverings where needed within the CIA building.

- Community Mural $ 25,000.00
  1. Create historic Community Mural with tourist quality to substantiate the City of Omaha's recognition for the 'historical' site and value of the former Wesley House and social services to the community for 60 years.
  2. Complete art work complementing the Community Mural in six large window inserts on the Northside of the CIA building.

- Grounds $200,000.00
  1. Remove playground equipment and dispose of it.
  2. Extend and resurface parking lot from Patrick to Blondo St.
  3. Position sitting benches and two picnic tables.
  4. Create leisure place on Southwest side of CIA bldg. near the big tree.

- Grounds (continued)
    5. Groom outdoor theater grounds to accommodate seating for surround sound.
    6. Create outdoor stage with covering and platform for sound systems.
    7. Provide state of the art facility for community gatherings, concerts, plays and events.
    8. Provide plants (easy care), mulch, bushes, remove weeds and beautify the grounds to accommodate ministry and community events.
    9. Design and build a "Memorial Brick Wall" around the flag pole that was donated by Woodman Tower and the first to go up in North Omaha after 911. (1,000 bricks will be sold at $100.00 per brick and personalized by the purchaser for the wall)

- ADDITIONS: $5,000,000.00

  Extend the lower level fellowship hall to 35th Street to create a 'state of the arts' auditorium to accommodate RAW DAWGS Youth Corps Gang Prevention Program, meeting rooms, game room, gymnasium, sports events, drills, competition events, graduations, etc.

  Create small parking, loading and unloading area on the lower southwest side of the building to accommodate activities, events and services provided through the extended mission of CIA Community Place.

<u>EDUCATION – In State Correctional Facilities</u> $ 150,000.00

Provide Pre-Release Education/Reentry Preparation for men, women and youth confined in the Nebraska Department of Correctional Services (NDCS) and to serve and support families affected by incarceration. Prevention of negative behavior leading to criminal acts through the RAW DAWGS Youth Corps Gang Prevention Program, for boys 5 to 13 years of age, breaking the cycle from cradle to crime.

- Pre-Release
    1. Increase staff from 2 part-time to 3 full time with a total of 5 staff members.
    2. Provide Pre-Release Education/Reentry for men, women and youth in state correctional facilities at their request (correspondence and/or class room environment).
    3. Facilitate classes at NSP, TSCI, OCC, LCC, CCCO and NCCW going forward until that time, facilitate Pre-Release Education/Reentry Preparation via program correspondence.
    4. Recruit and train volunteers, students, educators, potential employers, faith groups and community agencies to enter the prisons through various Self-Betterment Groups.
    5. Partner with Defy Nebraska in various facilities to support their mission for NDCS.
    6. Prepare and support program participants with Nebraska Board of Parole.
    7. Provide community awareness/education/involvement in the pre-release process.

- Release/Reentry/Transition
    1. Identify agencies, education facilities, employment, housing, transportation, family support, financial assistance, job training for program participants and their families.
    2. Provide family support and community assistance for reentry and transition from prison.
    3. Network with church groups, Mission Church support system, drug recovery/relapse prevention, community re-establishment/community involvement (give back).
    4. Support family reunification and independent living process for program participants reunited with family and support systems. (provide meeting space at CIA or Mission).
    5. Provide personal and family life coaching during transition and community re-establishment.

- Spirituality - Community Reestablishment
    1. Follow-up on spirituality requests and progress.
    2. Personal healing – forgiveness
    3. Personal restoration
    4. Family restoration
    5. Church attendance
    6. Bible Study – Small Group involvement
    7. COMMITMENTS TO GOD, SELF AND LOVED ONES

COMMUNITY:

CIA and Mission Church are in partnership with Franklin Elementary School for mentors and the RAW DAWGS Youth Corps Gang Prevention Program.

- Mission Church is active in Mentorship at the school, with a goal of 300 mentors for one-on-one mentoring for each student.
- CIA recruits students from schools for our Gang Prevention Program ages 5 to 13.
- Health Care: Bridge 2 Health inhouse free health screening and referrals for community.
- Mental Health – Justin Mickles Mental Health Practitioner and Group Therapy
- Partnerships with OPD, OPS, Mayor's Office, Empowerment Network, UNO, UNMC, Creighton University, NAACP, Neighborhood Associations, Faith Groups and a number of community agencies to promote safe and healthy families and neighborhoods.

RAW DAWGS YOUTH CORPS, Gang Prevention Program $150,000.00

- Staff to facilitate the program 1 full time and 2 part-time.
- Full complete Winter and Summer uniforms for 60 boys ages 5 – 13.
- Two 24 passenger buses or three 16 - 20 passenger vans
- 24 class computers
- Year around program supplies (paper-binders-pens-colors-paint-chalk-scissors, etc.)
- Sports Equipment – camping gear, etc.

PUBLIC RELATIONS – NATION-WIDE OUTREACH – REVENUE Generate Annual Income $200,000.00

- Design, reproduce and promote Pre-Release Education/Reentry Preparation material for sale and distribution to correctional facilities nation-wide.
- Design, develop and promote technical applications for CIA Pre-Release Education/Reentry Preparation to sale and distribution in correctional facilities nation-wide.
- Design, develop and promote CIA program related training material for workshops, seminars, recording presentations and speaking engagements nation-wide.
- Allow Mission Church contract leasing from CIA while promoting their membership and community events in partnership with CIA.
- Write additional books and design workbooks when necessary for sale and distribution.
- LeMick Productions – music lessons, concerts, social event contracts, funerals, weddings etc.
- "Tastefullydone" Catering Service LLC providing food service and contracting in the community with agencies, universities, groups and clubs, family events, anniversaries, birthdays, weddings, memorial repass dinners, dances, etc.
- Allow the outdoor theater to be rented for concerts, programs, plays and cultural events to the community, thus providing exposure of the Arts & Performances in this immediate community.

Grant Application

Row 107

Organization Name (if applicable)	Sheltering Tree, Inc.
Physical Address	7220 Ames Cir., Omaha NE 68134
Mailing Address	PO Box 4990, Omaha, NE 68104
Website	http://shelteringtreecommunity.org/
Social Media Accounts	https://www.facebook.com/sheltering.tree.1; https://www.instagram.com/sheltering_tree/; https://www.linkedin.com/in/sheltering-tree-inc-9a22b378/
Name	Denise Gehringer
Title	Executive Director
Email Address	denise@shelteringtreecommunity.org
Phone	+1 (402) 973-0229
Team	Yes
	The Sheltering Tree Building Team consists of: Denise Gehringer-Executive Director Sheltering Tree, Anne Carter-Corporate Treasurer Sheltering Tree, Jill Rotella-Sheltering Tree Board President, Doug Alvine Alvine Engineering-Sheltering Tree Board Building Oversight Committee Chair, George Achola-Consultant Burlington Capital, John Taylor Project Advocates-Project Management, Rob Johnson Project Advocates-Project Management, Stan How-Architect Stanley J How Architects, Kurt Dohn-Architect Stanley J How Architects, John Coolidge Lamp Rynearson-Engineer
Organizational Chart	Organizational Chart uploaded with application.
Other Completed Projects and/or Accomplishments	Established in 2006, Sheltering Tree is a burgeoning 501(c)(3) organization tackling an urgent issue; the growing housing crisis for adults with developmental disabilities (DD). Sheltering Tree builds and operates affordable apartment communities for adults with DD, launching them toward maximum independence, productive and fulfilling lives, and the opportunity to belong and contribute to the greater community in which they live. Holding our organizational values of safety, affordability, community, and self-determination at the forefront of all we do, Sheltering Tree has been successfully planning, building, and operating affordable apartment communities for sixteen years. With locations in the Bellevue and Benson areas, thirty-two affordable apartment units are occupied by adults with DD. Currently, under construction, a $13.2 million apartment community of two twenty-four-unit apartment buildings in Papillion will be ready for occupancy in June 2023. With future tenants already identified and ready to move into the Shadow Lake location, once occupied, Sheltering Tree will maintain seventy-six affordable apartments. A duplicate of the Papillion project, forty-eight units are slated to be built in Elkhorn in Q3 2023. Sheltering Tree maintains a list of over 200 individuals with DD waiting for an apartment. The McNally family of Omaha began the journey for Sheltering Tree for their son who has Down syndrome. The McNallys brought expertise in real estate law and background with the Department of Housing and Urban Development. This expertise has been critical to the development of affordable apartment living for adults with DD. The McNally Family remains active in the organization to this date. Additionally, Sheltering Tree Board Members come from a variety of backgrounds with several who have experience working with Affordable Housing Developments. Sheltering Tree's programming includes a robust Activity and Enrichment program that offers life-enhancing experiences for tenants. This program is designed to combat the isolation adults with DD face and enrich their lives through activities and experiences. Through the activity and enrichment programming, adults with DD are provided access to arts, culture, and humanities as well

	as entertainment and sporting events. Our consumer-controlled housing model allows for the tenants to be self-determined and follow their particular areas of interest such as ballroom dancing, horticulture, literature, photography, music, ceramics, painting, and a variety of cultural activities. Area artists and volunteers provide instruction and exposure to a variety of enriching activities. Monthly calendars typically include eight physical fitness activities, four creative/art activities, one seasonal community event, one cooking activity, four social gatherings, occasional sporting, or cultural events, and four book club meetings. Sheltering Tree also offers the GOALS-Greater Opportunity for Apartment Living Success program to both current and future tenants. GOALS offers classes to prepare future and current tenants to live safe, healthy, enriched lives and achieve long-term success living in their own apartments. Six key topics will be taught in fun, interactive classes. Topics include: 1) Nebraska Rent Wise-How to Be a Successful Tenant, 2) Money Management-Real World Budgeting, 3) Personal Health and Wellness, 4) First Aid/CPR, 5) Be Safe-Properly Interacting with First Responders, 6) People Skills-Social Success. GOALS offers Parent/Guardian workshops to equip parents/guardian them with the resources they may need to help their family members with DD in succeeding in independent apartment living. Sheltering Tree maintains a good working relationship with partners: Midwest Housing Equity Group, Nebraska Investment Finance Authority (NIFA), Project Advocates, Burlington Capitol, Seldin Company, Nebraska Housing Developers Ass., Dept. of Economic Development, FHLB Topeka, and HUD.
Proposal Title	Sheltering Tree Benson Apartments Annex
Total Budget ($)	$7,552,500.00
LB1024 Grant Funding Request ($)	$7,552,500.00
Proposal Type	Capital project
Brief Proposal Summary	Sheltering Tree currently has a waiting list of 200+ prospective tenants and a population of more than 25,000 adults with DD living in Nebraska. Sheltering Tree provides consumer-controlled apartment living, which includes 24/7 Tenant Assistant monitored safety and security. Each tenant has their own rent-subsidized apartment that includes a living room, full kitchen, bedroom, bathroom, and storage closets. Apartments are built with durable materials, a sensory-friendly design, easy-to-clean features, equipped with bathroom safety bars, access to mobility support, and can be modified for those with low-vision or for those with hearing loss. The property and apartments were universally designed with the intention of offering the tenant with DD the security of aging-in-place. Sheltering Tree Community Apartments offer amenities that are beneficial to adults with DD. Amenities such as; Controlled Access Entry, Live-Work-Play Community Rooms, On-Site Laundry, Activity Director/Community Life Activity Calendar, Meal Plan, Accessible Design, Pedestrian Oriented Locations, Security Cameras, Health and Wellness Space/Activities, Life Skills Training Program, Therapeutic Garden, and Tenant Assistants living on-site. Our proposed project, an annex to our existing Sheltering Tree Benson Apartments in North Omaha, would consist of one building containing a total of twenty-four units total; twenty-two one-bedroom units, approximately 665 square feet of affordable housing for adults with DD, and two manager units. The tenants will have access to a commons area consisting of an entrance lobby, gathering room, dining room, community kitchen, storm shelter, mechanical room, laundry room, and wellness center. There will also be a paved and lighted parking lot with a drive-up area located under an entrance canopy. This project is located near a “town center” where access to grocery stores, employment opportunities, and entertainment are within walking distance. This is a critical consideration as most of the adults we serve are not able to drive. Land to expand our existing location is available adjacent to the property where we are currently located. The second building, or annex, would be built next to the existing property. Owned by Marian High School, discussion has been ongoing to sell this land to Sheltering Tree, Inc. to add additional consumer-controlled, safe, affordable, apartments for adults with DD. This annex will not only offer twenty-two more affordable accessible apartments for adults with DD in the North Omaha area but will be welcomed by Marian High School as well as the Servants of Mary that are both presently neighbors. Please see two letters of support related to the availability of the adjacent land and support of neighboring organizations.

	When funding becomes available, the project can be completed in eighteen months.
Timeline	The project would begin immediately upon funding availability in July 2023 and be completed in March 2025. The project timeline document has been included with this application.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Sheltering Tree, Inc. is a 501(c)(3) organization tackling an urgent issue; the growing housing crisis for adults with developmental disabilities (DD). Sheltering Tree builds affordable apartment communities for persons with DD. The purpose of housing initiated by Sheltering Tree, Inc. is to create affordable, consumer-controlled, quality, apartment-style communities to help adults with DD achieve maximum independence, lead productive and fulfilling lives, build friendships, belong to, and contribute to the greater community in which they live. The need for consumer-controlled, community-centered apartment living for adults with DD is vast. The Residential Information Systems Project (2020) conducted by the University of Minnesota, RISP, Research and Training Center on Community Living, Institute on Community Integration tells us: There are 7.37 million People with I/DD in the United States. 6.14 million do not receive public funds for residential support- 83%. Of the 1.2 million that receive public funds for residential support totaling 17%, 715,000 or 10% receive support in the family home, 368,000 or 5% in a provider-controlled setting, and 147,000 or 2% in a consumer-controlled setting. The Nebraska DHHS Residential Services Waiting List now indexes over 2,500 individuals with DD. Most wait for an average of seven years before residential services are available. Sheltering Tree currently has a waiting list of 200+ prospective tenants. With a population of more than 25,000 adults with DD living in Nebraska, the waiting list for affordable, accessible, consumer-controlled apartments will only grow as hundreds exit the special education school system each year and begin seeking adult-related support and solutions for basic needs. The Sheltering Tree organization is rapidly growing as we work towards filling this need gap. Although some live with their parents, many adults with DD will outlive their caregivers leaving them with significant housing insecurities. The State of the States in Intellectual and Developmental Disabilities, 11th ed. Washington, D.C.: American Association on Intellectual and Developmental Disabilities, 2017 report states; 1.3 million people with I/DD lived with a caregiver over the age of sixty. Because we know that disability does not discriminate, it exists, along with the concurring needs for supports and services, in all communities regardless of socio-economic status, race, or culture.
Visioning Workshop Findings Alignment	Although many issues summarized following the Visioning Workshop do impact individuals with DD, there seems to be no acknowledgment or knowledge of the need for secure, safe, affordable housing or the related needs to support adults with DD. It is common for this population to be unnoticed by their wider community. Often most are not aware of the adult with DD's unique needs. This often results in their needs and supports being unlikely to be addressed, leaving them again as invisible people in society. Although an adult with DD has similar needs as the aging seniors in the community, they are not the same. Sheltering Tree provides a solution to many of the foundational needs an adult with DD needs within a

	community. Issues that are general to the wider community that also impact adults with DD are typically related to affordable housing, public transportation, belonging and connectivity to the community, walkability to basic needs like groceries, health care, and a safe environment for the vulnerable. Sheltering Tree will offer employment opportunities to the surrounding community. The Sheltering Tree Benson Apartments Annex will employ two live-in Tenant Assistants that benefit from their compensation package including free rent and utilities as well as a salary. Additional part-time staff will be employed in various areas as well. Additional part-time staff will be employed in various areas as well. Typically, 90% of tenants living at Sheltering Tree will use DHHS Waiver funding to hire support professionals to assist them with activities of daily living offering the prospect of approximately nineteen other employment opportunities.
Priorities Alignment	The Sheltering Benson Apartments annex will not only put a dent in the housing crisis that is facing adults with DD, but it will also provide an aesthetically beautiful and well-maintained building to the area. It will offer various employment opportunities to the community. The development will allow for adults with DD to remain in the area where they are familiar, alongside their churches, family members, and familiar services. People with disabilities add to a diverse community. They teach us compassion, acceptance, and humility. They often enjoy working entry-level hard-to-fill jobs that many in the community reject. They show us, profoundly, what it means to be whole.
Economic Impact	The Sheltering Tree Benson Apartments annex will employ two live-in Tenant Assistants that benefit from a compensation package that includes rent and utilities valued at $12K annually as well as a salary of $20K-$25K equaling $32-$37K annually. Part-time employees are paid $14-15 per hour.
	The Sheltering Tree organization will employ two full-time live-in tenant assistants and two part-time tenant assistants at the Benson Apartments annex. Typically, 90% of tenants living at Sheltering Tree will use DHHS waiver funding to hire support professionals to assist them with activities of daily living offering the prospect of approximately nineteen other employment opportunities.
	Unknown currently.
	Tenant Assistant positions at Sheltering Tree are entry-level with the possibility for advancement and opportunity for professional development.
	Unknown currently.
Community Benefit	As a source of affordable housing for adults with DD, Sheltering Tree, Inc. follows all Fair Housing laws and will not refuse to rent a dwelling to any person because of race, color, disability, religion, sex, familial status, sexual orientation, or national origin. Our current tenants as well as our future tenants on our waiting list of over 200 individuals represent a variety of ethnic, racial, religious, age, and gender demographics. We know that people with DD live in all communities and cultures. After taking a hard look at our outreach efforts, with the intention of getting better at sharing our unique type of housing with underserved members of our community, we have included in our strategic planning to be more intentional about diversifying our outreach and this is now part of our practical vision. The Sheltering Tree organization strives to offer consumer-controlled, affordable, safe, community-centered apartment living in all areas of our city. Our work is laser-focused working to fill the gap in the urgent need for housing and community for adults with DD.
	Sheltering Tree's Activity and Enrichment program greatly improve the quality of life of the tenants. Chronic loneliness is known to be as significant of a health issue as obesity, diabetes, and long-term smoking. For people with DD, loneliness and social isolation is a prevailing infliction. This program provides an enriching environment, full of ways to connect and stay active. Historically, results of the Activity and Enrichment program include successfully providing adults with DD access to the wider metro community, creating opportunities for meaningful, enriching, hands-on activities, and creating an opportunity to practice navigating the wider community with trusted support persons other than their parents/guardians. Looking to always facilitate long-term success for our tenants,

	the program offers activities for adults with DD to live dignified, meaningful lives, and acquire a sense of belonging. During monthly tenant meetings, feedback is provided about current activities, and input is given about future activities. We utilize a communication tool called Life Loop. This communication tool allows families to see what events the tenants participate in, it allows the tenants to give feedback on their satisfaction with the activities, and it allows for easy signing up for activities. Additionally, a tenant serves as a self-advocate on our Board of Directors to be sure that lived experience is considered in all decision-making.
Best Practices/Innovation	Housing options for people with DD have changed dramatically over the past century. This change has been marked by a more individualized and integrated housing situations that offer choice and community inclusion. The Sheltering Tree model allows adults with DD to live as independently as possible by utilizing subsided rents and providing amenities advantageous to their wellbeing. With this model, it is up to the person to determine what ongoing support they need, making it a truly person-centered approach. Sheltering Tree is one a few organizations across the country offering consumer-controlled, safe, affordable, community-centered living for adults with DD.
Outcome Measurement	Quality of life measurement in developmental disability reflects a variety of indicators, often grouped under life domains. In the past, Sheltering Tree has partnered with Dr. Michelle Messer and Creighton University students to conduct a qualitative survey to measure tenant quality of life. Extremely positive results were found in areas of social environment, emotional health, physical environment, and independence. We continue to seek partnerships such as this to measure the outcome results of consumer-controlled housing for adults with DD.
Partnerships	Yes
	Connections with Creighton University Medical Students, Creighton University Occupational Therapy Students, Clarkson Nursing Students, College of St. Mary Occupational Therapy Students, UNO Service-Learning Students, as well as retired Servants of Mary Sisters, have provided volunteer and peer support for on-site activities. Sheltering Tree has acted as a site mentor and provided practical and capstone experiences for graduate students pursuing doctoral degrees in Occupational Therapy at both Creighton University and the University of Nebraska Medical Center. Our partnership with Why Arts provides artists such as: Visual Artists, Florists, Musicians, Dance Instructors, and Ceramic Artists to mention a few. Various community volunteers share their particular talents with tenants as well, such as yoga instruction, fitness, handcrafts, and fine arts. Area garden clubs provide opportunities for tenants to garden alongside them on the Sheltering Tree property and enjoy various types of gardening. Continuing to foster community while social distancing during the pandemic added an extra layer of difficulty to our efforts. An unintended outcome of the need to social distance that we discovered was that there were tenants with DD that prefer to join from a distance and were more likely to participate with the Zoom option. We continue utilizing Zoom to differentiate ways for our tenants to connect and belong, for example during the weekly Graphic Novel club where tenants from a variety of locations gather in person and via Zoom to explore and engage in literature and the enjoyment of a good story.
Displacement	No
Displacement explanation	
Physical Location	The property where the Sheltering Tree Benson Apartments annex will be built is located near 72nd and Ames. It is oriented directly north of our current Benson Apartments and is owned by Marian High School. Directly across 72nd street from the location are employment opportunities and a grocery store. Within walking distance, north of the property is another strip mall area offering shopping, employment, and entertainment opportunities. This location is located near a bus route offering access to transportation for the tenants with DD that do not drive. A map of the site location has been included with this application as well as two letters supporting the future sale of

	the Marian property to Sheltering Tree when funding becomes available. The Benson Apartment Annex location is adjacent to two of the identified census Tracts, Tract 66.03 and Tract 65.06
Qualified Census Tract	Adjacent to one or more QCTs
Additional Location Documents	
Property Zoning	No
Is the project connected to utilities?	
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	No
Request Rationale	The Sheltering Tree Benson Apartments Annex proposed project budget and fifteen year proforma documents are included with this application.
Grant Funds Usage	Awarded LB1024 funds would be devoted entirely to the project budget. The project budget has been included with this application. Sheltering Tree projects are designed to be self-sustaining as seen in the fifteen-year proforma included with this application.
Proposal Financial Sustainability	Yes
	Sheltering Tree projects are designed to be fiscally sustainable as seen in the fifteen-year proforma included with this application.
Funding Sources	Although several area foundations such as the Hawks, Lozier, Daugherty, Heider, Amy L. Scott, Dixon, Krohn, Stinson, and Thrasher as well as many individual donors, have invested financially in our current project under construction, none have been solicited for this project.
	Not at this time.
	Full funding would need to be achieved in order to move forward with this project.
Scalability	NA
Financial Commitment	The Sheltering Tree organization is committed to raising operational funds of $595,000 annually to fund administrative staff consisting of the Executive Director, Operations Specialist, Corporate Treasurer, Advancement Director, Activities Director, Activities Technicians, GOALS instructors, the Activities and Enrichment program, the GOALS program, and various other typical nonprofit overhead expenses.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources	☑

Acknowledgment	
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses Schedule


SHELTERING TREE
stanley j how
ARCHITECTS
How | Seip | Dohn
© Stanley J. How Architects

SHELTERING TREE
Building Apartment Communities for Adults with Developmental Disabilities

Sheltering Tree Benson Apartments Annex
PROJECTED COSTS OF DEVELOPMENT

Construction hard costs	5,000,000
Design Services-Stan How	200,000
Geotech	6,000
Commissioning	10,000
Survey	5,000
Environmental Services	5,000
Special inspections	5,000
Low Voltage design	50,000
Program management- Project Advocates	200,000
Legal	20,000
Furniture	50,000
Kitchen equipment	100,000
Security	50,000
Access Control	8,000
Data	25,000
Project Financial Management	60,000
Audit	15,000
Loan origination fees	25,000
Construction loan interest	450,000
Market study	5,000
Underwriting fees	20,000
Construction period real estate taxes	16,000
Marketing	2,500
Operating Reserve	100,000
Replacement Reserve	125,000
Developer fee	400,000
Land purchase	350,000
Project contingency	250,000
	7,552,500

Servants of Mary
7400 Military Avenue • Omaha, NE 68134-3351 • Phone: (402) 571-2547 • Fax: (402) 573-6055

October 6, 2022

To LB1024 Economic Recovery Special Committee:

Please accept this Letter of Support on behalf of Sheltering Tree, Inc.

Sheltering Tree, Inc. is a nonprofit organization whose mission is to build apartments for adults with developmental disabilities (DD) to empower them to live self-determined lives and to be engaged in their community. To that end, Sheltering Tree, Inc. offers affordable apartment-style living in a safe, supportive community that allows for persons to have the self-determination to make their own decisions, including making choices about their living space, what support they might need, and how they wish to spend each day.

The Servants of Mary have been a long-time supporter of the Sheltering Tree organization and have seen the positive outcomes of this housing initiative and the resulting far-reaching impact. Our connection with Sheltering Tree began when the then Prioress, Sr. Mary Gehringer and her leadership team were approached by Shirley McNally, founder of Sheltering Tree. Shirley asked the Sisters if they would sell a portion of their Benson area property so Sheltering Tree could build a residence for adults with developmental disabilities. This would be the second residence (the first was in Bellevue) and would house twenty people, twice the size of the Bellevue home.

The philosophy and mission of this ministry was closely connected to the Servants of Mary charism of compassionate presence and the project received the positive support of the whole Community. The purchase was approved, and the new residence opened in 2018. Since that time the Sisters, under the leadership of now Prioress Sr. Jackie Ryan, have had numerous outreach opportunities with the residents which have been beneficial to all involved. Several of the residents attend Sunday Mass with the Sisters. One of the Sisters was the sponsor for a resident who expressed an interest in becoming Catholic. They attended classes together and Sister was present at her Baptism. Now with COVID calmed it is our hope to continue to have more engagement with the Sheltering Tree community.

With a positive response to this grant application, Sheltering Tree, Inc. will be able to develop this affordable, community-inclusive housing opportunity to people with DD by expanding the Benson location to serve more people in this area where it is greatly needed.

Sincerely,

Sr. Jackie Ryan, OSM
Sr. Jackie Ryan, OSM

Sr. Mary Gehringer, OSM
Sr. Mary Gehringer, OSM

SHELTERING TREE
Building Apartment Communities for Adults with Developmental Disabilities

SHELTERING TREE, INC.

Sheltering Benson Apartments Annex

PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
INCOME:															
Rent	237,600	244,728	252,070	259,632	267,421	275,444	283,707	292,218	300,985	310,014	319,315	328,894	338,761	348,924	359,391
Less vacancy	(7,128)	(7,342)	(7,562)	(7,789)	(8,023)	(8,263)	(8,511)	(8,767)	(9,030)	(9,300)	(9,579)	(9,867)	(10,163)	(10,468)	(10,782)
	230,472	237,386	244,508	251,843	259,398	267,180	275,196	283,451	291,955	300,714	309,735	319,027	328,598	338,456	348,610
OPERATING EXPENSES															
Management fee	18,000	18,900	19,845	20,837	21,879	22,973	24,122	25,328	26,594	27,924	29,320	30,786	32,325	33,942	35,639
Legal	500	525	551	579	608	638	670	704	739	776	814	855	898	943	990
Advertising	1,200	1,260	1,323	1,389	1,459	1,532	1,608	1,689	1,773	1,862	1,955	2,052	2,155	2,263	2,376
Electric	28,000	28,840	29,705	30,596	31,514	32,460	33,433	34,436	35,470	36,534	37,630	38,759	39,921	41,119	43,175
Water and sewer	13,000	13,390	13,792	14,205	14,632	15,071	15,523	15,988	16,468	16,962	17,471	17,995	18,535	19,091	20,045
Supplies	1,850	1,943	2,040	2,142	2,249	2,361	2,479	2,603	2,733	2,870	3,013	3,164	3,322	3,488	3,663
Payroll	90,000	92,700	95,481	98,345	101,296	104,335	107,465	110,689	114,009	117,430	120,952	124,581	128,318	132,168	138,776
Waste removal	4,800	5,040	5,292	5,557	5,834	6,126	6,432	6,754	7,092	7,446	7,819	8,210	8,620	9,051	9,504
Accounting & audit	8,000	8,400	8,820	9,261	9,724	10,210	10,721	11,257	11,820	12,411	13,031	13,683	14,367	15,085	15,839
Maintenance/repairs	5,000	5,250	5,513	5,788	6,078	6,381	6,700	7,036	7,387	7,757	8,144	8,552	8,979	9,428	9,900
Snow removal	4,500	4,725	4,961	5,209	5,470	5,743	6,030	6,332	6,649	6,981	7,330	7,697	8,081	8,485	8,910
Insurance	10,000	10,500	11,025	11,576	12,155	12,763	13,401	14,071	14,775	15,513	16,289	17,103	17,959	18,856	19,799
Security	1,100	1,155	1,213	1,273	1,337	1,404	1,474	1,548	1,625	1,706	1,792	1,881	1,975	2,074	2,178
Pest control	600	630	662	695	729	766	804	844	886	931	977	1,026	1,078	1,131	1,188
Telephone/internet	15,000	15,750	16,538	17,364	18,233	19,144	20,101	21,107	22,162	23,270	24,433	25,655	26,938	28,285	29,699
Real estate taxes		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expenses	201,550	211,628	216,759	224,818	233,196	241,907	250,965	260,384	270,181	280,371	290,972	301,999	313,472	325,410	341,681
		-													
NET INCOME	28,922	30,368	27,748	27,025	26,203	25,274	24,231	23,067	21,774	20,342	18,764	17,028	15,126	13,045	6,929

ASSUMPTIONS USED:

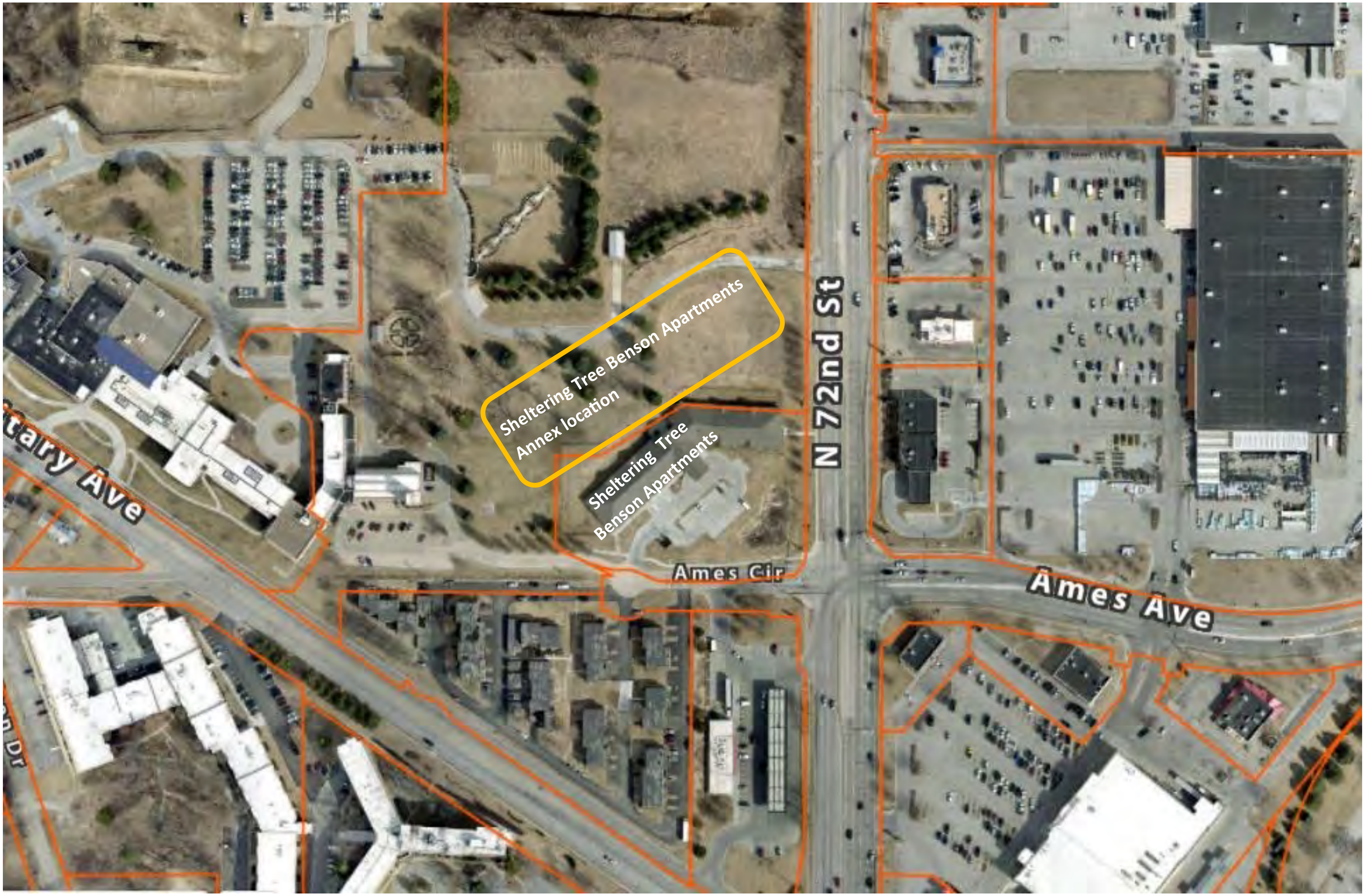
Initial rent at $900/month- affordable housing- tenants pay 1/3 their income - remaining would be rental assistance

Rents increase by approximately 3% each year

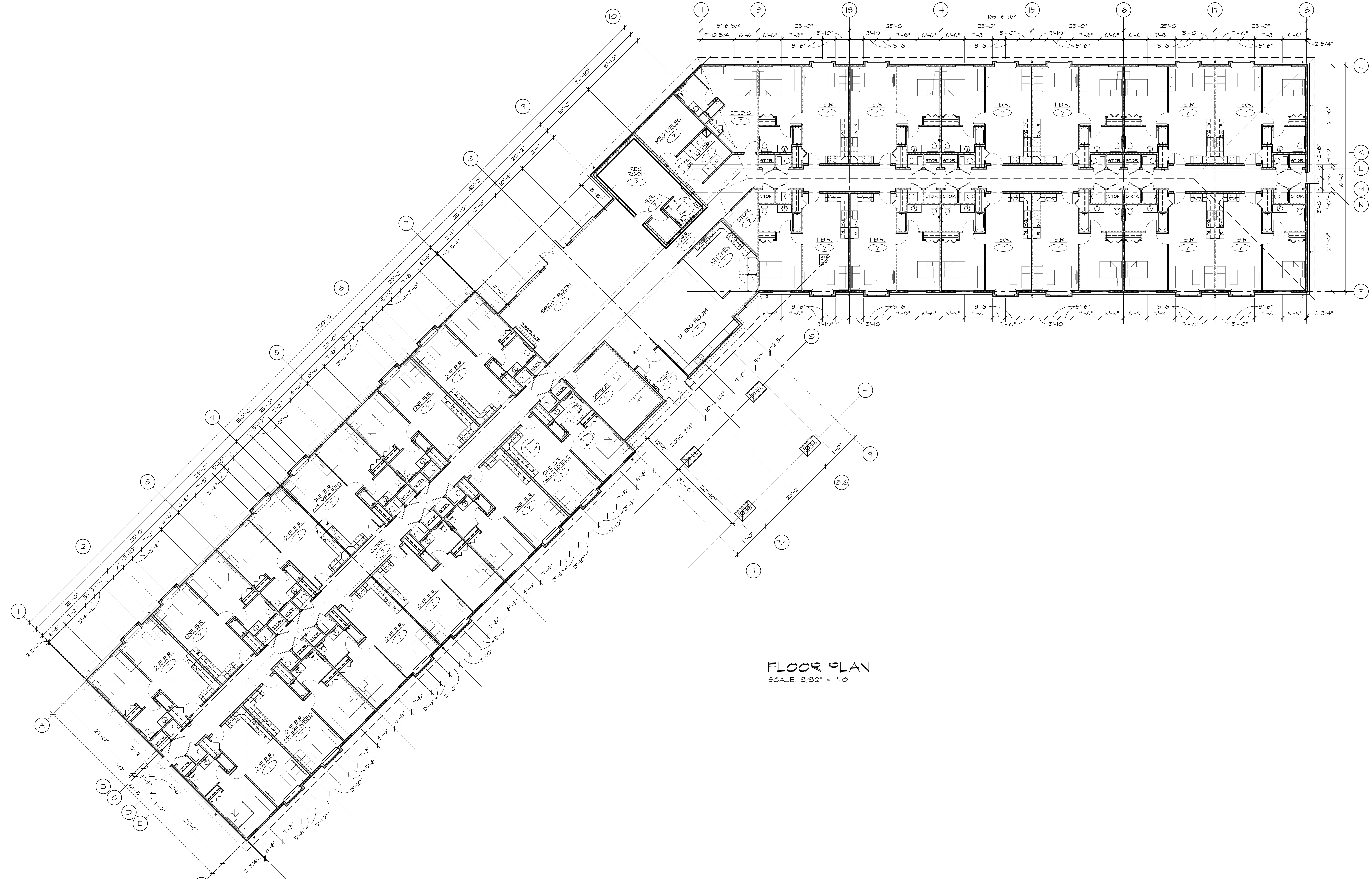
Operating expenses increase between 3-5% each year

Sheltering Tree Benson Apartments Annex
Project Timeline

- **July 2023**
  - Secure Site
  - Engage Civil Engineers
  - Phase 1 Study
  - Pre-application meeting with City Planning
- **August 2023**
  - Preliminary Plat submittal to City
  - Grading Design – Begin
  - Grading Plans Complete – Permit Application
  - Initiate Construction Management Proposals
- **Sept. 2023**
  - Select Construction Management/Contract
  - Grading Bids
  - Preliminary Plat on Planning Board Agenda
  - Architectural adjustments required related to Engineering reports
- **Oct. 2023**
  - Preliminary Plat on Council Agenda
  - Grading Plans Approval
  - Grading Contractor Begins Work
- **Nov. 2023**
  - Final Plat submittal
  - Grading Completion
- **Dec. 2023**
  - Final Plat on Planning Board Agenda
  - Contract Bond and Insurance
- **Jan. 2024**
  - Final Plat on City Council Agenda-City Plan Approval
  - Approve bids and begin Construction (12 months)
- **Feb. 2024**
  - Record Plat
- **March 2025**
  - Construction Complete
- **April 2025**
  - Open for Occupancy



Sheltering Tree Benson Apartments
Annex location
Sheltering Tree
Benson Apartments
N 72nd St
Ames Cir
Ames Ave



FLOOR PLAN

SCALE: 3/32" = 1'-0"

REVISION ??/??/??

FLOOR PLAN

stanley j how
ARCHITECTS
How | Seip | Dohn
14685 CALIFORNIA ST OMAHA, NE 68154 402.964.9000

JOB NO. 2019-76
DATE ??/??/??

PAPILLION, NEBRASKA

SHELTERING TREE

STREET ADDRESS

SHEET A2.1

??/??/??

PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION
DATE PRINTED : 11/8/19
STANLEY J. HOW ARCHITECTS, INC.

\\STEVES_COMPUTER\A-DWG\2019-76\APFD1.DWG

Ron and Teri Quinn
9904 Broadmoor Road
Omaha, NE 68114

October 5, 2022

To LB1024 Economic Recovery Special Committee:

We are pleased to provide this letter to urge support and LB1024 funding for housing projects developed by Sheltering Tree, Inc.

Sheltering Tree, Inc is a nonprofit organization whose mission is to build apartments for adults with developmental disabilities to enable them to live independently and to be engaged in the community. Sheltering Tree's mission is to develop affordable apartment-style living in a safe, supportive community that allows for persons to have the self-determination to make their own decisions, including making choices about their living space, what support they might need, and how they wish to spend each day.

We have been long-time supporters of projects developed by the Sheltering Tree organization, and we have seen the positive outcomes of this housing initiative and the resulting far-reaching impact.

With a positive response to this grant application, Sheltering Tree, Inc. would be able to expand this affordable, community-inclusive housing opportunity to people with developmental disabilities in the South Omaha area where it is greatly needed.

Sincerely,

Ron and Teri Quinn

SHELTERING TREE, INC.
Organizational Chart

- **Sheltering Tree Board of Directors** — JILL ROTELLA, BOARD PRESIDENT
  - **EXECUTIVE DIRECTOR** — DENISE GEHRINGER
    - Corporate Treasurer — ANNE CARTER
    - Operations Specialist — RACHEL CURRY
    - Advancement Director — OPEN POSITION
    - Activities Director — PAIGE PERRY
    - Bellevue Sheltering Tree Housing Corportation
      - Live In Tenant Assistant
    - Benson Sheltering Tree 7420 Military Ave LLC
      - Live In Tenant Assistant
      - Live In Tenant Assistant
    - Papillion Shadow Tree Shadow Lake Apartments LLC Under Construction-Open Q2 2023
      - Live In Tenant Assistant
      - Live In Tenant Assistant
      - Live In Tenant Assistant
      - Live In Tenant Assistant
    - Elkhorn Sheltering Tree Purple Martin Apartments LLC Platted/Construction start 3Q 2023
      - Live In Tenant Assistant
      - Live In Tenant Assistant
      - Live In Tenant Assistant
      - Live In Tenant Assistant

http://shelteringtreecommunity.org/

Grant Application

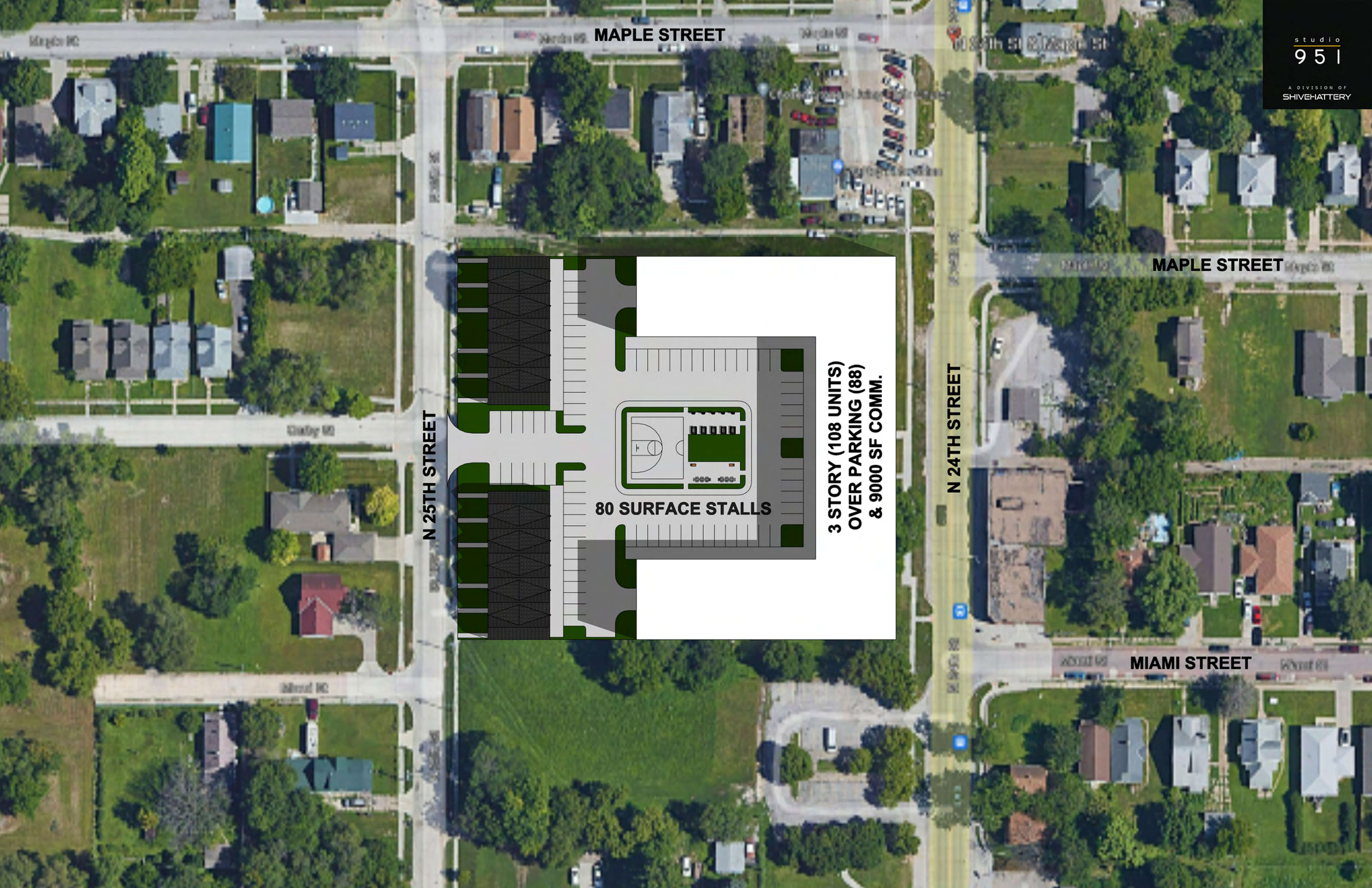
Row 108

Organization Name (if applicable)	TERENCE CRAWFORD
Physical Address	3169 LARIMORE AVE. OMAHA, NEBRASKA 68111
Mailing Address	2934 1/2 BEVERLY GLEN CIR #398 LOS ANGELES, CA 90077
Website	WISEOWLPROPERTIES.COM
Social Media Accounts	@TBUDCRAWFORD
Name	MARK HABIBI
Title	ADVISOR
Email Address	MARKHABIBI@YAHOO.COM
Phone	+1 (310) 420-2896
Team	Yes
	TERENCE CRAWFORD (INVESTOR) MARK HABIBI (ADVISOR) DAVID JOHNSON (ARCHITECT) DICON COSTRUCTION (CONTRACTOR) LAMP RYNEARSON (CIVIL ENGINEER) ACCESS BANK (LENDER)
Organizational Chart	TERENCE CRAWFORD – RANKED #1 POUND FOR POUND BOXER IN THE WORLD. OWNS HUNDREDS OF SINGLE FAMILY AND MULTI-FAMILY UNITS IN THE OMAHA AND KC AREA. MARK HABIBI – LICENSED REAL ESTATE BROKER AND LICENSED GENERAL CONTRACTOR. OWNS AND OPERATES THOUSANDS OF SINGLE AND MULTI FAMILY UNITS ACROSS CALIFORNIA, KANSAS, MISSOURI AND NEBRASKA. HAS BUILT SEVERAL GROUND-UP AND MAJOR RENOVATIONS OF SINGLE AND MULTI-FAMILY HOUSING PROJECTS, INCLUDING SEVERAL CURRENT CONSTRUCTION PROJECTS IN OMAHA. STUDIO 951 (DAVID JOHNSON) – STUDIO 951 IS A RECOGNIZED LEADER IN MULTI-FAMILY AND MIXED-USE PROJECTS. THEY HAVE DESIGNED OVER 20,000 UNITS WITH CONSTRUCTION VALUE OF OVER 2.5 BILLION TO DATE. STUDIO 951'S OFFICES ARE BASED IN OMAHA AND LINCOLN, NEBRASKA. DICON CONSTRUCTION (PATRICK) Dicon Corporation is a General Contracting and Construction Management firm headquarter in Omaha, Nebraska with extensive experience in the multi-family housing category. Since our founding in 1975, we have successfully constructed more than 2,000 multi-family housing units in Omaha and throughout the Midwest. LAMP RYNEARSON Lamp Rynearson is a client-centric firm that serves clients across the Midwest and Front Range with comprehensive engineering, surveying, landscape architect, planning, and aquatic design services.
Other Completed Projects and/or Accomplishments	PROJECTS IN OMAHA TERENCE CRAWFORD/MARK HABIBI CURRENTLY HAVE UNDER CONSTRUCTION; 3104-3110 STATE STREET (17 UNIT REMODEL) 617 S. 35TH STREET (24 UNIT REMODEL) 305 S. 16TH STREET (SECURITIES BUILDING - 35 UNITS/MIXED USE REMODEL) 3569 DAVENPORT AVE (23 UNIT REMODEL) 4813 UNDERWOOD AVE (24 UNIT REMODEL)
Proposal Title	OOIC PROJECT
Total Budget ($)	$42,000,000.00
LB1024 Grant Funding Request ($)	$18,000,000.00
Proposal Type	Combination of capital project and service/program I do not know

Brief Proposal Summary	DEMOLISH EXISTING OOIC BUILDING AND BUILD A NEW MIXED USE PROJECT THAT THE RESIDENTS OF NORTH OMAHA CAN BE PROUD OF. PROJECT WILL CONSIST OF APPROXIMATELY 160 RESIDENTIAL UNITS WITH 9,000 SQUARE FEET GROUND FLOOR RETAIL/COMMERCIAL SPACES. CONSTRUCTION IS PROPOSED TO START 2/2024 AND BE COMPLETED 4/2026.
Timeline	SEE TIMELINE AT END OF APPLICATION.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This project will take a nuisance to the community-an underutilized and long vacant OOIC building which will be demolished and transform the city block to 160 apartment units, 12 townhomes and 9,000 square feet of ground level retail which will create jobs for individuals that live within the qualified census tract. The project site is located along historic North 24th street and expands upon recent momentum and development along the corridor such as 24th and Lake, 24th and Cuming and the North 24th Street Business Improvement District's Streetscape Master Plan. During the community workshops, a need was expressed to highlight and honor North Omaha heroes. This transformational project on a highly visible corridor owned by Terence "Bud" Crawford will be an additional jewel for the area. The proposal expands the number of black owned companies that will attract additional investment in North Omaha and supports recent quality development in proximity to the project site area.
Visioning Workshop Findings Alignment	This project meets several opportunities and needs identified in the Visioning Workshop for North Omaha . Alignment areas include leveraging vacant parcels, community ownership, replenishing aging inventory, and investments in workforce housing stock.
Priorities Alignment	This project aligns with several priorities identified within LB1024 for North Omaha, including: - Responding to deepened existing disparities resulting from the disproportional effects of COVID-19 within low- and moderate-income and minority communities - Targeting resources within Qualified Census tracts geographically situated in North and South Omaha - Emphasis on targeting a portion of resources toward housing needs and wealth-building among minority populations effected by historical practices such as redlining
Economic Impact	We anticipate permanent jobs to be created with respect to the management and maintenance of the new proposed structure. In addition, we anticipate hundreds of temporary jobs to be created through the course of construction by various contractors and sub contractors working to build the project.
	25
	200
	We will pay regional competitive wages for all contractors and design professionals
	It is a priority of this project to hire contractors located within the

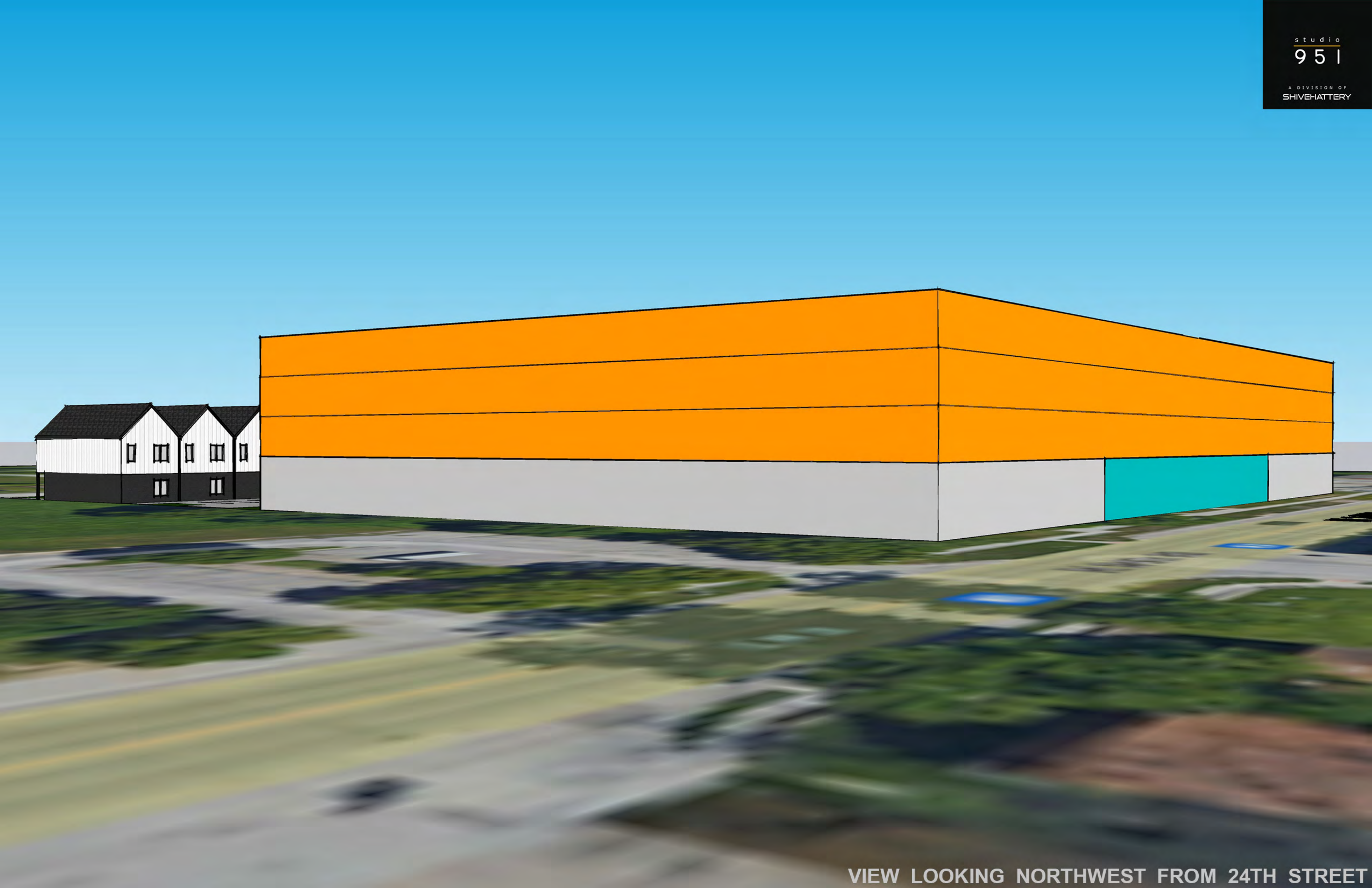
	communities where these units will be constructed. Specifically, when building in North Omaha, we will seek North Omaha-based contractors.
Community Benefit	The direct community benefit of this project will be threefold. First, the project will produce 160 below-market rate opportunities. The 12 townhomes will increase the diversity of housing typology along the corridor. Second, the ground level retail will expand economic opportunity for small and emerging business and create new economic activity for the North 24th street district. Being located on Line 24 of Metro Transit, this route is the systems most used route and has 15 minute frequencies-which will provide residents with easy access to jobs, human services, and educational needs.
	In addition to the benefits listed above, this project will address the need for leveraging vacant properties, as identified in the Visioning Workshops. Revitalizing vacant properties results in increased tax basis for communities, stronger property values for neighboring homes, neighborhood beautification in the removal of unkempt lots, and oftentimes reduced crime activity Furthermore, investments in housing are correlated with increases in regional economic growth, as well as an increase in overall community health and well-being. As noted in the Affordable Housing Study: - $8 million in local income and 122 jobs are generated from every 100 units of affordable housing. - Families in affordable housing are able to spend five times more on healthcare, 30% more on quality food, and two times more on retirement savings.
Best Practices/Innovation	
Outcome Measurement	High wage jobs could be created if a portion of the ground floor retail were to be positioned as office space, attracting high wage professionals.
	those outcomes could be measured through income taxes paid to the city.
	NO
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	Former OOIC building 2415 Corby Street
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	PLEASE SEE END OF DOCUMENT FOR PLANS, ETC
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	HIRED ANALYST
General Contractor	No

Request Rationale	The $18M request allows for a developer profit of 20%, which is in line with the standard market rate.
Grant Funds Usage	LB1024 grant funds will specifically be used for development of 160 units at 60% of AMI, 12 townhomes and 9K square feet of ground floor retail. LB 1024 grant funds will specifically be used for development of 100 units (1-3 bedroom) at 60% AMI
Proposal Financial Sustainability	Yes
	Yes. After this initial investment, the revenue generated from renting the units will cover all expenses and debt payments.
Funding Sources	SEE BUDGET ATTACHED
	NONE TO DATE
	NO
Scalability	NO
Financial Commitment	MR CRAWFORD IS COMMITTED TO COMPLETING THIS PROJECT USING HIS OWN PERSONAL FUNDS ALONG WITH FUNDS FROM THIS GRANT AND OTHER SOURCES (SEE BUDGET). MR CRAWFORD HAS A DEEP PERSONAL CONNECTION WITH NORTH OMAHA AND IS DEDICATED TO IT'S SUCCESS.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule



studio
951
A DIVISION OF
SHIVEHATTERY
MAPLE STREET
MAPLE STREET
N 25TH STREET
N 24TH STREET
80 SURFACE STALLS
3 STORY (108 UNITS)
OVER PARKING (88)
& 9000 SF COMM.
MIAMI STREET

VIEW LOOKING NORTHEAST FROM 25TH STREET



VIEW LOOKING NORTHWEST FROM 24TH STREET

Budget Assumptions:

- Hard Cost
    - $240k/door
- Soft Cost
    - Design Fees: 10% of HC
    - City Fees per Omaha Fee Schedule
    - 2.2241% property tax levy
    - 5% Developer fee
- Financing Cost
    - TIF Financing: 1.5% application fee
    - Construction Loan: 7.5% interest rate, 1.2DSCR, 1% origination fee

Development Timeline

	Months	Years	Start Date
Land Hold Rezoning	0.00	0.0	
Rezoning & Development Permit	12.00	0.5	8/1/2022
Development Incentives	12.00	1.5	8/1/2022
Working Drawings / BP	6.00	0.5	8/1/2023
Construction	24.00	1.3	2/1/2024
Lease Up	12.00	0.5	2/1/2026
Total	48.00	4.0	8/1/2022

Finish Date
8/1/2023
8/1/2023
2/1/2024
2/1/2026
2/1/2027
2/1/2027

Grant Application

Row 109

Organization Name (if applicable)	Healthy Housing Omaha
Physical Address	1425 S 13th St, Omaha NE 68108
Mailing Address	
Website	healthyhousingomaha.org
Social Media Accounts	Facebook: @HealthyHousingOmaha - https://www.facebook.com/HealthyHousingOmaha/ Instagram: @healthyhousingomaha - https://www.instagram.com/healthyhousingomaha/ Twitter: HH_Omaha - https://twitter.com/HH_Omaha
Name	Kiernan Scott
Title	Executive Director
Email Address	kiernan.scott@healthyhousingomaha.org
Phone	+1 (402) 934-9700
Team	Yes
	Kiernan Scott, Executive Director, has been with Healthy Housing Omaha since 2018 when she began as the Director of Operations. In 2019, when she stepped into the Executive Director role community input and holistic operationally sustainable programming were prioritized for the organization. Kiernan worked with the Board of Directors and staff to create the Community Engagement arm of the organization. A pivotal and impactful decision going into the Covid-19 pandemic. This team was able to provide education and resources to Omaha residents during the global shut-down when the impacts of substandard housing on health was at its highest. Kiernan has experience in working with families in the early childhood education sector and has extensive operations and project management experience that allows her to work with the leadership team at HHO to design and implement high quality programs. Shannon Consolino, Senior Director of Operations, is responsible for grant management and compliance, programmatic strategy and supervision of the direct service staff. She has five years of experience in Homeless Services with Heartland Family Service as Director of Homeless Prevention and Diversion. She is also a Certified Trauma Specialist. Kathleen Vinton, Director of Programs and Construction, is responsible for the supervision of all HHO construction interventions. She works directly with the Construction Specialist and monitors all contractor relationships. She is responsible for the management of the construction pipeline and quality assurance of all construction activities. She has 10 years of experience in healthy housing, residential building science and construction. She is also a licensed radon measurement specialist and lead risk assessor. Shomari Huggins, Director of Community Engagement and Development, is responsible for overseeing the development and execution of the educational and outreach programs of HHO. He previously served as the director of the NOAH Summer Health Internship for almost six years, developing educational curriculum, building relationships in the community, planning and executing community programs.
Organizational Chart	HHO's organizational chart focuses on building a strong team infrastructure to support collaboration while also utilizing a simple organizational chart to prevent silos amongst teams as much as possible. Organizational Chart attached.
Other Completed Projects and/or Accomplishments	Healthy Housing Omaha (HHO) was awarded the HUD Healthy Homes Production grant in 2021 for a 42 month funding cycle. This was a major accomplishment for the organization as it marks a large investment into the organization's construction rehabilitation program but also marks the first time that HHO is the primary grantee for HUD instead of a sub-grantee under the

	City of Omaha. This award will help HHO increase the dollar amount available to each home for construction services and allow more families to be served than previous years. It also shows that the construction program is impactful, scalable and has a track record of success. In 2019, HHO was awarded the Asthma Management Award from the EPA. This is the highest honor that a not-for-profit organization can receive for an asthma program in the United States. Each year a different organization is honored in addition to a health system. This shows that not only does HHO provide an exemplary construction program but that its programing also has a strong impact on health outcomes for children with asthma. HHO hopes to continue to grow the construction and asthma programs and continue to achieve this level of recognition well into the future. Healthy Housing Omaha also has a track record of successful community education and outreach regarding healthy housing resources that increases use of housing resources. In 2020, HHO launched the Dig into Lead Safety Campaign for the City of Omaha Lead Registry, omahalead.org. This campaign reached a total of 27,000 residents residing in the Omaha Lead Site and over 23 million impressions through social media, bus benches, and billboards. This impactful campaign led to a 600% increase in traffic to omahalead.org. The success of the Dig into Lead Safety campaign shows that HHO can educate the community in a culturally competent and engaging way to increase the use of healthy housing resources. NebraskaBEST (NEBEST) started in June 2019 as Sarpy County Long Term Disaster Recovery Group (SDR) to assist residents of Sarpy County impacted by the Heartland Floods of 2019. Recognizing the need for disaster case management, in November of 2019, SDR began assisting the most vulnerable population affected by the flood. Disaster case management included finding temporary and permanent housing for those displaced, providing resources to repair or demolish damaged homes, connecting to medical resources to address health concerns caused by the flood and clean-up efforts, providing financial literacy education, and assisting with FEMA and insurance claims. Because of the positive and lasting impact SDR's holistic disaster case management provided, funders requested SDR to create and pilot a Landlord Liaison Program offering long-term case management to assist with the safe and affordable housing crisis the Omaha metro is currently facing. NEBEST developed a delivery system that focuses on eviction prevention by providing education on financial literacy, lease compliance and right/responsibilities for both Landlord and Tenant; allowing participants to build skills in communication, maintenance/upkeep of rental property, and addressing safe and stable housing barriers. This delivery system also educates Landlords to expand their knowledge on current social and medical issues that may affect a tenant's ability to comply with their rental agreement as well as education on connecting their tenants to the appropriate community resources. NEBEST has thus far prevented 80 evictions this calendar year. HHO and NEBEST have recognized the natural, strategic partnership the two agencies could form through providing both agencies' services (in-home hazard identification and remediation and long-term case management) to every North and South Omaha resident without adding the burden to engage with each program separately. HHO also identified Habitat for Humanity as a natural partner in providing streamlined housing services through their homeowner programs
Proposal Title	East Omaha Healthy and Affordable Housing Hub
Total Budget ($)	$1,904,743.00
LB1024 Grant Funding Request ($)	$1,904,740.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Healthy Housing Omaha (HHO) is proposing the creation of a coordinated entry program for local healthy and affordable housing services for North and South Omaha residents that are currently housed to ensure the maintenance and affordability of units, familial success by breaking the cycle of eviction, and to build wealth through housing across the community. By creating a coordination center for housing services available in North and South Omaha for renters, homeowners, and landlords, HHO and community partners will be able to close the disparity gap as it relates to housing through collaboration and strategic partnership. This multi-pronged approach will allow HHO, Habitat for Humanity, NebraskaBEST, and other affordable and healthy housing agencies to turn the tide in the affordable housing crisis in North and South Omaha. The coordinated

	entry program will consist of a new website highlighting the specific healthy housing resources available to the residents of the North and South Omaha census tracts and a single request for service for all of the participating organizations' programs. The three core agencies' programs will provide no interest home repair loans for homeowners, free rehabilitation construction services, asthma trigger reduction education, intensive year long case management for those residents in housing crisis, and workforce training for lead safe construction practices and radon measurement to grow the available contractor pool knowledgeable on healthy housing practices. A person's home has a tremendous impact on their health and wellbeing, people spend 90% of their time indoors. A majority of that time in their own homes. The health and safety hazards within a home negatively impact children in particular, as their rapidly developing bodies and consistent hand-to-mouth behaviors expose them to a higher concentration of environmental hazards. Children living in unhealthy housing conditions are more likely to experience negative outcomes such as missed school days and unplanned hospital visits which place an undue financial burden on families. HHO seeks to provide safe and healthy homes for Omaha's most vulnerable residents that have been disproportionately impacted by the Covid-19 pandemic. By keeping community residents housed in safe, affordable, and healthy units the East Omaha Healthy and Affordable Housing Hub can improve the livability and quality of life for residents of North and South Omaha.
Timeline	In spring of 2023 the services of the East Omaha Healthy and Affordable Housing Hub will be available to residents. HHO, NebraskaBEST and Habitat for Humanity have already begun discussions on the best way to ensure seamless referrals between agencies and increased service needs to eliminate the gaps between our programs. All agencies have also identified the need to increase the accessibility of our programs for residents through simplified referral and inter-agency case management. Each agency offers unique programming and services, and by coordinating those services through one multi-agency program, clients will experience greater health and life sustainability outcomes. In fall of 2023, the coordinated entry program will launch a new housing service website specifically designed to maintain the affordability of housing stock and connect North and South residents to a simplified request for services into the housing programs. The goal is that all North and South residents are able to stay in the housing of their choice that is healthy and affordable and be confident in the resources and education available to them to make informed decisions and advocate for the housing stock in their communities. In 2024, eight radon measurement specialists and lead safe construction practice certifications will be offered. These trainings will allow small trade businesses the ability to increase their revenue by providing radon measurement and remediation services; it will also allow them to receive the required lead safe certification needed to bid on HUD backed construction projects in the Metro.
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 purpose of the East Omaha Healthy Housing Hub is to enhance the currently available affordable, healthy housing programs through collaboration and a new coordinated entry program for housing services. This hub will allow for healthy, affordable housing programs to work together to ensure residents have increased accessibility to housing services with the goal of keeping residents housed and out of the homelessness continuum of care. By working strategically in

	unison, agencies like Healthy Housing Omaha, NebraskaBEST, Habitat for Humanity and others can ensure services are not duplicated and residents are flowing without undue obstacles through all agencies' programs they qualify for. Currently, the only type of coordinated entry and continuum of care for housing service is for rapid rehousing and permanent supportive housing. In order to access these programs a resident must have a notice to vacate. Those agencies that provide housing services such as home repair, supplies, rehabilitation construction, and healthy housing education would like to prevent Omaha residents from ever needing to enter the homelessness continuum of care. The core housing agencies propose to enhance and improve the current housing stock within the qualified census tracts through a Healthy and Affordable Housing Hub. In order, to improve the housing crisis in North and South Omaha residents need to be able to, 1. Easily access resources, 2. Receive culturally competent and holistic case management, and 3. Receive services where providers minimize the disruption to residents' day to day lives but provide high quality, impactful programming. Each core agency involved in the Healthy and Safe Housing Hub will provide different programming to North and South Omaha residents. However, residents will not have to apply to each program separately and will be provided clear and personable case management throughout their interaction with the Hub. Habitat for Humanity will be able to assist long-term renters move towards home ownership if that is their wish. By coordinating with landlords on tenants' behalf Habitat is able to support residents purchasing homes. Through homeownership residents are able to build intergenerational wealth and stability. Habitat's membership in the Hub will also open resources to legal services to preserve and build resident wealth through transfer on death deeds and last will and testaments to ensure residents' beneficiaries do not lose the homes through high inheritance costs and probate. As a wrap-around service, NebraskaBEST will provide holistic and long-term case management services to residents to increase financial literacy and life skills. NebraskaBEST will also provide eviction prevention and utility assistance to residents and landlords enrolled in programming through the Housing Hub. The Housing Hub will provide programs and resources to homeowners, renters, and landlords, meeting residents where they are and working in a spirit of collaboration with the community to continue to add resources to the Housing Hub that are needed to address residents' needs and concerns as they relate to housing.
Visioning Workshop Findings Alignment	In reviewing the Visioning Workshop Summary both the North and South Omaha communities named housing as a major concern. In North Omaha residents were concerned about the quality, affordability, and availability of housing. The Housing Hub will address this need through working with landlords on the quality and affordability of units by providing eviction prevention incentives, RentWise curriculum, and case management for both the tenant and the landlord. The Housing Hub will also provide free construction rehabilitation, supplies, and no interest homeowner repair loans to improve the quality of the North Omaha housing stock. In South Omaha, residents shared the concern of predatory housing practices and lack of knowledge about housing issues such as homeownership, quality, and their rights as it relates to renting. The age and lack of housing was also a concern for the community. The Housing Hub will address the lack of housing knowledge in the South Omaha community through it Grassroots Leaders in Environmental Education programming. These are community trainings and events that provide bi-lingual and culturally competent education. The GLEE program also trains community members to be promatoras in their neighborhood. These invaluable volunteers work with their neighbors to teach them about housing rights, healthy housing practices and how to improve the health of their home. The concerns of residents mentioned in the Visioning Workshops reiterate the concerns that the Housing Hub agencies hear regularly as well from clients, case managers, and the community. All three agencies are already poised to address these concerns at a higher level. Through our partnership we will be able to reach residents faster and serve them more efficiently to increase the number of families that feel secure and happy in their housing.
Priorities Alignment	Two of LB1024's strategic priorities are transformational change and long-lasting economic growth. The East Omaha Healthy and Affordable Housing Hub is proposing an innovative inter-agency program that will improve the housing stock in North and South Omaha. When houses and rental units are high quality and well maintained it encourages further housing development in the area. Housing quality is also a social

	determinant of health. Radon levels are very high in these communities. Radon is the second leading cause of lung cancer and asthma rates are disproportionately high in North Omaha due to the excessive environmental hazards and poor housing conditions of the area. We know that health and housing disparities leave residents in a cycle of poverty. HHO and NebraskaBEST have the solutions to improving health through housing. Increased access to affordable, safe, healthy housing will transform the North and South Omaha's appearance but more importantly its function. If residents are healthy and housing stable they can go to school, work, and participate in their community. The Housing Hub works to eliminate housing as a concern so that the community can focus on small businesses, investment and advocacy addressing other community needs.
Economic Impact	This proposal creates 5 additional jobs within HHO and NebraskaBEST. These jobs are permanent full-time positions providing health insurance and paid time off benefit packages. These positions will be filled by those with lived experience of the housing system and from the North and South Omaha Community. They have a base salary range of $50,000-$60,000 annually. The 5 additional full time positions will provide education, case management and workforce training for residents in North and South Omaha. The Housing Hub will also provide training and certifications to trades people interested in lead safe construction practices and radon measurement and mitigation. This will develop a community workforce able to bid on HUD, City of Omaha, and HHO funded remediation projects and ensure that rehabilitation of the housing stock in North and South Omaha does not lead to additional environmental hazards for residents.
	6.5
	0
	$50,000-$65,000
	These certification programs will also create a workforce from the North and South Omaha Community that works in the neighborhoods they are from. This type of workforce development has a long-lasting impact on the North and South Omaha neighborhoods and will allow small trade businesses in these communities to be knowledgeable on how best to maintain houses and rental units without further health disparities caused by radon, lead poisoning, and mold.
Community Benefit	Small scale interventions such as housing education and navigation services, low cost rehabilitation construction, and long-term case management have led to significant reductions in emergency department visits and evictions. Most families served by HHO, NebraskaBEST and Habitat for Humanity are significantly hindered by low income, costly medical bills and the cycle of eviction preventing them from obtaining high quality housing. By repairing in-home hazards, HHO and Habitat are able to prevent future costly medical bills and disrupt the cycle of poverty caused by evictions or foreclosure due to financial instability. According to CNBC and Bankrate.com only 39% of adults can afford an unexpected $1,000 bill. HHO has found that housing program interventions when paired with education lead to significant increases in the environmental health and safety of a home, increases in positive health behaviors (such as cleaning frequently and changing furnace filters seasonally), and an overall increase in quality of life. By addressing health and safety hazards within the home, the Housing Hub will address the root cause of negative health outcomes, and simultaneously improves the quality and safety of the community's housing stock while improving the community's health. HHO has found that minor improvements such as gutter or ventilation repair, led to improvements in health outcomes. Children enrolled in HHO's asthma and construction program show a 54% reduction in missed school days. This means children do not fall behind in school and caregivers are able to work and engage in their community. By providing these improvements paired with education, case management and supplies to Omaha families, the Housing Hub is able to disrupt the major health inequities that exist in the Omaha community.
	In each home, HHO staff will: Evaluate the home's overall safety hazards and impact on residents' health. Interview clients to understand health concerns for all residents. Conduct HHO's signature Healthy Home Assessment (HHA) and determine health and safety risks by utilizing OHKA's proprietary Hazard

	Evaluation And Rating Test (HEART) Tool. The HEART Tool is a room-by-room assessment based on the 8 Principles of a Healthy Home. Hazards are weighted by their severity in each room and averaged throughout the entire property to result in a letter grade on an A to F scale. The property's letter grade is directly related to the condition of the home and the hazards present. Using the HEART Tool at the initial assessment and upon clearance establishes the change that OHKA's intervention made in the health of a particular home. Identify appropriate referral partners for other health and wellness services through the Healthy Housing Hub. Provide customized education for clients and families about identified healthy home issues. Deliver a written Healthy Home Report specific to each home that includes recommendations for behavior changes and healthy home remedies as well as a scope of work based on findings from the HHA to guide the construction intervention, when applicable. Test for radon using a continuous radon measurement (CRM) device. Provide a set of supplies to help residents create and maintain a healthier home; these supply kits may contain a mop and bucket, a carbon monoxide detector, and low toxicity cleaning solution and furnace filters. Conduct a final clearance inspection to confirm construction work is done completely and properly and in accordance with healthy homes practices. Provide a clearance document to clients that includes customized maintenance activities specific to the completed intervention. Available to each QCT Resident through the Housing Hub, Habitat for Humanity will: Provide legal services to protect the equity built in homeownership to build wealth across North and South Omaha. Identify long-term renters that are interested in purchasing their rental home and work with the tenant and landlord to provide the lending for that home purchase Continue its no interest home repair program for homeowners Available to each QCT Resident through the Housing Hub, NebraskaBest will: Offer RentWise trainings to renters and landlords Provide 12 months of case management to residents to ensure housing stability, financial literacy and necessary referrals to maximize the network of support available to each resident in North and South Omaha Eviction prevention services and utility assistance to renters The services provided by the above agencies and through the coordinated entry program will allow for the mitigation of asthma triggers, in-home fall and trip hazards, radon (the second leading cause of lung cancer), the increase in financial literacy and housing stability, and the building of wealth through homeownership.
Best Practices/Innovation	All three agencies participating initially in the Housing Hub use research backed best practices to design and implement their programming. HHO has two peer reviewed published research studies showing the success and impact of its programming and a third paper expected to be published in 2023. However, housing agencies collaborating together to address gaps in service, duplication in services and to reduce barriers to service delivery is innovating the way our non-profit community looks at housing and the resources available to support residents in maintaining, improving and advocating for affordable and healthy housing. Coordinated entry programs and continuum of care for homelessness is a national model implemented at the local level by HUD. HHO is seeking to provide that level of programming and support for families, residents and landlords PRIOR to eviction and homelessness. Omaha can become the model to provide holistic housing services that improve the quality of housing and life for its residents.
Outcome Measurement	HHO conducts surveys to document outcomes, improvement to the home environment, assess client satisfaction, and track changes in behaviors resulting from the complete intervention and services provided. These surveys are conducted at the initial intake and home visit and at 6 and 12 months post the client exiting programming. Information is gathered on the effectiveness of the construction intervention, if one was completed, case management and the educational component of services. The results of these surveys allow HHO to evaluate current services and strategize for needed programmatic shifts. The Housing Hub will also provide client satisfaction surveys and solicit regular feedback from residents that have accessed the Hub's services to assess ease of access, improvement to health and quality of life, and additional housing needs that could be provided.
	These surveys and measurement of outcomes will provide the data necessary to secure funding in the future to maintain the coordinated entry program and housing continuum of care through the Housing Hub. By being able to use the collected

	impact data that the services provided by organizations through the Housing Hub, HHO, NebraskaBEST, and Habitat for Humanity will be able to demonstrate that inter-agency collaboration is an effective public health model that can curb the housing crisis, improve the housing and quality of life in historical marginalized and underserved communities.
Partnerships	Yes
	In addition to formally partnering through MOUs and sub-grantee agreements with Habitat for Humanity and NebraskaBest to form the Housing Hub, Healthy Housing Omaha currently has multiple formalized partnerships within the Omaha community. HHO is a member of the Metro Housing Collaborative. Through this collaborative, HHO partners with other area nonprofits focused on homelessness prevention in order to provide housing to nontraditional renters. The goal of the program is to incentivize housing for more traditionally difficult to house individuals and families in order to lower the rate of homelessness in the community. The collaborative provides individuals or families who are struggling with housing instability and homelessness with access to affordable, safe and healthy housing. The partnership is focused on engaging property owners and managers and providing resources and opportunities for individuals and families most at risk for homelessness. HHO advises on how to implement healthy housing practices within this collaborative. Through the partnership, HHO will provide property owners who have successfully housed a non-traditional tenant with a healthy home assessment and construction interventions. It is paramount that individuals and families are provided not just with a home, but with a home that is safe and healthy. The Metro Housing Collaborative is currently under the Metro Area Continuum of Care for the Homeless. Healthy Housing Omaha is hoping that through the funding of this proposal once residents are housed they can move seamlessly to the coordinated entry program and continuum of care for housing through the East Omaha Healthy and Safe Housing Hub. HHO has piloted formal partnerships with Managed Care Organizations (MCOs) wherein HHO receives reimbursement from MCOs for providing services to families enrolled through the partnership. Currently, HHO has a partnership with Healthy Blue, a metro-area MCO, to provide services to families with children with severe asthma through HHO's Asthma In-home Response (AIR) and Championing Healthy Energy Efficient Rehab (CHEER) programs. Families are eligible for both supplies and construction interventions to reduce the presence of asthma triggers in the home. Formalized partnerships with MCOs and other community organizations allow for HHO to maximize the benefits of programming for families while simultaneously increasing the sustainability of the organization's programs. HHO has partnerships for the referral of severely asthmatic children through Children's Hospital and Boys Town Asthma and Allergy Center. This demonstrates the success of the program in improving the health outcomes for children with asthma and the strong reputation of HHO in the healthcare community. HHO's AIR program is the only multicomponent, multi-trigger asthma intervention program in Nebraska. HHO has trained health departments and nonprofit organizations across the country on the AIR program model, and continues to do so. Dade County Health Department, MobileCare in Chicago, and Rhode Island's Department of Health and Human Services have coordinated with HHO on asthma management best practices as a result of learning about our AIR program. HHO was also a partner in the creation of the Nebraska Asthma Coalition, a statewide initiative to bring stakeholders and community members together in order to improve health outcomes and quality of life for individuals affected by asthma throughout the state. Through this coalition, HHO has advised agencies and organizations throughout Nebraska how to implement asthma management best practices in their communities. With the Healthy and Safe Housing Hub participating agencies will use what HHO has learned on training on the AIR model across the country to show that inter-agency programs like the Housing Hub are scalable, replicable and impactful.
	Yes, NebraskaBEST will be a sub-grantee of this proposal and Habitat for Humanity will be a formal partner through an MOU.
Displacement	No
Displacement explanation	

Physical Location	The program will reside at Healthy Housing Omaha's (HHO) main office and training center at 1425 S. 13th Street in Omaha. Partnering organizations will provide programming out of their locations as needed and attend regular partnership meetings at HHO as well as be able utilize the training center resources to support their Housing Hub programming.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A
Property Zoning	
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	The amount requested for this proposal will provide the creation of new high-quality jobs in the public health, housing sector and increase access to housing services in North and South Omaha. In the past year, HHO has served 105 families and 467 individuals with a medium income of $37,500. In maximizing the coordinated entry program and the Housing Hub 300 families annually will be able to receive the critical services they need to maintain their housing and prevent costly evicitions. This proposal increases capacity and available case management dollars to HHO and NebraskaBEST. This request also increases access to housing services through community education campaigns and events. When the community is knowledgeable about healthy and affordable housing they are able to request the services they need and advocate for improved housing conditions across their neighborhoods.
Grant Funds Usage	Grant funds will be used to fund the operational costs needed to administer the coordinated entry program, case management, and the personnel capacity to provide education events, in-home case management, eviction prevention services, and the Housing Hub website and educational materials.
Proposal Financial Sustainability	Yes
	HHO financially supports the majority of its operational costs through private donations, local foundation grants, and governmental grants. All of HHO's programming is 100% grant funded. HUD and CyncHealth specifically allow a small portion of their grants to cover administrative and operational costs. HHO provides through private donations the remaining 80% of operational expenses associated with operating its programs. All other grant dollars for the CHEER, AIR and GLEE programs go directly to the program participants. NebraskaBEST receives 100% of its funding through private donations. These funds cover salary, operating expenses, programs, and direct assistance to clients. This proposal will provide the necessary funding to allow NebraskaBEST to provide eviction prevention to clients, including long-term case management, financial aid, education, and collaborations with landlords, tenants, and community partners. The initial investment supporting this proposal will allow both organizations to provide case managers, outreach coordinators, and programming specific to the QCTs outlined in request for proposals. This will also support the creation of the infrastructure (website, training center, inter-agency programing, and legal services through

	Habitat) necessary to create a Healthy and Safe Housing Hub for residents. Many of the programming costs associated with this proposal are one-time costs, including the website and certifications to become radon measurement and restore, paint, repair trainers. HHO and NebraksaBEST are dedicated to the North and South Omaha communities and will prioritize securing long term sustainable funding during 2023 and 2024 to ensure this level of support from the Housing Hub well into the future.
Funding Sources	HUD - $400,000 - construction rehabilitation, restricted eligibility, not location dependent - secured CyncHealth Foundation - $100,000 - asthma construction only in 68111 and 68134 zip codes for 8 homes - secured FNBO - $30,000 - supplies and asthma only construction - not location dependent pending - April 2023 Mutual - $10,000 - asthma supplies only - pending - March 2023 Front Porch Investments - $425,000 - pending - December 2022 - construction anywhere in Omaha with AMI of 120% Wietz Family Foundation - $100,000 - pending - December 2022 - community events through Grassroots Leaders in Environmental Education programming
	no
Scalability	Yes
	This funding proposal is scalable and can be broken down into smaller components as it has four main parts to the request. It can be completed in these smaller components. However, if broken into smaller pieces it could lead to additional challenges for creating the coordinated entry program and the Housing Hub at its fullest extent. The intensive case management available to residents to help with life sustainability, financial literacy, and RentWise programming provided by NebraskaBest is one portion of the coordinating entry program totaling $700,000. The Housing Hub website and community education programming will have a total cost of $106,000. Habitat for Humanity will provide legal services for transfer on death deed and last will and testament for $20,000 and Healthy Housing Omaha will coordinate the Healthy Housing Hub, website development, additional community education and agency recruitment and collaboration within this proposal for $861,418. The attached budget outlines these components and detailed line items.
Financial Commitment	This proposal is an extension of HHO's programs and is providing increased resources and support to the North and South Omaha QCT's. HHO, as shown above, has funding for various pieces of it's construction and education program programming. Currently, HHO supports the operational costs for all of its staff and offices. This proposal will increase the case managers available to serve North and South Omaha and create a coordinated entry into housing services.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Organizational Chart Proposal Budget/Sources and Uses

Organizational Chart

HEALTHYHOUSING OMAHA

Kiernan Scott
Executive Director

Elizabeth Cardenas
Administrative Assistant and Office Manager

Shannon Consolino
Senior Director of Operations

- Oversees the day to day operation of the organization and its staff
- Responsible for the professional development and continuing education of the staff
- Facilitates continuous process improvement and change theory across the organization's programs
- Supervises grant management and compliance
- In collaboration with the Executive Director establishes the annual budget and staffing plan
- Oversee HHO's data and impact
- Implement the organization's strategic plan

Shomari Huggins
Director of Community Engagement

- Creation of annual marketing and outreach budget
- Leads community engagement team to create the annual event calendar and community education plan
- Responsible for applying, managing and compliance of all education grants
- Supervises all outreach and education programs
- Expands the network support around the organization
- Oversees the donor stewardships processes

Kathleen Vinton
Director of Programs & Construction

- Manages direct service grants and budgets
- Responsible for ensuring construction and client served benchmarks are met
- Ensures best practices for in-home services and construction
- Provides quality control for all client individual service plans
- Supervises direct service staff
- Responsible for intial and ongoing training for direct service staff

Graphic Design/Digital Content
Natalia Macias-Correa
Graphic Designer

- Responsible for HHO brand
- Creates all HHO materials and updates existing as needed
- Manage printing vendors and printed materials inventory
- Manage HHO website and updates
- Create all HHO graphics and educational materials
- Assist with social media

Outreach/Events
Sophia Quintero, CHES, MPH
Outreach Coordinator

- Fosters and establishes community partnerships
- Attend community events
- Educate the public on HHO programs and events
- Provide community education trainings
- Create social media content in collaboration with the graphic designer
- Collaborates on research projects
- Assists with home visits as needed

Operations
Manager of Operations

- Responsible for client supply ordering and inventory
- Updates and maintains Apricot and Connect systems
- Monitors data health
- Oversees HIPPA protocols
- Accesses program processes for impact and best practices
- Collaborates on research projects
- Ensures staff licenses compliance
- Oversees EPA firm license and conducts RRP trainings
- Manages all firm licenses for radon and radiation
- Responsible for grant reporting
- Assists with home visits as needed

Construction
Benjamin Kenney
Construction Specialist

- Manages construction processes
- Responsible for contractor relationships
- Completes home visits and Healthy Homes Assessments
- Create all scope of works for projects
- Solicits bids and manages procurement process for contractor selection
- Responsible for all construction documents, clearances and construction grant compliance
- Performs regular cost analysis of construction costs
- Completes contractor monitoring as needed

Case Management
Jazmyn Jones
Case Coordinator

- Responsible for all client case management
- Provides housing navigation and counseling services to clients
- Works with community partners and health systems to provide needed referrals to HHO families
- Provides holistic case management
- Oversees case management processes
- Collaborates with community engagement to gather client stories and testimonials
- Provide in-home education and case management
- Complete follow up surveys with previous clients

Revenue/Expenditure Source		Total
Income		
01 Local Corporations - Health Systems		
6100 Unrestricted		
6200 Restricted		
Total Local Corporations - Health Systems	$	-
Local Foundations		
Grants - Restricted		
Grants - Unrestricted		
Total Local Foundations	$	-
Local/State Government		
State of NE - LB1024	$	1,904,743.00
City of Omaha		
Total Local/State Government	$	1,904,743.00
Assessments/Environmental Testing		
Program Fees	$	-
Total Assessments/Environmental Testing	$	-
Total Inflows	$	1,904,743.00
Expenses		
Salaries & Benefits		
Salaries	$	1,300,918.00
Staff Licenses	$	27,525.00
Total Salaries & Benefits	**$**	**1,328,443.00**
Training Center/IT/Telecommunications		
Office Space and Training Center	$	165,000.00
Telephone/Internet/Field Tablets	$	25,500.00
Printing/supplies	$	9,000.00
Insurance	$	13,000.00
Software Dues and Subscriptions	$	22,000.00
Total Training Center/IT/Telecommunication	**$**	**234,500.00**
Mileage & Travel		
Mileage	$	18,800.00
Mileage	**$**	**18,800.00**
Training & Education		
Education/Outreach Materials		$10,000.00
Community Trainings	$	46,000.00
Website	$	40,000.00

Legal Services	$	20,000.00
Total Training & Education	**$**	**116,000.00**
Direct Service		
Eviction Prevention	$	120,000.00
Healthy Home Supplies	$	15,000.00
Childcare	$	24,000.00
Transportation	$	24,000.00
Utility Assistance	$	24,000.00
Total Direct Service	**$**	**207,000.00**
Total Expenses	**$**	**1,904,743.00**
NET	$	-

HEALTHYHOUSING
OMAHA

10/07/2022

Dear Members of the Economic Recovery Special Committee,

This letter is in support of Healthy Housing Omaha's proposal request for a portion of the Economic Recovery Plan funds to go towards the East Omaha Healthy and Affordable Housing Hub. The creation of a coordinated entry program and services website and increased partnership between the Omaha housing agencies is critical to turning the tide in the affordable housing crisis in Omaha. Housing has been identified as an area of concern for North and South Omaha residents and the Housing Hub will provide the needed support to renters and homeowners to address these concerns.

Through our participation in the Housing Hub, Habitat for Humanity will provide landlord mediation for renters to purchase their homes, no interest home repair loans, and legal services for death deeds and wills to increase intergenerational wealth. These services will go towards improving the housing stock in the community as well as securing wealth for families in North and South Omaha. In closing, we support this grant request and look forward to working with Healthy Housing Omaha and NebraskaBEST to ensure the success in the creation of the Housing Hub.

Thank you,

Lacey Studnicka
Lacey Studnicka (Oct 7, 2022 23:15 CDT)

Lacey Studnicka
Program Director, Habitat for Humanity
lstudnicka@habitatomaha.org

Grant Application

Row 110

Organization Name (if applicable)	Lutheran Family Services of Nebraska, Inc.
Physical Address	3040 Lake Street Omaha, NE 68111
Mailing Address	124 S. 24th Street, Ste 230 Omaha, NE 68102
Website	https://www.onelfs.org/; https://salembc.org/; https://urbanleagueneb.org/
Social Media Accounts	https://www.facebook.com/OneLFS, https://www.facebook.com/urbanleagueneb/, https://www.instagram.com/urbanleagueneb/, https://www.facebook.com/salembcomaha/
Name	Chris Tonniges
Title	Lutheran Family Services of Nebraska, President and CEO
Email Address	Chris.Tonniges@onelfs.org
Phone	+1 (402) 979-5533
Team	Yes
	Union at Lake Street Agency Team -Lutheran Family Services (LFS), Salem Baptist Church, and Urban League of Nebraska have formed a collaborative vision “Union at Lake Street” for consideration of funding under LB1024. Chris Tonniges President & CEO, LFS Chris serves LFS both in a leadership capacity and as a former client who has adopted three children from the Agency. Prior to joining LFS, Chris enjoyed a 22+ year career in banking serving in roles supporting investment, lending, sales, and management. This background positions Chris well to lead from a different perspective through LFS's Striving to Thriving Housing Program. Mosah Fernandez Goodman COO & VP of Legal, LFS Mosah serves LFS as COO & VP of Legal, overseeing all operational facets of the Agency, including Legal, I.T., H.R., Quality Improvement, and Facilities. Mosah came to LFS after serving at several organizations, including serving as one of the key contributors in the development of the Gavilon headquarters in downtown Omaha. Amy Finnegan Carolus CFO, LFS Amy serves LFS as CFO overseeing all financial-related functions, including Accounting, FP&A, Billing, and Investments. Amy came to LFS after serving at several nonprofit organizations and brings a wealth of knowledge about Health and Human Services finances and program-supportive housing development and management. Donna Magnuson Chief Program Officer, LFS Donna serves LFS as CPO overseeing all programs and related services. Donna came to LFS having served as an executive leader across multiple organizations and has a 30+ year history of working with and for marginalized populations. Her record of developing and maintaining programming will be vital to the successful outcomes of the populations served. Wayne Brown, J.D. President and Chief Executive Officer, Urban League of Nebraska Recently named CEO, Mr. Brown has served as the Vice President of ULN Programs for the past four years. In this role he had primary responsibility for managing Urban League of Nebraska's programming in Education and Youth Development as well as Employment and Career Services. Rev. Dr. Selwyn Q. Bachus Senior Pastor, Salem Baptist Church Pastor Bachus received a BS in Elementary Education from Emporia State University, Master of Divinity from the School of Theology of Virginia Union University - Magna Cum Laude, and the Doctorate of Ministry from the United Theological Seminary of Dayton, Ohio. Pastor Bachus was recognized as a top 20 young pastors to watch in the nation by the African-American Pulpit Journal (Summer 2005) and will celebrate his 12th Anniversary as Senior Pastor of Salem and 32 years of preaching. Consultants and Development Expertise LFS has formed partnerships with property development experts who will serve as the consultants for each element of the Union at Lake Street. Sam Hurley, CPA - CFO, Annex Sam Hurley serves as the CFO for The Annex Group and is an

	Indiana licensed CPA who brings vast public accounting and real estate knowledge to the role. Hurley plays a key role in standardizing accounting procedures, outlining best practices, deal structure and sourcing financing. Prior to joining The Annex Group, Hurley served as a senior financial analyst for a multi-family housing developer and a real estate tax consultant. Ryan Clark - VP of Development, Annex As VP of Development, Ryan Clark leads the development effort for new student, workforce, and affordable housing opportunities within The Annex Group long term strategy. Ryan has over a decade of experience in the real estate development industry including multi-family, healthcare, implementation of tax abatements and establishment of TIF districts. Patrick Falke - Co-Founder & Principal, Attego Group Patrick and the Attego Group, provide owner representation and project management to nonprofit organizations pursuing capital expansion. With over 25 years of experience, Attego provides a positive experience, through fairness, equity, and collaboration.
Organizational Chart	The organizational charts of Lutheran Family Services, Salem Baptist Church, and Urban League of Nebraska are attached to show the leadership structure within each agency. Also attached is a Board of Directors list for Lutheran Family Services and Urban League of Nebraska.
Other Completed Projects and/or Accomplishments	Lutheran Family Services (LFS) is a state-wide organization serving individuals in over 18 locations across Nebraska and Southwest Iowa, located in urban and rural communities. Clients served come from all levels of society and income levels. The emphasis for clients served is on those who are at or below the poverty level. Special populations served by LFS include refugees and immigrants, military and veterans, seniors, and both children and adults that carry a behavioral or mental health diagnoses. LFS is an experienced provider of health and wellness services, including coordinated behavioral health care, broad spectrum of mental health and substance use services, including crisis response, county corrections, and specialty court engagement. LFS facilitates a Center for Community Behavioral Health Clinic (CCBHC), ensuring that all clients are provided information and opportunity to receive services across the comprehensive programs available at LFS and partners like Urban League of Nebraska (ULN). In 2022, LFS was awarded $8 million in SAMHSA grants to continue CCBHC-Lincoln and add a CCBHC in Fremont, NE. LFS has extensive experience resettling refugees into Nebraska. Resettlement services use person-centric approach that assist families in working toward self-sufficiency including short- and long-term case management and employment services; working with employable adults to find that first job in the US regardless of English level. Most closely related to this application, LFS is responsible for assisting newcomers in securing affordable housing, so individuals and families get a fresh start in a new home. LFS has a long history of collaborative development of programs and services, including an existing partnership with the ULN and a long history of owning property serving the client populations. Through owned property or partnership housing LFS has served its populations for over 40 years, assisting in the acquisition of safe and affordable housing for clients. The project proposed is a culmination of LFS programs, ULN Programs, and Salem Baptist food pantry to solve within a single location for almost all needs. Urban League of Nebraska was founded in 1927, and immediately started transforming lives. In the 1930s, the group focused on domestic and common labor employment opportunities. In 1946, efforts shifted to helping integrate union groups, promoting new housing construction for the African American community, and helping pass the open-occupancy law. Due in part to ULN efforts in the 1950s and 60s, the Omaha Housing Authority ended racial segregation in its low-rent federally subsidized public housing and agreed to a proposal of 700 new units. Major accomplishments in the 1960s and 70s included a push to hire more African American teachers in the Omaha Public Schools resulting in more teachers receiving an upgraded status to teach at the middle school and high school levels. Since the beginning, ULN has remained driven to help create meaningful employment for minorities. That determination helped drive the job landscape in Omaha forever and, in the 1980s, resulted in African Americans getting jobs as cab drivers, salesmen, elevator operators, in utility companies, and more. ULN continues to build a resilient North Omaha community by helping clients navigate their challenges and negotiate solutions through strategic partnerships. Salem Baptist Church has been a thriving congregation and source of community fellowship, education, and support for 100 years. Originally established at 26th and

	Franklin, the government slummed the area in 1935. Salem Baptist anticipated this and purchased and built a frame structure at 2741 Decatur. In 1941, the fellowship grew from 250 to over 1,000 and by 1971, they raised $380,000 to build a new church. Growth and engagement continue, leading to the current location with capacity of 1,300. Their strength in developing fellowship, capital, and construction is key for the project.
Proposal Title	Union at Lake Street
Total Budget ($)	$51,300,000.00
LB1024 Grant Funding Request ($)	$51,300,000.00
Proposal Type	Capital project
Brief Proposal Summary	The Union at Lake Street is a vision for block development at 30th and Lake, which would include: affordable and desirable multi-unit housing units; a new and expanded space for programs serving the community ranging from basic needs to services supporting the abundance of the North Omaha neighborhoods and communities; and a new and improved food pantry, anchored by retail space for local and small businesses to start or grow. The three-fold project is the combined vision of Urban League, Salem Baptist Church, and Lutheran Family Services. This unique and collaborative plan leverages the trio of agencies' equity in land, expertise in delivering holistic human services, and position in the community with the tremendous funding opportunity through the Omaha Economic Recovery to meet the whole person needs of the community long ignored. The Union at Lake Street is collectively requesting approximately $51.3 million in funding from the OER to support the development of three properties: LFS – affordable multi-family housing structure of approximately 150 units; Urban League of Nebraska – redesigned and expanded program space with the addition of 25,000 square feet of street-level retail space; Salem Baptist Church – renovation of their current food pantry, over 10,000 square feet which will include the repurposes of unused space for the benefit of the community. These properties and renovations will be controlled and operated by their respective agencies or through a collaborative partnership Their use, position, proximity to each other, and other resources will intentionally overlap to provide the community with services from basic needs and health services to personal growth and business opportunities to community and entertainment. The collaboration and execution of the three projects display partnership for a result that no one agency can do alone. The project will consolidate resources to construct and plan with the outcome of transformational and fundamental change rippling to long-lasting economic growth and a thriving community. If the full grant request is awarded, the project can be completed in an estimated 30 months to include final design and construction.
Timeline	The project scope is estimated to have a 6-month Development period with 24 months of construction for completion within 30 months of the start date of the project.
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	Salem Baptist Church, ULN, and LFS are experiencing increased growth in recent years. As a team, each agency will build a block where the community can access services, be empowered, and assist in building community with the social and economic profit being reinvested locally. Through years of partnership, the Union at Lake Street will leverage each other strengths and resources to create a unique collaboration and block development, producing a more significant impact as a whole than separate, individual projects. Starting with Salem Baptist, the funds will renovate the current 10,000-square-foot food pantry. As this vision continues to sharpen, the second-floor space of the building can be designed for expanded use as a complement to the surrounding developments as this project takes the area from two anchor agencies to a vibrant community business and service district. Salem Baptist owns the large parcel as well as adjacent lots, which are currently vacant. As part of the Union at Lake Street partnership, LFS would build new multi-family housing, estimating 150 units of affordable and desirable mixed-income housing based on the LFS Striving to Thriving Affordable Housing Program. Through unique program design, LFS partners with a like-minded development firm, in this case, Annex, to build well-designed homes that are desirable and attainable for families and individuals below, at, and above the median income level. LFS has designed a tool for each development to draw mixed-income tenants as a sustainable model. The long-term benefit of LFS's nonprofit status allows revenue from rental units to be reinvested into the community by funding future programming and/or additional housing units. The final piece is the growth and renovation of the current ULN office. ULN has envisioned expanding its existing office space for almost ten years by adding additional stories for programs and office space for ULN activities, with the street level designed for retail use. We have included rendering from the earlier stages of the expansion in 2015. Most recently, in updating the community with this new vision, there is already interest from local and small businesses moving into those spaces to provide the current and future residences with potential private clinics, restaurants, a coffee shop, bowling, event space, and more. These retail bays could also serve as small business incubators. Urban League of Nebraska will use their expanded office space to grow the Financial Empowerment Center, which focuses major outcomes on homeownership and business ownership.
Visioning Workshop Findings Alignment	Union at Lake Street is the culmination of over 100 years of serving and growing services by listening to the needs of the clients and communities members of North Omaha. Inherently, the design, goals, and benefits of the Union at Lake Street collaboration align with the findings of the Visioning Workshop. Real Estate Market, Housing, Land Use: LFS has developed a Striving to Thriving program, which is designed for immediate impact to individuals by constructing and bringing affordable, quality housing units online. This directly addresses the decreasing rate of multi-family units identified as a weakness and opportunity from the North Omaha Visioning workshop. Depending on the level of funding available to the project other benefits to residents and the community can or will include: free or reduced internet, community space for not only the three agencies to access but also a meeting room or resource for the community, and additional retail/office space to drive economic activity in North Omaha. Further, Salem Baptist Church, Food Pantry, and Urban League are beacons in the community, and along 30th Street, the location contains vacant parcels. The Union at Lake Street would follow the SWOT opportunity of creating mixed-use, and increased office and commercial use of this vacant land. The greatest need identified for North Omaha in the Visioning Workshop were uses which include general business, office, and civic and cultural. ULN's expansion will create space for these types of usage with the unique bonus to attract, and focus on filling these bays with local, small, first-time, Black-owned, basic needs, general business, or retail value. From this funding request, Urban League of Nebraska would own and operate street-level retail or office bays without debt. Further investing LB 1024 money in the community and seeing the outcomes of a one-time investment continue to grow, generate, and benefit the communities and families of North Omaha. Connectivity: Urban at Lake Street will be within walking distance/on-campus access to housing, LFS, and ULN’s services, and the Salem Food Pantry. LFS's programs will be delivered from the ULN building. LFS, ULN, and Salem Baptist Church will be intertwined for mutual agency and community benefits, providing a net of community support that for whole person self-sufficiency leading to generational and transformation change. The location would also put the new residence within walking distance or short public transit to

	Charles Drew Health Center, grocery and pharmacy, and schools. The other renovations create opportunities for entertainment and attraction to bring new money into the community and help erase the still visible markers of the division of North Omaha and other Omaha communities. Transformative Economic Growth: External and remote land and ownership were identified as a threat, and recycling of economic investment into the community as a weakness in the North Omaha SWOT. A May 2022 reported a private Ohio company purchased 66% of the homes sold in North Omaha to operate as rentals but evicted current tenants then raised rent. This caused harm to the generations of Black families and community members.Union at Lake Street will positively impact North Omaha via the funding tool that allows LFS to construct such a building in the first place. LFS can leverage grant funding and private donations while using other financial tools to catalyze targeted development in various state programs. The units are designed to fit the community's needs through mixed-income rental units so those who live at or below poverty levels have the same access to units desired by those who can afford market-rate new rental, inducing enough revenue to reinvest for the long-term benefit of North Omaha.Thus, directly benefiting our local community rather than pricing out our neighbors and pocketing the cash.
Priorities Alignment	LFS's proposal aligns with the strategic priorities of LB 1024. The Union at Lake Street will be located at the block of 3040 Lake Street and 3120 Lake Street within the Qualified Census Tracts identified by the Treasury department eligible for the use of funds. The COVID-19 pandemic, as recognized by LFS and the Federal and Nebraska legislature, caused widespread economic, social, and public health-related turmoil, which deepened existing disparities disproportionally felt in North Omaha. The effect of the COVID-19 pandemic exacerbated the persistent harm caused by redlining. Without a place to live and meaningful employment, thriving and self-sufficiency are hard to obtain. Without access to employment, or employment that provides meaningful income, basic needs for individuals and families become out of reach. Without a safe home and financial stability, achieving physical or mental health is nearly impossible. LFS has recognized this through our expertise in delivering human services for 130 years via mental and behavioral health, family support, and refugee and immigration resettlement services. The Union at Lake Street will directly improve the LB1024 priority of economic recovery of North Omaha by focusing on housing needs as guided and prescribed by the North Omaha Community. Workforce and Community Health: Found in the Visioning Workshop and general local and national history, North Omaha has been disproportionally harmed by societal and systemic racism felt in the economy, housing market, and access to health care. Through the Social Determinants of Health, the Union at Lake Street partners understand that for individuals and families to experience transformational change, they need specific interventions for access to health care and basic needs, but also investment and opportunity to thrive in all aspects of life. Specifically, all three Union at Lake Street partners can provide access and connections to basic needs. Specific access to mental health resources was an opportunity and one that LFS can help fill through the expanded space of Urban League of Nebraska. LFS has been cultivating program expanding funding to bring more clinical and support services in behavioral health to North Omaha, and the only thing holding back growth is the space to place staff and clients. Also in the expanded office will be Urban League's career path programming and education for youth, mentorship, and the implementation of the Financial Empowerment Center. The goal of this programming aligns with reducing the threat of income disparity by seizing the opportunity to create career pathways on an individual level and growth education and access for those in the community to start and grow businesses.
Economic Impact	By the nature of the construction and renovation projects at the heart of the proposal, there will be an increased need to hire subcontractors to complete the design. It is the intent and vision of this project to hire not just local subcontractors, but priority and emphasis will be put on hiring subcontractors that live or own businesses with the projects or nearby Qualified Census Tract to ensure when and where possible the LB 1024 funds of the program are being kept in the communities intended to benefit from the special funding.
	Unknown at this time
	Unknown at this time.

	Unknown at this time.
	Through the development of street-level retail in the Urban League of Nebraska's building, there will be an ongoing opportunity for small businesses to start or grow and benefit from Urban League of Nebraska's Financial Empowerment Center.
Community Benefit	The Union at Lake Street will improve the local neighborhood by creating an attractive micro community with affordable housing, access to community programs and services, nearby healthcare and access to basic needs, and a place to invest individual dollars in their community. Rather than traveling to already thriving neighborhoods to gather and entertain. This will all take place by developing the largely vacant parcels at 30th and Lake Streets.
	The Union at Lake Street will improve the quality of life through safe, affordable, and attractive housing that can be accessed by those who are in need of safe and affordable units and those who might otherwise have to move out of their long-time neighborhood to choose a new apartment close to businesses and entertainment. Additionally, the services delivered at the Urban League of Nebraska office, by ULN and LFS, are designed with the long-term outcome of client-directed empowerment and thriving. Designing these developments for the neighborhood to live and thrive will uplift the entire area and community. To not only keep the neighborhood's dollars in the neighborhood but by attracting other Omaha residents to frequent and spend their business and entertainment dollars and injecting more dollars to the local and small businesses envisioned by the project.
Best Practices/Innovation	The project and collaboration is a unique concept; the housing piece is a creative solution to available and sustainable housing for those living below the poverty level and those who are financially stable yet looking for the benefits of brand-new construction and apartments. One shouldn't have to move out of their community to obtain safe, affordable, or desirable housing that supports their basic needs, community, and entertainment. (Included in the attachments is a copy of the LFS Striving to Thriving model for a Sarpy County Proposal. Although the Union at Lake would be designed and built to suit the community and neighborhood's unique needs and landscape, the overall funding and delivery structure would be similar). Urban League of Nebraska's expansion and additional retail, community, and office space would allow for the drive and decision to lease those spaces to be innovative. Rather than driven solely by profit or revenue as a traditional developer, Urban League of Nebraska would be able to make intentional choices and marketing. For example, the focus could be access and entry to business space and opportunities to local, small, and/or first business owners. Additionally, some space could be utilized to incubate small businesses in tandem with the expansion of their Financial Empowerment Center. Building proximity to those that need it most, the collaboration will also allow those individuals to receive the most basic needs: sense of community, food security, attainable housing, economic empowerment and educational opportunities. While not certainly new this collaborative effort will remove barriers to access and provide for the expansion of services to more people in the area.
Outcome Measurement	As the Union at Lake Street vision progresses into a reality, independently and together, the partnering agencies will develop metrics for short and long-term outputs that can measure the project's outcomes, impact, and success.
	Undecided at this time.
	Initial investment and outcomes will be vital in the continual investment for future projects like this in North Omaha and other Qualified Census Tracts.
Partnerships	Yes
	Lutheran Family Services, the Urban League of Nebraska and Salem Baptist Church will all partner to design and construct the Union at Lake Street for the community. Urban League of Nebraska and Salem Baptist have been formal and informal partners in the community as long-term neighbors serving the community with aligned missions. LFS has partnered with ULN

	for over 20 years to allow LFS office space within the ULN office on Lake Street. LFS delivers behavioral health, and community-based family services, and both parties are excited to grow this partnership for the benefit of the community served. The Union at Lake Street has also communicated with Charles Drew Health Center, which will seek its own funding through LB 1024. Charles Drew Health Center and the Union at Lake Street agencies see the value in each other's projects and services and look to provide continued support and partnership.
	There are current formal agreements between Urban League of Nebraska and Lutheran Family Service (LFS); LFS and Annex Development; and LFS and Attego Group.
Displacement	No
Displacement explanation	
Physical Location	The physical location is the land between Lake and Ohio streets on the north and south and bordered by 30th and 32nd streets to the east and west. Urban League of Nebraska is located at 3040 Lake Street with Salem Food Pantry west on the block at 3120 Lake Street Omaha, NE 68111. Currently, on the block are two lots not directly owned or known to be owned by ULN or Salem Baptist. As part of due diligence and formal planning, the project partners would consider impacts made to all surrounding conditions to ensure the program only benefits from start to finish.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	here is a current formal partnership with Annex, a development partner. Based on high level assumptions use square foot and estimated unit could Annex provided the estimated project costs.
General Contractor	No
Request Rationale	The dollar amount requested is the entire estimation of developing the land, new construction, and renovation to completion of the food pantry building, Urban League office expansion for more program space with added retail space on the first/street level, and the new multi-family 150-unit building for LFS. The respective agencies already own the land and buildings, and as the project progresses, the budget may be adjusted. In the attachments is the current estimated proforma for the project. As the project and formal plans for each structure are designed, the Union and Lake Street project can better define exact cost estimates for the project. Current approximations are based on estimated square footage, 55,000 total square feet by current proposed use, office, retail, and food pantry. The developer and the project partners understand that this is preliminary and as we continue to refine the project a substantial drill down of feasibility and retail/commercial and number of units. Most of the land is zoned commercial or limited commercial.

Grant Funds Usage	The Union at Lake Street request would fully support all costs from design through construction completion of the renovations and new builds. The LB1024 would be allocated to costs of or like costs in the attached proforma. Should the minimum funding be awarded, the LB1024 would be the jump start funds that allow access to pursue other financing options where available.
Proposal Financial Sustainability	Yes
	If the proposal is awarded the full request, once construction is complete on the project, the proposal becomes self-sufficient and/or sustained in operations through the current development plans. Fully funding the proposals allows each entity to operate without debt, and each agency's expertise and direction of leadership and board of directors can put revenue and income directly towards funding programs and services for the community. The multi-family homes and retail space respective to LFS and Urban League can become revenue-generating equity owned and operated by nonprofits. Therefore, the income will provide a more sustainable nonprofit structure recycling the revenue back into the community and/or the ability to offer both housing and retail/small business space at a lower than market rate to provide access to a safe home and business prosperity.
Funding Sources	There are no currently identified pending or secured funding sources for this project; however, there is a significant contribution to the project via the land value. Partners in the project currently own all of the land proposed in the project.
	There are no other pending sources of funding. There is potential for other financing options to support the project however, capital from a grant would still be needed.
	In order for the Union at Lake Street project to continue a minimum of $12 million in LB 1024 funding would be required. Of which $7,000,000would ensure the renovation and expansion of the food pantry and Urban League of Nebraska office/program and retail space in full. LFS would require at least $5,000,000 to continue the multi-family home development. In order to complete the housing building in full, LFS look for, pursue, and secure other funding sources. Options to consider would be Conventional Debt Financing, in which case the developer would seek conventional debt financing in accordance with reasonable market terms, anticipated to be 75% to 80% Loan to Cost, Loan to Value, or the lesser of both; Low-Income Housing Tax Credit financing and/or raising additional funds through LFS and our Real Estate Investment Fund. Other avenues of funding, while a potential, may also add project cost or extend the completion date of the housing units.
Scalability	To leverage the efficiency of this project all three structure would ideally be completed within the same timeline. However, as the specifics of the project move forward, the Union at Lake Street would be open to further discussion with the Special Committee, grant review, or other community partners that would allow the project to be subdivided.
	N/A
Financial Commitment	Salem Baptist Church and Urban League of Nebraska will be contributing fiscally to the proposal through the value of the land used in the project. Lutheran Family Services is contributing fiscally through the use of its currently held contract and internal resources to leading group funding, development, and execution. Further, should the full award not be received LFS would reduce their award share to the minimum need to secure other financing such as LIHTC or 501(c)3 bonds where available and applicable to ensure Salem Baptist and Urban League projects were fully supported.
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 Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma

Lutheran Family Services
of Nebraska, Inc.

2021 ANNUAL REPORT

EMBRACING CHANGE. CHANGING LIVES.

For more than 20 years, I have loved Lutheran Family Services for how it connects me to my family and my faith. When I make gifts to support children's services, I am reminded of my three children whom I adopted through LFS. When I introduce people to the work done in our mental health programs, I think of my dad, who was one of the first pediatricians in the country to bring a therapist into his practice. When I support LFS, I know I am using my time, talents and treasures to love God and my neighbors.

Last year, children found their forever families through our adoption programs. Fathers reconnect with their children with the support of our Fatherhood Initiative. Hundreds of refugees resettled through the help of countless volunteers. Veterans and first responders turned to us for counseling. Thousands of individuals came to us to take the hard but necessary steps to overcome substance abuse, depression, anxiety disorders, childhood trauma, and more. The work we do, the people we serve, none of it would be possible without the support of our communities.

Meeting people where they are. That is our goal as we prepare for our 130th year as an organization and as we look to expand the services we provide across the heartland. No matter where people live or what difficulties they face, we want to be there to lend a hand.

With your help, we can impact more lives than ever before.

Chris Tonniges, President and CEO

OUR MISSION

Lutheran Family Services expresses love for all people by providing quality human care services that build and strengthen individual, family, and community life.

OUR AMBITION

In communities to which we are called to serve, Lutheran Family Services will lead as a faith-based organization, placing the people we serve at the center as experts in their own experience, and effectively delivering health and human care that meets individuals' and communities' social, cultural, and linguistic needs.

2021 BOARD OF DIRECTORS

LFS BY THE NUMBERS

Children's Services

3,326 Children served

1,063 supported through children's behavioral health services

99 adopted children

93 homes found in foster care

Community Services

4,894 Clients served

614 refugees resettled in Nebraska

240 immigrant families reunified

Behavioral Health

7,274 Clients served

1,033 Individuals treated for substance abuse

842 Individuals supported through crisis response

15,494 People Served

300 Staff Members

19 Locations

HOW WE SERVE OUR COMMUNITIES

Community Services

Providing opportunities for children and families to thrive

- Family Preservation Services: Adoption services, foster care, in-home services, kinship care, home study, and pregnancy and maternal health counseling.
- Individual and Family Support Services: Case management, crisis intervention, essential needs support, disaster care management, health navigation, legal immigration services, refugee resettlement and support, and language interpretation and translation support.
- Education Services: ESL and educational assistance, cultural orientation for newcomers, financial literacy and budgeting, Nurturing Parenting programs, and prevention and early intervention services for expectant mothers and at-risk families.
- Economic Empowerment Program: Supports families as they pursue self-sufficiency through workforce development, asset-building programs, and career planning.

Behavioral Health Services

Equipping people to lead their best lives

- **Children's Behavioral Health**: Family support groups, individual and family mental health services.
- Adult Behavioral Health: Person-centered, evidence-based therapies to treat mental health and substance use conditions. Includes specialized services for military veterans and their families.
- Integrated Support Services: Healthcare services, including medication management and peer support to help stabilize people in crisis.

THE IMPACT OF LFS

“My sessions gave me the power and strength to move past my trauma. Work and relationships were difficult for me in the past. What I learned with my EMDR treatment I continue to use and apply to my life. **I feel blessed and grateful for the time I’ve spent working with the therapists, and I can’t thank them enough for all they’ve done to help me live my life.”**

- Missy, Eye Movement Desensitization and Reprocessing (EMDR) Client

“I didn’t have custody of my son for two years because of my alcoholism, but the Fatherhood team worked with me to get the help I needed to sober up and get my life back on track. Then, they stood **with me in front of the judge as a changed man. I missed my son’s first** five birthdays, but we just celebrated his sixth birthday together and **can’t wait to be with him for all the rest of them.**

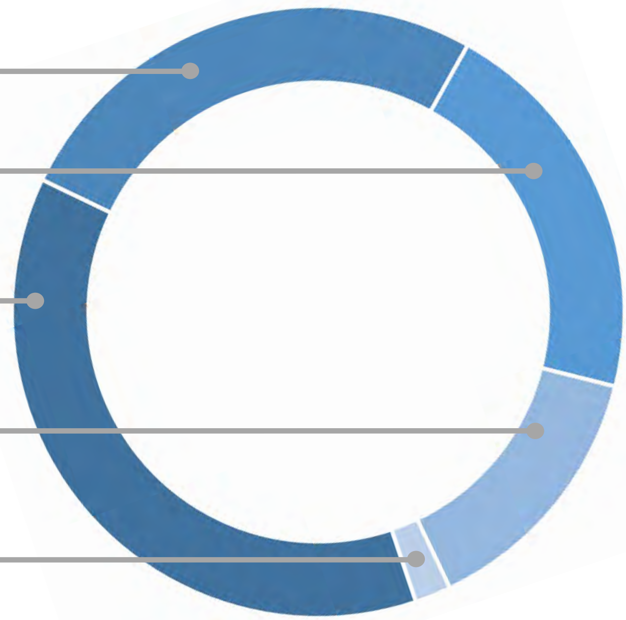
- Rodrigo, Client of the Fatherhood Initiative

FINANCIALS

Operating Support and Revenue

$31,834,422

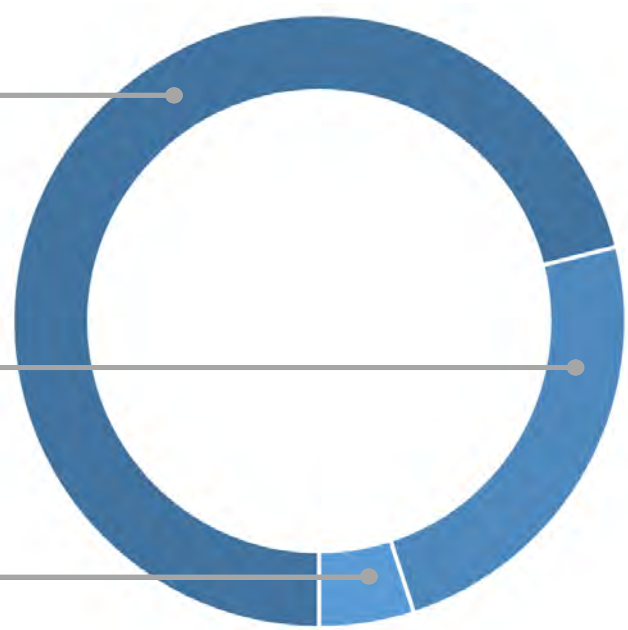
Third Party Payers	26.0%
Government Grants and Contracts	20.8%
Contributions and Private Donations	37.3%
Investments and Other Revenue	14.0%
United Way	1.9%



Operating Expenditures

$24,162,001

Programs	71.1%
Program Support	23.9%
Resource Development and Communication	5.0%



LOCATIONS

Omaha, Nebraska

Corporate Office
124 South 24th Street - (402) 342-7038

Kountze Commons
2661 Douglas Street - (402) 455-9760

Lasting Hope Recovery Center
415 South 25th Avenue - (402) 342-7007

North Omaha Center for Healthy Families
3040 Lake Street, Suite 124 - (402) 504-1733

Project Harmony
11807 Q Street - (402) 595-1338

Lincoln, Nebraska

Health 360 Integrate Care Clinic
2301 O Street - (402) 441-7940

Child Advocacy Center
5025 Garland Street - (402) 476-3200

Mourning Hope Grief Center
1311 South Folsom Street - (402) 488-8989

Partners in Empowerment and Recovery
650 J Street, Suite 100 - (402) 435-4044

Targeted Adult Service Coordination
721 K Street, Suite A - (402) 474-0419

Council Bluffs, Iowa

Pottawattamie County Center for Healthy Families
300 West Broadway, Suite 7 - (712) 242-1040

Blair, Nebraska

Blair LFS Office
403 South 16th Street, Suite C - (402) 426-5454

Bellevue, Nebraska

Sarpy County LFS Office
11515 South 39th Street, Suite 300 - (402) 292-9105

Fremont, Nebraska

Rupert Dunklau Center for Healthy Families
1420 East Military Avenue - (402) 941-0075

Grand Island, Nebraska

Grand Island LFS Office
1811 West 2nd Street, Suite LL100 - (308) 382-4255

Lexington, Nebraska

Lexington LFS Office
800 North Washington Street - (800) 267-9876

North Platte, Nebraska

Clifford L. Johnson Center for Healthy Families
120 East 12th Street - (308) 532-0587

Josiah Place
1137 Linda Court - (308) 532-0587

Wichita, Kansas

Wichita Adoption Services Office
3310 East Pawnee Street - (316) 685-5477

Lutheran Family Services
of Nebraska, Inc.

124 South 24th Street, Suite 230
Omaha, NE 68102
(402) 342-7038 | LFSneb.org

- **Chris Tonniges** — President / CEO — 8 Direct Reports
  - **Mosah Goodman** — Chief Operating Officer & VP of Legal — 5 Direct Reports
    - **Abby Johnson** — Director of Operations - Legal & Support Services — 2 Direct Reports — View Team
      - **Ralph Kellogg** — Vice President, People and Training — 1 Direct Report — View Team
        - **Josh Sluiter** — Marketing Manager
    - **Andrew Swanson** — Assistant Vice President, Information Technology — 1 Direct Report — View Team
      - **Wendy Patterson** — AVP Performance & Quality Improvement — 2 Direct Reports — View Team
  - **Joel Stoltenow** — AVP- Development — 2 Direct Reports
    - **Megan McDowell** — State Wide Scholarship Mgr
    - **Holly Kaffenberger** — Director of Volunteer Services
  - **David Johnson** — Behavioral Health Consultant
  - **Donna Magnuson** — Chief Program Officer — 3 Direct Reports
    - **Shirley Terry** — Vice President, Health & Wellness — 6 Direct Reports — View Team
      - **AJ Schmidt** — Assistant Vice President, Grants Management — 2 Direct Reports — View Team
    - **Chris Debreceni** — Vice President, Community Based Services — 6 Direct Reports — View Team
  - **Tommie Frazier** — Assistant Vice President Development — 4 Direct Reports
    - **Jennifer Unruh** — Director of Development
      - **Rich Kaipust** — Director of Development
    - **Emily Flanery** — Development Event Specialist
      - **Brintha Gardner** — Donor Database Manager — 2 Direct Reports — View Team
  - **Jane Waters-Parks** — Manager of Board Relations and Governance
  - **Jodi Woodard** — Vice President, Mission & Growth
  - **Amy Finnegan Carolus** — Chief Financial Officer — 2 Direct Reports
    - **Bangba Sitter** — Assistant Vice President - Accounting — 6 Direct Reports — View Team
    - **JESSICA GERKEN** — AVP- Financial Planning and Analysis

SALEM BAPTIST CHUCH – STAFF

Senior Pastor

Rev. Dr. Selwyn Q. Bachus

Rev. Dr. Selwyn Q. Bachus was born in Helena, Arkansas but relocated shortly after with his family to Kansas City, Kansas, where his father still serves as pastor of Mt. Zion Baptist Church. Pastor Bachus accepted Christ at an early age and accepted his “call to the ministry” while a freshman in college. The former public elementary school teacher originally decided to work part-time in the ministry, but sensed the call to further prepare himself for full-time ministry.

Pastor Bachus received a B.S. in Elementary Education from Emporia State University, the Master of Divinity from the School of Theology of Virginia Union University where he graduated Magna Cum Laude, and the Doctorate of Ministry from the United Theological Seminary of Dayton, Ohio.

Pastor Bachus served as the Senior Pastor of First Union Baptist Church in Richmond, Virginia and the Shiloh Baptist Church in Dayton, Ohio before being called as Senior Pastor of Salem Baptist Church in Omaha, Nebraska. He is married to the former Marla Shirley and has two sons: Selwyn Q. Bachus II and Myles Christian Jerome Bachus.

Pastor Bachus is a firm believer that a strong intimate relationship with God combined with a commitment to education has helped him to achieve in his life and he readily recommends this to today’s youth.

Pastor Bachus was recognized as one of the top 20 young pastors to watch in the nation by the **African-American Pulpit Journal** (Summer 2005). This year he will celebrate his 12th Anniversary as Senior Pastor of Salem and 32 years of preaching.

Pastor Bachus’ membership and affiliations include the following: National Baptist Convention, USA, Inc.; Ohio Baptist General Convention, Statistical Secretary; Dayton Baptist Ministers Union; Baptist General Convention of Virginia; Tuckahoe Baptist Association of Virginia, Third Vice Moderator; Baptist Ministers Conference of Richmond, Virginia, Financial Secretary, Second Vice President; and NAACP Member.

Minister of Music and Fine Arts

Ananias “Markey” Montague

Ananias “Markey” Montague was born and raised in Chicago, IL. He has worked with Richard Smallwood, Ricky Dillard, Kim McFarland, Lyle Lovett and many others. He has also toured Europe spreading the Gospel through song. Ananias is currently working on a dual Bachelor’s Degree in Business Administration and Biblical Studies. His motto is “Be authentic in everything”.

SALEM BAPTIST CHUCH – STAFF

Youth and Young Adults Pastor

Brandon Whitaker

Minister Whitaker has a passion for teaching and discipling both youth and adults in a relational way. He is committed to helping them develop a Christ-centered and biblical worldview that influences and impacts every aspect of their lives. He received a B.S. in Electrical Engineering from the University of Michigan in Ann Arbor and graduated from Grace University in Omaha with a M.A. in Theological Studies. He has over 15 years of ministry experience mentoring and counseling youth and adults in areas of theology and academics. He has served in several ministry roles including teaching young adult small groups, youth pastorate and adjunct faculty instructor at Grace University teaching a class called the "Theology of Work" that focused on work and faith integration. He is married to Da'Quisha Whitaker, whom he met at Salem, and they are proud parents of two young sons: Brandon Isaac Whitaker II ("Duce") and Elisha Nathaniel Whitaker.

Director of Media

Ron Coleman

Ron Coleman is a native of Omaha Nebraska and has worked in the Information Technology industry for over 30 years. Ron also has numerous years of experience with photography and video production and has been professional photographer for over 15 years. Ron has an Associate's degree in Electronics Engineering Technology and a Bachelor's degree in Business Information Systems from Bellevue University.

Operations Manager

Bryan Mattox

Bryan Mattox is a native of Omaha, NE and raised in Salem Baptist Church where he was baptized by Reverend J.C. Wade. Bryan attended Northwest High School, later joined the US Army and has lived in a number of cities around the country. Bryan's love for Omaha brought him back home where he earned a bachelor of science degree in IT Project Management. His love and commitment for lifelong learning put him on track to earn his master of science degree in Contextual Leadership. Bryan is devoted to the love of his life, Jerryce. He is active in churches and gives freely of his time and talents to help others. One of Bryan's favorite scriptures is The *Lord is my light and my salvation; whom shall I fear? The Lord is the strength of my life; of whom shall I be afraid? Psalm 27*

SALEM BAPTIST CHUCH – STAFF

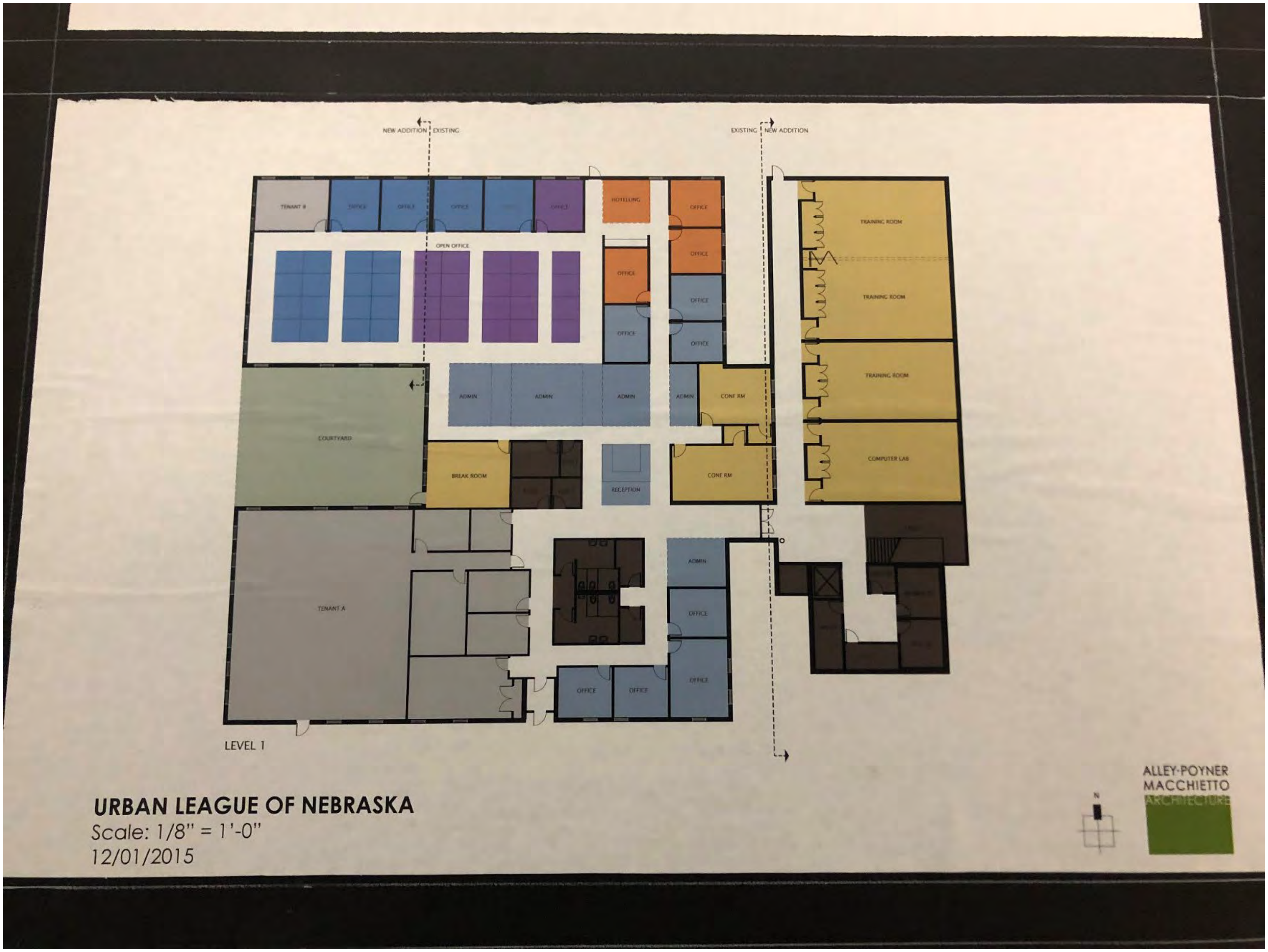
Office Administrator

Niccole Cannon Brown

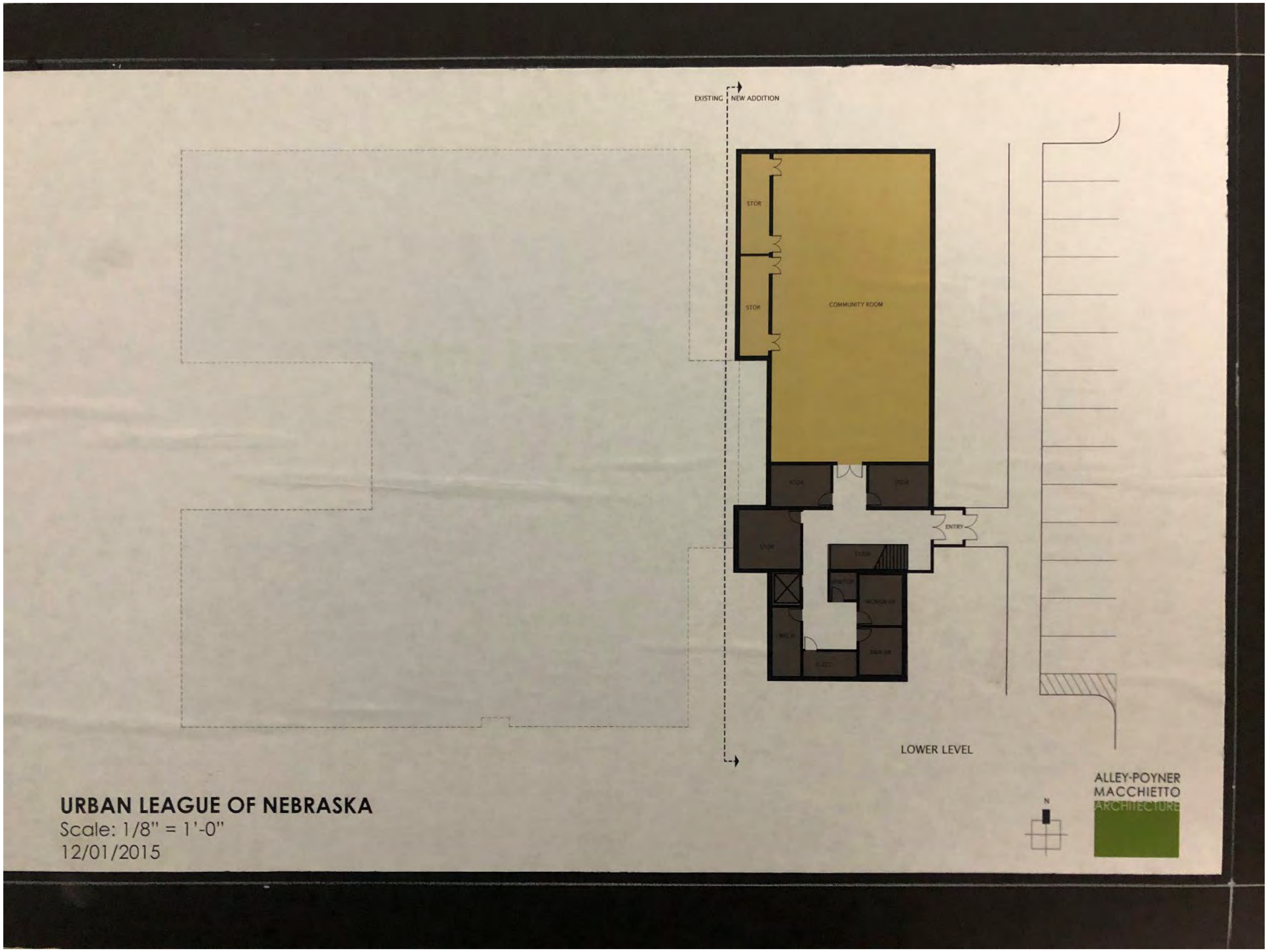
Niccole Cannon-Brown was born and raised in Omaha, Nebraska and is a lifetime member of the Salem Baptist Church. She graduated from Creighton Institute in 2002 with an associate degree in Info Technology & Web Design. She will be attending College of St. Mary in the fall to complete her Bachelor's Degree in Business Leadership and Management. In her love for Salem, she also serves as the Wedding Coordinator, and volunteers her time to many organizations within the City. Niccole has the honor of being the wife to LeeAndrew and mother to FaLysa & Isaiah.

URBAN LEAGUE OF NEBRASKA – 2015 Expansion Renderings

URBAN LEAGUE OF NEBRASKA – 2015 Expansion Renderings



URBAN LEAGUE OF NEBRASKA – 2015 Expansion Renderings



2021 IMPACT REPORT

OFFERING PILLARS OF SUPPORT in our Community

Urban League of Nebraska

The Urban League of Nebraska seeks to build a resilient North Omaha community by helping our clients navigate their challenges and negotiating solutions through strategic partnerships.

Urban League of **Nebraska**

Pillars of Support Serve our Community.

EDUCATION AND YOUTH DEVELOPMENT

597

...Students engaged academically, behaviorally, cognitively and effectively through our year-round programs and initiatives.

A fulfilling education is one of the best predictors of success later in life. That's why these programs support the needs of middle and high school students in our community. Our education specialists work diligently to provide programming and services designed to promote academic achievement, one-on-one mentorship, juvenile justice advocacy, positive community social engagement, family wrap-around services and coaching.

Key Education Programs & Initiatives:

- Youth Attendance Navigator Truancy Reduction
- Violence Prevention Community Coach Program
- Whitney M. Young College Prep Academy
- Out of School Time Enrichment Programs

UrbanLeagueNeb.org/education

ADVOCACY

3,227

...Community members contacted who reached out to our office or walked in seeking referral services for basic needs of food, housing, employment and legal services.

Our team works diligently to protect the civil liberties and rights of the black community, advocate for policy reform, serve as a voice for those we serve and educate the public on civil issues affecting our region of service.

WORKFORCE DEVELOPMENT

268

...Adults and youth who received case-management support, employment-focused skills and who earned industry-recognized credentials.

Jobs make a difference. The income earned and skills gained from jobs have lifelong stabilizing effects on families and communities. That's why we're here to provide job training and opportunities to learn and gain work experience. We:

Evaluate | where they are

Equip | them with what they need

Elevate | them to where they want to go

Key Workforce Development Programs and Initiatives:
- Career Readiness Boot Camp
- Careers in IT
- Certifications
- Employment Support Services and Training

UrbanLeagueNeb.org/jobs

Thankful for Our Auxiliary Volunteers.

YOUNG PROFESSIONALS

The Young Professionals is an auxiliary group comprised of working professionals between the ages of 21 and 40. Members display a commitment to corporate, social and community contributions to enhance the African American experience for young professionals in Omaha.

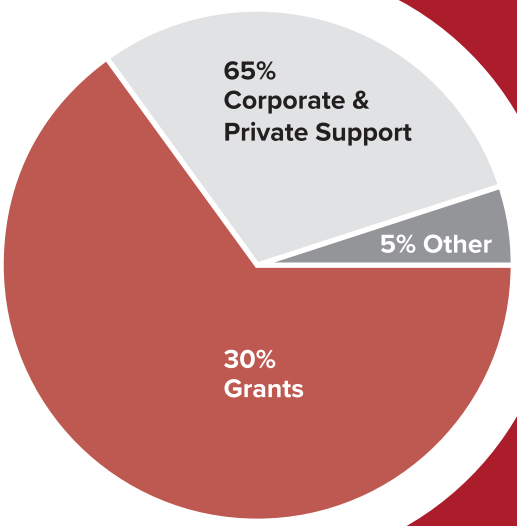
UrbanLeagueNeb.org/YP

THE GUILD

The Urban League of Nebraska Guild is an affiliate of the National Council of Urban League Guilds. Members participate in fundraising events, assist with projects and advocacy, helping to develop leaders in our community who engage in local community issues.

UrbanLeagueNeb.org/guild

2021 Sources of Funding



Urban League Nebraska partners with the corporate community, city, county and state governments and community agencies that share our concern for the welfare of the Black community and its residents.

Urban League of Nebraska is a 501 © (3) not-for-profit organization in the heart of Omaha's most diverse neighborhood, North Omaha.

Special Thanks for the Support of Our Board of Directors

Deanne Adams
Woodmen Life

Carie Busboom
Target

Cristina Castro-Matukewicz
Wells Fargo Nebraska

Vanessa Elkins-Rogers
Mutual of Omaha

Christopher O. Estwick, *(Chair)*
Koley Jessen, P.C., L.L.O.

Steve Farrell
First National Bank of Omaha

Scott Focht
Omaha Public Power District

Kevin From *(Chair, Audit)*
Svoboda Benefits, LLC

Stephanie Gould
American National Bank

Hasan Hyder
Union Pacific Railroad

Malorie Maddox
Blue Cross Blue Shield of Nebraska

Ms. Jamie Neelon
U.S. Bank

Donald J. Neal Jr., *(Treasurer)*
KPMG LLP

Romaro Nelson
LinkedIn

Johnny Nesbit
ULN Young Professionals
First National Bank

Chad Richter
Jackson Lewis

Brian Ross *(Vice Chair)*
Omaha Steaks

Maryanne Belford Rouse *(Chair, Facilities)*
Community Volunteer

Alexandra Stewart
Veridian Credit Union

Barry Thomas
BCT Partners

Pernell Toney *(Chair, Human Resources)*
Farm Credit Services of America

Rob Trebilcock
COX

Kathy J. Trotter *(Secretary)*
ULN Guild President
Metropolitan Community College

Ginny Ward
Hy-Vee

Tyrone Williams
Baxter Auto

Tanya Winegard
Creighton University

To learn more, please visit UrbanLeagueNeb.org

Urban League of
Nebraska

Connect with us.

Management Team

WAYNE BROWN

President and Chief Executive Officer

Mr. Wayne Brown has served as the Vice President of Programs for the past 4 years. In this role he had primary responsibility for managing Urban League of Nebraska's programming in Education and Youth Development as well as Employment and Career Services.

A native of Omaha, Brown joined the Army after graduating from Benson High School. After nine years of service, he graduated Magna Cum Laude from East Tennessee State University. In 2009, he graduated from Creighton University Law School. He's served the Omaha community in a variety of non-profit capacities, from Chief Career Officer of the Avenue Scholars Foundation to the Vice President of the Omaha Community Foundation

402-453-9730 x130
wayne.brown@urbanleagueneb.org

KIMBERLY BRADFORD

PROGRAMS DIRECTOR, AFTER SCHOOL PROGRAMS

Kimberly Bradford is the Programs Director of After School Programs and has over 18 years of experience working with youths in the community. She joined the Urban League of Nebraska in 2008 as a coordinator for the Urban Youth Empowerment Series (U-YES), which would later become Community Coaches. In 2009, she took on the role of Site Director for the Monroe Activity Center at Monroe Middle School. She served in that role until 2016, where she was promoted to Programs Director for all after school programs administered by the Urban League of Nebraska.

402-301-9440
kimberly.bradford@urbanleagueneb.org

ROZALYN K. BREDOW

PROGRAMS DIRECTOR, EMPLOYMENT & CAREER SERVICES

Rozalyn Bredow serves as Director of Employment and Career with the Urban League of Nebraska, a role she's held since 2017. She joined the Urban League of Nebraska in 2007 where she served as the Program Specialist in the Education and Youth Development department, before later transitioning to Employment and Career Services as a Youth Talent Specialist.

402-453-9730 x122
rozalyn.bredow@urbanleagueneb.org

Management Team

TERRENCE COLEMAN

VICE PRESIDENT OF OPERATIONS & CHIEF FISCAL OFFICER

Terrence Coleman is the Vice President of Operations & Chief Fiscal Officer of Urban League of Nebraska. He's originally from Cincinnati, Ohio, but spent his collegiate and early professional years in New Orleans, Louisiana, before moving to Omaha. He has a B.S. degree from Xavier University of Louisiana and an MBA degree from the University of New Orleans. Terrence has crafted a unique skill set in almost 20 years of work in this sector. Before joining the Urban League of Nebraska, he worked for organizations such as Procter and Gamble, The Head Start Program, The Dial Corp, and PayPal.

402-453-9730 x118
terrence.coleman@urbanleagueneb.org

JEFFREY WILLIAMS

DIRECTOR OF COLLEGE AND POST-SECONDARY PROGRAMS

Jeffrey Williams joined the Urban League of Nebraska in May of 2016. He's originally from Omaha, Nebraska and graduated from the University of Nebraska at Omaha in 1988 where he earned a B.S.B.A. in Banking and Finance. He went on to obtain his MBA with a focus in International Management from Bellevue University in 2004. Before joining the Urban League of Nebraska, he worked for organizations such as Omaha Public Schools, Mutual of Omaha, Lincoln Financial Advisors, FD and Associates, and PayPal.

402-453-9730 x129
jeffrey.williams@urbanleagueneb.org

ZACKARY BOWMAN

DIRECTOR OF YOUTH ATTENDANCE NAVIGATOR PROGRAM

Mr. Bowman joined the Urban League of Nebraska in 2017 after ending a successful career in the National Football League (NFL) where he played for the Chicago Bears, New York Giants, and Miami Dolphins. He earned his Associates Degree from New Mexico Military Institute, a public military junior college in Roswell, New Mexico and his Bachelor's degree from the University of Nebraska-Lincoln

zackary.bowman@urbanleagueneb.org

Maps of Union at Lake Street future site

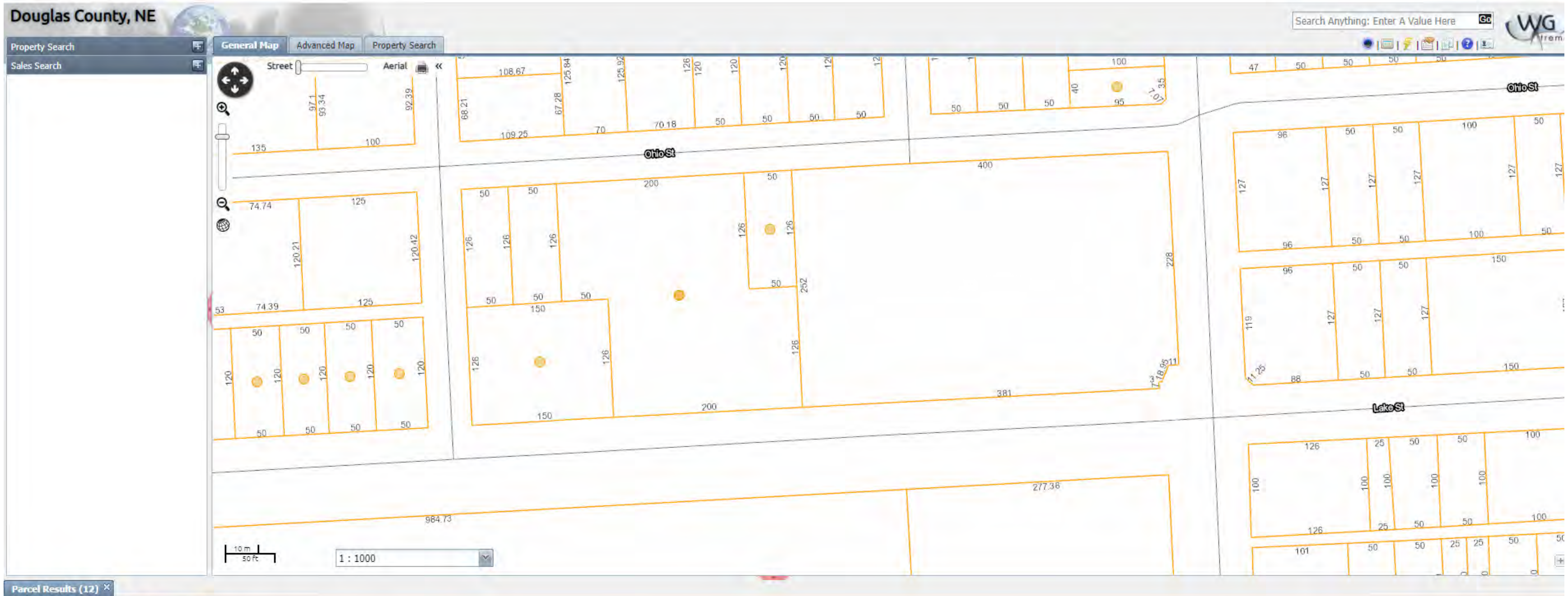
lake

Figure 1 Birdseye view - Red square is current location of Urban League of Nebraska and Salem Food Pantry - future site of Union at Lake Street

Maps of Union at Lake Street future site

Figure 2 Block view - Current location of Urban League, Salem Food Pantry, and Salem Church

Maps of Union at Lake Street future site



Parcel Id	Owner	Property Address	Property City	Property Zip	Subdivision	Lot	Block
1919720002	SALEM BAPTIST CHURCH	3109 OHIO ST	OMAHA	681110000	OMAHA VIEW EXT	3	23
1919860004	SALEM BAPTIST CHURCH	3120 LAKE ST	OMAHA	681110000	OMAHA VIEW EXT	16	23
1919860004	SALEM BAPTIST CHURCH	3126 LAKE ST	OMAHA	681110000	OMAHA VIEW EXT	16	23
2145825150	SALEM BAPTIST CHURCH	3131 LAKE ST	OMAHA	681110000	SALEM PLACE	1	0
1919820000	SALEM BAPTIST CHURCH	3136 LAKE ST	OMAHA	681110000	OMAHA VIEW EXT	12	23
1919700000	SALEM BAPTIST CHURCH	3202 LAKE ST	OMAHA	681110000	OMAHA VIEW EXT	20	22

Figure 3 Douglas County Assessor - Salem Baptist Church

Maps of Union at Lake Street future site

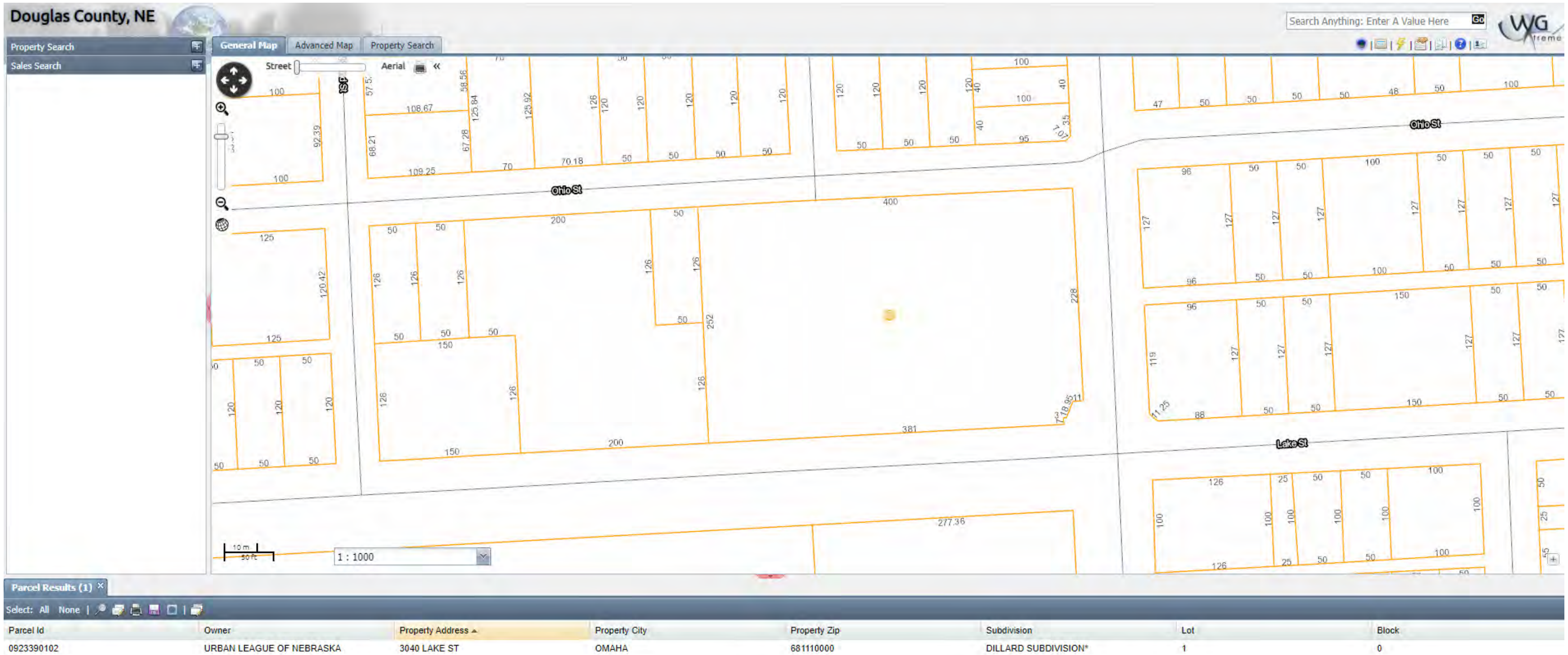


Figure 4 Douglas County Assessors - Urban League of Nebraska

Maps of Union at Lake Street future site

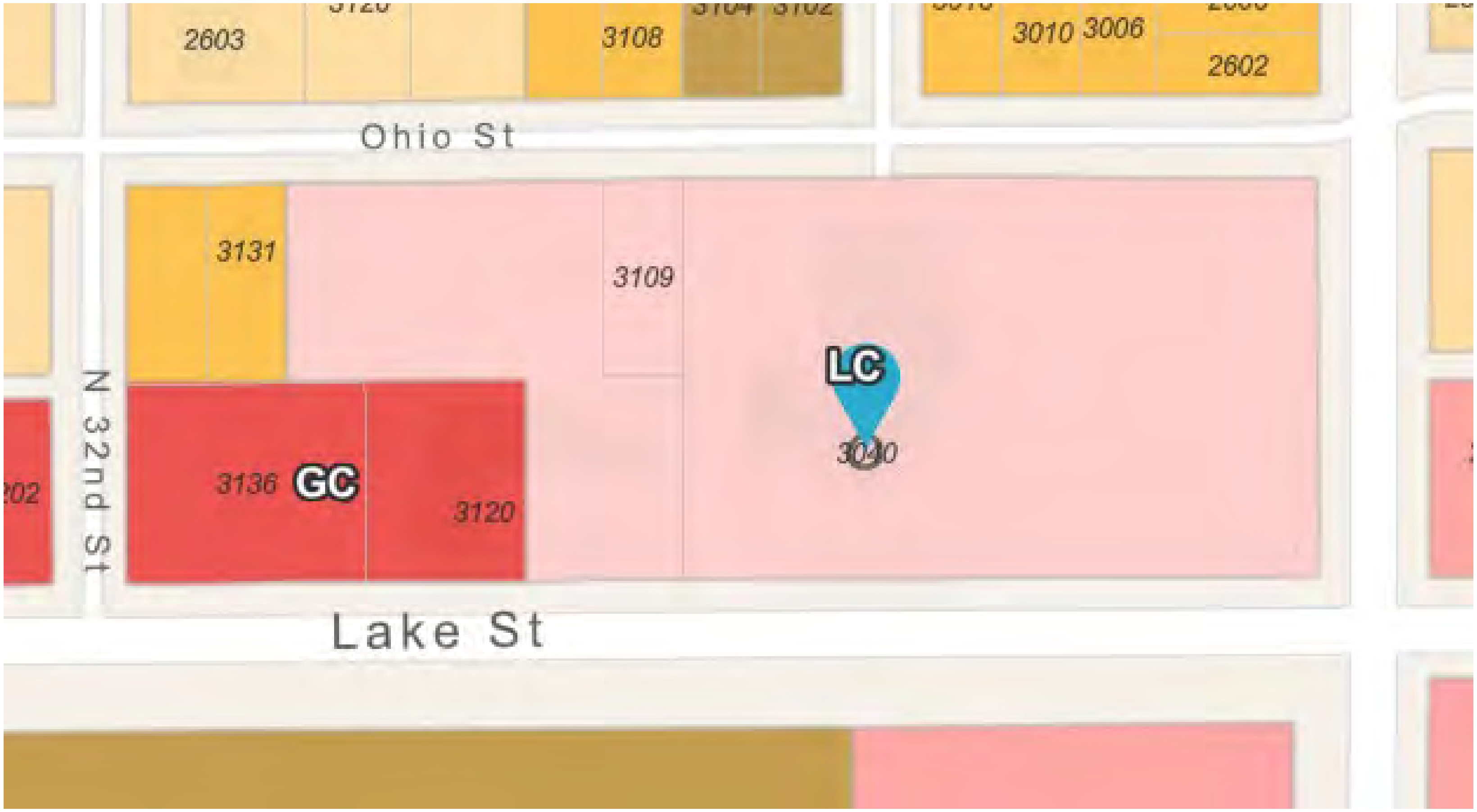


Figure 5 DOGIS.org - Current zoning of the proposed location

Union at Lake Street Mixed Use **Y1 DSCR** **1.202**

Omaha, NE

Year	AMI	bed/unit	bath/unit	Units	$/unit	monthly	yearly	unit rsf	$/sf	total rsf	2022 HUD Max	Utility Allow
2	60%	1	1	30	**$ 1,004**	$ 30,120	$ 361,440	736	$1.36	22,080	$ 1,070	$ 66
2	60%	2	2	75	**$ 1,201**	$ 90,075	$ 1,080,900	984	$1.22	73,800	$ 1,284	$ 83
2	60%	3	2	45	**$ 1,384**	$ 62,280	$ 747,360	1,210	$1.14	54,450	$ 1,484	$ 100
Total				150	**$ 1,216.50**	$ 182,475	$ 2,189,700	1,002	$1.21	150,330		

Other Income	Units	$/unit/yr	$/yr	
Monthly Pet Fees	37.5	$ 300.00	$ 11,250	
Initial Pet Fees	37.5	$ 250.00	$ 9,375	
Lease Termination	8	$ 500.00	$ 4,000	
Late Charges	15	$ 300.00	$ 4,500	
Application Fees	150	$ 50.00	$ 7,500	
Cable Fees	98	$ 180.00	$ 17,640	
Damage and Cleaning Fees	2	$ 250.00	$ 500	
Retail	55000	$ 20.00	$ 1,100,000.00	
Total		7,698.43	$ 1,154,765	52.74%

Grant Application

Row 111

Organization Name (if applicable)	JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX
Physical Address	2011 Wirt Street Omaha, Nebraska 68110
Mailing Address	
Website	www.jetawards.com
Social Media Accounts	LinkedIn, Facebook
Name	Michael C Jefferson
Title	Board Member
Email Address	mjefferson59@centurylink.net
Phone	+1 (402) 612-1258
Team	Yes
	Please refer to business plan
Organizational Chart	Please refer to business plan
Other Completed Projects and/or Accomplishments	Please refer to business plan
Proposal Title	JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX
Total Budget ($)	$250,000,000.00
LB1024 Grant Funding Request ($)	$62,500,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Please refer to business plan.
Timeline	Construction to be completed in or about July, 2024. Phase two will be completed in July 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) 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	Please refer to business plan
Visioning Workshop Findings Alignment	Please refer to business plan
Priorities Alignment	Please refer to business plan
Economic Impact	Please refer to business plan
	Please refer to business plan
	Please refer to business plan
	Please refer to business plan
	Please refer to business plan
Community Benefit	Please refer to business plan
	Please refer to business plan
Best Practices/Innovation	Please refer to business plan
Outcome Measurement	Please refer to business plan
	Please refer to business plan
	Please refer to business plan
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	Please refer to business plan
Qualified Census Tract	Adjacent to one or more QCTs
Additional Location Documents	Please refer to business plan
Property Zoning	Yes
Is the project connected to utilities?	
	No
	Yes
Design, Estimating, and Bidding	No
	No
	n/a
General Contractor	No

Request Rationale	Please refer to business plan
Grant Funds Usage	Please refer to business plan
Proposal Financial Sustainability	Yes
	Please refer to business plan
Funding Sources	Please refer to business plan
	Please refer to business plan
	NO
Scalability	Yes, this proposal can be scalable or completed in smaller components
	Please refer to business plan
Financial Commitment	N/A
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

CONFIDENTIAL

JOHNNY "THE JET" RODGERS FOUNDATION SPORTS COMPLEX

"EVERYDAY IS GAME DAY NOT EVERY OTHER DAY"

BUSINESS PLAN

Prepared October 2022

CONTACT INFORMATION

Michael C Jefferson
mjefferson59@centurylink.net
www.thejetaward.com

402-612-1258

Table of Contents

Executive Summary

Opportunity

Problem

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION is a (501c3) non-profit organization in Omaha, Nebraska, dedicated to resolving the problems of Economic Hardship, Education Hardship, Behavior Health Hardship, Steam Hardship, and Wellness Hardship. These are barriers that have stricken the North Omaha Community for decades. JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will provide a safe and secure environment for their members and community; this unique location will be home to the North Omaha Community. The complex will be home to all age's children and adults. The problems that have arisen in North Omaha for more than 50 years has been the lack of a Sport, Wellness, and Steam Complex that will employ more than 100 certified and non-certified positions. These jobs will create economic growth, educational growth, health and wellness, stability, dignity and self-worth.

Solution

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be a multi-sport wellness and steam complex designed to be used by the residents of North Omaha NE, Iowa, and the surrounding communities. There are currently no facilities that will be like this complex anywhere in the state of Nebraska or Iowa. This plan will be used to define the scope of our services, as well as a means of gaining the necessary investments to open the facility. It will also be used on a continual basis in the evaluation of the JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX mission, goals, and objectives.

The keys to success for JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX are our ability to market effectively, creating an unmatched "cool" atmosphere where people will like to be, and hiring qualified certified and knowledgeable staff to aid in the development of our members, programs and leagues.

The Gym, Health and Fitness Clubs industry benefited from the health of the broader economy and growth in health-consciousness over most of the five years to 2022. Companies in this industry operate fitness and recreational sports facilities that offer exercise equipment and recreational sports activities for consumers. Some gyms, health and fitness clubs have appealed to consumers by offering classes with specific workout or environments. According to 2020 data from International Health, Racquet & Sports club Association, the number of health club memberships in the United States increased to 64.2 million members in 2019 (latest date available). illustrating heightened industry demand. Overall, monthly memberships with low cancellation fees have fared well during most of the period.

To the industry's detriment, the number of adults ages 20 to 64, the largest gym-going demographic, has stagnated over the last five years, depressing demand for gym memberships. Further, like COVID-19 (coronavirus) pandemic has forced industry operators to temporarily close the doors, hurting industry revenue amid the closure period. Nevertheless, as the pandemic subsides, industry establishments have reopened. Thus, industry revenue has decreased an annualized 4.4% to $32.0 billion over five years to 2022, including 4.2 growth in 2022 alone. Consequently, industry profit declined during the same period. Growing consumer demand for low-cost monthly membership has constrained profit for gyms with low member retention rates because this type of business model typically requires a high volume of subscriptions to generate growth.

Over the five years to 2027, many baby boomers are expected to sign up for health club memberships as they grow more health-conscious duets the age. Furthermore, employers may subsidize gym memberships for their employees, while parents will likely continue to seek out fitness programs for their children as concerns regarding childhood obesity diabetes grow. Furthermore, increases in both per capita disposable income and consumer spending are expected to boost industry expenses. Additionally, increased participation in sports wellness and steam is expected to bolster demand for industry services, which will likely help drive revenue to grow. Therefore, industry revenue is expected to grow an annualized 1.9% to $35.3 billion over five years to 2027.

It is our mission to provide the best programs, staff, and equipment, to fully meet the various sports wellness and educational needs of our members. JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX is determined to create an unmatched sporting atmosphere that will add to the enjoyment of every member and employee of the facility. Dedicated to the community. The Foundation strives to support and sponsor community events, as well as host them whenever possible. Our hope is that through the use of our facilities, members and guests will enjoy and appreciate the sports wellness and education experience that their life will be enhanced.

Market

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be the only multi-sport complex of its kind in North Omaha, Nebraska. Some aspects of the facility will cater mainly to the city of Omaha residents. Another aspect, however, will appeal to everyone in the state and surrounding states.

Because of the diversity in the activities and programs available in JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, our market segments vary from dedicated workout weekend warriors to people who just want a few hours of fun and recreation.

The aging population has encouraged health and fitness clubs to widen their target demographic beyond the traditional market of 18 to 35-year-olds. Industry operators are increasingly expanding their target market to include 35- to 50-year- old and individuals aged over 50.

Consumers aged 35 to 50 are estimated to make up 49.6% of revenue in 2022. This demographic is more likely than others to participate in numerous fitness class activities, including group training and yoga. Pilates and dance, in addition to free weights and weight machines. Over the five years to 2022, this market segment has expanded as a share of revenue as a large pool of customers in this age bracket becomes increasingly health-conscious and active, despite low rates of physical activity among some individuals in the demographic. Many gyms health and fitness clubs target individuals 18 and tougher by offering yoga, karate, kickboxing and outdoor and indoor physical activities. In 2022 IBISWorld estimates that consumers who are than 18 represent 22.1% of revenue.

Consumers aged 35 to 50 are estimated to make up 26.4% of industry revenue in 2022. Activities such as swimming, running, and weightlifting appeal to this demographic, which has incited many gym, health and fitness clubs to offer these services to cater to this market segment. Over the five years 2022, this market segment has remained stagnant as a share of revenue, as many industry operators focus on appealing to other market segments that fluctuate more frequently based on broader economic factors.

According to 2017 data from the Physical Activity Council, consumers older than 50 are most likely to be inactive, with 32.5% of individuals aged 55 to 64 and 40.7 of those over the age of 65 being considered inactive. However, this demographic has a relatively high participation rate in fitness sports and indoor and outdoor sports. Over the five years to 2022 the burgeoning elderly population has grown consistently as a share of revenue, representing a larger pool of customers from this age group. In 2022, IBISWorld expects that 24.0% of revenue will stem from the demographic.

Why Us?

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX is a new multi-sport complex that will proved both members, guests and casual users an opportunity to participate on a variety of sports, wellness, education, and leisure programs and activities.

Services:

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be a multi-sport complex that provides its users with various services. A first-class wellness and lifestyle complex, Full size Indoor facilities for basketball, soccer, baseball, volley ball, tennis, that can also accommodate many other sports, An INDOOR FOOTBALL STADIUM with a eight lane running track that can be used for many sports and entertainment, a food and beverage/lounge area, a message therapy clinic, therapy pool, and other amenities such as offices, conference rooms, mix use space, a child care center, and full-service locker rooms will all be available in the facility. Along with amenities, JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will provide its users with qualified and knowledgeable people to make sure all of their education, sport and wellness needs are met.

The JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will house a large fitness and lifestyle center that will exceed any other in the state. This sports wellness lifestyle and educational complex will include top-of -the-line state of the art equipment in free weights, machine weights, and aerobic machines and computers. The majority of the lifestyle complex will be located on the lower level of the complex that will have capacity to seat 3500, surround the basketball courts and upper level. This will allow the users the option of watching the activities going on down below, or to watch one of the many TVs that will be set up for their enjoyment.

The full-size basketball courts and volleyball courts will highlight the main floor of JOHNNY "THE JET " RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM courts. Along with these sports, the floors will be able to accommodate badminton indoor soccer, infield hockey, touch football, gymnastics, dance aerobics, pickleball. The complex will also have roller-skating, ice-skating, bowling, arcade, and many more fun activities

Full-service locker rooms for men and women that will accommodate up to 120 lockers. Large shower areas, benches, sinks, and bathroom facilities will all be included as well. A large childcare area that will allow users to access the facility at their convenience. Competitive swimming and diving pools, the children on the first-floor level of the complex have a large play area that will be continuously monitored by our children's staff. The staff will be responsible for the care and well-being of the children they are watching. along with providing a fun and interesting environment for the children. This service will be offered to the members for a minimal fee. A "THE JET" pro sport and gift store will be strategically placed in the complex to attract impulsive buyers. Users will pass the sports store upon entering and exiting the facility. The "THE JET" pro sports and gift store will sell shoes, clothing, apparel and accessories, our own line of products, that will be available exclusively as well as online for the sports store and staff will be involved in daily sales and service.

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be home to the 8000 seat Indoor football stadium with eight lane tracks.

Expectations

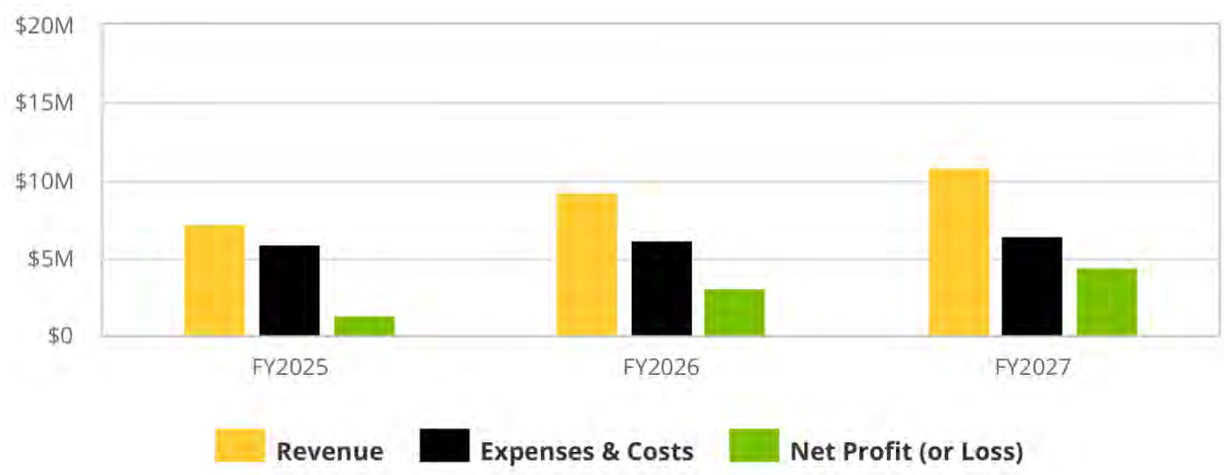
Forecast

Sales in the sports and fitness club business are based on the services and amenities provided by the facilities. The "something for everyone" slogan fits perfectly with JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX. All of the users of the facility must feel like they are getting the best value for their money. If there is a better value, for equal services. JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM will match or beat that value for our customers.

Each person desiring membership at the JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORT WELLNESS and STEAM COMPLEX will be able to sit down with a representative and be notified of all of their members options. During this brief discussion, the person will also be informed of all of the services, programs, and amenities that JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX has to offer. It will be important to establish a relationship of trust with our members and community as membership retainment is an important aspect of our business.

The following table and chart give a run-down of forecasted sales for each of our sources of revenue.

Financial Highlights by Year



Financing Needed

JOHNNY "THE JET" RODGERS FOUNDATION SPORT WELLNESS and STEAM COMPLEX , will be seeking outside financing for $250,000,000.00 US DOLLAR from the following resources:

1. ARPA (American Rescue Plan Act) LB1024
2. City of Omaha, Nebraska
3. Corporate Donation
4. Private Donation

Organization Overview

Overview

Organization History

More Than Just Johnny Football Meet

JOHNNY "THE JET" RODGERS

Athlete, scholar, author, community activist, entrepreneur and Jewel's dad... anyway you read it Johnny Rodgers is far more than just football.

As a player with the University of Nebraska Cornhuskers, Johnny Rodgers served as a punt specialist, pass receiver and running back. Rodgers broke virtually every offensive team record during his tenure. He was twice named to the College Football All American Team won the Walter Camp Award and the Heisman Trophy in 1972 for most outstanding player in college football.

In his three years with the Cornhuskers, the versatile Rodgers established an all-purpose NCAA yardage record of 5,586. College Football News has described him as "the greatest kick returner in college football history". Rodgers returned seven punts for touchdowns in his college career, a feat that stood as the NCAA record for decades. Honors recognize Johnny's athletic ability, but he is also proud of degrees in broadcast journalism and advertising from the University of Nebraska-Lincoln. In 2005 he was named the University of Nebraska's Entrepreneur of the Year. In 2006 Johnny authored his first book. An Era of Greatness: Coach Bob Devaney's Final Four Seasons in University of Nebraska Football (1969-1972), a "must read" for all "Husker" fans. In addition to starting Rodgers Literary Marketing, Inc., Johnny is founder of the Johnny "THE JET" Rodgers Youth Foundation. A program aimed at helping and strengthening the family structure, while creating opportunities for youth through character, education and social development. He's in demand as a public speaker and his inspirational talks encourage teamwork and persistence in reaching goals.

Johnny regularly attends and supports events that support youth sports and leadership programs. He's active in Dr. Tom Osborne's Teammates Mentoring Program.

Johnny was elected to the National Football Foundation and College Hall of Fame in 2000. The Sports Writers Association named Johnny the Most Valuable Player in Big 8 History. He's a member of the Nebraska Football All-Century Team and in 2000 he was named Nebraska's Cornhusker of the Century. 2008 he was named to the Omaha Public Schools Hall of Fame, the Sports Illustrated Best Ever All-Star and the Orange Bowl All-Time team. CBS Sports named Rodgers number six in its list of Top 10 Players in College Football ever as a Wide Receiver. Currently through his youth foundation he has joined the fight to keep children in school. At a time of surging dropout rate across the country, Mr. Rodgers is committed to helping alleviate this awful fate of so many students today.

In 2013 Johnny took it one step further when he combined the return Specialist Award with trade-worth students. The Return Specialist Award was extremely happy to partner with Metropolitan Community College. The goal is to raise tens of thousands of dollars to use as scholarship funds for students at the college. These scholarships funds are available to the youth of the Omaha Metropolitan community, Johnny's hometown... Omaha, where he was born and continues to reside.

JOHNNY"THE JET" RODGERS YOUTH FOUNDATION was established in 1989

Structure

THE JOHNNY "THE JET" RODGERS YOUTH FOUNDATION is a 501(c)(3) Corporation:

JOHNNY "THE JET" RODGERS Founder established in 1989

1972 Heisman Trophy winner from the University of Nebraska-Lincoln

JOHNNY "THE JET" AWARD FOUNDATION, established in 2011:

JOHNNY "THE JET" RODGERS Co-Founder

COACH WILLIAM A. REED: He is currently one of the co-founders and a board member of the prestigious Jet Award honoring the top NCAA outstanding college football, kick and punt returner.

DENNY DRAKE; Currently one of the co-founders, President, CEO of Performance Solutions Worldwide.

BOARD OF DIRECTORS:

CSM PATRICK Z. ALSTON- CHAIRMAN: Patrick Allston is a consultant with Burlington Capital Corporation, and he is employed as a Senior Fellow for the National Defense University's Keystone program.

VINCE LEISEY- PRESIDENT: Vince Leisey, CEO of Berkshire Hathaway HomeServices Ambassador Real Estate. A 950 Agent Brokerage.

RUTH MCCULLY- SECRETARY: Ruth McCully Graduated University of Nebraska at Omaha where her focus was Public Relations.

ROD KESTAL- BOARD MEMBER: Rob Kestel is from Storm Lake Iowa and came to Omaha to attend Creighton University. After his graduation from CU, he went to work for Imperial Outdoor Advertising and then moved over to help startup Waitt Outdoor where he is has been since 1999.

JEFF BECKMAN - BOARD MEMBER: Jeff Beckman is Executive Director of Development for the Salvation Army Western Division which is headquartered in Omaha. He has 31 years of nonprofit leadership experience.

MIKE'L SEVERE - BOAED MEMBER: Bio Pending:

MICHAEL C JEFFERSON - Bio Pending:

MELVIN MUHAMMED: Bio Pending:

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and TEAM COMPLEX FOUNDERS:

JOHNNY "THE JET" RODGERS Co-Founder

MICHAEL C JEFFERSON: Co-Founder

MELVIN MUHAMMED - Co-Founder

Team

Management Team

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX,

Due to the fact that this project is a new construction it will be managed by the co-founders until the project is completed. A management team will be put in place early in the developmental process to ensure that the complex will be ready to receive their new members and to the community as a whole.

Johnny "THE JET" Rodgers Co-Founder:

Michael C Jefferson Co-Founder-

Melvin Muhammed Co-Founder

Market Research and Analysis

Target Market

Market Size & Segments

1. Weekend Warriors: an important market segment for JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be the weekend warriors. These people don't like to be locked into long-term commitments but like the freedom to come and go when the opportunity presents itself. These people will be target markets for special promotions and periodic activities.

2. Hardcore Fitness Buffs: an important market for our facility will be those who view themselves as dedicated fitness gurus. These people are very particular about the type of workout equipment they use, and usually enjoy the opportunity to be "looked at" by other users of the facility. As long as the right equipment is available, these people are willing to lock into long-term commitments with a facility.

3. Gym Rats: an important market segment for our facility will be those people who love to be in a gym. Usually associated with basketball, gym rats seek to find places to play, practice, or just hang out, usually at a very reasonable price. The better the atmosphere, and the more people watch them, the more gym rats are attracted to a facility. This is a very large market JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be able capture the North Omaha market.

4. Families: This is a large but important market segment for our facility. We have "something for everyone" that will attract families that want to become members of the facility as well as families who simply want a few hours of fun every now and again. These people will also be the main target for summer camps and activities that allow for fun and education for the children while the parents enjoy some time for self.

5. Senior Citizens: an important market segment that will be our fastest growing market as more senior citizens are retiring in Omaha than any other group. When provided with health promoting programs, senior citizens are willing to participate due to the new focus on physical activity and the constant encouragement from family and physicians. In fact, this group was the

fastest growing club in members segment over the last 10 years It grew four times faster than other segments.

6. Business Travelers: another small but important market segment, travelers to the city of Omaha will be attracted to use the facility for various purposes without the pressure or hassle of a required membership, The simple daily walk-free will make JOHNNY "THE JET " RODGERS YOUTH FOUNDATION WELLNESS and STEAM COMPLEX a very attractive place to work out for those people. FREE SUTTLE SERVICE.

7. Tourists: another small but just as important market segment for JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be the tourist attraction because of our different and interesting appearance.

Target Market Segment Strategy:

DUE to the size and convenient location of our facility, many people will be attracted to JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORT WELLNESS and STEAM COMPLEX to see what we have to offer. However, we will not be content to just wait for customers to come to us. Instead, we will focus our marketing strategies on those market segments who match our offering. The great thing about marketing is that each market segment relates, in certain ways, to all the others.

Our main objective with our early marketing strategy will be getting people into the facility. Once people see what we have to offer, and feel the atmosphere that will be created, they will want to return and participate in the many activities and programs that will be available to them.

Some of the ways JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will get people into the facility include:

1. Offering tours to the community during the building and early completion stages of the facility.

2. Having a large promotional event to open the facility will be free to the community.

3. Hosting and/or supporting various community events will bring in many people who otherwise would not come.

4. Mail out free day passes to all of the households in North Omaha.

5. Be competitive with pricing of different membership

Following the construction completion and opening of JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, print and radio media will be used to promote both the facility and the programs that are being offered to attract new people from all over the states of Nebraska.

Key Customers

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, will collaborate with the following:

Nebraska Health and Human Services

University Nebraska Medical Center

Metropolitan Community Colleges

Omaha District Public Schools

All Universities in the state Nebraska

Market Growth

INDUSTRY OUTLOOK: 2022-2027

Over the five years to 2027, the Gym, and Fitness Clubs industry is expected to blossom, especially after COVID-19 (coronavirus) pandemic has subsided.

This growth is likely a result of increased per capita disposable income. In addition to growth health consciousness, consumers' disposable income levels rise. Individuals are usually more willing to purchase gym memberships. Additionally, participation in sports is expected to increase over the next five years, effectively increasing the potential pool of consumers. While many individuals are likely to be relatively strapped for time during the outlook period, which may constrain demand for gym memberships, growing demand for results-driven gyms that can help individual achieve fitness goals is expected to continue to drive growth. Overall industry revenue is expected to increase an annualized 1.9% to $35.3 billion over the five years to 2027.

For example, baby boomers will likely purchase gym memberships to maintain healthier lifestyles. Additional revenue streams are also expected to play an integral part in industry growth. In particular, as healthcare costs continue to escalate, health insurance providers may implement incentives to promote preventive health practices, including the use of fitness centers among individuals within their provider network. Furthermore, the number of obese individuals in the United States has increased in recent years. Consequently, to cut healthcare costs, many health insurance providers will likely attempt to lower an individual's risk for type 2 diabetes, heart disease and high blood pressure, among other ailments. Additionally, initiatives that promote the health benefits of exercise will likely increase over the next five years, stimulating industry revenue.

Employers have been increasingly viewing exercise as a vital component of employee health due to studies indicating fitness can boost worker productivity. As a result, employers may increasing subsidize gym memberships for their employees, providing a boost to the industry. Furthermore, as many families become health and fitness conscious, more consumers age 17 and younger will likely join gyms. Less physical education in schools, coupled with growing concerns regarding childhood obesity, will likely prompt gym membership sales for this age demographic. Moreover, many will likely invest in fitness classes and sessions with trainers to achieve fitness goals more efficiently.

The number of industry enterprises is anticipated to grown annualized 2.5% to 127,640 operators over the five years 2027, as some small, independently operated gyms and fitness clubs enter the market despite relatively robust competition from chain gyms and fitness clubs. Additionally, industry employment is expected to follow suit, increasing an annualized 2.4% to 1.1 million people over five years to 2027 as industry operators implement larger workforce to provide additional services, such as fitness classes and spa services, to develop and retain their clientele. To limit growing competition somewhat, some gyms are expected to increasingly offer more high-margin services, such as group and personal training sessions, to strengthen their product portfolios and bolster member retention rates. For the industry operators that are unable to do this, their industry profit is expected to decline accordingly.

Local Market Trends

The most important changes are happening in North Omaha right now. Are the needs, demographics, or preference of potential members and customers changing in a noticeable way Ideally those trends will favor our product or services over those of our competitors. The needs in North Omaha are:

1 Uses

2 Transportation

3 Policy

4 Infrastructure

5 Quality of Life Create Community Vision & Buy-In

"Supporting Actions"

1 Create High Paying Jobs

2 Support Local Businesses

3 Change Marketing/External Perception

4 Create Community Vision & Buy-In

5 Build Destinations

Summary:

1 Insufficient infrastructure

2 Development that fits within the cultural context

3 Access and tools to leverage community resources

Noth Omaha is a Diverse, Entrepreneurial, and Proud community

Competition

Current Alternatives

1 Gretna Crossing Park

2 Latino Center

3 Community Health

4 Papillion Landing

5 La Vista Sports Complex

6 Elkhorn Sports Complex

7. Valley Sports Complex

Our Advantages

Competitive Edge

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX competitive edge is two-fold. First, JOHNNY"THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be the only multi-sport complex that offers three full-size basketball courts that are available for members and the community to use and/or rent on top of this, the scope and variation of the programs that will be run from this faculty are unmatched by any other facility in the state. The second part of our competitive edge is the location and size, and appearance. of the facility that will attract many people into the complex from other states. The sports complex will be an indoor and outdoor facility.

By maintaining our focus in our strategy, marketing, program development, and fulfillment. JOHNNY"THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be known as the top sports wellness and steam complex in Omaha NE. We should be aware, however, that our competitive edge may be diluted if we become complacent in our program development and implementation. It will be important for JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX to keep up with the current trends in Sports Wellness and Steam programs.

SWOT Analysis

North Omaha Key Take-Aways:

Strengths:

Physical grid facilitates access and walkability

Culture and character are integrated in the neighborhoods

Economic Hubs proximate to North Omaha

Weaknesses:

Physical infrastructure divides the community

Economic investment does not recycle within the community

Broadband and public infrastructure do not meet current needs

Additional finance and business education resources are needed to support Black-owned businesses

Opportunities:

Large areas are identified as Community Reinvestment Areas

Vacant parcels and availability of land

Leverage current residents and entrepreneurial efforts into additional economic additional economic activity

Threats:

Gentrification causing low-income households to be displaced

Public health concerns (obesity and cancer)

Aging infrastructure is a barrier to attracting investments and maintaining quality of life

Negative external media/perception

External/remote land ownership

Execution

Marketing & Sales

Marketing Objectives

COMPLIANCE:

1. This proposal is eligible under ARPA.

2. This proposal is in the census tracts adjacent to the qualified census tracts (QCTs).

3. This proposal will be completed within the necessary timeframe and meet federal, state, and city regulations and processes.

4. This proposal's readiness to action has been 50 years long overdue for change in North Omaha Nebraska.

CONSEQUENCE:

1. This proposal will create new jobs at the Management level, Certified Level, and general staff positions 100+ jobs

2. This proposal will provide economic, community growth, and stability through good health, educational market paying jobs.

3. This proposal will attract people from other cities in Nebraska and surrounding States. This will keep investments in the community.

4. This proposal will create 100% transformation, long-term economic growth, and fundamental positive change in North Omaha

INFLUENCE:

1. This proposal will align with community-identity needs in North Omaha Nebraska.

2. This proposal can be scaled, replicated, and include future phases.

3. This proposal will attract other investments, including mixed use rental space.

4. This proposal will create new connections within the communities surrounding but the state of Nebraska.

JOHNNY "THE JET' RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be positioning the community for the future in North Omaha Nebraska.

Products and Services

JOHNNY "THE JET RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, will serve the community in many different ways. The services that we will collaborate with the University of Nebraska Medical, for sports medicine along with medical care as well. We will collaborate with The Department of Health and Human Services for behavioral health. We will collaborate with Metro Community College, and all Nebraska colleges and Universities to improve education in North Omaha. Providing this space will change the perception of North Omaha.

JOHNNY "THE JET RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM CMPLEX, Will have products that are for sale in the "JET" PRO SHOP STORE and online the pricing of the products will vary based on the actual item. Pricing will be competitive with the market.

Pricing

JOHNNY " THE JET" RODGERS FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will have reasonable but competitive pricing throughout the complex.

Marketing Plan

The components of JOHNNY " THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX marketing plan. Our marketing plan will be used to attract customers from all over the state of Nebraska and Iowa. Our plan will invest in signage, physical and digital advertisement, email newsletters, search engine optimization, social media outreach, TV, radio commercials. developed logo and branding. Choose the activities that are right for our facilities and make sure the related expenses are included in the forecast.

The unique value proposition or selling point is that we expect to resonate with potential customers. That will position us in the North Omaha community relative to our competitors. JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLX will be the no-frills, low-cost option for budget-conscious members and guests. or a premium product that is superior to the others in a key way. We are not differentiating ourselves in any way-- being faster, more convenient, better for the environment locally sourced. Members and guests will have the opportunity to buy products at market pricing. in the "JET" PRFO SHOP STORE. Members and guests will also have the option to purchase products online.

Business Operations

Business Hours

BUSINESS HOURS:

MONDAY: 5:30 a.m. till 9:00 p.m.

TUESDAY: 5:30 a.m. till 9:00 p.m.

WEDNESDAY: 5:30 a.m. till 9:00 p.m.

THURSDAY: 5:30 a.m. till 9:00 p.m.

FRIDAY: 5:30 a.m. till 9:00 p.m.

SATURDAY: 7:00 a.m. till 6:00 p.m.

SUNDAY: 7:00 a.m. till 6:00 p.m.

CLOSED ON HOLIDAYS:

Locations & Facilities

JOHNNY "THE JET" RODGERS FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, will be located on parcels at

12th-13th Locust Street -City of Omaha 28 acres

13th Locust Street - Enterprise Industrial Park 65 acres

Total: 93 -100 acres: of interest

Technology

JONNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, will service as STEAM base facility for the North Omaha and surrounding areas.

1. SCIENCE

2, TECHNOLOGY

3. ENGINEERING

4. ART

5. MATHEMATICS

Equipment & Tools

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and TEAM COMPLEX, will purchase Equipment and tools to accomendate each facility.

Accounting & Bookkeeping System

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORT WELLNESS and STEAM COMPLEX, will employ a certified public accountant service, As well as Attorney.

Suppliers

JOHNNY "THE JET " RODGERS FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, will have partnerships business relationship, agreements with all major sports wellness and steam distributors that will benefit and meet our members' needs. The "JET PRO SHOP" will have a selection of JOHNNY "THE JET" RODGERS apparel.

Ongoing Evaluations

JOHNNY "THE JET" RODGERS FOUNDATION SPORTS WELLNESS and STEAM COMPLEX measure success by accomplishing your goals, and dreams, Success can be from individual and by team work. When you experience either or both you will know when you see it. It is critical to contain your direct costs in a low-margin industry. We must generate a certain number of leads to keep our sales pipeline full. To get a certain level of traffic on our website or convert a certain percentage of those visitors into customers, keep a certain amount of cash in the bank.

The goal here is to keep the plan alive by tracking our actual results. Identifying poor assumptions or weak performance as early as possible, and correcting courses right away to keep the business on track. The first step is to get clear on the most important things to watch closely.

Human Resources Management

Human Resources Plan

Key Planned Hires

JOHNNY " THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, identify the following key hires:

1. Marketing Department:

Responsible for the sales or leasing of development projects and personnel is the Foundation's leading department.

2. Finance Department:

Responsible for the Foundation's accounting and financial management, it is the core department of the Foundation.

3. Engineering Department

Responsible for the construction and management of the project, ensuring the execution of construction period, quality, safety and cost control, etc. These sectors are the focus and much more is needed.

4.Office Department:

Responsible for communication from top to bottom and coordination from left to right.

5. Human Resources Department:

Responsible for the development, configuration and management of human resources.

6. Development Department:

Responsible for series of preliminary development work such as the Foundation's development strategy, the specific planning of the project, land acquisition and the handling of relevant licenses.

7. The Network and Technolgy Department;

Responsible for the maintenance and operation of the website, the department of product vision and so on.

8. Attorney:

Responsible for all legal functions of the Foundation.

Local Labor Market Conditions

The labor market in Nebraska is stable but there are still concerns about the labor force. JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORT WELLNESS and STEAM COMPLEX, plan is to create 100* jobs that will retain their employees to benefit their families and the communities that they are lived in.

Personnel Management

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX, personnel management staff will be:

Chief Executive Officer

Human Resource Manager

Department Manager's

.

Advisors (Outside Assistance)

Financial Plan

Financing

Use of funds

1 Land acquisition

2 Construction

3 Cover operating expenses as the business scales up

4 Finance capital expenses, such as expensive equipment

5 To add personnel or expand our marketing to increase revenue

6. Ability to scale up

These funds will be used to build THE JOHNNY" THE JET" RODGERS YOUTH FOUNDATION SPORTS WELLNESS and STEAM COMPLEX. With the option of scaling up to build a 100 key hotel adjacent to the sports complex.

Sources of Funds

1 American Rescue Plan Act

2 City of Omaha

3 Corporate donations

4 Private donations

Forecast

Key Assumptions

Financial Plan:

The financial plan depends on important assumptions, most of which are shown in the tables as annual assumptions. The monthly assumptions are included in the appendix. From the beginning, we recognize that collection days are critical, but not a factor we can influence easily. At least we are planning on the problem, and dealing with it. Interest rates, tax rates, and personnel burden are based on conservative assumptions.

Some of the more important underlying assumptions are:

1 We assume a strong economy, without major recession.

2 We assume the rate of growth for the number of sport and wellness club members will continue

General Assumptions:

1 Current Interest Rate

2 Long-term interest Rate

3 Tax Rate

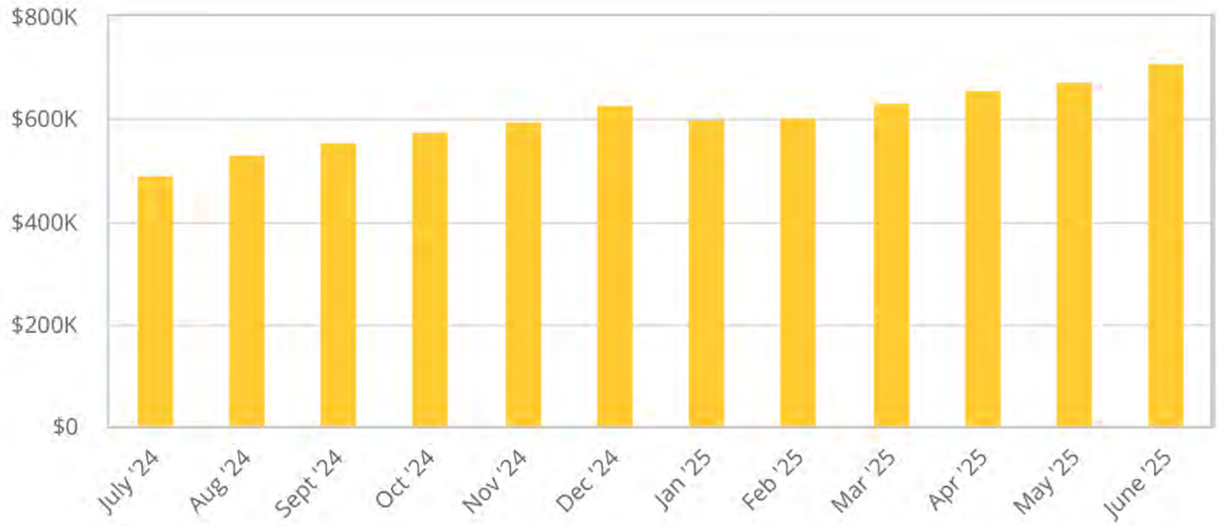
4 others

Projected Profit and Loss:

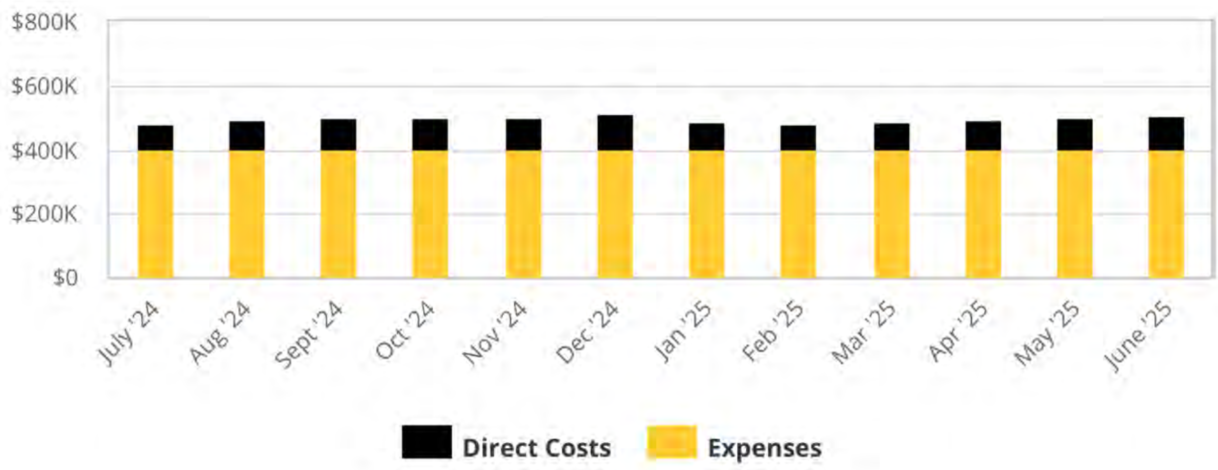
Our projected profit and loss are shown in the following table. We show a conservative estimate of net profits/sales, with that increasing each year. According to research done through, these projections are very conservative and should be easily attained.

The detailed monthly projections are included in the appendix.

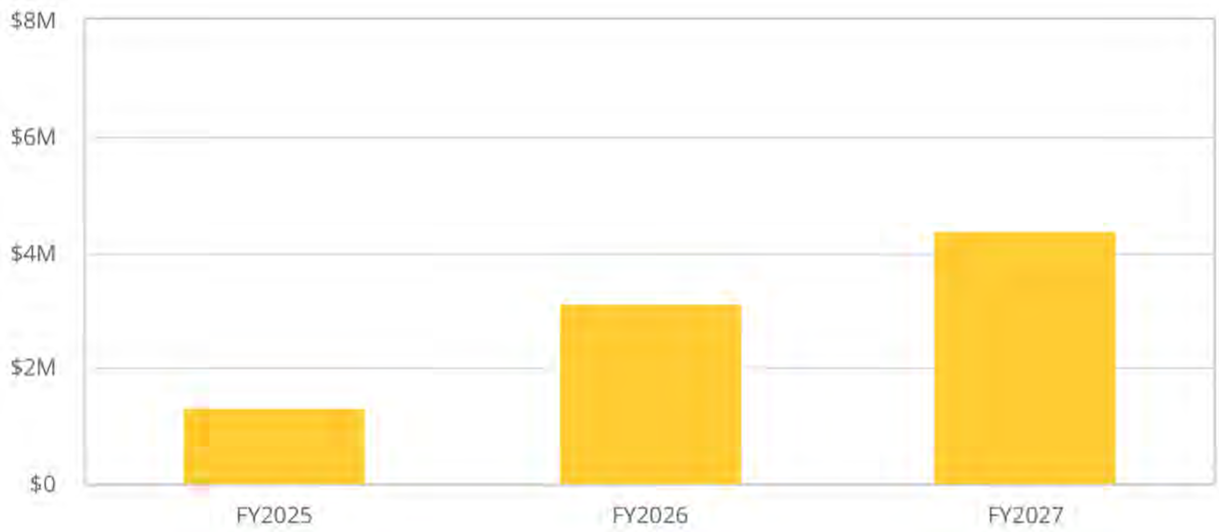
Revenue by Month



Expenses by Month



Net Profit (or Loss) by Year



Statements

Projected Profit and Loss

	FY2025	FY2026	FY2027
Revenue	**$7,265,184**	**$9,278,153**	**$10,832,498**
Direct Costs	**$1,106,610**	**$1,194,100**	**$1,347,600**
Gross Margin	$6,158,574	$8,084,053	$9,484,898
Gross Margin %	**85%**	**87%**	**88%**
Operating Expenses			
Salaries & Wages	$3,635,200	$3,744,256	$3,856,574
Employee Related Expenses	$727,040	$748,851	$771,315
Utilities	$60,000	$60,000	$60,000
Insurance	$60,000	$60,000	$60,000
Marketing	$60,000	$60,000	$60,000
Office supplies	$12,000	$12,000	$12,000
Ongoing maintenance, printing, landscaping upkeep, ect.	$60,000	$60,000	$60,000
Accounting Fees	$12,000	$12,000	$12,000
Legal fees	$12,000	$12,000	$12,000
Telephone	$30,000	$30,000	$30,000
Payroll Taxes	$60,000	$60,000	$60,000
Web master	$6,000	$6,000	$6,000
Total Operating Expenses	**$4,734,240**	**$4,865,107**	**$4,999,889**
Operating Income	**$1,424,334**	**$3,218,946**	**$4,485,009**
Interest Incurred	$0	$0	$0
Depreciation and Amortization	$104,286	$104,285	$104,286
Gain or Loss from Sale of Assets			
Income Taxes	$0	$0	$0
Total Expenses	$5,945,136	$6,163,493	$6,451,774

Net Profit	$1,320,048	$3,114,660	$4,380,724
Net Profit / Sales	**18%**	**34%**	**40%**

Projected Balance Sheet

	Starting Balances	FY2025	FY2026	FY2027
Cash		($11,615,608)	$116,451,226	$245,851,489
Accounts Receivable		$213,577	$341,032	$429,465
Inventory		$291,325	$329,700	$329,699
Other Current Assets				
Total Current Assets		**($11,110,707)**	**$117,121,957**	**$246,610,654**
Long-Term Assets		$262,730,000	$262,730,000	$262,730,000
Accumulated Depreciation		($104,286)	($208,571)	($312,857)
Total Long-Term Assets		**$262,625,714**	**$262,521,429**	**$262,417,143**
Total Assets		**$251,515,008**	**$379,643,386**	**$509,027,796**
Accounts Payable		$163,109	$175,900	$175,900
Income Taxes Payable		$0	$0	$0
Sales Taxes Payable		$31,851	$32,778	$36,465
Short-Term Debt	$0	$0	$0	$0
Prepaid Revenue	$0	$0	$0	$0
Total Current Liabilities	**$0**	**$194,960**	**$208,678**	**$212,365**
Long-Term Debt				
Long-Term Liabilities				
Total Liabilities	**$0**	**$194,960**	**$208,678**	**$212,365**
Paid-In Capital		$250,000,000	$375,000,000	$500,000,000
Retained Earnings	$0	$0	$1,320,048	$4,434,708
Earnings		$1,320,048	$3,114,660	$4,380,723
Total Owner's Equity	**$0**	**$251,320,048**	**$379,434,708**	**$508,815,432**

Total Liabilities & Equity	**$0**	**$251,515,008**	**$379,643,386**	**$509,027,796**

Projected Cash Flow Statement

	FY2025	FY2026	FY2027
Net Cash Flow from Operations			
Net Profit	$1,320,048	$3,114,660	$4,380,724
Depreciation & Amortization	$104,286	$104,286	$104,286
Change in Accounts Receivable	($213,577)	($127,455)	($88,434)
Change in Inventory	($291,325)	($38,375)	$1
Change in Accounts Payable	$163,109	$12,791	$0
Change in Income Tax Payable	$0	$0	$0
Change in Sales Tax Payable	$31,851	$927	$3,687
Change in Prepaid Revenue	$0	$0	$0
Net Cash Flow from Operations	**$1,114,392**	**$3,066,834**	**$4,400,263**
Investing & Financing			
Assets Purchased or Sold	($262,730,000)		
Net Cash from Investing	**($262,730,000)**		
Investments Received	$250,000,000	$125,000,000	$125,000,000
Dividends & Distributions			
Change in Short-Term Debt	$0	$0	$0
Change in Long-Term Debt			
Net Cash from Financing	**$250,000,000**	**$125,000,000**	**$125,000,000**
Cash at Beginning of Period	$0	($11,615,608)	$116,451,226
Net Change in Cash	($11,615,608)	$128,066,834	$129,400,263
Cash at End of Period	**($11,615,608)**	**$116,451,226**	**$245,851,489**

Appendix

Profit and Loss Statement (With monthly detail)

FY2025	July '24	Aug '24	Sept '24	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	June '25
Revenue												
Membership	$18,000	$35,460	$52,396	$68,825	$84,759	$100,217	$115,210	$129,754	$143,862	$157,545	$170,819	$183,695
Customers at start		600	1,182	1,747	2,294	2,825	3,341	3,840	4,325	4,795	5,252	5,694
Churn rate	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Signups	600	600	600	600	600	600	600	600	600	600	600	600
Up-Front Fee												
Recurring Charge	$30	$30	$30	$30	$30	$30	$30	$30	$30	$30	$30	$30
CLINIC: FOOTBALL, BASKETBALL, BASEBALL MARITAL ART	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500
Indoor facilities rental year around	$30,000	$45,000	$45,000	$45,000	$45,000	$56,250	$35,000	$35,000	$45,000	$45,000	$45,000	$56,250

LEAGUES: FLAG FOOTBALL, BASKETBALL,BASEBALL, SOCCOR, PICKLEBALL, CORNHOLE, DARTS, POLL, DOMINOS, CARDS RACKETBALL, HANDBALL, BOWING	$22,166	$22,166	$22,166	$22,166	$22,167	$22,167	$22,167	$22,167	$22,167	$22,167	$22,167	$22,167
Personal training	$112,645	$112,645	$112,645	$112,645	$112,645	$112,645	$112,645	$112,645	$112,710	$112,710	$112,710	$112,710
Billable Hours	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,734	1,734	1,734	1,734
Hourly Rate	$65	$65	$65	$65	$65	$65	$65	$65	$65	$65	$65	$65
THE "JET" SPORTS SHOP year around	$50,000	$60,000	$65,000	$70,000	$73,500	$80,000	$55,000	$45,000	$50,000	$60,000	$65,000	$75,000
Food and Beverages all facilities	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000
Massage Therapy	$164,635	$164,635	$164,635	$164,635	$164,635	$164,635	$164,635	$164,635	$164,730	$164,730	$164,730	$164,730
Billable Hours	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,734	1,734	1,734	1,734
Hourly Rate	$95	$95	$95	$95	$95	$95	$95	$95	$95	$95	$95	$95
Other (outside Tournaments year around	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Counter sales for membership	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800
Customers at start		60	60	60	60	60	60	60	60	60	60	60
Churn rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Signups	60											

Up-Front Fee												
Recurring Charge	$30	$30	$30	$30	$30	$30	$30	$30	$30	$30	$30	$30
Lease 1 mix use space	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Lease 2 mix use space	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Lease 3 mix use space	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Lease 4 mix use space	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
Lease 5 mix use space	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
Lease 6 mix use space	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500
Lease 7 mix use space	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500
Lease 8 mix use space	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500
Lease 9 mix use space	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750
Lease 10 mix use space	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750
SENIOR CITIZENS	$200	$398	$594	$788	$980	$1,171	$1,358	$1,545	$1,730	$1,913	$2,093	$2,272
Customers at start		20	40	59	79	98	117	136	155	173	191	209
Churn rate	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Signups	20	20	20	20	20	20	20	20	20	20	20	20
Up-Front Fee												
Recurring Charge	$10	$10	$10	$10	$10	$10	$10	$10	$10	$10	$10	$10
Total Revenue	**$490,946**	**$533,604**	**$555,736**	**$577,359**	**$596,986**	**$630,385**	**$599,316**	**$604,046**	**$633,498**	**$657,365**	**$675,819**	**$710,124**

Direct Costs												
FOOD AND BEVERAGE	$18,000	$18,000	$18,000	$18,000	$18,000	$18,000	$18,000	$18,000	$18,000	$18,000	$18,000	$18,000
Pro Shop	$33,000	$39,600	$42,900	$46,200	$48,510	$52,800	$36,300	$29,700	$33,000	$39,600	$42,900	$49,500
Land Acquisition	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operation Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CLINIC: FOOTBALL, BASKETBALL, BASEBALL, SOCCOR	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200
INDOOR FACILTY RENTALS YEAR ROUND	$12,000	$18,000	$18,000	$18,000	$18,000	$22,500	$14,000	$14,000	$18,000	$18,000	$18,000	$22,500
LEAGUES: FLAG FOOTBALL, BASKETBALL, BASEBALL, SOCCOR, PICKLEBALL, RACHETBALL, HANDBALL, BOWLING CORNBALL, DARTS, POOL, DOMUNOS, CARD	$8,866	$8,867	$8,866	$8,867	$8,866	$8,867	$8,867	$8,867	$8,867	$8,866	$8,867	$8,867
Direct Labor												
Accountant Retainer	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Attorney Retainer	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Total Salaries & Wages	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000

Employee Related Expenses	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400
Total Direct Labor	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400
Total Direct Costs	**$78,466**	**$91,067**	**$94,366**	**$97,667**	**$99,976**	**$108,767**	**$83,767**	**$77,167**	**$84,467**	**$91,066**	**$94,367**	**$105,467**
Gross Margin	$412,480	$442,538	$461,370	$479,692	$497,010	$521,617	$515,549	$526,879	$549,031	$566,298	$581,453	$604,657
Gross Margin %	**84%**	**83%**	**83%**	**83%**	**83%**	**83%**	**86%**	**87%**	**87%**	**86%**	**86%**	**85%**
Operating Expenses												
Salaries and Wages												
CEO	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Facility Manager	$3,466	$3,466	$3,466	$3,466	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467
Food and Beverage Service Manager	$3,466	$3,466	$3,466	$3,466	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467
Football Stadium Manager	$3,466	$3,466	$3,466	$3,466	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467
General Staff (100)	$260,000	$260,000	$260,000	$260,000	$260,000	$260,000	$260,000	$260,000	$260,000	$260,000	$260,000	$260,000
Human Resource Manager	$6,066	$6,066	$6,066	$6,066	$6,067	$6,067	$6,067	$6,067	$6,067	$6,067	$6,067	$6,067
Assistant faculty manager	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600
Assistant Food and Beverage service manager	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600

Assistant Executive Director	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200
Assistant football stadium manager	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600
Assistant HR manager	$3,466	$3,466	$3,466	$3,466	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467	$3,467
Total Salaries & Wages	$302,930	$302,930	$302,930	$302,930	$302,935	$302,935	$302,935	$302,935	$302,935	$302,935	$302,935	$302,935
Employee Related Expenses	$60,586	$60,586	$60,586	$60,586	$60,587	$60,587	$60,587	$60,587	$60,587	$60,587	$60,587	$60,587
Utilities	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Insurance	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Marketing	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Office supplies	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Ongoing maintenance, printing, landscaping upkeep, ect.	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Accounting Fees	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Legal fees	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Telephone	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
Payroll Taxes	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Web master	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500
Total Operating Expenses	**$394,516**	**$394,516**	**$394,516**	**$394,516**	**$394,522**	**$394,522**	**$394,522**	**$394,522**	**$394,522**	**$394,522**	**$394,522**	**$394,522**
Operating Income	**$17,964**	**$48,021**	**$66,854**	**$85,176**	**$102,488**	**$127,095**	**$121,028**	**$132,357**	**$154,509**	**$171,776**	**$186,931**	**$210,135**

Interest Incurred	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Depreciation and Amortization	$8,690	$8,691	$8,690	$8,691	$8,690	$8,691	$8,690	$8,691	$8,690	$8,691	$8,690	$8,691
Gain or Loss from Sale of Assets												
Income Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Expenses	$481,673	$494,273	$497,573	$500,873	$503,189	$511,979	$486,979	$480,380	$487,679	$494,279	$497,579	$508,680
Net Profit	$9,273	$39,331	$58,164	$76,485	$93,798	$118,405	$112,336	$123,667	$145,819	$163,085	$178,241	$201,444
Net Profit / Sales	**2%**	**7%**	**10%**	**13%**	**16%**	**19%**	**19%**	**20%**	**23%**	**25%**	**26%**	**28%**

	FY2025	FY2026	FY2027
Revenue			
Membership	$1,260,542	$3,078,952	$4,340,643
Customers at start		6,123	10,372
Churn rate	3%	3%	3%
Signups	7,200	7,200	7,200
Up-Front Fee			
Recurring Charge	$30.00	$30	$30.00
CLINIC: FOOTBALL, BASKETBALL, BASEBALL MARITAL ART	$126,000	$126,000	$126,000
Indoor facilities rental year around	$527,500	$620,000	$715,000
LEAGUES: FLAG FOOTBALL, BASKETBALL,BASEBALL, SOCCOR, PICKLEBALL, CORNHOLE, DARTS, POLL, DOMINOS, CARDS RACKETBALL, HANDBALL, BOWING	$266,000	$266,000	$266,000
Personal training	$1,352,000	$1,352,000	$1,352,000
Billable Hours	20,800	20,800	20,800
Hourly Rate	$65	$65	$65
THE "JET" SPORTS SHOP year around	$748,500	$825,000	$1,000,000
Food and Beverages all facilities	$540,000	$540,000	$540,000
Massage Therapy	$1,976,000	$1,976,000	$1,976,000
Billable Hours	20,800	20,800	20,800
Hourly Rate	$95	$95	$95
Other (outside Tournaments year around	$120,000	$120,000	$120,000
Counter sales for membership	$21,600	$21,600	$21,600
Customers at start		60	60
Churn rate	0%	0%	0%
Signups	60		
Up-Front Fee			
Recurring Charge	$30	$30	$30
Lease 1 mix use space	$60,000	$60,000	$60,000

Lease 2 mix use space	$60,000	$60,000	$60,000
Lease 3 mix use space	$60,000	$60,000	$60,000
Lease 4 mix use space	$30,000	$30,000	$30,000
Lease 5 mix use space	$30,000	$30,000	$30,000
Lease 6 mix use space	$18,000	$18,000	$18,000
Lease 7 mix use space	$18,000	$18,000	$18,000
Lease 8 mix use space	$18,000	$18,000	$18,000
Lease 9 mix use space	$9,000	$9,000	$9,000
Lease 10 mix use space	$9,000	$9,000	$9,000
SENIOR CITIZENS	$15,042	$40,601	$63,255
Customers at start		227	429
Churn rate	1%	1%	1%
Signups	240	240	240
Up-Front Fee			
Recurring Charge	$10	$10	$10
Total Revenue	**$7,265,184**	**$9,278,153**	**$10,832,498**
Direct Costs			
FOOD AND BEVERAGE	$216,000	$216,000	$216,000
Pro Shop	$494,010	$544,500	$660,000
Land Acquisition	$0	$0	$0
Construction	$0	$0	$0
Equipment	$0	$0	$0
Operation Expense	$0	$0	$0
CLINIC: FOOTBALL, BASKETBALL, BASEBALL, SOCCOR	$50,400	$50,400	$50,400
INDOOR FACILTY RENTALS YEAR ROUND	$211,000	$248,000	$286,000
LEAGUES: FLAG FOOTBALL, BASKETBALL, BASEBALL, SOCCOR, PICKLEBALL, RACHETBALL, HANDBALL, BOWLING CORNBALL, DARTS, POOL, DOMUNOS, CARD	$106,400	$106,400	$106,400
Direct Labor			

Accountant Retainer	$12,000	$12,000	$12,000
Attorney Retainer	$12,000	$12,000	$12,000
Total Salaries & Wages	$24,000	$24,000	$24,000
Employee Related Expenses	$4,800	$4,800	$4,800
Total Direct Labor	$28,800	$28,800	$28,800
Total Direct Costs	**$1,106,610**	**$1,194,100**	**$1,347,600**
Gross Margin	$6,158,574	$8,084,053	$9,484,898
Gross Margin %	**85%**	**87%**	**88%**
Operating Expenses			
Salaries and Wages			
CEO	$120,000	$123,600	$127,308
Facility Manager	$41,600	$42,848	$44,133
Food and Beverage Service Manager	$41,600	$42,848	$44,133
Football Stadium Manager	$41,600	$42,848	$44,133
General Staff (100)	$3,120,000	$3,213,600	$3,310,000
Human Resource Manager	$72,800	$74,984	$77,234
Assistant faculty manager	$31,200	$32,136	$33,100
Assistant Food and Beverage service manager	$31,200	$32,136	$33,100
Assistant Executive Director	$62,400	$64,272	$66,200
Assistant football stadium manager	$31,200	$32,136	$33,100
Assistant HR manager	$41,600	$42,848	$44,133
Total Salaries & Wages	$3,635,200	$3,744,256	$3,856,574
Employee Related Expenses	$727,040	$748,851	$771,315
Utilities	$60,000	$60,000	$60,000
Insurance	$60,000	$60,000	$60,000
Marketing	$60,000	$60,000	$60,000
Office supplies	$12,000	$12,000	$12,000
Ongoing maintenance, printing, landscaping upkeep, ect.	$60,000	$60,000	$60,000

Accounting Fees	$12,000	$12,000	$12,000
Legal fees	$12,000	$12,000	$12,000
Telephone	$30,000	$30,000	$30,000
Payroll Taxes	$60,000	$60,000	$60,000
Web master	$6,000	$6,000	$6,000
Total Operating Expenses	**$4,734,240**	**$4,865,107**	**$4,999,889**
Operating Income	**$1,424,334**	**$3,218,946**	**$4,485,009**
Interest Incurred	$0	$0	$0
Depreciation and Amortization	$104,286	$104,285	$104,286
Gain or Loss from Sale of Assets			
Income Taxes	$0	$0	$0
Total Expenses	$5,945,136	$6,163,493	$6,451,774
Net Profit	$1,320,048	$3,114,660	$4,380,724
Net Profit / Sales	**18%**	**34%**	**40%**

Balance Sheet (With Monthly Detail)

	Starting Balances	July '24	Aug '24	Sept '24	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	June '25
Cash		($127,226,966)	($117,023,045)	($106,541,695)	($96,081,201)	($85,545,731)	($74,969,277)	($64,470,956)	($53,941,421)	($43,384,916)	($32,842,428)	($22,246,756)	($11,615,608)
Accounts Receivable		$47,887	$65,344	$82,283	$98,706	$114,647	$130,101	$145,097	$159,636	$173,748	$187,430	$200,706	$213,577
Inventory		$275,899	$284,810	$299,210	$285,310	$262,500	$238,200	$245,500	$262,700	$283,700	$292,142	$297,283	$291,325
Other Current Assets													
Total Current Assets		**($126,903,180)**	**($116,672,891)**	**($106,160,202)**	**($95,697,184)**	**($85,168,584)**	**($74,600,976)**	**($64,080,359)**	**($53,519,084)**	**($42,927,467)**	**($32,362,856)**	**($21,748,766)**	**($11,110,707)**
Long-Term Assets		$262,730,000	$262,730,000	$262,730,000	$262,730,000	$262,730,000	$262,730,000	$262,730,000	$262,730,000	$262,730,000	$262,730,000	$262,730,000	$262,730,000
Accumulated Depreciation		($8,690)	($17,381)	($26,071)	($34,762)	($43,452)	($52,143)	($60,833)	($69,524)	($78,214)	($86,905)	($95,595)	($104,286)
Total Long-Term Assets		**$262,721,310**	**$262,712,619**	**$262,703,929**	**$262,695,238**	**$262,686,548**	**$262,677,857**	**$262,669,167**	**$262,660,476**	**$262,651,786**	**$262,643,095**	**$262,634,405**	**$262,625,714**
Total Assets		**$135,818,130**	**$146,039,728**	**$156,543,726**	**$166,998,054**	**$177,517,963**	**$188,076,881**	**$198,588,808**	**$209,141,392**	**$219,724,319**	**$230,280,239**	**$240,885,638**	**$251,515,008**
Accounts Payable		$382,966	$138,577	$157,367	$137,367	$135,767	$148,067	$154,667	$157,967	$169,067	$163,109	$163,108	$163,109
Income Taxes Payable		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales Taxes Payable		$9,225	$19,215	$29,594	$10,770	$21,816	$33,363	$9,687	$18,638	$27,978	$10,103	$20,595	$31,851
Short-Term Debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Prepaid Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Total Current Liabilities	$0	$392,191	$157,792	$186,961	$148,137	$157,583	$181,430	$164,354	$176,605	$197,045	$173,212	$183,703	$194,960
Long-Term Debt													
Long-Term Liabilities													
Total Liabilities	**$0**	**$392,191**	**$157,792**	**$186,961**	**$148,137**	**$157,583**	**$181,430**	**$164,354**	**$176,605**	**$197,045**	**$173,212**	**$183,703**	**$194,960**
Paid-In Capital		$135,416,666	$145,833,332	$156,249,998	$166,666,664	$177,083,330	$187,499,996	$197,916,662	$208,333,328	$218,749,996	$229,166,664	$239,583,332	$250,000,000
Retained Earnings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Earnings		$9,273	$48,604	$106,768	$183,253	$277,051	$395,456	$507,792	$631,459	$777,278	$940,363	$1,118,604	$1,320,048
Total Owner's Equity	**$0**	**$135,425,939**	**$145,881,936**	**$156,356,766**	**$166,849,917**	**$177,360,381**	**$187,895,452**	**$198,424,454**	**$208,964,787**	**$219,527,274**	**$230,107,027**	**$240,701,936**	**$251,320,048**
Total Liabilities & Equity	**$0**	**$135,818,130**	**$146,039,728**	**$156,543,726**	**$166,998,054**	**$177,517,963**	**$188,076,881**	**$198,588,808**	**$209,141,392**	**$219,724,319**	**$230,280,239**	**$240,885,638**	**$251,515,008**

	Starting Balances	FY2025	FY2026	FY2027
Cash		($11,615,608)	$116,451,226	$245,851,489
Accounts Receivable		$213,577	$341,032	$429,465
Inventory		$291,325	$329,700	$329,699
Other Current Assets				
Total Current Assets		($11,110,707)	$117,121,957	$246,610,654
Long-Term Assets		$262,730,000	$262,730,000	$262,730,000
Accumulated Depreciation		($104,286)	($208,571)	($312,857)
Total Long-Term Assets		$262,625,714	$262,521,429	$262,417,143
Total Assets		**$251,515,008**	**$379,643,386**	**$509,027,796**
Accounts Payable		$163,109	$175,900	$175,900
Income Taxes Payable		$0	$0	$0
Sales Taxes Payable		$31,851	$32,778	$36,465
Short-Term Debt	$0	$0	$0	$0
Prepaid Revenue	$0	$0	$0	$0
Total Current Liabilities	$0	$194,960	$208,678	$212,365
Long-Term Debt				
Long-Term Liabilities				
Total Liabilities	**$0**	**$194,960**	**$208,678**	**$212,365**
Paid-In Capital		$250,000,000	$375,000,000	$500,000,000
Retained Earnings	$0	$0	$1,320,048	$4,434,708
Earnings		$1,320,048	$3,114,660	$4,380,723
Total Owner's Equity	**$0**	**$251,320,048**	**$379,434,708**	**$508,815,432**
Total Liabilities & Equity	**$0**	**$251,515,008**	**$379,643,386**	**$509,027,796**

Cash Flow Statement (With Monthly Detail)

FY2025	July '24	Aug '24	Sept '24	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	June '25
Net Cash Flow from Operations												
Net Profit	$9,273	$39,331	$58,164	$76,485	$93,798	$118,405	$112,336	$123,667	$145,819	$163,085	$178,241	$201,444
Depreciation & Amortization	$8,690	$8,690	$8,690	$8,690	$8,690	$8,690	$8,690	$8,690	$8,690	$8,690	$8,690	$8,690
Change in Accounts Receivable	($47,887)	($17,457)	($16,939)	($16,423)	($15,940)	($15,454)	($14,996)	($14,539)	($14,112)	($13,681)	($13,277)	($12,870)
Change in Inventory	($275,899)	($8,910)	($14,400)	$13,900	$22,810	$24,300	($7,300)	($17,200)	($21,000)	($8,442)	($5,141)	$5,958
Change in Accounts Payable	$382,966	($244,389)	$18,790	($20,000)	($1,600)	$12,300	$6,600	$3,300	$11,100	($5,958)	($1)	$1
Change in Income Tax Payable	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Change in Sales Tax Payable	$9,225	$9,990	$10,379	($18,824)	$11,046	$11,547	($23,676)	$8,951	$9,340	($17,875)	$10,492	$11,256
Change in Prepaid Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Cash Flow from Operations	**$86,368**	**($212,745)**	**$64,683**	**$43,828**	**$118,804**	**$159,788**	**$81,655**	**$112,870**	**$139,837**	**$125,820**	**$179,004**	**$214,480**
Investing & Financing												
Assets Purchased or Sold	($262,730,000)											

Net Cash from Investing	**($262,730,000)**											
Investments Received	$135,416,666	$10,416,666	$10,416,666	$10,416,666	$10,416,666	$10,416,666	$10,416,666	$10,416,666	$10,416,668	$10,416,668	$10,416,668	$10,416,668
Dividends & Distributions												
Change in Short-Term Debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Change in Long-Term Debt												
Net Cash from Financing	**$135,416,666**	**$10,416,666**	**$10,416,666**	**$10,416,666**	**$10,416,666**	**$10,416,666**	**$10,416,666**	**$10,416,666**	**$10,416,668**	**$10,416,668**	**$10,416,668**	**$10,416,668**
Cash at Beginning of Period	$0	($127,226,966)	($117,023,045)	($106,541,695)	($96,081,201)	($85,545,731)	($74,969,277)	($64,470,956)	($53,941,421)	($43,384,916)	($32,842,428)	($22,246,756)
Net Change in Cash	($127,226,966)	$10,203,921	$10,481,349	$10,460,494	$10,535,470	$10,576,454	$10,498,321	$10,529,536	$10,556,505	$10,542,488	$10,595,672	$10,631,148
Cash at End of Period	**($127,226,966)**	**($117,023,045)**	**($106,541,695)**	**($96,081,201)**	**($85,545,731)**	**($74,969,277)**	**($64,470,956)**	**($53,941,421)**	**($43,384,916)**	**($32,842,428)**	**($22,246,756)**	**($11,615,608)**

	FY2025	FY2026	FY2027
Net Cash Flow from Operations			
Net Profit	$1,320,048	$3,114,660	$4,380,724
Depreciation & Amortization	$104,286	$104,286	$104,286
Change in Accounts Receivable	($213,577)	($127,455)	($88,434)
Change in Inventory	($291,325)	($38,375)	$1
Change in Accounts Payable	$163,109	$12,791	$0
Change in Income Tax Payable	$0	$0	$0
Change in Sales Tax Payable	$31,851	$927	$3,687
Change in Prepaid Revenue	$0	$0	$0
Net Cash Flow from Operations	**$1,114,392**	**$3,066,834**	**$4,400,263**
Investing & Financing			
Assets Purchased or Sold	($262,730,000)		
Net Cash from Investing	**($262,730,000)**		
Investments Received	$250,000,000	$125,000,000	$125,000,000
Dividends & Distributions			
Change in Short-Term Debt	$0	$0	$0
Change in Long-Term Debt			
Net Cash from Financing	**$250,000,000**	**$125,000,000**	**$125,000,000**
Cash at Beginning of Period	$0	($11,615,608)	$116,451,226
Net Change in Cash	($11,615,608)	$128,066,834	$129,400,263
Cash at End of Period	**($11,615,608)**	**$116,451,226**	**$245,851,489**

CONFIDENTIAL

JOHNNY "THE JET" RODGERS FOUNDATION SPORTS COMPLEX

"EVERYDAY IS GAME DAY NOT EVERY OTHER DAY"

JOHNNY "THE JET" RODGERS FOUNDATION SPORTS COMPLEX

JOHNNY "THE JET" RODGERS FOUNDATION SPORTS WELLNESS and STEAM COMPLEX will be a full-service sports complex located in North Omaha, Ne

Problem worth solving

The problems in North Omaha are the lack of unmet needs for the youth and adults to have a place to get together. The sports complex will prove to be worth solving the need for a safe space, for Sports wellness, education. obesity, cancer, diabetes

Our solution

JOHNNY "THE JET" FOUNDATION is a multi-Sports Wellness and Steam Complex designed to be use by the residents of Omaha NE and the surrounding areas. It is our mission to provide the best programs, staff, and equipment, to fully meet the members' needs

Target market

- Young families
- Parents 30-55
- Collage students
- Trail enthusiasts
- Retirees 65-

Market size $26K

Competitive landscape

Competitors	**How our solution is better**
Gretna Crossing Park	Our solution will be Brand recognition
Latino Center	Our solution will Brand recognition
Community Health Dev	Our solution will be Brand recognition
Papillion landing	Our solution will be Brand recognition
La Vista Sports comp	Our solution will be Brand recognition

Funding needed $250M

The funding would be used for 1. Land acquisition 28-100 acres 2. Construction cost 3. Equipment cost 4. Operational expenses 5. Marketing cost

Sales channels

- Marketing Team
- Radio, TV, News Paper
- Facebook
- Google
- other social media

Marketing activities

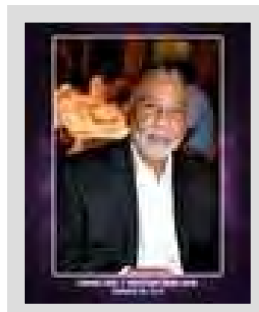
JOHNNY "THE JET" FOUNDATION, will attract attention and build interest though the partnership with all Nebraska Universities, and MCC. There will be a high website presence that will outline online marketing. news, events, and business hours.

Financial Projections

Team and Key Roles

JOHNNY "THE JET" RODGERS

CO-FOUNDER



MICHAEL C JEFFERSON

CO-FOUNDER and DEVELOPER

MELVIN MUHAMMAD

CO-FOUNDER

Partners and Resources

NE. DEPARTMENT OF ECONOMIC DEVELOPMENT

CITY OF OMAHA NEBRASKA

PRIVATE DONATION

CORPORATE DONATION

Grant Application

Row 112

Organization Name (if applicable)	Noamin LLC
Physical Address	1817 N 33rd St Omaha, NE 68111
Mailing Address	
Website	
Social Media Accounts	
Name	Ketaw Bereded
Title	Managing Member
Email Address	mnninc@yahoo.com
Phone	+1 (402) 213-0387
Team	Yes
	Ketaw Bereded - team leader, B2Lab, Inc - architect consulting firm
Organizational Chart	
Other Completed Projects and/or Accomplishments	Ketaw Bereded is the 100% owner of Noamin LLC. Noamin LLC is an entity having one purposes - to own this new building at 30th & Parker and to rent it once constructed. Although Noamin LLC does not own any other assets, Ketaw Bereded owns and operates several other buildings and businesses in the North Omaha district and has extensive knowledge in operating various types of businesses.
Proposal Title	Noamin Complex
Total Budget ($)	$5,000,000.00
LB1024 Grant Funding Request ($)	$500,000.00
Proposal Type	Capital project
Brief Proposal Summary	Location - 1821 North 30th St (30th & Parker). The building will have 4 floors - floor 1 will be commercial space which will provide the community with much needed opportunities for more food options, laundromat services, convenient store, or potential various other types of businesses. Floors 2-4 will be residential apartments/condos comprising of 36 much needed rental units. Currently, this property is vacant ground with only a slab of concrete where semi trailers are parked. This new building would create a much more attractive presence for the community but would also create job opportunities from the commercial space and provide 36 brand new housing units for the community.
Timeline	The construction timeline and overall design of the building is currently being developed by B2lab Inc, an Omaha based architectural firm. We anticipate to have the floor designs and construction timeline finished within the next 30-60 days. Once the design is complete, a general contractor will be hired with hopes of construction starting in May of 2023 with an estimated 12-18 month construction 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) 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	The proposal would create 36 brand new housing units for the community while also enhancing the appearance of the area.
Visioning Workshop Findings Alignment	The proposal aligns with several findings mentioned in the visioning workshop summary. This proposal will increase economic activity with the potential of adding several businesses within the 1st floor. Ketaw Bereded has already discussed the opportunity with other fellow North Omaha business owners who are excited for the finished building.
Priorities Alignment	Economic development opportunities will be created for by the 1st floor commercial space. Also, the residential aspect of this proposal will help to fulfill a need of more quality housing in North Omaha.
Economic Impact	The anticipated businesses who rent the commercial space will likely each need several employees to operate. Speculatively, this could potentially create several dozen full-time equivalent jobs in the area. Wages for these jobs will depend on the type of businesses which rent the space but would ideally be good paying jobs helping to provide for North Omaha families.
	It will depend on the type of businesses that occupy the commercial space - potentially 10-30
	Several - the build will require various different specialty contractors to erect a brand new building
	This will depend on the type of businesses that occupy the commercial units
	The commercial untis will always have a need for employees as long as the space is occupied. Ongoing jobs will be needed in these businesses
Community Benefit	Economy diversification will be provided by this proposal by increasing the number of opportunities North Omaha business owners have with the creation of commercial space. This new building will improve the neighborhood in a multitude of ways, some of these are (but are not limited to) - providing much needed residential units, creating a better appearance with a brand new attractive building, and creating new job opportunities.
	Sustainability will also be created in multiple ways by this project. Economic improvement/opportunities will be created by the commercial space. Quality of life will be improved for the area residents by the new businesses who occupy the commercial space. For instance, if a Subway rents part of the building it will create more food opportunities or if a laundromat rents part of the building it will provide for needed services.
Best Practices/Innovation	There are many buildings similar to this in Omaha which have thrived and made its community more attractive. We hope this new building does the same
Outcome Measurement	Creating new opportunities for other North Omaha business owners, help keep money in North Omaha by creating new business opportunities, create very attractive living opportunities that so many in the area are seeking
	Vacancy loss - if vacancy is very low then it will imply that the

	rental units were in fact much needed
	Yes absolutely - if this building can prosper, Ketaw Bereded would be inclined to join forces with other area business owners to construct more buildings similar liek this in North Omaha
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	1821 North 30th St is the physical location and also a connecting lot 2923 Parker Street. Currently this is vacant land with only a single dilapidated garage on the lot and a concrete slab covering part of the other parcel
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	B2Lab, Inc will have the plans and detailed descriptions available soon and I will provide!
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Estimations from an architeect company based on current price per square foot prices
General Contractor	No
Request Rationale	Construction costs have been increasing at an exception rate lately. The amount requested will help to make this investment more appealing. The current construction cost levels make this investment a very risky proposition. This funding would greatly influence the ability to make this a viable project
Grant Funds Usage	The grant funds will be used to help with construction costs which are currently at a historic high
Proposal Financial Sustainability	Yes
Funding Sources	Capital contributions by the sole owner of Noamin LLC - up to $1,500,000 Bank financing - up to $4,000,000 Potential grants applied for - up to $700,000 ($500k from this application)
	City of Omaha grant - potentially $10,000, NDOR grant - potentially $200,000
	The $500,000 will offset high construction costs. If construction costs are too high after bids are received, this proposal may not be feasible without the LB1024 funding
Scalability	No - this proposal must be 100% completed in order to obtain a certificate of occupancy

Financial Commitment	Noamin LLC is prepared to inject up to $1,500,000 of capital into this project and will assume many more millions in bank financing. If this application is approved, it will provide for a much greater chance of this proposal occurring which will benefit North Omaha greatly!!
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	

Grant Application

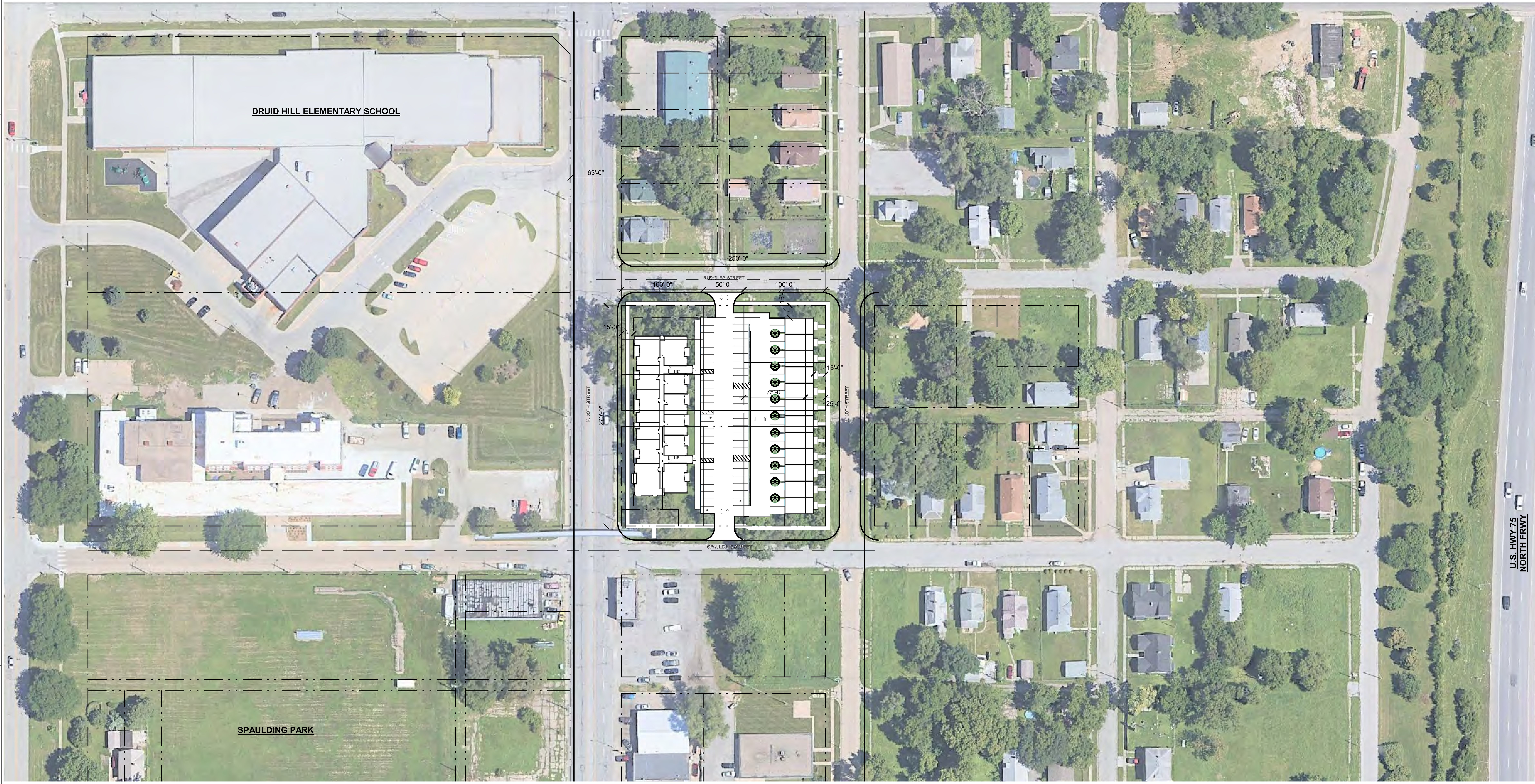
Row 113

Organization Name (if applicable)	TERENCE CRAWFORD
Physical Address	3169 LARIMORE AVE OMAHA, NE 68111
Mailing Address	2934 1/2 BEVERLY GLEN CIR #398 LOS ANGELES, CA 90077
Website	WISEOWLPROPERTIES.COM
Social Media Accounts	@TBUDCRAWFORD
Name	mark habibi
Title	ADVISOR
Email Address	markhabibi@yahoo.com
Phone	+1 (310) 420-2896
Team	Yes
	TERENCE CRAWFORD (INVESTOR) MARK HABIBI (ADVISOR) DAVID JOHNSON (ARCHITECT) DICON COSTRUCTION (CONTRACTOR) LAMP RYNEARSON (CIVIL ENGINEER) ACCESS BANK (LENDER)
Organizational Chart	TERENCE CRAWFORD – RANKED #1 POUND FOR POUND BOXER IN THE WORLD. OWNS HUNDREDS OF SINGLE FAMILY AND MULTI-FAMILY UNITS IN THE OMAHA AND KC AREA. MARK HABIBI – LICENSED REAL ESTATE BROKER AND LICENSED GENERAL CONTRACTOR. OWNS AND OPERATES THOUSANDS OF SINGLE AND MULTI FAMILY UNITS ACROSS CALIFORNIA, KANSAS, MISSOURI AND NEBRASKA. HAS BUILT SEVERAL GROUND-UP AND MAJOR RENOVATIONS OF SINGLE AND MULTI-FAMILY HOUSING PROJECTS, INCLUDING SEVERAL CURRENT CONSTRUCTION PROJECTS IN OMAHA STUDIO 951 (DAVID JOHNSON) – Studio 951 is a recognized leader in multi-family and mixed use projects. They have designed over 20,000 units with construction values of over 2.5 billion to date. Studio 951 has offices in Omaha and Lincoln, Nebraska. DICON CONSTRUCTION (PATRICK) Dicon Corporation is a General Contracting and Construction Management firm headquarter in Omaha, Nebraska with extensive experience in the multi-family housing category. Since our founding in 1975, we have successfully constructed more than 2,000 multi-family housing units in Omaha and throughout the Midwest. LAMP RYNEARSON Lamp Rynearson is a client-centric firm that serves clients across the Midwest and Front Range with comprehensive engineering, surveying, landscape architect, planning, and aquatic design services.
Other Completed Projects and/or Accomplishments	PROJECTS IN OMAHA TERENCE CRAWFORD/MARK HABIBI CURRENTLY HAVE UNDER CONSTRUCTION: 3104-3110 STATE STREET (17 UNIT REMODEL) 617 S. 35TH STREET (24 UNIT REMODEL) 305 S. 16TH STREET (SECURITIES BUILDING - 35 UNITS /MIXED USE REMODEL) 3569 DAVENPORT AVE (23 UNIT REMODEL) 4813 UNDERWOOD AVE (24 UNIT REMODEL)
Proposal Title	30TH AND RUGGLES
Total Budget ($)	$12,000,000.00
LB1024 Grant Funding Request ($)	$6,000,000.00
Proposal Type	Capital project I do not know Service/program
Brief Proposal	THE SITE IS CURRENTLY A VACANT CITY BLOCK. THERE

Summary	ARE NO STRUCTURES TO DEMOLISH NOR ANYONE TO DISPLACE. SOME UTILITY LINES WILL NEED TO BE RELOCATED AND A VARIANCE ON ZONING NEEDS TO HAPPEN. WE HAVE HAD A PRE-APP MEETING WITH THE CITY REGARDING THIS PROJECT AND THERE WAS NO RESISTANCE TO THE PROPOSED VARIANCE. The proposed project would include development of the site with a three story, 36-unit multiple family residential building with a 48 stall surface parking lot on the western portion of the site and a 12-unit townhouse development on the eastern portion of the site.
Timeline	PLEASE SEE ATTACHED 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) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This project will return a vacant block to housing opportunities for individuals and families located within or near several Qualified Census Tracts in North Omaha. The addition of 36 units of multi-family residential units will fill the housing gap that continues to be a need in northeast Omaha. The diversity of housing type on this site will increase the social capital within the neighborhood and the diversity of family type. Furthermore, this site is strategically located between the North Omaha Trail and the proposed Belt Line Trail, which provides access for vehicle-less tenants. The demand for additional housing opportunities in North Omaha has been expressed though the Forever North Study and the North Omaha Development Plan. The proposal expands the number of black owned companies that will attract additional investment in North Omaha and supports recent quality development in proximity to the project site area.
Visioning Workshop Findings Alignment	his project meets several opportunities and needs identified in the Visioning Workshop for North Omaha. Alignment areas include leveraging vacant parcels, community ownership, replenishing aging inventory, and investments in workforce housing stock.
Priorities Alignment	This project aligns with several priorities identified within LB1024 for North Omaha, including: - Responding to deepened existing disparities resulting from the disproportional effects of COVID-19 within low- and moderate-income and minority communities - Targeting resources within Qualified Census tracts geographically situated in North and South Omaha - Emphasis on targeting a portion of resources toward housing needs and wealth-building among minority populations effected by historical practices such as redlining
Economic Impact	We anticipate permanent jobs to be created with respect to the management and Maintenace of the new proposed structure. In addition, we anticipate hundreds of temporary jobs to be created through the course of construction by various contractors and sub contractors working to build the project.
	5
	200
	We would pay competitive wages for the industry standard.

	t is a priority of this project to hire contractors located within the communities where these duplexes will be constructed. Specifically, when building in North Omaha, we will seek North Omaha-based contractors.
Community Benefit	The direct community benefit of this project will be threefold. First, the project will produce 36 units at approachable rates Second, the proposal increases livability by locating in a walkable community and third, it provides housing opportunities for students enrolled at Metropolitan Community College
	In addition to the benefits listed above, this project will address the need for leveraging vacant properties, as identified in the Visioning Workshops. Revitalizing vacant properties results in increased tax basis for communities, stronger property values for neighboring homes, neighborhood beautification in the removal of unkempt lots, and oftentimes reduced crime activity Furthermore, investments in housing are correlated with increases in regional economic growth, as well as an increase in overall community health and well-being. As noted in the Affordable Housing Study: - $8 million in local income and 122 jobs are generated from every 100 units of affordable housing. - Families in affordable housing are able to spend five times more on healthcare, 30% more on quality food, and two times more on retirement savings.
Best Practices/Innovation	The enclosed parking creates a more attractive aesthetic and improves North Omaha perception. The outdoor green space provides access to nature, healthy environments and leisure.
Outcome Measurement	Improved living conditions for the residents of North Omaha adding a beautiful structure with modern amenitiies. Property owner will have to pay tax on income adding additional revenue to the city.
	tax returns by the IRS/city
	not at this time
Partnerships	Yes
	B&B Sports Academy (non-profit organization to benefit the youth of North Omaha. Its currecIty unknown how this partner will participate
	none to date
Displacement	No
Displacement explanation	
Physical Location	The project site is located on the southeast vacant city block between 29th and 30th, Ruggles to Spaulding street. It is approximately 1.5 acres of land.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	see attached
Property Zoning	No
Is the project connected to utilities?	
	No
	Yes
Design, Estimating, and Bidding	Yes
	No
	hired analyst

General Contractor	No
Request Rationale	The $6M request allows for a developer profit of 20%, which is in line with the standard market rate.
Grant Funds Usage	LB1024 grant funds will specifically be used for development of 36 apartments units at 60% of AMI
Proposal Financial Sustainability	Yes
	After this initial investment, the revenue generated from renting the units will cover all expenses and debt payments.
Funding Sources	see proposed budget
	none to date
	no
Scalability	no
Financial Commitment	MR CRAWFORD IS COMMITTED TO COMPLETING THIS PROJECT USING HIS OWN PERSONAL FUNDS ALONG WITH FUNDS FROM THIS GRANT AND OTHER SOURCES (SEE BUDGET). MR CRAWFORD HAS A DEEP PERSONAL CONNECTION WITH NORTH OMAHA AND IS DEDICATED TO IT'S SUCCESS.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule



A4 MACRO SITE PLAN - True North
1" = 60'-0" 0 90'

studio 951
A DIVISION OF SHIVEHATTERY

Preliminairy Not For Construction

Mark Habibi
Terence Crawford Apartments
Enter address here
MACRO SITE PLAN - TRUE NORTH

NO. >	ISSUED FOR >	DATE >

JOB NO. > 5212280

A001

BIM 360://5212280 Terence Crawford Apartments/5212280-A-Cent.rvt
Printed: 6/8/2022 10:57:12 PM

Autodesk Revit 2020

A4 Micro Site - True North

1/16" = 1'-0"

A

36-PLEX

BUILDING A IS 3-STORIES, 36 UNITS, WITH TWO EXIT STAIRS.

TOTAL FOOTPRINT : APPROX. 11,900 GROSS SF

UNIT MIX:

3	STUDIOS	APPROX. 580 SF
18	1 BEDROOMS	APPROX. 715 SF
12	2 BEDROOMS	APPROX. 1,085 SF
3	3 BEDROOMS	APPROX. 1,260 SF

PARKING COUNT
TOTAL STALLS = 48
PARKING RATIO (= 48 STALLS / 36 UNITS) = 1.33 STALLS / UNIT

B

VILLAS

BUILDING B IS 12 VILLAS, EACH WITH THEIR OWN PARKING (2 STALLS EACH VILLA).
12 VILLAS ARE 2-STORY, 2-BEDROOM

TOTAL FOOTPRINT : APPROX. 8,400 GROSS SF

UNIT MIX:

12	2-STORY 2-BEDROOMS			
		LEVEL 1	APPROX.	700 SF
		LEVEL 2	APPROX.	637 SF
		LEVEL 2	APPROX.	1,337 SF

PARKING COUNT
TOTAL STALLS = 24
PARKING RATIO (= 24 STALLS / 12 VILLAS) = 2 STALLS / UNIT

studio 951
A DIVISION OF SHIVEHATTERY

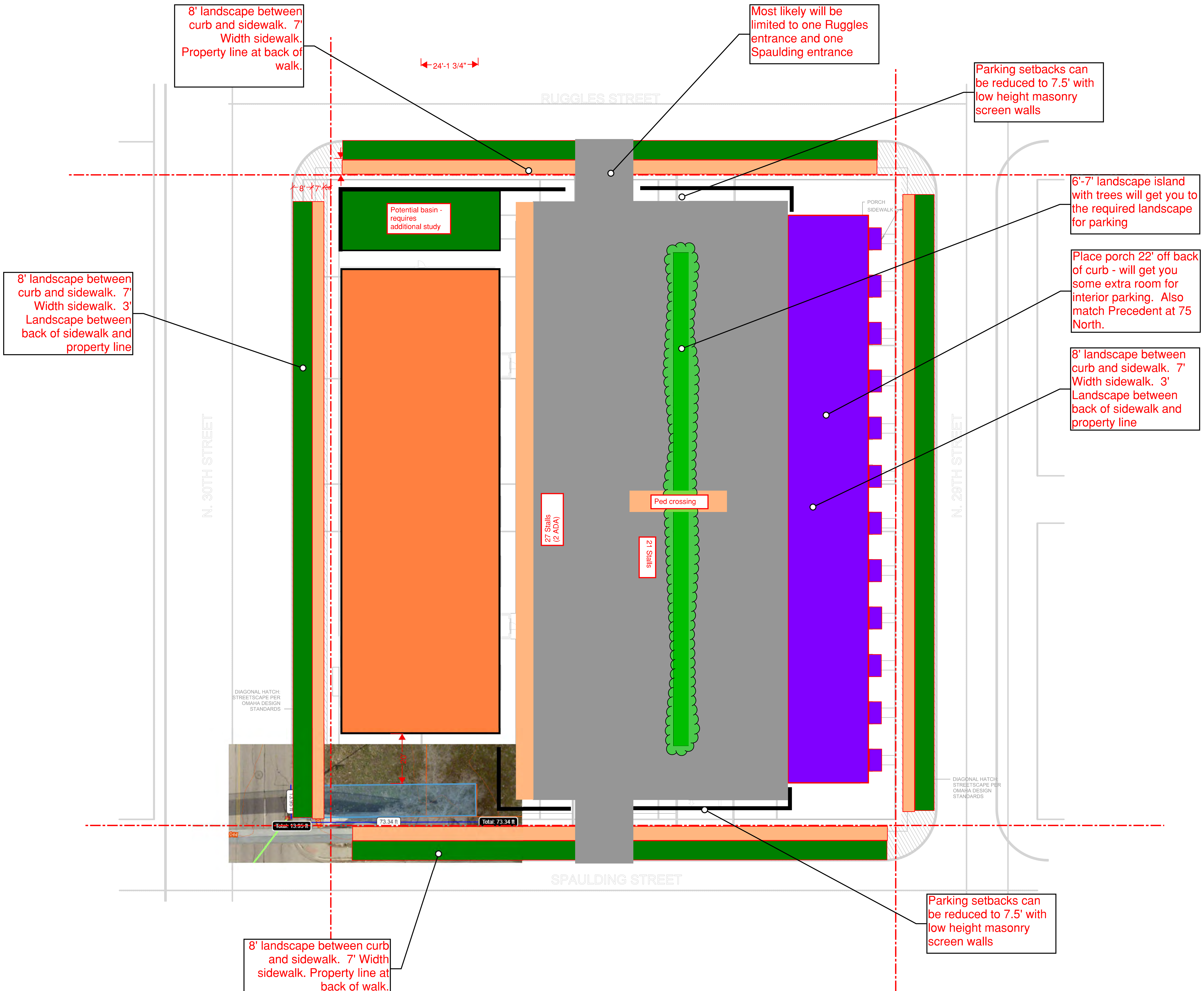
Preliminairy Not For Construction

Mark Habibi
Terence Crawford Apartments
Enter address here
MICRO SITE PLAN - TRUE NORTH

NO.>	ISSUED FOR>	DATE>

JOB NO. > 5212280

A002



8' landscape between curb and sidewalk. 7' Width sidewalk. Property line at back of walk.
24'-1 3/4"
Most likely will be limited to one Ruggles entrance and one Spaulding entrance
Parking setbacks can be reduced to 7.5' with low height masonry screen walls
RUGGLES STREET
6'-7' landscape island with trees will get you to the required landscape for parking
Place porch 22' off back of curb - will get you some extra room for interior parking. Also match Precedent at 75 North.
8' landscape between curb and sidewalk. 7' Width sidewalk. 3' Landscape between back of sidewalk and property line
8' landscape between curb and sidewalk. 7' Width sidewalk. 3' Landscape between back of sidewalk and property line
Potential basin - requires additional study
PORCH SIDEWALK
N. 30TH STREET
N. 29TH STREET
27 Stalls (2 ADA)
Ped crossing
21 Stalls
DIAGONAL HATCH: STREETSCAPE PER OMAHA DESIGN STANDARDS
DIAGONAL HATCH: STREETSCAPE PER OMAHA DESIGN STANDARDS
Total: 13.95 ft
73.34 ft
Total: 73.34 ft
SPAULDING STREET
8' landscape between curb and sidewalk. 7' Width sidewalk. Property line at back of walk.
Parking setbacks can be reduced to 7.5' with low height masonry screen walls

studio
951
SHIVE-HATTERY

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

July 15, 2022

David Johnson
Studio 951
7305 Main Street
Ralston, NE 68127

Re: Southeast of 30th and Ruggles Streets, Omaha, Nebraska
Pre-application letter

Dear Mr. Johnson:

Thank you for submitting your concept proposal for review. The development review process works best when we are able to clearly communicate our expectations so you can resolve any issues identified during the review. Brief comments from the Planning, Parks and Public Works Departments are provided below. Additional comments may result from the specific and detailed application submittal.

1. The subject site is a vacant city block located from 29th Street to 30th Street, Ruggles Street to Spaulding Street and is legally described as Lots 1-10, Block 5, Myers Richards & Tildens Addition. There is an existing unimproved east/west alley that bisects the site. The property consists of approximately 1.5 acres of land, including the alley, and is currently zoned R5-Urban Family Residential District. The City of Omaha owns a small parcel at the southwest corner of the site that contains a portion of the pedestrian overpass over 30th Street.

2. The property is designated as Low density residential within the limits of a Community 165 Mixed Use area (30th Street and Ames Avenue) in the Future Land Use Element of the City's Master Plan.

3. The proposed market rate project would include development of the site with a three story, 36-unit multiple family residential building with a 48 stall surface parking lot on the western portion of the site and a 12-unit townhouse development on the eastern portion of the site. Each townhouse unit would have two parking stalls to the rear of the unit.

4. The project is proposed to be located on one lot, which will require replatting of the properties in compliance with Chapter 53, Subdivisions. The alley vacation can be included in the Minor Plat request through the Planning Board and City Council.

5. The proposed development will require a rezoning of the site from R5 to R6-Low Density Multiple Family Residential District, which is consistent with the City's Master Plan. The project site is within an area designated as an ACI-1-Areas of Civic Importance Overlay District corridor, therefore the ACI-1 overlay district must be added to the site and all development must comply with ACI regulations.

6. For the proposed project the apartments are classified as a *Multiple-family residential* use type and the townhouses would be classified as a *Townhouse residential* use type in the Zoning Ordinance and are both permitted in R6 zoning. The surface parking is accessory to the proposed residential uses on the site.

7. Prior to submittal of any application to the Planning Board you will need to apply for a Site Plan Review (SPR) for the project. The application for SPR will need to include all of the required materials and detail the applicable site development regulations from which the proposed development would deviate, if any, including density. The SPR letter would indicate to what extent the department could support deviations from the site development regulations. You are encouraged to work with Urban Design staff early in the site planning and building elevation development process. If the project requires waivers to the zoning regulations, a separate PUR-Planned Unit Redevelopment Overlay District may be required and needs to be reviewed for potential support.

8. Coordinate with Bridget Hadley, Economic Development Manager at 402-444-5150 ext. 2006, regarding any Tax Increment Financing (TIF) questions and the TIF process.

9. Sidewalks will be required along all public streets per Chapter 53 Subdivisions of the Omaha Municipal Code and/or Section 55-924 of the zoning code. Continue to coordinate with the Planning and Public Works Departments regarding the necessary streetscape landscaping and sidewalk requirements.

10. Coordinate with Planning and Public Works Departments regarding the design and layout of any proposed on-street parking.

11. Compliance with all applicable stormwater management ordinances and policies will be required.

12. Registration for a residential rental property shall be filed prior to the issuance of a Certificate of Occupancy or final building code approval as required in Omaha Municipal Code Section 48-205.

13. The project must comply with all other provisions of the Zoning (Chap. 55) and Subdivision (Chap. 53) Ordinances.

The Department recommends that you meet with the property owners of record, at a minimum, within 300 feet of the subject property, regarding your proposal prior to submitting any formal application to the Planning Board for approval.

If you have any questions or want to schedule a follow-up meeting, please contact Michael Carter, Manager - Current Planning at 402-444-5150, ext. 2057.

Sincerely,
OMAHA CITY PLANNING DEPARTMENT

Eric Engl

David K. Fanslau
for Planning Director

Development Timeline

	Months	Years	Start Date
Land Hold Rezoning	0.00	0.0	
Rezoning & Development Permit	12.00	0.5	8/1/2022
Development Incentives	12.00	1.5	8/1/2022
Working Drawings / BP	6.00	0.5	8/1/2023
Construction	24.00	2.0	2/1/2024
Lease Up	12.00	0.5	2/1/2026
Total	48.00	4.0	8/1/2022

Finish Date
8/1/2023
8/1/2023
2/1/2024
2/1/2026
2/1/2027
2/1/2026

Grant Application

Row 114

Organization Name (if applicable)	Divine Angels Home Health and Medical Staffing LLC
Physical Address	4611 S. 96th Street Ste 224
Mailing Address	
Website	www.divineangelshhms.com
Social Media Accounts	
Name	Shawnta S Sims
Title	Owner
Email Address	divineangelshomehealthmedical@gmail.com
Phone	+1 (402) 213-2905
Team	Yes
	Shawnta Sims-Business CFO/CEO, Donald Fantroy, Office Manager/Marketing, Barbara -RN Administrator- Certified Medication Aides-Certified Nursing Aides
Organizational Chart	See Attachment
Other Completed Projects and/or Accomplishments	This proposal would support the organizational goals by allowing Divine Angels Home Health & Medical Staffing to provide employment for the community. Educate the community regarding Health Care and preventative measure to promote better health and wellness. Divine Angels Home Health & Medical Staffing LLC will allow the elderly and disabled to remain in the comfort of their home as long as possible. Our Certified Nursing Aides provides personal care and medication reminders, light housekeeping and errands. The Certified Medication Aides ensures that the patient is maintain their daily medication schedules by reminding to take meds and refilling medication boxes. The RN Supervisor supervises the aides providing care to ascertain. The RN Supervisor supervises and provides direction to the Nursing Assistants and Certified Medication Aides. The Supervisor also instructs and teaches patients and families.
Proposal Title	Establishment of a HomeHealth agency in north Omaha
Total Budget ($)	$3,000,000.00
LB1024 Grant Funding Request ($)	$3,000,000.00
Proposal Type	Capital project Service/program
Brief Proposal Summary	This proposal is to ascertain funding to allow Divine Angels Home Health & Medical Staffing LLC to provide services to the north and south Omaha communities. The community will benefit by receiving homecare services provided in their own homes. The care will be provided by trained, supervised staff. It will also provide multiple new jobs for the community. Educational opportunities for staff and community will be provided. increased awareness of health and wellness will be obtained. Information and assistance will be readily available to the community 24/7.
Timeline	The North Omaha branch of Divine Angels Home Health & Medical Staffing LLC will be established by March of 2023.
Percentage completed by July	100%

2025	
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Through Divine Angels Home Health & Medical Staffing the community will benefit through the medical and educational services that will be provided. Divine Angels Home Health & Medical Staffing LLC will develop and improve education, improve economic growth by providing employment to those who live in the community, improvement of health through education and training thereby improving quality of life. The agency will provide medical transportation to ascertain client's compliance with doctor appointments.
Visioning Workshop Findings Alignment	Through Divine Angels Home Health & Medical Staffing the community will benefit through the medical and educational services that will be provided. Divine Angels Home Health & Medical Staffing LLC will develop and improve education, improve economic growth by providing employment to those who live in the community, improvement of health through education and training thereby improving quality of life.
Priorities Alignment	The proposal meets the strategic priorities of LB1024's in that it will provide long term economic and educational needs.
Economic Impact	Hundreds of jobs will be created as the need for in home care is great and continues to grow.
	100's plus
	0
	$17per hour and up according to certifications
	n/a
Community Benefit	Divine Angels Home Health & Medical Staffing LLC will improve the local neighborhood and community by empowering community dwellers through education and healthcare services provided.
	Divine Angels Home Health & Medical Staffing LLC will create new jobs, thereby enabling employees to improve lifestyles and quality of life.
Best Practices/Innovation	Increase awareness and health needs and need for economic improvement.
Outcome Measurement	Improved education, increased employee wages.
	They will be measured by better health, decrease hospitalization, compliance with health care plan. Measured by the Administrative staff of the healthcare agency and Physicians.
	no
Partnerships	No

Displacement	Yes
Displacement explanation	Divine Angels Home Health and Medical Staffing LLC will partner with church's, health care clinics and other healthcare agencies to promote education and training.
Physical Location	Our Location not attained at this time.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Not available at this time
Property Zoning	Yes
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	See attachment
Grant Funds Usage	Funding will be used to finance office location, operational expenses, payroll, medical supplies, transportation.
Proposal Financial Sustainability	Yes
	The income of the business to continue operation after the initial investment.
Funding Sources	None at this present time.
	NO
Scalability	NO
Financial Commitment	Divine Angels Home Health & Medical Staffing LLC is fully committed to completing this project. We are committed to utilizing the funds provided to follow through with the plans in the proposal.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Data table of uses (breakdown of how the requested funds will

be used for your proposal) Organizational Chart Pro Forma
Proposal Budget/Sources and Uses Schedule

DIVINE ANGELS

HOME HEALTH & MEDICAL STAFFING LLC

ORGANIZATIONAL CHART

SHAWNTA SIMS/CFO/CEO/OWNER

Six years of owning my own Home Health Agency

Thirty plus years working in the medical industry.

DONALD FANTROY/OFFICE MANAGER/MARKETING

Twenty years of office managing and marketing experience.

Barbara Sims/RN Administrator/Nursing Supervisor

Fourty years in the medical field. Varies positions in nursing ranging from hospital to homecare settings. Twenty plus years working as an Administrator in home health businesses. Owning several home health agencies.

Certified Medication Aides

At least one year experience and 40 hour course and passed the state exam for Medication Aide.

Certified Nursing Aides

At least one year experience, have taken the 75 hour course and passed the state exam for Certified Nurse Aide.

Transportation Personnel

Current driver's license, current motor vehical insurance, and stellar driving record.

PRO FORMA			
BUDGET EXPENSE SHEET			
2023-2026			
		MONTHLY COST	ANNUAL COST
LEASING OFFICE		$2,500.00	$30,000.00
OFFICE SUPPLIES		$2,500.00	$30,000.00
MEDICAL SUPPLIES		$2,500.00	$30,000.00
OFFICE UTLITIES		$2,500.00	$30,000.00
ADVERTISMENT/MARKETING		$3,000.00	$36,000.00
EMPLOYEE PAYROLL		$40,000.00	$480,000.00
OWNER/CEO SALARY		$15,000.00	$180,000.00
OFFICE MANAGER		$7,000.00	$84,000.00
RN ADMINISTRATOR		$10,000.00	$120,000.00
GRAND TOTAL:		$85,000.00	$1,020,000.00
START UP COST			
OFFICE EQUIPMENT /ONE TIME COST		$25,000.00	
VEHICLE PURCHASE		$80,000.00	

GRAND TOTAL:		**$105,000.00**	

GRANT FUND USAGE

Divine Angels Home Health & Medical Staffing LLC will utlize LB1024'S grant funds to obtain an office located in the North and South omaha community. Funding will also be utlized to purchase transportation vehicles, hire, pay employees and administrative staff.

Funds will be utlized for operating expenses such as medical supplies, office supplies, utlities, marketing, and educational materials.

Grant Application

Row 115

Organization Name (if applicable)	African-American Empowerment Network
Physical Address	2401 Lake Street Suite 110 Omaha, Nebraska 68111
Mailing Address	
Website	www.empoweromaha.com
Social Media Accounts	
Name	Willie D. Barney
Title	CEO & Founder
Email Address	wbarney@empoweromaha.com
Phone	+1 (402) 502-5153
Team	Yes
	Willie Barney, CEO, Founder and Executive Director leads the team and also facilitates leadership groups, diversity and inclusion efforts, Step-Up Omaha, capacity-building, career advancement and leadership development, wealth building and education. Barney leads fundraising and the development of strategic partnerships. Vicki Quaites-Ferris, Director of Operations for the past 13 years, leads Community and Economic Development efforts including Housing, Transit and is also responsible for Admin, HR and Audits. She also leads planning for major events including the Empowerment Conference, African-American Leadership Conference, Christmas in the Village and Native Omaha Days. Aisha Conner, Special Projects and Administrative Manager, assists Vicki and leads initiatives including the Village Empowerment Center, Village Connector and manages office/admin related tasks. Conner is leading the outreach work with Freddie Mac and plays a significant role with event coordination and administration in support of the Director of Operations. Ricky Smith, Omaha 360 Director, leads the violence prevention and intervention collaborative. The collaborative facilitates partnerships with law enforcement, neighborhoods, faith communities, community-based agencies, educators and more. Jonathan Chapman, Pastors and Faith Leaders Director, leads efforts to engage and mobilize the faith community and neighborhoods, while also assisting with Step-Up Omaha, Omaha 360 and the Healthy Village Collaborative. Chapman also supports the CEO with conference planning, technology and co-hosts major events and summits. John Jackson, Step-Up Omaha Director, leads and manages a team of five year round coaches. With his background as a teacher with Minneapolis Public Schools and Omaha Public Schools, Jackson is best known for his work to create, launch and grow the Black Student Leadership Council at North High. John has led dynamic teams, implemented database and tracking systems, worked in the non-profit/social service sector, government, education and has experience with entrepreneurship. Sharlon Rodgers, Health Village Director, works as a consultant and leads the collaborative including health organizations to connect residents with resources food, jobs physical and mental health services and more. Rodgers also assists with Step-Up Omaha wrap-around services, the Legacy Wealth Initiative and Diversity and Inclusion programs.
Organizational Chart	Chart will be attached.
Other Completed Projects and/or Accomplishments	Omaha was making measurable progress before the pandemic hit. The Empowerment Network is one of the catalysts and collective impact organizations that had helped to: create an 80% reduction in gun violence during summer months in North Omaha; decrease African-American unemployment from 20.7% to 7.5%; decrease African-American youth unemployment by

	45%; and, increase the graduation rate for African-American students from 64% to 81% over a 10 year period. COVID-19 has reversed some of these trends, but the statistics have not returned to the same level as before the Network started. There's more work to do, but positive transformation is occurring driven by residents and leaders in the community most impacted by poverty. The Empowerment Network is recognized for its role in working with partners to develop and implement collaborative approaches to help achieve the following outcomes and results: 1) increasing graduation rates and academic performance; 2) reducing gun and gang violence; 3) increasing the number of college graduates; 4) increasing the number of African-American owned businesses; 5) reducing unemployment and being a catalyst for economic development in North Omaha; 6) engaging thousands of residents in specific strategies to improve their community; 7) recruiting mentors and partner agencies to work with youth in schools; 8) building the capacity of neighborhood organizations and other non-profits; 9) providing data and research to assist with informed decision-making; 10) and, creating leadership development programs for corporate and non-profit employees. Our next level of innovation expands on this, addressing inequality and building community wealth through intergenerational, career pathway jobs and home/business ownership. Shifting our Step-Up focus to STEAM, our youth will be better prepared for the emerging/future regional economy and families will benefit from a multi-generational approach focused on career advancement, increasing wages and building legacy wealth. With this proposal, the Network seeks to go even further upstream and greater formal alignment of key strategies.
Proposal Title	Pathway to Careers, Wealth and Community Ownership...3 Year Proposal
Total Budget ($)	$31,288,000.00
LB1024 Grant Funding Request ($)	$15,614,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Prior to the pandemic, the Empowerment Network Collaborative with data provided by the UNO Research Division and other sources was able to document measurable progress in eight of 10 areas in the Transformation Plan. During the peak of the pandemic, the Network shifted to leading coordination of efforts to connect residents to needed services and meeting needs brought on by the crisis. In addition to regular responsibilities, the Network worked with community partners, elected officials and others to connect residents to housing, job training, health services and food. The collaborative work has been recognized by the Obama Foundation, Department of Justice, University of Nebraska-Omaha, Baylor University, Harvard University and others as a best practice, evidence-based model. The Empowerment Network has successfully managed millions of dollars from public and private sources including the City of Omaha, Charles E Lakin Foundation, Weitz Family Foundation, State of Nebraska, Douglas County, Health and Human Services, HUD, Obama Foundation, local foundations, Fortune 500 corporations and other sources. In addition, the Network has worked with hundreds of community partners to develop and implement collective strategies. The plan submitted here will allow the Empowerment Network to build capacity over the next few years to continue showing what is possible through collaborative action. The goal for the plan is to show once again the economic and social impact of the collective work. The Network will use the evidence to secure and increase local and national funding. In addition, the Network will expand its earned revenue strategy to create a self-sufficiency model and build capacity of the community to invest in itself. The strategies identified in this project include: Village Empowerment Center, Step-Up Omaha STEAM expansion, Skill Up Employment Program for Adults, Redefine the Game Career Advancement Program, Legacy Wealth Initiative, Violence Prevention Programs including Community Partners, Churches and Neighborhoods, 24th and Lake Events and Activities, Capacity-Building in the areas of Financial Management and Evaluation; and Operational support to execute and implement the project.
Timeline	Timeline Upon approval of the funds, the Empowerment Network will expand each component of the program outline. Most of the initiatives are already in existence and will simply need to be expanded. 1. Village Empowerment Center (VEC) –

	quotes have been gathered and vendors are identified that can do the work. Upon approval of the funds, the Village Empowerment Center can be renovated within 3 to 6 months. 2. Step-Up Omaha STEAM expansion – Upon approval of the ARPA funds, Step-Up Omaha's STEAM program will be expanded beginning in the summer of 2023. 3. Step-Up Youth-direct Investment Fund – Interns will conduct research during spring of 2023 and allocate funds in 2023, 2024 and 2025. 4. Skill-Up Omaha for Adults 19-34 – Upon approval of the ARPA funds, Step-Up Omaha's Skill-Up program will begin in the fall of 2023. Through surveys, Step-Up has already started the process of identify parents and relatives in need of job training, education and other services that can be offered at the VEC and through community partners. 5. The Redefine the Game Institute – The next cohort will kick off in Jan/Feb of 2023. Anticipating that ARPA funds will not be approved until spring of 2023, the 2024 cohort will be the first to be expanded. Another option would be to wait until approval and launch the 5th cohort in late spring with the additional funding. 6. The Legacy Wealth Initiative – The 3rd cohort of the Legacy Wealth Initiative can be launched in late spring of 2023. The goal would be to complete the third cohort in 2023 and connect them to a Collective Investment Opportunity in 2024. Research for the project could be conducted in 2023 in order to be prepared for implementation in 2024. There will be multiple cohorts to reach the number of participants. 7. The Omaha 360 and Neighborhood Capacity projects would begin as soon as funding is approved. Because a structure already exists to sub-contract with churches and neighborhoods, the initiative could be expanded quickly and ready for implementation in advance of summer 2023 and before Native Omaha Days. 8. The 24th and Lake Events and Activities can be expanded as early as spring/summer 2023. 9. The North Omaha Financial Collaborative and North Omaha Evaluation efforts can be in place by spring of 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	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	This proposal seeks to accelerate the pace of progress in Omaha by expanding these efforts: Village Empowerment Center – a one-stop shop location at 52nd and Ames that connects youth and their families to health, housing, financial, entrepreneurship and employment services. The location has already served thousands of families and with funds dedicated will work to connect 500 youth and 500 adults to the workforce with the skills necessary for success. The Village Empowerment Center has been supported by the Obama Foundation, Google, Mutual of Omaha, Cox Communications and others. The Village Empowerment Center is also home to the Step-Up Omaha's STEAM program which connects youth to career and hands on training in the areas of Drones, Robotics, Sound Engineering, Culinary Arts, Entrepreneurship and other emerging fields. The vision is to also expose their parents and relatives to the same opportunities through Skill-Up Omaha. Another component with the youth is to create a Youth-directed Investment Fund. Based on the work of Step-Up Omaha, youth and young adults will have funds that they can decide how to allocate based on their priorities. This will be critical to engage youth in the process to improve their community with real dollars. Each year, prior to the pandemic, Step-Up youth would study the City of Omaha budget and present their

	recommendations and funding priorities during a mock City Council meeting. This will take that activity much further by allowing them to actually decide where to invest $500,000 per year for the next three years. The Network would be the fiscal agent for the process. In addition, the Pathway includes the Redefine the Game (RTG) Institute focused on career advancement and leadership development. Over the past four years, over 125 African-American professionals have graduated from the course with 70% receiving promotions or advanced opportunities at their workplace. With support from the ARPA funds, RTG will seek to advance 500 professionals in their careers which will substantially increase wages generated in the community and create disposable income that can support local businesses. The Institute is lead by national facilitators Dr. Randal Pinkett and Dr. Jeffrey Robinson. The goal is to increase the number of African-Americans and North Omaha residents in the C-Suite or VP/Director level positions to be more representative of the demographics in the region. Having more African-Americans and North Omaha residents in leadership levels will have a measurable and dramatic impact for the community. Graduates from the first four cohorts include two African-American Deputy Chiefs with the Omaha Police Department, new entrepreneurs, the lead HR executive at OPPD, and executive level leaders at Union Pacific, American National Bank, Mutual of Omaha and other corporations. The next part of the pathway incorporates the Legacy Wealth Initiative. Over 1,000 Omahans have been introduced to the Legacy Wealth approach. 300 have participated in one day intensives and 50 have graduated from the Legacy Wealth cohort. The graduates have increased their savings, reduced debt, purchased homes, started or purchased businesses and launched a collective investment fund that will allow them to purchase and invest in real estate. This proposal seeks to serve 500 additional cohort members and generate a $1,000,000 collective investment fund that can be matched by members and other contributors. This will allow North Omaha residents to participate in the development occurring. The fund will be limited to cohort members and North Omaha residents.
Visioning Workshop Findings Alignment	The Empowerment Network has conducted polls, research, surveys and door-to-door outreach to identify and confirm needs in the community. Over 8,000 have participated over the past 15 years, sharing their ideas, issues, recommendations, suggestions, priorities through these various means. Prior to the pandemic, the community was making measurable progress in 8 of 10 areas they had helped to prioritize. With the impact of the pandemic, many of the trends were reversed or halted. Now, as we begin moving forward again, the community is once again making progress. The needs identified in the visioning workshop and other meetings confirm what the Network has gathered over the years. The community has identified the need for: more jobs at higher wages, stronger business districts, investing in businesses that create jobs in the community, using African-American culture to create experiences that generate economic activity that can be circulated in the community and preparing youth and adults to attain positions with higher wages and in emerging fields. The strategies outlined in the Empowerment Network's proposal tackles each of these with innovative strategies that have been proven to work and builds capacity within the community to prove the case for greater investment from local and national sources. The Empowerment Network's proposal has four primary components that build on our past and current work: Connecting youth and adults to the workforce and advancing careers/building wealth Creating safe and thriving communities through collaborative partnerships and capacity-building within the community Generating tourism and creating economic engines by investing in arts, culture and entertainment Creating the long-term infrastructure for North Omaha to lead and guide itself. We have worked for over a decade for North Omaha to not only be at the decision-making table, but lead with the development, implementation and evaluation of projects and initiatives. The Empowerment Network incorporates and will directly address creating a sustainable community by connecting North Omaha residents to jobs, assisting with advancement in their careers to generate higher wages and achieve decision-making positions; building infrastructure by investing in 24th and Lake and other corridors; improving quality of life by reducing gun violence and connecting residents to services and resources needed for them to empower themselves; and, changing the way business is conducted in Omaha by using African-American and North Omaha talent to lead the way with financial management and evaluation. The second major component in the proposal is to continue building community capacity to reduce gun violence and create safe, thriving and just communities. Research

shows that communities where gun violence has been drastically reduced are able to secure higher levels of private investments. Since the inception of Omaha 360 and community partnerships, gun violence has been decreased by 70% overall and as much as 80% in North Omaha during summer months. These reductions in violence have helped to fuel economic investments. Prior to the pandemic, the Omaha homicide rate reached 40 year lows. This proposal seeks to support the expansion of Omaha 360 partnership initiatives over the next four years by investing in neighborhoods, faith-based ministries and violence prevention and intervention groups that address root causes. Some research estimate that one homicide has a million dollar impact on the community. By reducing homicides from average number of homicides from 40 to 25 in the past 10 years prior to the pandemic, has saved Omaha in excess of $15 million annually. To further reduce homicides by an average of 10 through direct intervention will help Omaha save over $40 million over a four year period.

Priorities Alignment	The Empowerment Network's proposal also directly aligns with the priorities identified in LB 1024. The Network team fully understands that the community cannot "social program its way out of the conditions" which have been generated by disinvestment over the past 50 years. Yes, there is a strong need for social programs to address the social determinants of health and the impact of the pandemic, but at this time, there's an even stronger need for economic activities that create jobs, recruit businesses, build businesses, establish strong corridors and generate mixed-income housing that does not create displacement. The Network team and partners are in full support of the focus on job creation, entrepreneurship, housing and creating safer and thriving communities through collaboration, capacity-building and strategic investments in the youth, families and young professionals in North Omaha. Each component within the plan directly address these priorities with programs and strategies that have demonstrated success. The training will prepare residents for these opportunities with strategies that have been proven to be successful. National research highlights and the Network has demonstrated that investments in jobs will have a direct impact on reducing violence and other negative social issues. As the Network has increased employment and partners have increased programming during summer months, gun violence in the summer was reduced by as much as 80%. Sustaining these decreases and making them a year-round is possible with the efforts of the community partners, neighborhoods, churches and businesses. The third component of the Pathways to Careers, Wealth and Community Ownership through Capacity-Building proposal is the expansion of the North Omaha Arts and Entertainment Collaborative. Over 40 businesses and organizations currently partner to host events that attract as many as 5,000 to North Omaha. The goal of this strategy is to build and expand on those events and generate tourism. In addition, venues and artists have been severely impacted by COVID-19. These funds will not only support 24th and Lake, but venues and artists throughout North Omaha. One of the most critical strategies to keep African-Americans in Omaha is the development of entertainment and dining options and hubs. These funds will positively impact the economy of North Omaha and African-Americans by increasing retention of African-American professionals and recycling dollars within the North Omaha community. Research shows that for every dollar spent on the arts, it generates a 7x return. For example, Christmas in the Village is now the largest holiday event in North Omaha. The event has attracted as many as 5,000 to 24th and Lake. Not only will these funds help to grow and expand Christmas in the Village, but help grow monthly events and programs that will build on the successes. The Empowerment Network contracts with small businesses to fulfill and deliver services needed for the event. With very limited budgets events like Fall Festival, Easter in the Village, the MLK Mobile Civil Rights Museum and others have attracted 500 to 1,000 families to shop, eat, learn and play in the district. The ARPA investments will help reach the goal of attracting 100,000 visitors per year to the district and other parts of North Omaha. Based on spending measured during Native Omaha Days, this will generate millions of dollars which will be circulated back into the North Omaha community.
Economic Impact	The impact of the Empowerment Network's strategy is as following: 1. 500 youth will be connected with employment and join the workforce over the next four years 2. 400 adults will be connected with hands-on job training to acquire skills needed to join the workforce generating an income that moves them beyond poverty 3. 250 will complete the Redefine the Game Institute which will assist them with gaining higher level positions paying higher wages. These leaders will position

	North Omaha and African-Americans for long-term success and retention. 4. 250 North Omaha residents will complete the Legacy Wealth Initiative which will prepare them to increase savings, become homeowners, launch businesses, make collective investments with other African-Americans and North Omaha residents and transfer wealth to future generations. The collective investment fund will allow residents to invest in the change happening in the community. The million investment will be matched by other funding. 5. The Omaha 360 partners including neighborhoods, churches and community partners will work together to continue reducing gun violence by 50%. The economic impact will be in the range of $20 to $40 million. 6. 100,000 tourists will attend events and activities in North Omaha with a primary focus on 24th and Lake and other targeted venues. Based on research, the $2 million investment will generate $14 million in economic activity. 7. 20 additional jobs will be created by developing the North Omaha Financial Management team and investments in a North Omaha-based/African-American owned evaluation company. The projected annual economic impact of the Pathway to Careers, Wealth and Community Ownership project will be in excess of $60 million by 2026. More youth and adults will join the workforce generating income, current workers will receive higher wages, families will save and invest in order to transfer wealth to the next generation and tourists will visit North Omaha to shop, eat and enjoy educational and entertainment activities. The final component of the Pathways to Careers, Wealth and Community Ownership through Capacity-Building Proposal is to create long-term sustainability by developing a structure in North Omaha to allow it to control its own destiny. The Empowerment Network is seeking funds to create a North Omaha Financial Management Alliance and North Omaha Evaluation Fund. With the support of ARPA funds, the Empowerment Network will work with community stakeholders, accounting firms, legal entities and evaluation experts to create the capacity for the community to manage large grants and evaluate progress. The team believes these functions should be within the community utilizing African-American and North Omaha talent. The Network will work with the committee to identify companies that can manage and execute this work.
	500 youth and 400 adults will be connected to the workforce
	500 for youth placements and 400 adults place in intern/temp positions before connecting to long-term employment.
	$14+ per hour for youth and $25+ per hour for adults
	The Empowerment Network currently utilizes businesses and contractors in the current census tracts. This practice will continue with the additional investments.
Community Benefit	Residents will live in a safer, thriving community. Youth will be exposed to careers and entrepreneurial opportunities in their neighborhood. Adults earning increased wages will be able to support their own families, send their kids to college and post secondary training including apprenticeships, purchase homes, use equity in their homes to launch businesses and make contributions to organizations that they choose to support. Residents will have more options for shopping, entertainment and services in their own neighborhoods. Transportation will be less of a barrier because many services and employment opportunities will be within walking distance. The Empowerment Network will facilitate and manage the programs and subcontract specific components as identified with small businesses, organizations, neighborhoods and churches.
	The final component of the Pathways to Careers, Wealth and Community Ownership through Capacity-Building Proposal is to create long-term sustainability by developing a structure in North Omaha to allow it to control its own destiny. The Empowerment Network is seeking funds to create a North Omaha Financial Management Alliance and North Omaha Evaluation Fund. With the support of ARPA funds, the Empowerment Network will work with community stakeholders, accounting firms, legal entities and evaluation experts to create the capacity for the community to manage large grants and evaluate progress. The team believes these functions should be within the community utilizing African-American and North Omaha talent. The Network will work with the committee to identify companies that can manage and execute this work.
Best Practices/Innovation	Step-Up Omaha is considered a best practice by the Obama Foundation. The Omaha 360 model is identified as an

	evidence-based model by the Department of Justice. The Cradle to Career strategy of the Empowerment Network has been identified by the Department of Education and Harvard University as highly rated and best practice model. The Network collaborative approach is recognized across the country as one to be replicated. The strategies support Project Safe Neighborhoods, Asset-based Development and successful place-based work from communities across the country. The innovation is the holistic approach which incorporates community engagement at every phase. The Village Empowerment Center implements a successful one-stop model which reduces barriers and multiple transportation stops. The Center has already served thousands of residents. In addition, the center is introducing youth to STEAM through drones, robotics, sound engineering, entrepreneurship and other fields that assist them in becoming innovators, creators and producers. Most communities consistently call on churches, pastors and neighborhood representatives to do work in the community, but very few actually compensate these groups for this work. The Network supports making financial investments in these groups and has a track record of working together to improve neighborhoods and families. Very few historically African-American communities have Black-owned financial companies and evaluation companies leading, managing and evaluating efforts like the Omaha Recovery Program. This proposal would make that a priority.
Outcome Measurement	We anticipate using similar measures. The Empowerment Network is recognized for its role in working with partners to develop and implement collaborative approaches to help achieve the following outcomes and results: 1) increasing graduation rates and academic performance; 2) reducing gun and gang violence; 3) increasing the number of college graduates; 4) increasing the number of African-American owned businesses; 5) reducing unemployment and being a catalyst for economic development in North Omaha; 6) engaging thousands of residents in specific strategies to improve their community; 7) recruiting mentors and partner agencies to work with youth in schools; 8) building the capacity of neighborhood organizations and other non-profits; 9) providing data and research to assist with informed decision-making; 10) and, creating leadership development programs for corporate and non-profit employees.
	The goals and outcomes identified within this proposal will be measured and evaluated by an African-American/North Omaha led organization. In the past, the Empowerment Network with the assistance of the University of Nebraska-Omaha Research Department, OPS and State of Nebraska and Creighton University have documented measurable successes. This proposal will take the measurement to another level through formal evaluations conducted by leading researchers. While this project is being implemented, the team will continue to use the data and outcomes to generate local and national resources.The team has also worked with Creighton University professors.
	Youth and adults will receive training required to enter the workforce in areas of high need. Participants in Redefine the Game and Legacy Wealth will increase wages, improve financial management skills and create investment opportunities. Community members will be able to participate in the development happening in North Omaha.
Partnerships	Yes
	The Empowerment Network is well-known for its partnerships. The Network will build on and expand partnerships with over 200 organizations, ministries, businesses and neighborhoods. The Network subcontracts with these organizations and works through MOU's when financial resources are involved. As outlined, these partnerships include small businesses, artists, contractors, entertainers, neighborhood associations and groups, venues within core districts in North Omaha, youth development agencies and others. Step-Up Omaha for example includes partnerships with the City of Omaha, Lakin Foundation, Urban League, Hope Center for Kids, Boys and Girls Clubs, PACE, OPS, MCC and others. Omaha 360 includes partnerships with well over 500 participants including community-based organizations, neighborhoods, churches, law enforcement, educators, health systems and small businesses. The Village at 24th and Lake incorporates over 40 businesses, venues and organizations. Christmas in the Village involves as many as 100 businesses, organizations, vendors, artists and service providers. Redefine the Game has garnered

	participation from 40+ corporations, businesses, governmental agencies and non-profit organizations. The Transformation 2025 initiative includes many of these players and CEO's and Executive Level leaders from major corporations and organizations throughout Omaha and the state of Nebraska.
	Organizations have worked together for over 10 years. Step-Up Omaha partners have signed MOU's. Partners at 24th and Lake have signed letters of commitment.
Displacement	No
Displacement explanation	
Physical Location	The primary location is 24th and Lake. Lake Point Building The secondary location is 52nd and Ames. Village Empowerment Center.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	No
Request Rationale	Will upload
Grant Funds Usage	Outlined in the budget
Proposal Financial Sustainability	Yes
	The Empowerment Network has secured millions of dollars to implement strategic programs. The ARPA funds will allow the team to expand the work and continue raising additional investments from local and national foundations as we continue to document successes. In addition, the Empowerment Network has developed an earned revenue strategy which is growing with local and national clients.
Funding Sources	Sources identified in attachment.
	Will be attached.
	No
Scalability	Yes. Each part of the proposal is scalable based on funding.
	Budget included
Financial Commitment	The Empowerment Network currently raises $1.5 million to $2 million for Step-Up Omaha. The team also raises hundreds of thousands of dollars through sponsorships, earned income and other revenue streams. The team has worked with other agencies to help raise tens of millions of dollars for partner organizations and specific initiatives. The Network will leverage

	local and national funding to match the investments provided by the Omaha Economic Recovery Act.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Request Rationale Documentation

Empowerment Network Rationale for Funding 2023-2026

OVERVIEW

Prior to the pandemic, the Empowerment Network Collaborative with data provided by the UNO Research Division and other sources was able to document measurable progress in eight of 10 areas in the Transformation Plan. During the peak of the pandemic, the Network shifted to leading coordination of efforts to connect residents to needed services and meeting needs brought on by the crisis. In addition to regular responsibilities, the Network worked with community partners, elected officials and others to connect residents to housing, job training, health services and food.

The collaborative work has been recognized by the Obama Foundation, Department of Justice, University of Nebraska-Omaha, Baylor University, Harvard University and others as a best practice, evidence-based model. The Empowerment Network has successfully managed millions of dollars from public and private sources including the City of Omaha, Charles E Lakin Foundation, Weitz Family Foundation, State of Nebraska, Douglas County, Health and Human Services, HUD, Obama Foundation, local foundations, Fortune 500 corporations and other sources. In addition, the Network has worked with hundreds of community partners to develop and implement collective strategies.

The plan submitted here will allow the Empowerment Network to build capacity over the next few years to continue showing what is possible through collaborative action. The goal for the plan is to show once again the economic and social impact of the collective work. The Network will use the evidence to secure and increase local and national funding. In addition, the Network will expand its earned revenue strategy to create a self-sufficiency model and build capacity of the community to invest in itself.

The strategies identified in this project include: Village Empowerment Center, Step-Up Omaha STEAM expansion, Skill Up Employment Program for Adults, Redefine the Game Career Advancement Program, Legacy Wealth Initiative, Violence Prevention Programs including Community Partners, Churches and Neighborhoods, 24th and Lake Events and Activities, Capacity-Building in the areas of Financial Management and Evaluation; and Operational support to execute and implement the project.

The team has convened and facilitated large scale meetings, conferences, summits and other sessions that have helped to align project and efforts. The research and community-based Transformation 2025 Plan facilitated and developed by the Empowerment Network with the input of over 8,000 residents and leaders from 500+ organizations was an instrumental part of the base proposal which helped state senators to allocate $300+ million in the Omaha Recovery Plan.

As outlined in other parts of the proposal, the Network worked with partners to reduce gun violence, increase graduation rates, improve reading scores in high poverty schools, decrease unemployment rates, expand housing units and served as one of the catalyst for millions in revitalization.

This proposal seeks to accelerate the pace of progress in Omaha by expanding these efforts:

Village Empowerment Center – a one-stop shop location at 52nd and Ames that connects youth and their families to health, housing, financial, entrepreneurship and employment services. The location has already served thousands of families and with funds dedicated will work to connect 500 youth and 500 adults to the workforce with the skills necessary for success. The Village Empowerment Center has been supported by the Obama Foundation, Google, Mutual of Omaha, Cox Communications and others.

The Village Empowerment Center is also home to the Step-Up Omaha's STEAM program which connects youth to career and hands on training in the areas of Drones, Robotics, Sound Engineering, Culinary Arts, Entrepreneurship and other emerging fields. The vision is to also expose their parents and relatives to the same opportunities through Skill-Up Omaha.

Another component with the youth is to create a Youth-directed Investment Fund. Based on the work of Step-Up Omaha, youth and young adults will have funds that they can decide how to allocate based on their priorities. This will be critical to engage youth in the process to improve their community with real dollars. Each year, prior to the pandemic, Step-Up youth would study the City of Omaha budget and present their recommendations and funding priorities during a mock City Council meeting. This will take that activity much further by allowing them to actually decide where to invest $500,000 per year for the next three years. The Network would be the fiscal agent for the process.

In addition, the Pathway includes the Redefine the Game (RTG) Institute focused on career advancement and leadership development. Over the past four years, over 125 African-American professionals have graduated from the course with 70% receiving promotions or advanced opportunities at their workplace. With support from the ARPA funds, RTG will seek to advance 500 professionals in their careers which will substantially increase wages generated in the community and create disposable income that can support local businesses. The Institute is lead by national facilitators Dr. Randal Pinkett and Dr. Jeffrey Robinson. The goal is to increase the number of African-Americans and North Omaha residents in the C-Suite or VP/Director level positions to be more representative of the demographics in the region. Having more African-Americans and North Omaha residents in leadership levels will have a measurable and dramatic impact for the community. Graduates from the first four cohorts include two African-American Deputy Chiefs with the Omaha Police Department, new entrepreneurs, the lead HR executive at OPPD, and executive level leaders at Union Pacific, American National Bank, Mutual of Omaha and other corporations.

The next part of the pathway incorporates the Legacy Wealth Initiative. Over 1,000 Omahans have been introduced to the Legacy Wealth approach. 300 have participated in one day intensives and 50 have graduated from the Legacy Wealth cohort. The graduates have increased their savings, reduced debt, purchased homes, started or purchased businesses and launched a collective investment fund that will allow them to purchase and invest in real estate. This proposal seeks to serve 500 additional cohort members and generate a $1,000,000 collective investment fund that can be matched by members and other contributors. This will allow North Omaha residents to participate in the development occurring. The fund will be limited to cohort members and North Omaha residents.

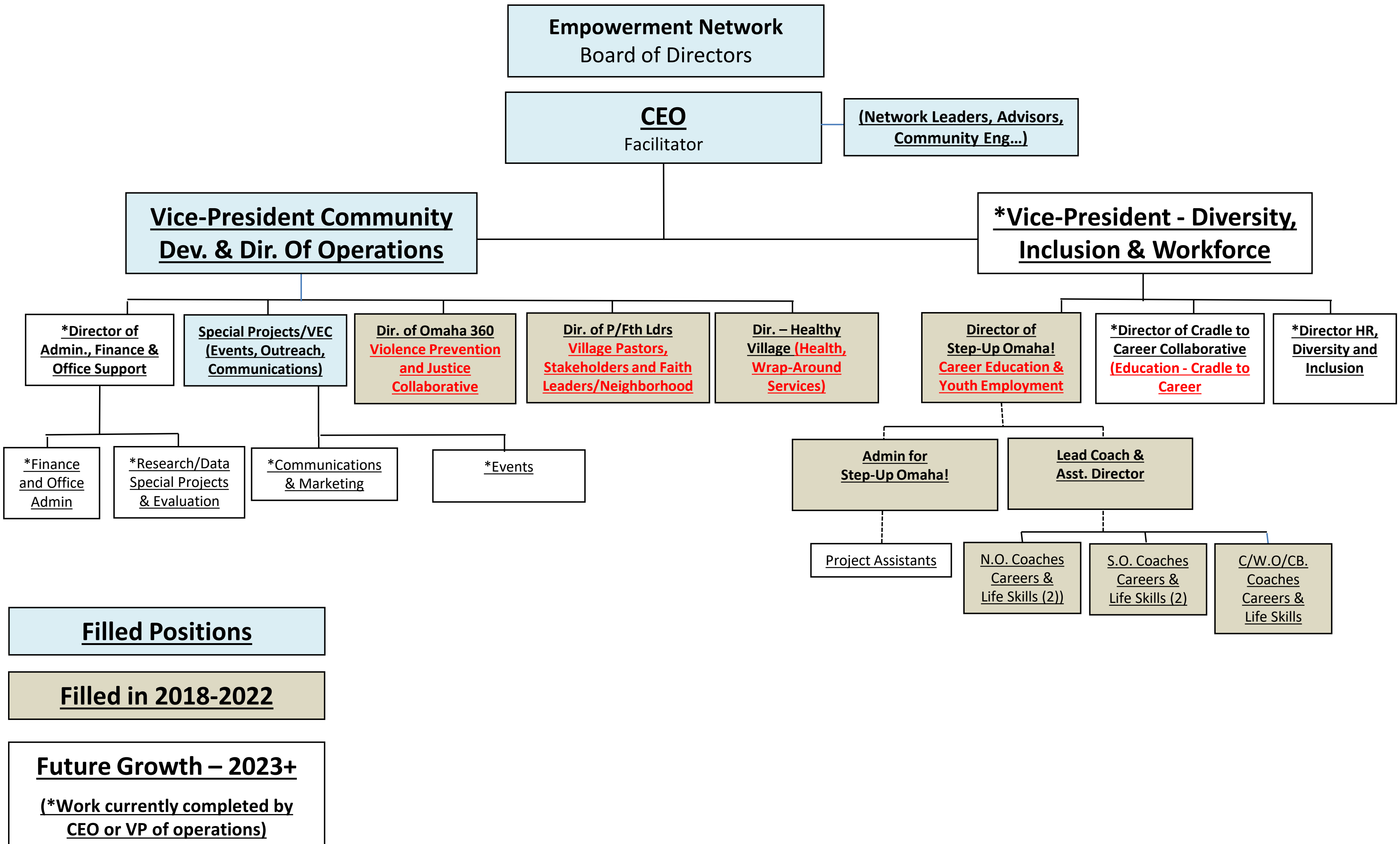
The second major component in the proposal is to continue building community capacity to reduce gun violence and create safe, thriving and just communities. Research shows that communities where gun violence has been drastically reduced are able to secure higher levels of private investments. Since the inception of Omaha 360 and community partnerships, gun violence has been decreased by 70% overall and as much as 80% in North Omaha during summer months. These reductions in violence have helped to fuel economic investments. Prior to the pandemic, the Omaha homicide rate reached 40 year lows. This proposal seeks to support the expansion of Omaha 360 partnership initiatives over the next four years by investing in neighborhoods, faith-based ministries and violence prevention and intervention groups that address root causes. Some research estimate that one homicide has a million dollar impact on the community. By reducing homicides from average number of homicides from 40 to 25 in the past 10 years prior to the pandemic, has saved Omaha in excess of $15 million annually. To further reduce homicides by an average of 10 through direct intervention will help Omaha save over $40 million over a four year period.

The third component of the Pathways to Careers, Wealth and Community Ownership through Capacity-Building proposal is the expansion of the North Omaha Arts and Entertainment Collaborative. Over 40 businesses and organizations currently partner to host events that attract as many as 5,000 to North Omaha. The goal of this strategy is to build and expand on those events and generate tourism. In addition, venues and artists have been severely impacted by COVID-19. These funds will not only support 24th and Lake, but venues and artists throughout North Omaha. One of the most critical strategies to keep African-Americans in Omaha is the development of entertainment and dining options and hubs. These funds will positively impact the economy of North Omaha and African-Americans by increasing retention of African-American professionals and recycling dollars within the North Omaha community. Research shows that for every dollar spent on the arts, it generates a 7x return.

For example, Christmas in the Village is now the largest holiday event in North Omaha. The event has attracted as many as 5,000 to 24th and Lake. Not only will these funds help to grow and expand Christmas in the Village, but help grow monthly events and programs that will build on the successes. The Empowerment Network contracts with small businesses to fulfill and deliver services needed for the event. With very limited budgets events like Fall Festival, Easter in the Village, the MLK Mobile Civil Rights Museum and others have attracted 500 to 1,000 families to shop, eat, learn and play in the district. The ARPA investments will help reach the goal of attracting 100,000 visitors per year to the district and other parts of North Omaha. Based on spending measured during Native Omaha Days, this will generate millions of dollars which will be circulated back into the North Omaha community.

The final component of the Pathways to Careers, Wealth and Community Ownership through Capacity-Building Proposal is to create long-term sustainability by developing a structure in North Omaha to allow it to control its own destiny. The Empowerment Network is seeking funds to create a North Omaha Financial Management Alliance and North Omaha Evaluation Fund. With the support of ARPA funds, the Empowerment Network will work with community stakeholders, accounting firms, legal entities and evaluation experts to create the capacity for the community to manage large grants and evaluate progress. The team believes these functions should be within the community utilizing African-American and North Omaha talent. The Network will work with the committee to identify companies that can manage and execute this work.

Empowerment Network Organizational Structure



24th & Lake Historic District: Economic Impact Collaborative

OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN

October 4, 2022

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

Dear Committee Members:

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

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

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

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

OUR DECLARATION OF SUPPORT AND COOPERATION

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

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

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

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

24th and Lake Historic District: Economic Impact Collaborative

Carver Legacy Center

Empowerment Network

Fabric Lab

Great Plains Black History Museum

Ital Vital Living

North Omaha Legacy Tours

North Omaha Music and Arts

Omaha Economic Development Corporation

Rare Bird Innovations

Revive Center Omaha/SMB Enterprises

SPARK

Styles of Evolution

The Union for Contemporary Art

Vinson Ventures & The Honeycomb Foundation

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

Empowerment Network Career Wealth Building Pathway and Community Capacity Building

Budget	1 Year	3 Years	Goals/Outcomes	Potential Matching Fund Sources	Annual Economic Impact by 2026
Organizing, Facilitation, Engagement, Research and Outreach	$250,000	$750,000	On-going engagement of 500+ Organizations	Weitz Family Foundation	$1,000,000.00
Village Empowerment Center - Equipment and Renovations	$250,000	$250,000	2,500 visitors/One Stop and Innovation Center	Google, Mutual, Cox, Lakin Foundation, Obama/MBK	$1,000,000.00
Step-Up Youth Employment and STEAM Expansion	$500,000	$1,500,000	Connect 500 youth to workforce	Lakin, City of Omaha, HUD, City ARPA, United Way, Obama	$15,000,000.00
Youth Investment Fund - (Youth allocate funds for their priorities)	$500,000	$1,500,000	Funds for Youth-directed Community Investment	Local Foundations and Corporations	$3,000,000.00
Skill-Up Job Training and Employment for Adults (Coaches & Wages)	$1,000,000	$3,000,000	Connect 400 adults to certications/workforce	New Innovation; Alignment with Metro Community College	$14,000,000.00
Redefine the Game Career Advancement (Consultant and Trainers)	$75,000	$225,000	Advance 250 in careers/$15K in higher wages	Local and National Corporations	$3,750,000.00
Legacy Wealth Initiative (Consultant and Trainers)	$75,000	$225,000	Advance 250 to financial stability; $10K impact	Local and National Foundations	$2,500,000.00
Legacy Wealth Community Collective Investment	$1,000,000	$1,000,000	Create community investment fund; Leverage	Match Community Members and Participants	$1,100,000.00
Omaha 360 Violence Prevention/Community Partners	$850,000	$2,550,000	Reduce violence/build community capacity	Match Office of Violence Prevention and City ARPA	$5,000,000.00
Neighborhood-led Development/coordination/Safety (NONA)	$250,000	$750,000	Reduce violence/build community capacity	New Innovation	$2,500,000.00
Village Strategy: Church-led Coordination/Resources/Safety	$288,000	$864,000	Reduce violence/build community capacity	Match City of Omaha ARPA	$2,500,000.00
Village at 24th and Lake Events/North Omaha Arts & Entertainment	$500,000	$1,500,000	Attract 100,000 visitors/economic impact	Match funding from County, Sponsors	$10,500,000.00
Financial Management Contract	$250,000	$750,000	Build community capacity/small businesses	New Innovation	$1,500,000.00
Evaluation Contract	$250,000	$750,000	Build community capacity/small businesses	New Innovation	$1,500,000.00
	$6,038,000	$15,614,000			$64,850,000.00

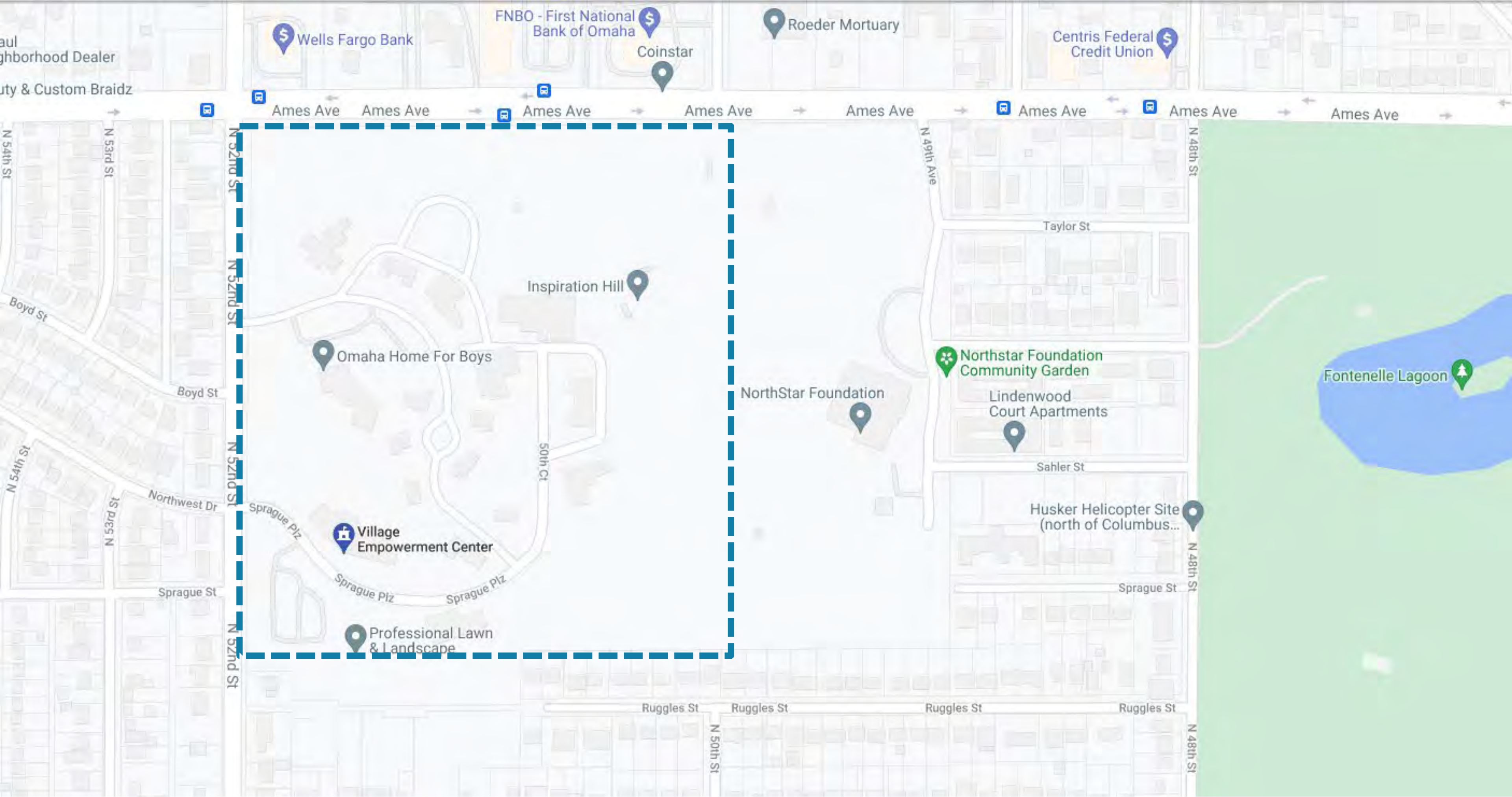
Potential Donors and Matching Funds for Strategies within Proposal

Pathway to Careers, Wealth and Ownership Strategies	Potential Matching Fund Sources/Major Funders	Status	Annual
Organizing, Facilitation, Engagement, Research and Outreach	Weitz Family Foundation, American National, OPPD, CHI	Pending Annual Renewal	$325,000
Village Empowerment Center - Equipment and Renovations	Google	Received	$50,000
	Mutual of Omaha	Received	$10,000
	Cox	Received	$20,000
	Lakin	Received	$48,000
	Obama/MBK	Received	$67,000
	Rentals	Confirmed	$82,000
Step-Up Youth Employment and STEAM Expansion	Lakin Foundation	Confirmed	$550,000
	City of Omaha	Confirmed	$500,000
	HUD	Confirmed	$400,000
	City ARPA	Confirmed	$100,000
	United Way	Confirmed	$150,000
Youth Investment Fund - (Youth allocate funds for their priorities)	Local Foundations and Corporations	New Request/Proposals in Development	
Skill-Up Job Training and Employment for Adults (Coaches & Wages)	New Innovation; Alignment with Metro Community College	Matching Possible from MCC	
Redefine the Game Career Advancement (Consultant and Trainers)	Local and National Corporations	Annual Renewals	$75,000
Legacy Wealth Initiative (Consultant and Trainers)	Local and National Foundations	Pending	$75,000
Legacy Wealth Community Collective Investment	Match Community Members and Participants	New Request/Proposals in Development	
Omaha 360 Violence Prevention/Community Partners	Match Office of Violence Prevention and City ARPA	OVP Renewal	$100,000
		City ARPA	$28,000
Neighborhood-led Development/coordination/Safety (NONA)	New Innovation	New Request/Proposals in Development	
Village Strategy: Church-led Coordination/Resources/Safety	City of Omaha ARPA	Confirmed	$78,000
Village at 24th and Lake Events/North Omaha Arts & Entertainment	Match funding from County, Sponsors	Annual Renewals	$50,000
	Corporations - OPPD, Union Pacific, Childrens Hospital	Renewed for 2022	$57,000
	Johnny Carson Foundation		$10,000
Financial Management Contract		New Request/Proposals in Development	
Evaluation Contract		New Request/Proposals in Development	

VILLAGE EMPOWERMENT CENTER

THE EMPOWERMENT NETWORK
Working Together to Rebuild the Village

Multi-Generational
Education, Engagement
and Empowerment



VEC ON THE OMAHA HOME FOR BOYS CAMPUS

There's room for growth and expansion.

VISION AND GOALS

The Village Empowerment Center (VEC) will be recognized nationally as a place where youth and adults are prepared to **connect, collaborate, create and lead.**

The VEC connects youth and families to empowering services, resources and opportunities. Creating and building resiliency. Two generation approach.

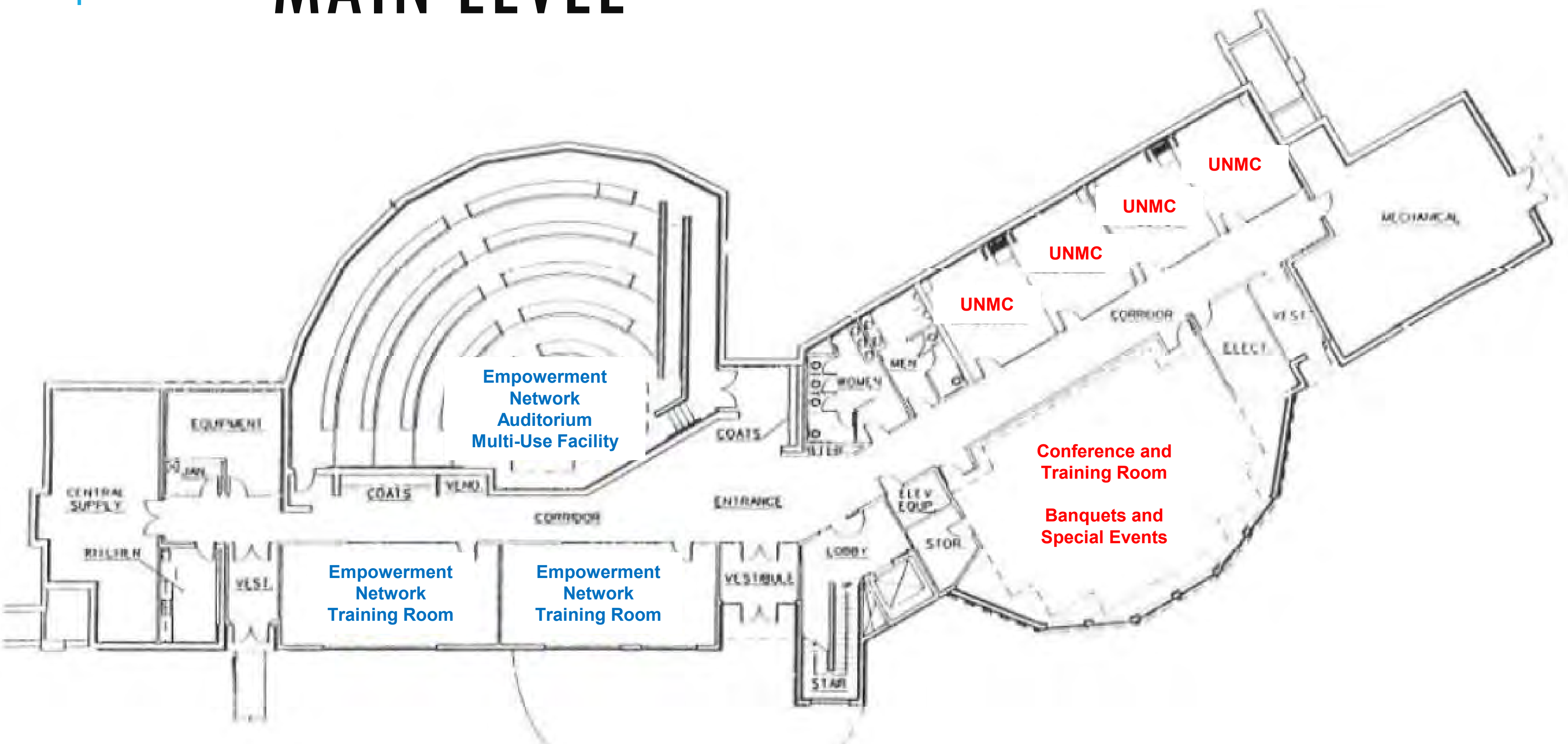
The VEC helps to develop **innovators and producers,** living their lives with **purpose!**

The VEC is a **one stop center** where families can connect and interact directly with providers in the areas of: **Employment, Housing, Education, Health, Entrepreneurship and all areas of STEAM**!

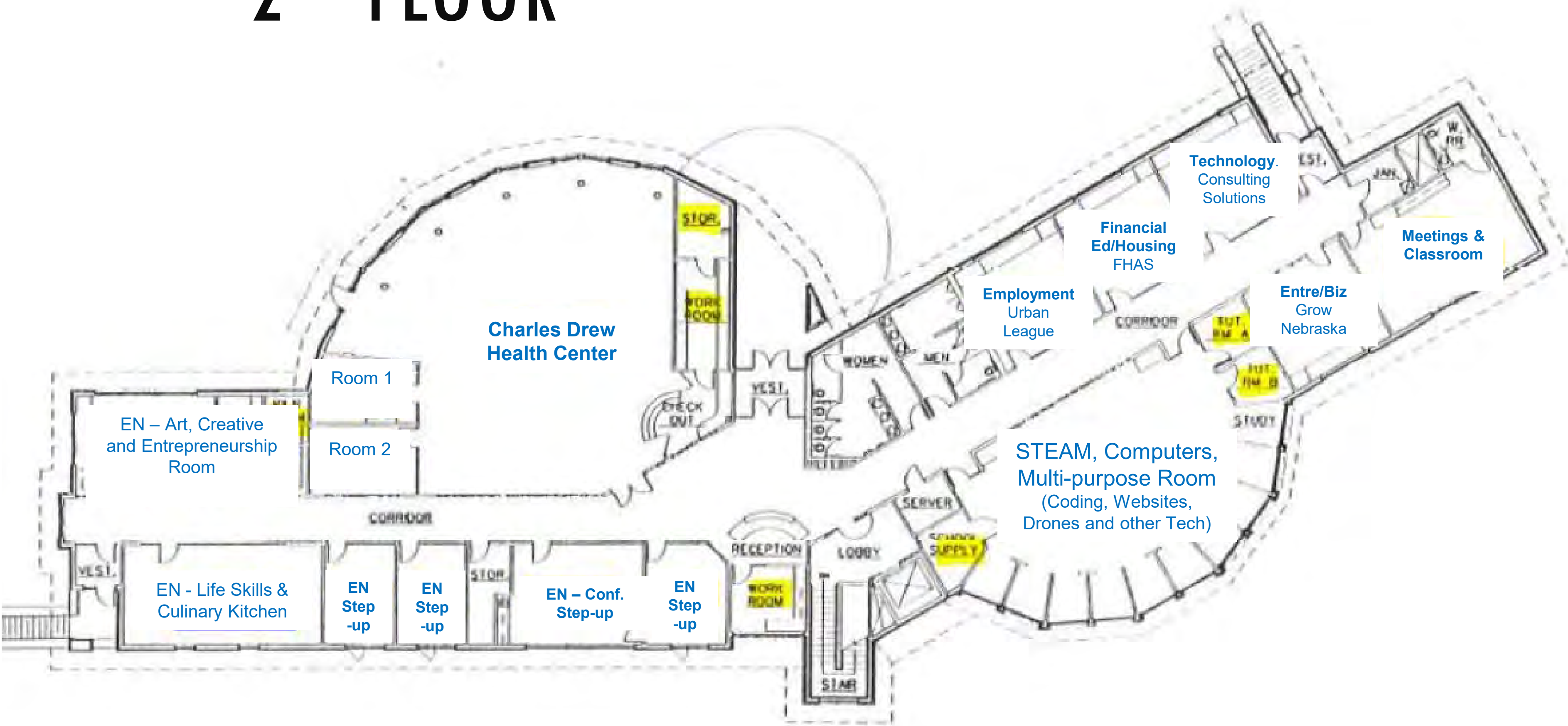
VILLAGE EMPOWERMENT CENTER: PARTNERS

- **Empowerment Network – LEAD Partner**
  - Step-Up Youth Employment & Entrepreneurship Program, Omaha 360 Violence Prevention, Cradle to Career Education, Village Pastors
  - Leadership and Wealth Development: Legacy Wealth Institute and Redefine the Game Institute
  - Auditorium: Local, Regional and National Summits, Conferences, Workshops, Meetings and Training Sessions
- **Health**
  - Charles Drew – Health Offices – Top Floor
  - UNMC – Health Offices – Bottom Floor
- **Employment & Education**
  - Step-Up Omaha! – Youth Employment and Entrepreneurship Program
  - Urban League of Nebraska and Metropolitan Community College
- **Faith**
  - Church on Purpose
- **Financial Education & Home Ownership**
  - Family Housing Advisory Services
- **Business Ownership/Entrepreneurship Training**
  - Grow Nebraska
  - Business Seals
  - Carver Legacy Center/Revive
- **Technology (Drones, Coding, etc)**
  - Technology Consulting Solutions
  - Emerging Ladies Academy
- **Culinary Training**
  - House of Bah
  - No More Empty Pots/MCC

1. VILLAGE EMPOWERMENT CENTER MAIN LEVEL



2. VILLAGE EMPOWERMENT CENTER 2ND FLOOR



GENERAL USE OF THE FACILITY

Conferences

Summits

Workshops

Training

Education

Collaboration

Planning Sessions

Community Engagement

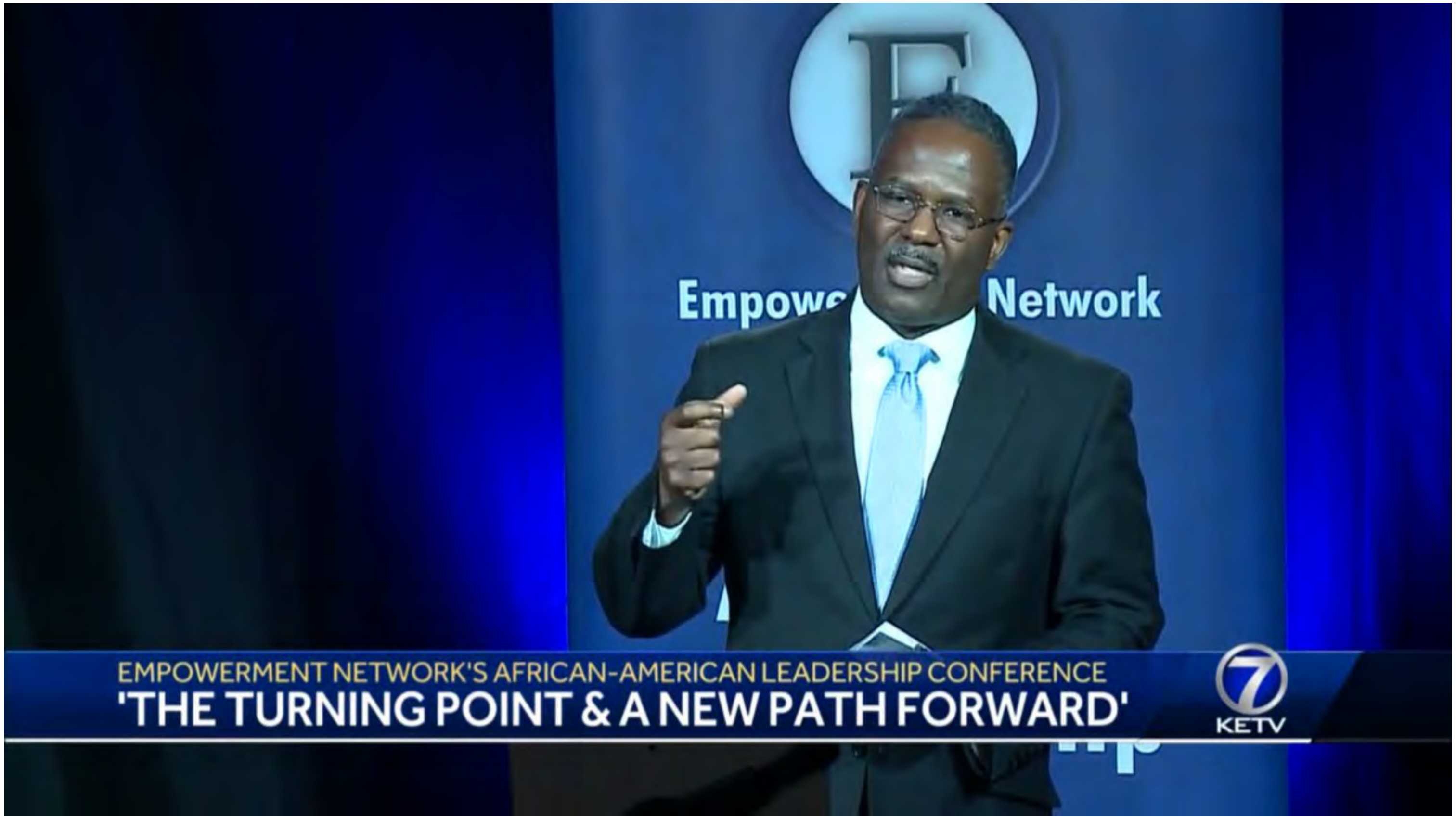
OMAHA 360: COMMUNITY ENGAGEMENT

CITY-WIDE VIOLENCE PREVENTION AND INTERVENTION MEETINGS

LEGACY WEALTH INITIATIVE:
DEVELOPING INDIVIDUAL AND COLLECTIVE WEALTH PLANS

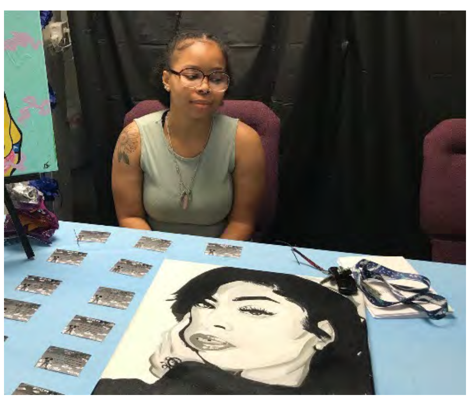
REDEFINE THE GAME INSTITUTE:
LEADERSHIP DEVELOPMENT & CAREER ADVANCEMENT

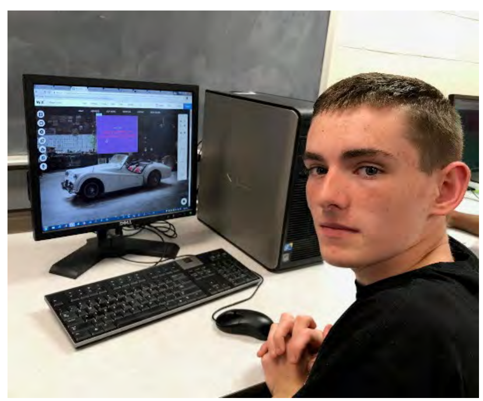
BROADCAST CONFERENCES & SUMMITS:
LOCAL, REGIONAL AND NATIONAL – IN-PERSON & VIRTUAL



STEP-UP OMAHA: YOUTH EMPLOYMENT

STEAM: SCIENCE, TECHNOLOGY, ENGINEERING, ARTS AND MATH





STEP-UP OMAHA: YOUTH EMPLOYMENT

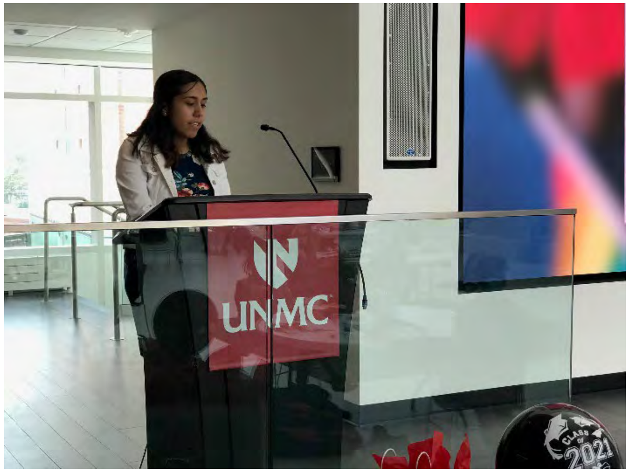
ENTREPRENEURSHIP – FROM CONCEPT TO PRODUCT TO MARKET

STEP-UP OMAHA: YOUTH EMPLOYMENT

CULINARY, FOOD ENTREPRENEURSHIP, HOSPITALITY & CUSTOMER SERVICE

STEP-UP OMAHA: YOUTH EMPLOYMENT

INTERNSHIPS: 100+ WORKSITES AND EMPLOYERS



VILLAGE EMPOWERMENT CENTER

Integrated Services Model

THE EMPOWERMENT NETWORK
Working Together to Rebuild the Village

Grant Application

Row 116

Organization Name (if applicable)	Canopy South
Physical Address	2411 O Street, Suite 1, Omaha, NE 68107
Mailing Address	
Website	https://canopysouth.org/
Social Media Accounts	Facebook https://www.facebook.com/CanopySouthOmaha Twitter https://twitter.com/Canopy_South Instagram https://www.instagram.com/canopy_south/
Name	Cesar Garcia
Title	Executive Director
Email Address	cesar@canopysouth.org
Phone	+1 (402) 871-9920
Team	Yes
	The team for this application includes Canopy South, the Omaha Housing Authority ("OHA"), the City of Omaha ("City"), and Brinshore Development as the main partners. These four organizations make up the steering committee for the Southside Terrace - Indian Hill Transformation Plan, which is the plan that is driving the redevelopment of Southside Terrace and the surrounding neighborhood. The City and OHA were the lead applicants for a recently awarded $50 million Choice Neighborhood grant from the U.S. Department of Housing and Urban Development ("HUD"). As such, they have the overall responsibility for the implementation of that grant. They, along with Brinshore Development, will support Canopy South with the management and reporting of LB 1024 funds. Within the context of the revitalization effort, OHA is the people lead, the City is the neighborhood lead, and Brinshore Development is the housing lead. Canopy South works in partnership across all three focus areas. Numerous consultants, community groups, and philanthropic organizations are also involved with this effort although they are not shown on the organizational chart. Additional information on partnerships can be provided upon request.
Organizational Chart	As mentioned above, the City and OHA are the lead entities on the revitalization effort. Canopy South and Brinshore make up the rest of the team. The City is the neighborhood lead, meaning they are responsible for activities that benefit the neighborhood surrounding Southside Terrace. OHA is the people lead and are responsible for the people living in Southside Terrace and future development phases. Brinshore Development is the housing lead who are charged with developing on-site and off-site housing. Once again, Canopy South works across all three phases of the revitalization effort.
Other Completed Projects and/or Accomplishments	The City, OHA, and Brinshore Development have already worked together on another Choice Neighborhood Implementation grant in North Omaha. This project includes seven mixed-income multi-family housing phases. Regarding this project, the first action taken by the team was to obtain a Choice Neighborhood Planning and Action grant from HUD in 2019. Through this grant, the team was able to develop the Southside Terrace - Indian Hill Transformation plan. This plan provides a blueprint for site and neighborhood revitalization. Hundreds of hours of community engagement were conducted to ensure the team was communicating with Southside Terrace and neighborhood residents across a spectrum of topics that would impact their lives once the plan was finalized. Through this grant, a small building located at 3031 Upland Parkway was saved from demolition and it will be reused to benefit the community. A troubled property along South 30th Street will be improved in an effort to increase safety and to beautify the neighborhood. In September, 2022, the team then received a $50 million 2022 Choice Neighborhood Implementation grant from HUD. These funds, along with LB 1024 funds, will ensure the redevelopment effort will start more quickly and that the work will be done more efficiently.
Proposal Title	Southside Terrace - Indian Hill Transformation Plan
Total Budget ($)	$279,679,052.00
LB1024 Grant Funding Request ($)	$24,250,001.00
Proposal Type	Capital project
Brief Proposal Summary	This proposal supports the redevelopment of the Southside Terrace - Indian Hill Neighborhood which is located near South 30th and Q Streets. The primary focus of this

	effort is to redevelop the century-old Southside Terrace Garden Apartments into a vibrant mixed-income housing development. Eight housing phases are proposed at this time, some on site and others off-site, which will effectively triple the number of households living in this area. Some of the buildings have a purely residential use while others will have a mixed use that will provide professional or retail sapce. While Southside Terrace is indeed the focus of the proposal, the surrounding Indian Hill neighborhood will also receive support through improved infrastructure and neighborhood beautification. The redevelopment of Southside Terrace has been discussed and planned for years, but with the award of a $50 million Choice Neighborhood Implementation grant from HUD, the time for redevelopment is now. LB 1024 funds will ensure the redevelopment and revitalization efforts start strong and are completed quickly which will reduce the amount of time the neighborhood is impacted by construction activities. LB 1024 funds will also help leverage other needed funding sources. Our funding request will already leverage nearly $6 for every $1 of LB 1024 funds, and will likely leverage close to $8 when all is said and done. This transformation effort is in alignment with community needs. It is in alignment with community visions. It is in alignment with the priorities presented in LB 1024. The effort is a once in a century opportunity to invest in the South Omaha community.
Timeline	All of the projects listed in this application can be completed prior to July 2026. A schedule showing start and completion dates is included in the Uploads section. Many of the funding sources supporting projects in this application are subject to internal timelines that will terminate prior to July 2026. It is with a certain amount of confidence that we can say these projects will be completed on schedule.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The projects presented in this application, housing and community impact, address the Sustainable Community, Multi-modal Transportation, Other Infrastructure, and Quality of Life needs. Perhaps the biggest impact these projects have is on Sustainable Communities. Affordable, workforce, and market rate housing will be created to provide housing choices for a wide range of household incomes. There will also be a wide range of housing options for various household sizes. The housing provided through this effort will support existing residents and draw new residents to the neighborhood. Some of the mutli-family housing units will have ground floor commercial space that can be used for professional or retail spaces. Depending on the space, they could also be used to serve the community or house a service based non-profit organization. Improvements to Upland Park will complement new infrastructure at MIguel Keith Park, further benefiting the neighborhood. Canopy South follows the Purpose Built Community model, and they are working with Indian Hill Elementary School as part of their mission. Multi-modal transportation is perhaps not as strongly addressed as the other categories, but this proposal touches on it. The improved lighting along South 30th Street will address safety concerns for pedestrians walking along that street. Y Street will be constructed between South 31st STreet and South 33rd Avenue, and this will include sidewalks for pedestrian and cyclist use. Streetscaping along South 30th Street will improve the pedestrian experience along the corridor. Other Infrastructure includes construction of Y Street between South 31st and South 33rd Avenues, as previously mentioned, and a reconfiguration of infrastructure at Southside Terrace itself. With redevelopment will come a massive reconstruction of existing infrastructure to serve the new facilities. This will include broadband access in the common areas of buildings. Returning to Y Street, sewer lines, sidewalks, and intersecting streets will need to be built or rebuilt to accommodate the new street. Quality of Life improvements are plentiful in this plan. Southside Terrace will see new, decent housing that is far superior to what exists. Y Street and site improvements on Southside Terrae will improve neighborhood connectivity. A by-product of this improved connectivity will be increased patrolling by Police and easier access for the Omaha Fire Department. Former Brownfield sites have been evaluated and are not ready for redevelopment or reuse. Improvements to Upland Park will activate underutilized space. Even though density will be increased at Southside Terrace, there is more planned and purposeful green space available to residents than before. The Southside Terrace - Indian Hill Transformation Plan (https://planninghcd.cityofomaha.org/images/CNP/Transformation_Plan/TransformationPlan_F provides a wealth of information on the activities in this proposal.
Visioning Workshop Findings Alignment	The projects presented in this application address many of the community needs presented in the Visioning Workshop Summary. The housing plan will spur construction of a significant amount of rental housing units which will be available to a wide range of income levels and household sizes. The housing units produced through this effort will be of a much higher quality than what currently exists and will significantly improve housing conditions for

hundreds of households. Housing was strongly represented in the needs section of the Vision Statement Summary for South Omaha. These multi-family housing units will also provide free broadband internet access in common areas which addresses the need for improved internet access for neighborhood residents. Commercial space which will be located in some of the mixed-use buildings will provide much needed space for professional or retail opportunities that will enhance the commercial presence in the neighborhood. Construction jobs will be generated by these projects. Most importantly, perhaps, is that these efforts are being built in this community, and not outside, which would force people to relocate. Community Impact addresses a wide range of Needs identified by community members. The construction of Y Street addresses concerns about roads and sewers. The proposed changes to the streetscape along South 30th Street creates a better environment for pedestrians. The place making fund will promote cultural and artistic opportunities within the neighborhood, such as sculptures, murals, and plantings to enhance the visual quality of the neighborhood. The Curb Appeal program will improve existing housing with the neighborhood.

Priorities Alignment

LB 1024 states that funds should have an emphasis on housing needs, assistance for small businesses, job training, and business development within such communities and neighborhoods. The projects in this application strongly support housing development, which is by far the largest part of this grant application which focuses on both mixed-income multi-family rental housing and single-family homes for home-ownership in the North 30th Street corridor. Generally, the neighborhood does not have a strong commercial component, but some of the mixed-use buildings will have commercial space for professional or retail businesses.

Economic Impact

We expect this project to have a significant economic impact on the neighborhood and in South Omaha overall. This is based on our experience with a similar project in North Omaha, where the execution of the Highlander Neighborhood Revitalization project and the adjacent North 30th Street Choice Neighborhoods Implementation grant program has already resulted in a North Omaha investment of more than $115M, with an estimated $50M of future investment planned through 2025. The projects in this proposal will produce a number of targeted programs that support critical improvements to public safety, the built environment, and broad economic development, which has and will continue to position the Q Street and South 30th Street corridors for future growth and revitalization. These improvements not only expand mixed-income housing access and commercial development opportunities, they also improve pedestrian, bike and public transportation accessibility, connectivity infrastructure, green space and recreational amenities, and homeownership access and reinvestment. The economic impact of this initiative will be far-reaching and maximize the growth potential of a once disinvested community. Fundamentally, the renovation/expansion of a formerly blighted site improves the property value for the subject property and the properties in the surrounding area. Increased property values generate equity for property owners and remove the barriers to accessing capital or improving their property. The increased density will benefit surrounding businesses and draw more businesses to the area.

At this time we cannot predict the number of jobs created.

The Associated Builders and Contractors website (https://www.abc.org/News-Media/Newsline/entryid/16185/the-construction-industry-needs-to-h cites a report that 6,300 jobs are created for each $1 billion spent on construction. That means one job is created for approximately every $160,000 spent on construction. Through this request and using that ratio, LB 1024 funds alone will create approximately 150 construction jobs. The total budget for the projects in this application is approximately $279 million, which means approximately 1,700 construction jobs will be created. This will have a tremendous impact on the South Omaha community.

Construction jobs will meet or exceed Davis-Bacon prevailing wage requirements.

The City, OHA, and Brinshore Development will join with Canopy South to hold contractor events for projects in this proposal. Each event will focus on the CNI construction schedule and available bids, review federal contracting requirements, and allow time for contractors to meet with local contracting resource providers. Events will include participation from the Greater Omaha Chamber's REACH Program, the Nebraska Enterprise Fund, the Nebraska Business Development Center, Heartland Workforce Solutions, Catholic Charities, and other organizations.

Community Benefit

Overall, the projects in this application provide a holistic solution to neighborhood revitalization, an effort that provides housing for new residents while supporting and improving the quality of life for existing residents. This application benefits the community by providing safe, decent mixed income housing opportunities for households of various sizes and income levels. .It will create a denser population that, in turn, will create more demand for local goods and services. It creates professional and retail space to create economic opportunities and support economic growth in the neighborhood. These opportunities will create and support jobs within the neighborhood. It will provide greenspace for recreational activities to support the health and welfare of neighborhood residents. It will improve infrastructure in the community.

Sustainable: The projects in this application introduce hundreds of high quality rental housing units into the neighborhood, which greatly increases density. Population density provides greater opportunities for local and neighborhood businesses to start up and grow. The projects also support professional and retail space development to encourage those local businesses. Although density will increase, it balances density with the natural environment and recreation. Projects in this application also provide much needed, and requested, amenities for green space and recreational space.

Best Practices/Innovation	This project will follow the Purpose Built Communities model which has a proven record in communities across the nation. (https://purposebuiltcommunities.org/) The approach of Purpose Built Communities, Mixed-Income Housing, Cradle-to College Education Pipeline, and Community Wellness, address many Needs presented by the community in the Visioning Statement Summary. This model is being replicated in North Omaha at Highlander and Kennedy Square and could be replicated in other locations. The project team has done a tremendous job engaging the community on the effort and with contractors to provide information on the project schedule and opportunities for contracting. There are plans to increase engagement based on feedback received from the community and contractors. As we increase engagement, we hope lessons learned and successful practices can be reviewed and used by other developers working in eastern Omaha. Certainly, much of what the team has learned will be implemented in future processes for this project.
Outcome Measurement	Outcomes can be measured in many ways. For housing, we can track the number of replacement, affordable, and market rate units produced. These outcomes are ultimately tracked by the City, OHA, Canopy South, and Brinshore Development. One goal of this effort is to catalyze additional housing construction in the neighborhood through private development. The number of temporary jobs created during construction with an emphasis on the number of hours performed by Section 3 businesses and individuals. Section 3 is a Federal program that encourages contracting participation by people living in the neighborhood in which the project takes place. Davis Bacon compliance ensures workers are paid an appropriate wage for the work they perform. Permanent jobs are subject to the businesses that will locate to the area once construction of professional and retail space is complete. Other measurables may be evaluated over time such as crime reduction, the percentage of owner-occupied housing units, poverty rates and income levels, student performance, etc.
	Projects involving public funds will be tracked by the team as these outcomes are also required for other funding sources. Information regarding safety is tracked by the Omaha POlice Department while other outcomes, such as household income, are tracked by the United States Census Bureau.
	We believe this project will act as a catalyst for co-investment and secondary investment. In fact, the entire purpose of the Southside Terrace - Indian Hill Revitalization Plan is to act as that reinvestment spark. Reinvestment on a large scale, such as in this case, attracts people. Reinvestment in housing, education, and amenities brings people to the neighborhood who previously had no reason to be there. Creating an environment people want to experience drives a need for housing units, jobs, and recreational opportunities. We believe the projects in this application will increase the rate and degree of reinvestment in this community.
Partnerships	Yes
	Canopy South is a community-based organization. Our mission is to "to generate holistic and effective revitalization in South Omaha neighborhoods through strategic partnerships and community-driven initiatives. We prioritize choice by dismantling systemic barriers to reinforce equitable access to opportunity for all." Our vision is to create "a diverse, thriving community full of choice and equitable opportunity for residents – new and existing – of every generation and culture." Our main partners in this effort are the City of Omaha, the Omaha Housing Authority, and Brinshore Development. We work with many other community-based organizations. Canopy South and the rest of the team worked with over 30 different community based organizations in preparation of the Southside Terrace - Indian Hill transformation plan. Among those are Kind Can Community Center, Stephen Center, the Simple Foundation, Girls, Inc., and others. We are currently in the process of evaluating how best to continue partnerships with these organizations through the development process.
	Partnerships between OHA, the City, Brinshore, and CAnopy South are memorialized through agreements or MOUs. These documents can be provided upon request.
Displacement	Yes
Displacement explanation	Residents of Southside Terrace may be temporarily relocated prior to the demolition of those housing facilities. It is our hope that new housing units are ready prior to displacement so that those households do not need to move twice. Displaced households have first right of refusal to return to the newly constructed Southside Terrace. They may also elect to find other housing solutions. We do not anticipate other residents or businesses are being displaced by these projects, but available land is scarce and voluntary displacement could occur.
Physical Location	TThe transformation plan's target area is located in South Omaha. Southside Terrace itself is located south of Q Street between South 28th and South 30th Streets. R Street is the northern boundary and W Street is the southern boundary. All offsite development locations but one are located nearby. There is one offsite location located in midtown Omaha. Maps of the project sites are included in the attachments. Southside Terrace has several addresses. These will all be changed when redevelopment occurs. 5317 South 30th Street 5501 South 30th Street 5701 South 30th Street Offsite Housing Development locations. Again, these addresses may change after development. 3030 Upland Parkway 2510 South 61st Street and 2511 South 61st Avenue (Note that this site is not located in a QCT, but is included for reference) 5408 South 32nd Street 3202 through 3310 Y Street 5305 South 28th Street, 2713 R Street, and 5322 South 27th Street Community Impact Projects 3031 Upland Parkway Upland Park is 3104 Jefferson Other locations may be selected based on availability and need.
Qualified Census	Within one or more QCTs

Tract	
Additional Location Documents	Site maps are included in the uploaded attachments. The sites are owned by a combination of Canopy South, the Omaha Housing Authority, and Brinshore Development. The ownership mix varies at each site. Proof of ownership can be provided upon request. The City is in the process of conducting NEPA compliant environmental reviews. Included in that process is applying for Title 128A Brownfield Assessment funds through the Nebraska Department of Environment and Energy.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Costs were determined by Brinshore Development's past affordable housing development experience in consultations with architectural and planning consultants. ..
General Contractor	No
Request Rationale	Brinshore has experienced cost increases of roughly 25% over the last two years for multi-family housing construction projects. As such, we have had to accelerate our use of gap financing to keep projects moving. This project is no exception. The budget submitted to HUD for the Choice Neighborhood Implementation grant application just a year ago is now likely under budgeted by 10%. LB 1024 funds will help fill this gap and ensure this project starts off on firm ground. Other proposed projects will use LB 1024 funds to spark new initiatives that will benefit the community. Cost estimates are based on past similar projects.
Grant Funds Usage	There is already significant financial support for most of these projects, specifically the projects related to rental housing. LB 1024 funds will help close gaps created by unanticipated rising construction costs and inflation. LB 1024 will unlock the continued progress of these important mixed-income, mixed-use neighborhood transformation projects which will simultaneously benefit the neighborhood and residents.
Proposal Financial Sustainability	Yes
	The multi-family housing and mixed-use buildings will generate cash flow to sustain themselves and they will be managed by a property management company. Most Community Impact projects will be maintained by Canopy South or the City of Omaha. Homeowners, of course, will maintain their own properties.
Funding Sources	At this time, the only funding sources promised to the housing phases of this project are Tax Increment Financing ("TIF"), Choice Neighborhood funds, and philanthropic leverage funds. The City's HOME, CDBG, and SEction 108 funds are on the table. ARPA funding and additional funding through Front Porch Investments may be options, as well. LIHTC offered by NIFA will also be part of the financing structures for these projects. The team will seek leveraging funds for other projects proposed in this application. The LB 1024 will ensure that the projects will not be slowed so that they cannot meet their current schedule goals. Community Impact projects have CDBG, Choice Neighborhood, and philanthropic commitments. A detailed list of funding sources can be provided upon request.
	Choice Neighborhood and leveraged funds are already committed to the projects in this application. The timeliness of other funding sources cannot be accurately predicted at this time. Section 108 funds and City or State ARPA funds may be available early next year.
	LIHTC funds are probably the most important source of funding for the multi-family housing projects and cannot proceed without an award.
Scalability	Although each housing project is scalable, they are entangled with one another in such a way that a budget reduction for one project, perhaps resulting in a reduction of units, will impact another. So although the entire housing project is not scalable (having a minimum threshold), the individual projects within the whole are scalable. The community impact projects are scalable to a certain degree. Y Street Improvements, for example, is not a scalable project. The Placemaking Fund is completely scalable.
	The proposed budget shows the individual project components.

Financial Commitment	For every dollar requested in this application, there is already approximately $6 of leveraged funds. Canopy South, Brinshore Development, the City, and OHA acquired a $50 million Choice Neighborhood Implementation grant from HUD. The City is committed to providing CDBG funds and TIF. CAnopy south has secured substantial leveraging funds for housing development. A detailed list of committed funds can be provided upon request.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Proposal Budget/Sources and Uses Schedule

Project Location Map

Legend

0 1500 3000 ft

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

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


Lead Applicant:
City of Omaha
Co-Applicant:
Omaha Housing Authority
NEIGHBORHOOD
Lead Implementation Entity
City of Omaha Planning Department
Safety, Economic Development Access, & Transportation
Supporting Partners:
Canopy South
Simple Foundation
Omaha DOT
Omaha Police Department
HOUSING
Lead Implementation Entity
Brinshore Development & Canopy South
Replacement of Southside Terrace Public Housing & Development of Quality Mixed-Income Housing
Supporting Partners:
Omaha Housing Authoirty
Southside Terrace Resident Council
City of Omaha Planning Department
Omaha Land Bank
PEOPLE
Lead Implementation Entity
Omaha Housing Authority & Canopy South
Health, Education, Employment Opportunities, & Community Supportive Services
Supporting Partners:
CVR Associates
Metro Community College
Omaha Public Schools

Budget					
Project Name	**LB 1024 Request**	**Other Funds***	**Total**	**Needed****	**Gap*****
Housing	$20,000,000.00	$126,563,998.00	$146,563,998.00	$279,679,052.00	$133,115,054.00
Acquisition	$1,000,000.00	$0.00	$1,000,000.00		
Demolition	$6,000,000.00	$0.00	$6,000,000.00		
Construction	$13,000,000.00	$0.00	$13,000,000.00		
Unallocated****	$0.00	126,563,998.00	$126,563,998.00		
Community Impact					
Y Street Improvements	$1,000,000.00	$50,000.00	$1,050,000.00		
South 30th Streetscape Improvements	$1,000,000.00	$0.00	$1,000,000.00		
Upland Park Improvements	$1,000,000.00	$400,000.00	$1,400,000.00		
Curb Appeal Program	$500,000.00	$1,000,000.00	$1,500,000.00		
Placemaking Fund	$500,000.00	$0.00	$500,000.00		
3031 Upland Parkway Improvements	$250,000.00	$600,000.00	$850,000.00		
Totals	$24,250,000.00	$128,613,998.00	$152,863,998.00		

* "Other Funds" consists of leveraged funds and Choice Neighborhood funds. Other funding sources, such as LIHTC, HOME, CDBG/Section 108 will be pursued by the development team.

** "Needed" is the estimated total cost of all housing development costs. This will change with inflation and other external factors.

*** "Gap" shows the amount of funds needed to fully support development costs.

**** "Unallocated" funds are those that can be moved to Acquisition, Demolition, or Construction as needed.

Project Schedule					
Project Name	**2022**	**2023**	**2024**	**2025**	**2026**
Housing					
Phase I		Construction			
Phase 2		Demolition	Construction		
Phase 3				Demolition	
Phase 4					Demolition
Phase 5			Demolition	Construction	
Phase 6				Demolition	
Phase 7					Demolition
Phase 8 - 27th and R Streets		Construction			
Community Impact					
Y Street Improvements				Construction	
South 30th Street Streetscape				Construction	
Upland Park Improvements			Construction		
Curb Appeal Program			Construction		
Placemaking Fund				Construction	
3031 Upland Parkway Improvements		Construction			

Uses							
Project Name	**LB 1024 Request**	**Demolition/Site Work**	**Infrastructure**	**Residential Hard Costs**	**Other Hard Costs**	**Other**	**Comments**
Housing							
Acquisition	$1,000,000	$0	$0	$0	$0	$1,000,000	For construction cost escalation
Demolition	$6,000,000	$6,000,000	$0	$0	$0	$0	For construction cost escalation
Construction	$13,000,000	$0	$0	$13,000,000	$0	$0	For construction cost escalation
Community Impact							
Y Street Improvements	$1,000,000	$0	$1,000,000	$0	$0	$0	
South 30th Street Streetscape Improvements	$1,000,000	$0	$1,000,000	$0	$0	$0	
Upland Park Improvements	$1,000,000	$0	$0	$0	$1,000,000	$0	
Curb Appeal Program	$500,000	$0	$0	$500,000	$0	$0	
Placemaking Fund	$500,000	$0	$0	$0	$500,000	$0	
3031 Upland Park Way Improvements	$250,000	$0	$0	$0	$250,000	$0	
Totals	**$24,250,000**	**$6,000,000**	**$2,000,000**	**$13,500,000**	**$1,750,000**	**$1,000,000**	

Grant Application

Row 117

Organization Name (if applicable)	Omaha Data Science Academy
Physical Address	2120 N. 30th Street Omaha NE 68111
Mailing Address	same
Website	www.canlearnsmart.com
Social Media Accounts	https://www.facebook.com/canlearnsmart/
Name	Nate Watson
Title	Dean
Email Address	nate@canworksmart.com
Phone	+1 (402) 516-8087
Team	Yes
	The ODSA is operated with a board of directors who oversee a Dean (Nate Watson). Watson oversees a CFO and Head of Curriculum. The Head of Curriculum oversees part-time instructors. In addition, the organization has four primary advisors: A fiscal sponsor, a fundraising consultant, a donor representative, and an individual who is head of the scholarship fund (both of these roles are unfilled).
Organizational Chart	Uploaded at end of application
Other Completed Projects and/or Accomplishments	Since its founding in 2016, the Omaha Data Science Academy (ODSA) has trained and certified 55 individuals for various tech careers. This includes the two years during the pandemic when the academy did not run classes. This project will fund scholarships to become a certified data scientist. The project will help the ODSA promote its three-fold mission: --To provide businesses with data scientists to help them make data-driven decisions, operate more efficiently, and be more profitable; --To diversify the data science workforce; and --To give historically underrepresented, low-income individuals access to a high-paying career that can improve their quality of life. Since its inception, the ODSA has prioritized expanding and diversifying the tech field--of those who have graduated from the academy so far, 39% were women and 34% were Black, indigenous, or people of color (BIPOC). However, our number of graduates are relatively small because the out-of-pocket cost of the certification (~$10,000) is still out of reach for many minority and low-income Nebraskans. This funding will enable the ODSA to effectively recruit from historically underrepresented populations since being able to offer scholarships will remove the biggest impediment most people have to becoming a trained data scientist.
Proposal Title	Scholarships to Diversify Nebraska's Tech Workforce
Total Budget ($)	$2,875,702.00
LB1024 Grant Funding Request ($)	$2,875,702.00
Proposal Type	Service/program
Brief Proposal Summary	The ODSA seeks funding to provide scholarships that will cover the full cost of training individuals to become certified data scientists. Funding will cover administrative expenses to operate the scholarship program, as well as the cost of individual scholarships over a three-year period. The goal is to provide the Omaha metro region's businesses with approximately 240 data scientists by the end of 2025, since

	industry experts estimate that Nebraska will need a minimum of 500 data scientists over the next five years. The ODSA will recruit from across the Omaha metro region, but recruitment will focus heavily on low-income areas in North Omaha, which has a higher poverty level than the rest of the state. We have developed partnerships with Code Black and the Nebraska Tech Collaborative, among others, to reach populations that have historically been underrepresented in data science, such as women and people of color. Black and Hispanic families were disproportionately impacted by the pandemic, having lost income, burned through savings, and taken on debt to survive, according to a 2021 report by the University of Nebraska Omaha. Women also lost jobs at a higher rate during the pandemic, and most of the nation's 6.6 million jobs gained since January have gone to men, according to the U.S. Department of Labor. The ODSA scholarship program will provide between 60-90 adults annually with the opportunity to train for a stable, high-paying career with family-friendly hours in less than a year, all while providing local businesses with the data scientists they need to be more competitive in the national and global market. A significant portion of scholarships (at least 75%) will be allocated to women, BIPOC, and low-income individuals. Trainings are offered three times a year and during each session, training takes place twice a week at Seventy Five North, a community center in North Omaha. Classes also will be livestreamed, making training accessible to people without childcare, with disabilities, and without transportation.
Timeline	2023: 60 scholarship recipients graduate (2 training sessions completed by Dec. 31) 2024: 90 scholarship recipients graduate (6 training sessions completed by Dec. 31) 2025: 90 scholarship recipients graduate (6 training sessions completed by Dec. 31) Total by end of 2025: 240 data scientists
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	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	The ODSA prepares students for data science careers through targeted, skills-based classes taught by practicing professionals. The academy has four core certificate programs, each corresponding to a specific career path: 1. Data Visualization--Teaches how to translate complex data into visual representations so business leaders can better understand the data to make sound decisions. 2. Business Intelligence--Teaches how to cleanse, transform, and model data to gather useful information that can support decision-making. 3. Data Engineering--Teaches how to create and manage databases specific to a company's needs. 4. Machine Learning/AI--Teaches how to build and use analytical tools to glean insight from data. Leaders then use that information to make decisions about customer acquisition, operational efficiency, and other key metrics. By recruiting and training data scientists from underrepresented populations in North Omaha through this scholarship program, the ODSA will increase training opportunities and access to a higher quality of life for low-income residents. According to the Nebraska Tech Collaborative, the state will need approximately 10,000 tech workers over the next 10 years. Statewide, colleges are producing fewer than 500 tech workers per year, while trade schools are producing just around 100 tech workers annually. This is simply not enough to meet Nebraska's growing need for these trained professionals. In Nebraska, there are only three other trade schools other than the ODSA that train tech workers. While the tech certifications offered by trade schools take significantly less time and money to obtain than a university degree, the out-of-pocket fees are still out of reach of many low-income and minority residents. Our scholarship program taps new populations to solve the state's shortage of skilled tech workers, while training low-income individuals for a career in a growing field that offers a livable wage for entry level positions.

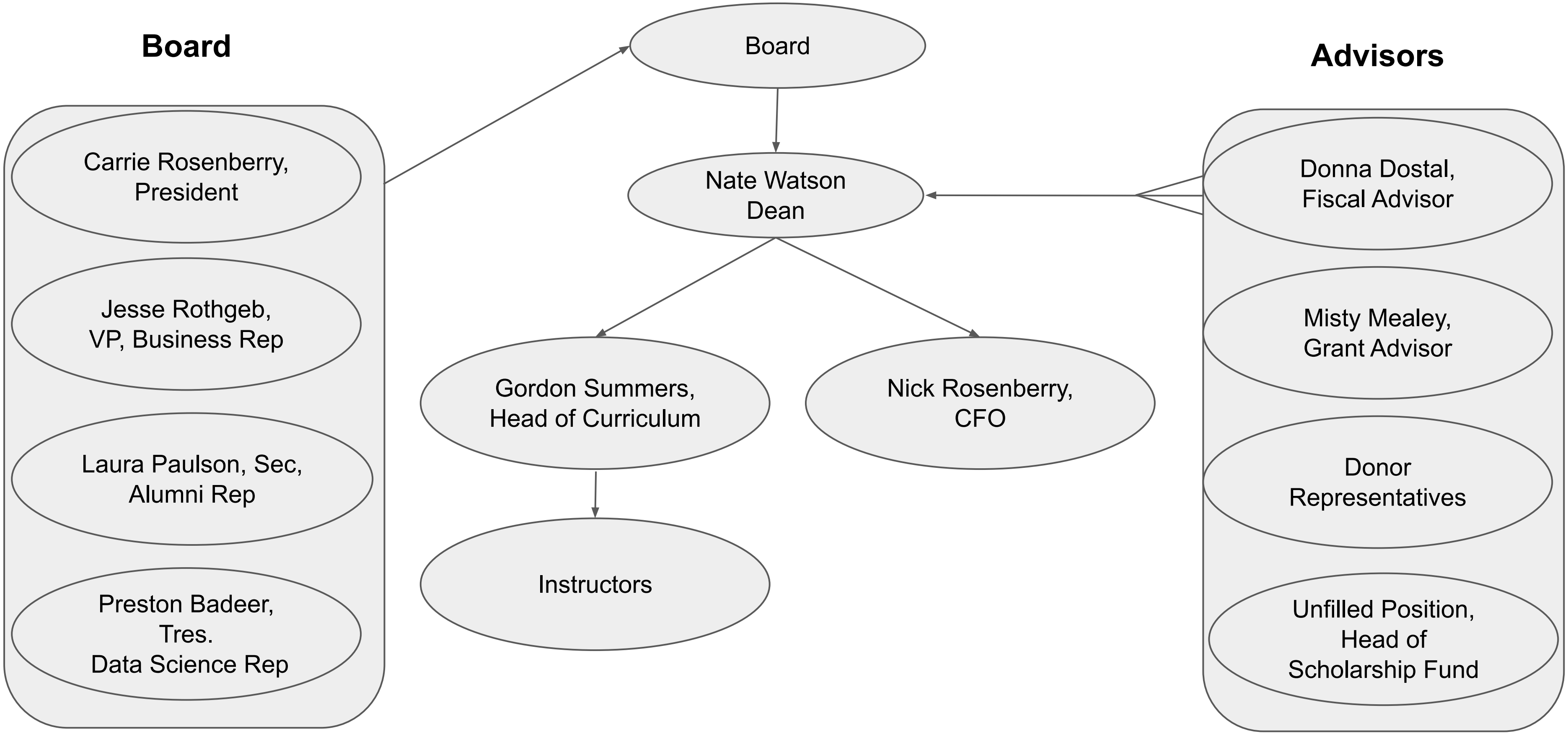
Visioning Workshop Findings Alignment	The Visioning Workshop identified that North Omaha has a higher concentration of younger, ethnic and racial minorities, and “working poor” residents. Overall, lower-income residents in this area have seasonal and/or low-paying hourly jobs without benefits. North Omaha also has few career pathways and internship programs to increase labor shortages. All of this has resulted in serious income disparities and limited social and economic opportunities for residents. The ODSA scholarship program leverages the strengths of North Omaha while addressing the area’s economic weaknesses. For example: --Younger population: Younger generations are more comfortable with technology, and will find a tech career through ODSA training more attractive. Currently, there is a misconception that tech=software coding, but ODSA will overcome this perception by marketing within North Omaha about the role of data scientists and businesses’ need for these professional goals, raising awareness about a career in data science. --More diverse population: One of the ODSA’s goals is to diversify the tech workforce in Nebraska by recruiting from populations such as women and BIPOC that have historically been underrepresented in data science. North Omaha’s population is a natural fit to help us reach this goal. --Economic opportunity for low-income residents: Within six months, scholarship recipients will be able to earn a Fundamentals of Data Science Certification that recommends them to work as data scientists with an average starting salary of $55,000 in the Omaha metro area. The program provides economic opportunities to individuals who might not otherwise be able to afford a college degree or more expensive tech training. It also provides them with professional career pathway that will help them escape the cycle of poverty and grow generational wealth. --Long-term, this project solves numerous economic problems for North Omaha. It elevates marginalized, low-income populations into lucrative professional careers at minimum time and expense while helping local businesses gain access to the trained tech workers they need to make data-driven decisions and become more profitable.
Priorities Alignment	This project assists a population--low-income, women, and BIPOC residents in the Omaha metro area--that experienced a negative economic impact because of the pandemic. It also focuses on workforce development in North Omaha, a location specifically targeted for economic development through LB1024. The project also addresses the long-standing lack of economic opportunity in North Omaha through racial segregation and redlining. Each scholarship offers a low-income individual with just a diploma or GED the opportunity to train for just six months at zero personal cost for a career in data science. This career has a starting salary of $55,000 per year in the region and will provide a living wage with benefits that can break the cycle of poverty for many minority residents.
Economic Impact	This proposal will create 240 permanent jobs that average $55,000 per year in salary, with $10,000 per year in benefits.
	240
	0
	$52,000 to $65,000/year
	Students will be actively recruited from North Omaha, with onsite classes held at Seventy Five North, a community center accessible by public transportation. Students also can access the livestreamed training remotely via a desktop, laptop, smartphone, or tablet, making it accessible for people with additional barriers such as lack of childcare, disabilities, or lack of reliable transportation. After graduating from the program, students will be eligible to apply for data science jobs through local businesses that include Mutual of Omaha, Peter Keiwit, Huggle, Union Pacific, and ConAgra. Like Seventy Five North, many of the city’s businesses that desperately need to hire data scientists are accessible from North Omaha via public transportation.
Community Benefit	Approximately three-fourths of scholarships (180) will be reserved for women, BIPOC, and low-income residents, who were hardest hit economically by the pandemic and who historically have comprised a tiny percentage of tech workers. The program also will improve livability within the community by increasing the number of individuals earning a living wage.
	The ODSA certification program only requires students to have

	a high school diploma or GED, so training is available to those with lower education levels. Once earned, the Fundamentals in Data Science Certification recommends graduates for entry-level jobs that pay an average of $55,000 per year, with significant earning potential over the lifetime. These jobs also provide benefits such as healthcare insurance, disability insurance, paid time off, and retirement contributions that are not offered through seasonal and/or hourly jobs. This income level and benefits make it possible for graduates to afford necessities and build assets over time, breaking the cycle of poverty. Communities like North Omaha, which has been experiencing a population decline as people leave the area to pursue training and jobs, will be positioned to reverse this trend. A more stable population will attract additional businesses and recreational initiatives, increasing the overall economic health and cultural vibrancy of the community.
Best Practices/Innovation	The ODSA certification program is unique in that it prepares student for data science careers in significantly less time and financial investment than other independent and university-based programs. Our program also uses practicing professionals who teach students how to analyze data using real-world scenarios that are relevant to Omaha's business community. The program is innovative in that we are proposing to actively recruit from underrepresented populations to simultaneously identity new workers for this field and to diversify its demographics. In the past, the tech field has been mostly passive, making itself available to individuals who feel inclined to pursue a tech career. Little effort was made to make the general population aware of the diverse roles within the tech field or to remove the barriers that were keeping people from entering the field, such as cost, lack of transportation, or lack of childcare. For these reasons, tech has developed primarily into a field populated by young, single, middle-class white males. This passive model will simply not produce the adequate numbers of tech workers needed for Nebraska's business needs during this period of pandemic recovery. Nor will it result in a robust, diversified, ever-expanding workforce that Nebraska's business community needs to make data-driven decisions and be competitive and profitable long-term. The ODSA scholarship program takes a new approach to expanding the tech workforce in Nebraska by removing barriers to entering the field and actively recruiting from groups that have not historically had access to a high-paying professional tech career with benefits.
Outcome Measurement	The ODSA has set the following outcomes of the scholarship program. By the end of 2025: 1. At least 240 individuals will become certified data scientists. 2. Businesses in the Omaha metro region will have an increased labor pool of data scientists to hire. 3. The data science field will be significantly diversified, with greater representation of women and people of color. 4. At least 75% of scholarship recipients will be employed within six months of being certified as a data scientist. 5. At least 120 low-income individuals (at least 50% of scholarship recipients) will increase their income by 25% or greater within 12 months of graduating. 6. At least 75% of scholarship recipients who enter the field will remain working in data science at 12 months post-graduation.
	These outcomes will be measured by the ODSA staff through pre- and post-training surveys.
	Within five years, the ODSA would like to develop additional certifications with requisite scholarship programs that will further diversify the field while meeting the tech needs of Nebraska's business community. When that occurs, Seventy Five North will not be an adequate training space, and the ODSA will need to renovate a larger, dedicated training facility within North Omaha.
Partnerships	Yes
	Code Black and the Nebraska Tech Collaborative will help the ODSA recruit scholarship recipients from underrepresented populations.
	We have formal agreements with Code Black and NTC.
Displacement	No
Displacement explanation	

Physical Location	Seventy Five North, N. 30th Street, Ste. 200, Omaha, NE 68111 (this is where training will take place; classes also will be livestreamed from this location)
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	n/a
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	Costs were through the existing cost of training offered by the ODSA for the Fundaments of Data Science Certification, as well as consultation with our fundraising consultant and fiscal sponsor for administrative costs.
General Contractor	No
Request Rationale	This funding will cover costs for the ODSA to conduct a scholarship program for three years (2023-2025) that will recruit, train, and certify 240 individuals to work as entry-level data scientists. The cost of scholarships are around $10,000 per year. A portion of funding will be used to cover administrative expenses (see budget).
Grant Funds Usage	Most funds (approximately 80-85%) will be used to cover the cost for individuals to receive training through ODSA and graduate with a Fundamentals in Data Science certification. Each scholarship will cover the total cost of training, with no additional out-of-pocket fees required by students. The remaining funds (approximately 15-20%) will be used to cover administrative costs to operate the scholarship program, which will include recruitment, processing applications, enrolling students, and program evaluation.
Proposal Financial Sustainability	Yes
	The money will be held in trust by the ODSA's fiscal sponsor, the Community Foundation for Western Iowa. The ODSA will request funds from the Foundation for eligible expenses tied to the scholarship program's approved annual budget, with disbursement occurring within 30 days of request to ensure timely program delivery.
Funding Sources	Google: $50,000 (pending) Investment Connection: $577,000 (pending; for one year of expenses)
	Google: January 2023; Investment Connection: November 2023
	No
Scalability	Yes
	Yes, this project is scalable. Because each scholarship is approximately $10,000, the ODSA can adjust the number of scholarships awarded to match the amount funded. A smaller number of scholarships also would require less administrative support, and we are prepared to reduce these expenses if needed.

Financial Commitment	The ODSA operates classes three times per year and covers all administrative, promotional, and instructional costs regardless of the number of students enrolled. We seek scholarship funds to expand access to our certifications and to diversify this workforce, since most of those who can afford to pay for the training out of pocket (approximately $9,400) are white males from middle class backgrounds.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Organizational Chart Proposal Budget/Sources and Uses

ODSA and ODSA Scholarship Fund Organizational Flow Chart



OMAHA DATA SCIENCE ACADEMY:

Scholarships to Expand and Diversify Omaha's Tech Workforce

Note: All expenses increase 5% per year for a conservative COLA

Scholarship Costs	**Year 1: 2023**	**Year 2: 2024**	**Year 3: 2025**	**Total**
Amount of each scholarship	$9,400	$9,870	$10,364	
Scholarships per year	60	90	90	**240**
Total scholarship cost per year	$564,000	$888,300	$932,715	**$2,385,015**

Administrative Costs				
Application/License Admin (100 Hours)	$25,000	$26,250	$27,563	$78,813
Analysis' president will dedicate 5% of time to	$4,000	$4,200	$4,410	$12,610
FTE Program coordinator (salary and benefits)	$55,000	$57,750	$60,638	$173,388
Fundraising (grant writer)	$18,750	$19,688	$20,672	$59,109
Collaborative to recruit underrepresented	$14,100	$14,805	$15,545	$44,450
surveys at 6 and 13 months to measure students'	$5,000	$5,250	$5,513	$15,763
marketing and advertising)	$15,000	$15,750	$16,538	$47,288
mentoring, minor technology upgrades)	$18,800	$19,740	$20,727	$59,267
Total administrative expenses:	$155,650	$163,433	$171,604	$490,687
Total scholarship expenses:	$564,000	$888,300	$932,715	$2,385,015
Total program cost:	**$719,650**	**$1,051,733**	**$1,104,319**	**$2,875,702**
Admin % of total program costs:	**22%**	**16%**	**16%**	**17%**

Grant Application

Row 118

Organization Name (if applicable)	SAVE Program
Physical Address	3535 Harney St Omaha NE 68133
Mailing Address	
Website	www.saveprogram.org
Social Media Accounts	Instagram: https://www.instagram.com/saveprogram/ ○ Facebook: https://www.facebook.com/SaveProgramOmaha/ ○ Twitter: https://twitter.com/saveprogram
Name	Kevin Melcher
Title	Executive Director
Email Address	kevin@saveprogram.org
Phone	+1 (402) 208-7536
Team	Yes
	Lauren Kraemer - Program Director ○ Diran Missak - Follow Through Director Isabelle Davenport - Program Coordinator/ 10 part-time employees
Organizational Chart	
Other Completed Projects and/or Accomplishments	SAVE has been running and evolving for twelve (12) years. Attendance has been steadily increasing and our capacity is currently full. This program puts emphasis on recruiting 3rd graders, maintaining their participation through 6th or 8th grade (depending on the school), and eventually enrolling them into SAVE's Follow Through Program, which supports students all the way through middle and high school. The timeline outlined is long-term from 3rd-12th grade.
Proposal Title	Academic Mentoring and Follow Through Program
Total Budget ($)	$401,100.00
LB1024 Grant Funding Request ($)	$200,000.00
Proposal Type	Service/program
Brief Proposal Summary	Students, Activities, Values, Education (SAVE) is a nonprofit organization that strives to connect underserved individuals with opportunities and resources to be successful students and active individuals. With roughly 74.45% of our student population residing in North and South Omaha zip codes, SAVE wants to build up the quality of life within these communities for our students and future students to come. SAVE manages two main programs aligned with our mission: the Academic Mentoring Program and the Follow Through Program. Both programs seek to build positive associations with college campuses and young adults so that our students can envision their opportunities post-graduation, as many identify as first-generation college students. The Academic Mentoring Program is currently serving seven (7) underserved elementary schools and three hundred (300) 3rd-8th graders. SAVE transports students from each school to Creighton University, University of Nebraska – Omaha, Bellevue University, and Metro Community College (North and South Campus) for mentoring with volunteer college students, enriching activities, and campus engagement. In addition to the sessions, each participating student is eligible for financial support and registration help for extracurricular activities in their area of town. The Follow Through Program is designed to follow our AMP graduates through junior and senior high school to provide support, resources, and encouragement

	for academic success and extracurricular engagement. The students meet with SAVE staff at their prospective school on a bi-weekly basis to discuss any needs, challenges and accomplishments the individual students are experiencing. SAVE strives to level the playing field for the students and give them the opportunity to become well versed individuals in academics but also in their communities.
Timeline	Program will start January 2023 and be completed in May 2024.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)
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	This proposal is for funding to grow and maintain our Academic Mentoring and Follow Through Programs serving underserved 3rd-12th graders with mentoring and engagement, in addition to funding for extracurricular activities. The programs specifically address sustainable communities by creating and enhancing needed services and education, with primary focuses on underserved areas: North Omaha, South Omaha. Eighty percent (80%) of our participants qualify for free or reduced lunch, with a majority identifying as first-generation college students, meaning that positive experiences with college campuses and academic/extracurricular engagement are needed for these students to understand their options post-graduation. In addition, research shows that programming impacts younger students (years 8-14) much more than older students and that crime rates are higher in the after-school hours, making our program effective in combating issues of displacement after school and access to college by providing positive experiences on college campuses and funding for extracurriculars.
Visioning Workshop Findings Alignment	The Visioning Workshop Summary aligns with our proposal considering SAVE's programming serves students from the outlined areas: North and South Omaha. The findings of this workshop express needs for infrastructure, development that fits within the cultural context, and access to tools to leverage community resources. This proposal seeks to focus on the positive development of the members that live in these communities so that they are enabled with the tools needed to build and develop their community. Rather than being an outside entity coming in and providing these needs, SAVE seeks to work from the inside out and put focus where it really matters: the youth living in these neighborhoods. By bringing these kids to college campuses (both four (4) year colleges and Metro Community College), we spark an inspiration to bring infrastructure, cultural development, and tools to leverage resources back to these neighborhoods by focusing on the youth in these neighborhoods. AMP highlights "Adventures in Trades" days in which students travel to Metro Community College and have the opportunity to participate in hands-on construction and trade activities. In a community that regards infrastructure as one of the biggest needs, AMP inspires members of said community to build meaningful infrastructure in their own neighborhoods by connecting them with opportunities to be able to do so.
Priorities Alignment	This proposal aligns with the strategic priorities of LB1024 considering more than half of our program participants live within the outlined census tracts. With exposure to opportunities through AMP and Follow Through, participants have a higher ability to bring housing needs, assistance for small businesses, job training, and business development to their communities and neighborhoods. As outlined in LB1024, SAVE focuses on the community development of these areas through education and opportunities. As stated above, this proposal puts emphasis on those living within these communities to enable

	them to develop their neighborhoods in relevant and informed ways.
Economic Impact	The anticipated job creation from this project includes the projected estimates regarding SAVE graduates. SAVE's enrollment will continue to grow every year, and AMP exposes them to both four (4) year colleges and Metro Community College trades, meaning that SAVE graduates are set up for successful and well-paying jobs upon graduation. In addition, SAVE has just hired their first SAVE graduate as a part-time employee while she goes to school at UNO.
	9
	20/hour
Community Benefit	SAVE believes in the impact that inspired youth and inspired young adults can have on the community. With the Academic Mentoring and Follow Through Programs, SAVE students have an increased likelihood of graduating college and an increased awareness of opportunities available to them, meaning these students have the ability to improve their local neighborhood through higher paying jobs, innovation, and inspiration. SAVE provides opportunities for youth in North and South Omaha to travel around Omaha and experience what it has to offer, making it more accessible for them to bring their own expertise and inspiration to these neighborhoods.
	This proposal contributes to community sustainability by improving quality of life for the youth living in these neighborhoods.
Best Practices/Innovation	SAVE's Programming brings equal parts innovation and proven best practices to the students served. SAVE is the only organization in Omaha bringing underserved youth to college campuses. This program has been bringing innovation to the Omaha community for twelve (12) years by utilizing this new concept. In addition to innovation, SAVE utilizes current proven practices for adolescent development. Modeling, hands-on, and experiential learning are the most proven ways to expand an adolescent's perception of themselves and the world around them, meaning that if youth never step foot onto a college campus, they will not be able to visualize themselves in that setting. While being innovative, SAVE utilizes proven practices of hands-on, experiential learning.
Outcome Measurement	SAVE Programs help improve the education of our students by ensuring their needs are met. Whether through mentoring on college campuses, academic needs such as providing funds for academic supplies, checking in on grades/attendance and much more, or extracurricular needs such as providing financial assistance for registration fees or equipment, SAVE provides the support needed to be successful.
	SAVE measures participants' GPA, extracurricular engagement, and attendance, in addition to keeping relevant data until high school graduation. SAVE receives this data from our partnered school districts.
Partnerships	Yes
	While SAVE is the only organization in the area providing these specific services, AMP does provide financial support for students to get involved in extracurriculars through outside organizations. Depending on the neighborhood the students live in, SAVE finds a vendor within reasonable distance. SAVE's partnership with all following vendors include the registration and payment for activities for SAVE students. SAVE sends students to Arts for All, Bellevue Junior Sports Association, Grover Rink, YMCA,
Displacement	No
Displacement explanation	

Physical Location	
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	Yes
General Contractor	
Request Rationale	
Grant Funds Usage	all funds received will be used towards programming costs included in attached budget.
Proposal Financial Sustainability	Yes
Funding Sources	Will and Ruth Scott Foundation Lozier Foundation Midland Community Foundation
	Will and Ruth Scott Foundation: 125,000 - Lozier Foundation: 60,000 Midland Community Foundation: 10,000
Scalability	
Financial Commitment	SAVE is financially committed and dedicated to our programs. The support of our partners and community has been consistent
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Proposal Budget/Sources and Uses

SAVE Program	
Income	
Amazon Smile, United Way, CFC	$ 5,000.00
Corporate Contributions	
Events	115,000.00
Foundations	210,000.00
Individual Contributions	40,000.00
Omaha Gives	2,000.00
In Kind Contributions	29,100.00
Other Types of Income	-
Total Other Types of Income	0.00
Total Income	401,100.00
Expense	
Automobile Expense	1000.00
Business Expenses	
Business Registration Fees	800.00
Dues & Subscriptions	2600.00
Business Expenses - Other	1200.00
Total Business Expenses	4600.00
Programming Expenses	0.00
AMP Program Service Expenses	27200.00
AMP Program Service Activities	22000.00
AMP Program Transportation	40000.00
AMP Program Staffing	99800.00
AMP Building Coordinators	16,000.00
Follow Through Program Service Expenses	2000.00
Follow Through Program Activities/Supplies	5000.00
Follow Through Program Staffing	79000.00
Total Programming Expenses	291000.00
Contract Services	-
Accounting Fees	1,600.00
Contract Services - Other	1,200.00
Total Contract Services	2,800.00
Basketball Tournament/Camp Expenses	16,000.00
Gala Expenses	25,000.00
Payroll Expenses	-
Management & General Expenses	45,900.00
Fundraising Expenses	45,900.00
Total Payroll Expenses	**91,800.00**
Postage, Mailing Service	-
Printing and Copying	521.95
Rent & Utilities(In-Kind)	8,400.00
Telephone, Telecommunications(In-Kind)	1,500.00
Total Expense	400,621.95
Net Income	**478.05**

Grant Application

Row 119

Organization Name (if applicable)	Black & Pink National
Physical Address	2406 Fowler Ave #316 Omaha, NE 68111
Mailing Address	
Website	https://www.blackandpink.org/
Social Media Accounts	https://www.instagram.com/blackandpinkorg/ https://twitter.com/BLACKandPINKorg https://www.facebook.com/blackandpinknational/
Name	Andrew Aleman
Title	Deputy Director of People Power & National Partnerships
Email Address	andrew@blackandpink.org
Phone	+1 (402) 650-7698
Team	Yes
	attached
Organizational Chart	attached
Other Completed Projects and/or Accomplishments	Black & Pink National brings a variety of programming and service delivery to our communities across the country. Our Bail Fund supports our members in accessing their bail amount and enables our system of comprehensive bail support; our Sex Worker Liberation Project provides for the safety, health, and wellness needs for LGBTQIA2S+ sex workers; our Chapter Network furthers the mission and vision of Black & Pink; and our legacy programs - the Newsletter and PenPal Programs - keep our incarcerated members connected with resources, education, and community members. Additionally, the programming specific to this proposal includes: Our REAP (Restore. Embolden. Amplify. Power.) Program directly invests in people who are impacted by violent and oppressive systems (i.e. white supremacy, anti-Blackness, transphobia, incarceration, etc.) and provides wrap around support services tailored specifically to each individual's needs (ex. housing support, grocery support, healthcare services support, etc.). Workforce Development programming supports members in achieving immediate employment while building towards long term career goals. Our TRANSitions Program provides a pathway toward safe housing for system-impacted LGBTQIA2S+ people. TRANSitions houses our Lydon House initiative, the first of its kind in the nation, which is a house for LGBTQIA2S+ people exiting incarceration and offers housing, services, and an affirming and nourishing environment for Black & Pink's members. The Young People Living with HIV/AIDS (YPLWHA) Programming that Black & Pink National is building will invest in the leadership development of YPLWHA who are impacted by such carceral systems as incarceration, detention, foster care, and family surveillance; this project will center the needs and visions of Black and Brown YPLWHA, as Black and Brown YPLWHA are most impacted by these violent systems. The first of its kind in the nation, Black & Pink's Lydon House is a community home for LGBTQIA2S+ people and people living with HIV/AIDS who are exiting incarceration and offers housing, wrap around support services, and an affirming and nourishing environment for our members. Black & Pink National's Opportunity Campus will be a housing and community space in Omaha, Nebraska for LGBTQIA2S+ youth and young adults who are system-impacted. We understand system-impacted to include individuals who have been impacted by such violent carceral systems such as incarceration, detention, foster care, and family surveillance. This initiative will provide housing, wrap around support services, mental health support, daily drop-in services (such as hot meals, showers, food pantry, and laundry), and community programming to system-impacted

	LGBTQIA2S+ youth, young adults, and their families. The support services provided at the Opportunity Campus will be grounded in caring for each persons' full wellbeing, and tailoring wrap around support services to fit each person's individual needs. Throughout the organization's history, Black & Pink National has served adult members, but in the past couple years we have expanded our programming to serve young members as well. The lessons we have learned through navigating service provision and community programming with our adult members have strengthened our understanding of how to best show up for our young members in ways which honor their autonomy while ensuring they are crucial players in achieving their goals.
Proposal Title	Opportunity Campus & Youth Programming
Total Budget ($)	$3,599,190.00
LB1024 Grant Funding Request ($)	$500,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The Opportunity Campus will be a housing and community space in North Omaha on 24th and Evans for LGBTQIA2S+ youth and young adults who are system-impacted. We understand system-impacted to include individuals who have been impacted by such violent carceral systems as incarceration, detention, foster care, and family surveillance. This initiative will provide housing, wrap around support services, mental health support, daily drop-in services, and community programming to system-impacted LGBTQIA2S+ youth, young adults, and their families. The Opportunity Campus will function in its entirety by 2025, by which point we will have housed all youth-centered programming within the space and offer community programming in addition to residential support services. Before gaining access to the Opportunity Campus and conducting all youth-centered programming out of the space, we are providing youth-centered services and developing programming and infrastructure, including hosting community feedback sessions to implement additional tailored supports specific to the needs of our local communities. In addition to supporting young members in gaining access to housing, wrap around support services, and employment, we invest in our young members' leadership and professional development to support them in achieving their goals, as defined by them.
Timeline	Barring any funding or unexpected barriers, capital developments to the residential space of the Opportunity Campus will be completed by the end of 2022 and we will be able to begin welcoming in our first residents. After which, we will continue to the next phase of the project of completing capital developments in the community space of the Opportunity Campus - This will include installing accessible and ADA-compliant structures, an industrial kitchen, a laundry room, and additional bathrooms, along with making improvements to office and classrooms spaces as well as an auditorium. The final phase of the capital project would include making external changes to the building. Given that everything goes according to plan and there are no delays due to labor, supplies, or funding, we anticipate completing the Opportunity Campus by 2024 and fully operating the space by 2025.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) 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	This youth- and young adult-serving initiative will provide housing, wrap around support services, mental health support, daily drop-in services (such as hot meals, showers, and laundry), and community programming to system-impacted LGBTQIA2S+ youth and young adults. 8 system-impacted LGBTQIA2S+ young adults (ages 19-24) will have access to private, safe, affirming housing; and 15-20 additional system-impacted LGBTQIA2S+ youth and young adults (ages 14-24) and their families will be served daily through wrap around support services, drop-in services, and community programming. Our youth programming provides for our young members' immediate needs while building towards their lifelong wellness and sustainability. We do this through a housing-first model, which achieves safe, affirming, sustainable housing for our members before then moving through their other needs such as healthcare (including mental and sexual healthcare), employment, education, legal name changes, food/nutrition, and affirming clothing. We understand that only by achieving access to foundational needs are our members able to then engage in leadership development opportunities and really engage in spaces of dreaming for their lives - When someone has to worry about where they are going to rest or find their next meal, they do not have the tools they need to dream up their best life. We seek to create space for our young members to dream of what their best life is, and then to support them in achieving it. This is what all young people deserve, and this is what system-impacted young trans and queer people and people living with HIV/AIDS will receive when they come to Black & Pink National for support. By building programming which is dedicated solely to providing for the needs of system-impacted LGBTQIA2S+ youth in Omaha, we are filling a crucial service gap which exists in our community and ensuring that those who have been historically pushed to the margins have their needs, experiences, and leadership centered and amplified. Sustainable Community: By investing in system-impacted LGBTQIA2S+ young people, we are inherently investing in their families, their communities, and the families they will go on to have. Increasing access to safe and affirming housing, education which is affirming and relevant, resources like mental healthcare and gender affirming care, and leadership development opportunities for these young folks invests in their lifelong health, wellness, and success, and inherently invests in community sustainability and success. Infrastructure: By infusing local economies to make capital developments to an already established fixture in North Omaha, we are investing in the city's infrastructure and maintaining its history, and signaling the strength and power of the Black queer community. The space will be a central place where folks can feel safer and receive services and programming. Quality of Life: By supporting system-impacted LGBTQIA2S+ young people we are investing in their lifelong health and wellness, improving quality of life not only for these young folks but for their families, their communities, and the families they will eventually build. We know that investing in ecosystems of support allows us to invest in improving quality of life for everyone, we are simply accomplishing that through centering the ecosystems of system-impacted LGBTQIA2S+ young people. Policy: By increasing access to tailored services and programming for system-impacted LGBTQIA2S+ young people who have specific needs, and sharing these learnings and programming with our community, we are contributing to the knowledge of how to provide care for this specific group and expanding infrastructures of support for system-impacted trans and queer young people. In building data and evaluation in ways which allow us to show the impact of conducting programming in this way, we hope to increase funding and investment into initiatives such as the Opportunity Campus.
Visioning Workshop Findings Alignment	Black & Pink National's Opportunity Campus contributes to many of the community-identified needs listed in the Visioning Workshop Summary. Our Interim Executive Director, Tena Hahn-Rodriguez, attended one of these workshops and was glad to be part of community voice during this process. Our organization has long been embedded within community and because of that have an intimate understanding of our communities' needs, and we were excited to see many of the things we already know reflected in the LB1024 funding priorities and community visioning workshops. In choosing to

invest in and develop infrastructure which already exists in North Omaha, we are building upon the rich history in the city and adding our own footprint. When we first saw the space on 25th and Evans, situated within the historically Black area of the city, we knew that we had an opportunity to add to the city's revitalization and bring further representation to Black queerness within North Omaha, building upon the community power which has existed here for decades. In this way, Black & Pink National has taken one of the identified "weaknesses" of the city and shaped it into a radical possibility - A possibility for growth and an infusement of resources and funds within our community. Through investing in local infrastructure and community revitalization and wellbeing, we are investing in the possibilities of North Omaha to provide the resources, jobs, and housing which our neighbors need. The Opportunity Campus will invest in the leadership development of our young members, propelling them into their professional aspirations and resulting in increased employment attainment and retention; in addition to providing financial competency programming to support our young members in building smart, sustainable financial plans. The Opportunity Campus has thus far been able to capitalize on these listed opportunities which exist in North Omaha, and we look forward to adding our own mark in the city's uniqueness and diversity. Not only does the Opportunity Campus center the needs of Black youth, it centers the specific needs of Black LGBTQIA2S+ young folks - Amplifying the rich and diverse communities which call North Omaha home. The church building which we are renovating for the Opportunity Campus has been vacant for years and has fallen into disrepair, as a result of lack of equitable investment in our city's infrastructure. Through community investment, we have purchased this once vacant and bare bones space with the vision of bringing beauty, abundance, and modernity to the neighborhood's infrastructure, proving to young Black trans and queer kids that they deserve to receive services and support in a space which feels welcoming, nurturing, and new. We are certain that as we continue to develop the space and show the impact of leveraging the opportunities in North Omaha, further investments will be made in the city to support the growth and sustainability of our neighborhoods and families. Once we have made capital developments to the space, the Opportunity Campus will be an example of ways in which investing in aging infrastructure supports the health and quality of life for North Omaha communities. We have seen how the negative and racist perceptions of North Omaha have resulted in lack of investment in our city for decades, creating systemic barriers to our neighbors' abilities to succeed and thrive. In developing the Opportunity Campus and bringing a building of light, innovation, and beauty to North Omaha, we are challenging the stigmas which people associate with our city. There are many threats to the success of initiatives such as the Opportunity Campus - from lack of investment from funders to the rising costs in capital developments under COVID-19 and the current recession - but our passion and confidence in the space remains firm, because we know how transformative this initiative will be for the trans and queer youth of color in our city.

Priorities Alignment

Black & Pink National's Opportunity Campus aligns with LB1024's priorities in many ways. The people we serve were severely impacted by the pandemic, and the impacts of COVID-19 along with the current recession have created an environment where many of our members need support to gain access to foundational resources such as housing, employment, and healthcare. For many of the people we serve, Black & Pink National was and continues to be the one of the few places they can turn to receive support through the global pandemic - due to stigma and policy-based discrimination of folks with felony convictions, transphobia and queerphobia, and anti-Blackness and white supremacy. Throughout our COVID-19 Response programming, we supported 32 local community members - 100% of whom were LGBTQIA2S+, 84% of whom were Black, 81% of whom were formerly incarcerated, and 100% of whom were system-impacted - in gaining access to necessary funds in order to pay for rent, utilities, food, and healthcare. These numbers highlight how we serve community members who are most impacted and that we have been deeply in community these past several years and understand our communities' needs. Black & Pink National is ready and motivated to complete the capital developments to the Opportunity Campus and begin serving young system-impacted LGBTQIA2S+ folks out of the space. We are on track to complete these capital developments - adhering to all federal, state, and city regulations and processes along the way - and begin operating the Opportunity Campus by 2025, which is in a QCT and will serve folks who live in QCTs. We have been diligently working to develop the Opportunity Campus, and we are motivated and ready to continue developing the space alongside our partner construction company, Blair Freeman Group. While we await capital developments to the space, our team is building out programming which will live at the Opportunity Campus and hosting community listening sessions to better understand the specific components which must be incorporated into this youth-centered programming. We are confident that the Opportunity Campus will be successful because we have seen the successes of our programming over the past years and have felt the impact of our services on our members. Black & Pink National takes our responsibility as stewards of funds very seriously, and as such, we are committed to being a receptacle which recycles any investment from us within North Omaha and the Opportunity Campus. An investment in the Opportunity Campus is an investment in the economic stability and growth of system-impacted LGBTQIA2S+ young people and their families; this investment is what will set our young members up for success throughout their lives. Not only will the Opportunity Campus create temporary jobs throughout construction and permanent jobs through the operations of the space, but our workforce development programming and leadership development programming will connect members with sustained employment and income, while building towards their long term professional goals. By investing in our members' ability to secure and sustain employment, and plan their next career moves, we are ensuring their continued autonomy and ability to provide for themselves free from having to lean on support services, such as those at Black & Pink National or other service providers in our community. As we develop and evaluate our programming and gain a deeper understanding of the best ways to implement this work for our community, we will be learning lessons which can be shared nationwide in order to support our national community's understanding of the comprehensive ways to support system-impacted trans and queer young people. In sharing our findings and showing the success of what we will have accomplished in the Midwest, in an area which rarely sees outside investment, we are confident that additional investments will come to the Opportunity Campus and North Omaha.

Economic Impact	Through the capital developments to the Opportunity Campus, temporary construction jobs have been and will continue to be created for our local community. We are grateful to be working with Blair Freeman Group, who strives to create jobs for Black and Brown folks through their projects, investing in local economies. Permanent jobs will be created through the Opportunity Campus once the space is functioning, as we will need folks to operate the space and conduct programming and service delivery. We will also be partnering and contracting with local businesses and organizations for programming out of the Opportunity Campus, in addition to conducting workforce development programming for youth and young adults who will be served by the space, ensuring their sustained access to employment and income beyond the Opportunity Campus.
	3
	29
	above living wage in NE - $35,984 +
	Black & Pink National is proud to have hired Blair Freeman Group to manage the construction for the Opportunity Campus for many reasons, one being that Blair Freeman is the only construction company in Omaha which is owned by two Black women. We wanted to utilize a Black owned business who was aligned with our values and who was familiar with North Omaha - As it has been an intentional decision from the beginning to house this space in North Omaha and bring greater representation to the North Omaha community. Working with Blair Freeman Group, we have intentionally built this relationship to create construction jobs for Black and Brown folks in North Omaha - For as long as the capital developments and renovations to the Opportunity Campus takes, this project will need workers from our community to fuel it and we are grateful that the space is being built by neighbors and community members.
Community Benefit	In developing the Opportunity Campus, one of our main priorities has been to ensure that system-impacted LGBTQIA2S+ young people and their families will have access to the specific resources they need to be healthy and safe in our community. We strive to ensure that our members have

access to the things they need in the neighborhoods they live in, because no one should have to leave their community in order to gain access to the resources they need to live healthy and safe lives. An investment in the Opportunity Campus is an investment in enabling our young people to stay living in North Omaha and not be forced to leave because access to the resources they need does not exist here. In creating real, meaningful access in our city, we aim to support our community members in establishing their lives and building their families in North Omaha - Which results in transformational, long lasting economic growth and fundamental positive change, all while centering the needs of system-impacted LGBTQIA2S+ young people. Through investing in the healing, leadership, and specific needs of system-impacted trans and queer youth, we are creating transformational change which will impact generations to come, and which we believe will positively shape North Omaha. The Opportunity Campus will invest in economic improvement and stability for our young system-impacted LGBTQIA2S+ members, which inherently improves quality of life for their families and communities. Our young members are disproportionately impacted by systems like prison and homelessness, which create even more barriers to them achieving economic stability - Which is why our programming gains these young folks access to skills, knowledge, resources, and exploration opportunities in order to achieve economic stability in their early life, leading to their continued economic stability and improvement throughout their lives. We know that an investment in young people is never just an investment in that individual - It is an investment in their families, their communities, and the families they will go on to have. An investment in these young people and in their immediate economic stability is inherently an investment in their long term livelihood, economically and otherwise. The Opportunity Campus will be strong and successful because of the many partnerships and collaborations which will make it possible - We envision the space to be a central community resource for Black and Brown LGBTQIA2S+ folks in Omaha, and we want to be able to connect our community members with all the resources and information they need within the space. We know this will require deep collaborations with our community partners, and we are excited to build alongside them to strengthen the programming and service delivery which will live at the Opportunity Campus. This is an additional way which we know the Opportunity Campus is aligned with community-identified needs - Black & Pink National is proud to be deeply embedded within the community and to partner with other community-rooted organizations. Housing the Opportunity Campus in North Omaha is a signal of the strength of the Black queer community, because we want Black queer kids to see themselves and their strength embodied within their neighborhood in a way which is new and exciting. We hope the Opportunity Campus and our youth-centered programming creates space for the young folks we serve to continue living in and contributing to Omaha, rather than feeling forced to leave our city in pursuit of an area where they might feel more seen and affirmed and have access to additional resources - We hope the Opportunity Campus provides our young members with an enriching experience so they do not feel as though they are missing out, an experience where they feel as though a buffet of options and opportunities have been presented to them.

The Opportunity Campus and our youth-centered programming will contribute to community sustainability in a variety of ways. In choosing to purchase and develop an unused building in North Omaha, we made an active and meaningful decision to invest in an already established neighborhood structure and infuse it with vibrance and abundance, ultimately in the hope of signaling to the predominantly Black neighborhoods in North Omaha that access to vibrance and abundance is inherently their right. We seek to create a space which is nurturing and welcoming, and where our members can feel comfortable, safe, and familiar. In choosing to develop the space in this way, we are investing in our members' and neighborhood's quality of life, and showing our members the type of robust and affirming services they deserve. Black & Pink National along with our partners and community members will host community events out of the Opportunity Campus, including trainings, workshops, screenings, etc, which we believe enriches the offerings and opportunities open to the neighborhood. Lastly, through our leadership development programming, we will invest in our members' economic stability by achieving sustained employment and autonomy, which therefore contributes to community economic stability and quality of life for the families in North Omaha.

Best Practices/Innovation	Black & Pink National programming is built upon information gathered by our members about their experiences and needs. In 2015 we conducted a nationwide survey with our incarcerated members called "Coming Out of Concrete Closets" which has created the foundation upon which we have built and grown our programming, and conversations with our members and community have only strengthened our approach. Additionally, we are working in spaces of data collection which center people more than numbers, and working on building evaluation processes which can speak to the impact of our work and approach to service delivery. While we are building out proven processes and working to document those processes, we can certainly point to the impact in our work simply by looking at the people we serve - We have seen how the way we approach our work has impacted our members, and that data simply lives in the people who have been impacted by our approach to service delivery. Black & Pink National programming is inherently created to respond to diverse member needs, simply because all of our members have needs which are specific to their life and experiences and we tailor our support to these specific needs. We do not dictate needs or outcomes for our members, we listen to our members needs and wants and ask how they would like to receive support from us and then we do our best to rise up and meet their needs in the ways they deserve. We offer various options which we believe are suited to each members' needs, and then our members make an informed decision about which option best suits their life. We collaborate with each member to develop their own individualized plan towards stabilization and success. We do not provide a single standardized work plan or goal plan because we know each person has specific needs which deserve to be addressed in their own specific way, and we develop these plans based on each person's needs and desired outcomes. This centers each member's autonomy and power, and honors and leverages the specific skills and knowledge each individual already holds to build towards their personal and professional plans. What makes Black & Pink National's work innovative is that it is fully centered in people, even when it is challenging - Existing within the nonprofit industrial complex, and supporting our members in the ways they need and deserve, requires constant re-navigation and strategizing. Our approach to service delivery, to program development, even to our funding, are all centered around our members. Our organization is proof that you can be innovative, impactful, and focused on your people - We are a living, breathing theory of change as an agency that people need and deserve to be centered. As long as we center people, we will always get the impact we are looking for. The Opportunity Campus and our youth-centered programming are specifically innovative, as they invest in system-impacted LGBTQIA2S+ young people's lifelong health and wellness, creating transformational change for themselves, their families, and their communities. In having a strong mental health and healing justice focus, the Opportunity Campus will provide a safe and affirming space in which LGBTQIA2S+ youth will feel supported, loved, and empowered, allowing us to disrupt the harm of violent systems and address the years of trauma these young people have experienced, providing paths toward individual and collective healing. In this way, the Opportunity Campus will create opportunities for transformational healing which will be felt by generations to come.
Outcome Measurement	The measurable goals of the Opportunity Campus and our youth-centered programming include: Supporting young system-impacted LGBTQIA2S+ people and people living with HIV/AIDS in accessing safe, affirming, sustainable housing and comprehensive wrap around support services which are tailored to their specific needs. Supporting young system-impacted LGBTQIA2S+ people and people living with HIV/AIDS in accessing employment, education, and leadership development resources that reflect what they see as the tools they need in order to access what their best life looks like. Building ecosystems of support for young system-impacted LGBTQIA2S+ people and people living with HIV/AIDS by supporting the trusted adults in their lives to best show up for their young loved ones.
	Outcome 1: Supporting young system-impacted LGBTQIA2S+ people and people living with HIV/AIDS in accessing safe, affirming, sustainable housing and comprehensive wrap around support services which are tailored to their specific needs. Progress will be measured on this goal by tracking the number of young system-impacted LGBTQIA2S+ people we are able to support in accessing housing and wrap around support services, in addition to tracking the number of these young people who are able to maintain consistent access to these

	services beyond their time working with Black & Pink National's support services team. We will support young people in building towards accessing their ideal living situation, and build achievable plans and timelines to support them in reaching their goals - Creating another measure of progress, which is someone's ability to complete their plan and reach their self-identified goals. We will also support young people in accessing comprehensive wrap around support services such as healthcare (including sexual healthcare and mental healthcare), legal name changes, gender marker changes, food/nutrition, and affirming clothing; these support services will also be built into each members' personal plans, allowing us to measure progress on these foundational goals. Outcome 2: Supporting young system-impacted LGBTQIA2S+ people and people living with HIV/AIDS in accessing employment, education, and leadership development resources that reflect what they see as the tools they need in order to access what their best life looks like. Progress will be measured on this goal by tracking the number of young members who are able to gain access to employment, education, and leadership development opportunities which will ultimately support them in building towards their personal and professional goals and dreams. Our approach allows us to encourage young people to engage in their autonomy by dreaming up what they envision as their best life, and then supporting them in taking steps towards achieving that life. Progress will be measured by members moving through their personal plans, including reevaluating plans as needed to accommodate emerging needs. This approach allows us to build towards our members having full control over their lives and futures, and is a direct investment in their sustained livelihood. Outcome 3: Building ecosystems of support for young system-impacted LGBTQIA2S+ people and people living with HIV/AIDS by supporting the trusted adults in their lives to best show up for their young loved ones. Progress will be measured on this goal by tracking the number of trusted adults in our young members' lives who are actively seeking to support their young loved one and are willing to engage in the support structures provided by our community and family programming. We must build ecosystems of support for our young members if we wish to disrupt the violence these systems have enacted in their lives, and we know that families play a crucial role in these support ecosystems. In addition to adults attending programming and committing their support to their young loved one, progress will be tracked through measuring how well our young members feel supported by these adults and the lasting impacts of intentionally investing in familial relationships and ecosystems of support.
	No
Partnerships	Yes
	Service provision partners: Nebraska AIDS Project Charles Drew Health Center Eastern Nebraska Community Action Partnership (ENCAP) Whispering Roots Advocacy partners: Women's Fund of Omaha Midlands Sexual Health Research Collaborative (MSHRC) GLSEN Omaha Young Black and Influential ACLU of Nebraska I Be Black Girl Women's Center for Advancement General Contractor/Owner's Representative: Blair Freeman Group
	Blair Freeman Group
Displacement	Yes
Displacement explanation	When we first looked at the space on Evans and 24th, we were aware that there were three people currently living in the residential area - This was top of mind for us throughout this process, as we wanted to make sure that they would have housing before we took ownership of the space. By the time we took ownership of the space, there was still one person living in the residential area and we went above and beyond to ensure they were taken care of and were able to transition to different housing.
Physical Location	2443 Evans St, Omaha, NE 68111 The area includes the land as well as two buildings, one of which is a residential building which is set up as a duplex (4 rooms, 1 bathroom, community areas in each) and the other building was a church set up with offices, classrooms, kitchen, and auditorium.
Qualified Census Tract	Within one or more QCTs

Additional Location Documents	attached
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	Yes
Request Rationale	Black & Pink National has been impacted by COVID-19 in similar ways to every other service organization in our community and across the country - The economic impacts of this pandemic are trying their best to hold us back from carrying out the work that we know we must. But as a Black-led, queer-led, woman-led organization which does not have access to the same resources and support that many other local service organizations do, Black & Pink National has likely felt the economic impacts of COVID-19 more acutely than our peers, and our members certainly have been impacted disproportionately to community members who have had historic access to resources and wealth. We launched this capital campaign at the beginning of the COVID-19 pandemic, not knowing what we were entering into, and we have encountered additional and unexpected barriers throughout this process - We have not been able to receive as much funding from private institutions or donations from community investment as we initially thought we would be able to gather, because limited funding is being stretched even further than it was before the global pandemic. We are in a position where we need additional, increased funding in order to ensure the successful development and implementation of the Opportunity Campus initiative, and we feel that this initiative is fully deserving of an investment from the Economic Recovery Act and LB1024 because investing in the Opportunity Campus is a direct investment into the community and residents of North Omaha.
Grant Funds Usage	LB1024 grant funding will be used to support the capital developments to the Opportunity Campus space in addition to supporting our youth-centered programming. By the end of 2022, barring any funding or unexpected barriers, we will have welcomed our first residents into the residential building and will be providing housing and wrap around support services and programming to these residents and their families, which grant funding will support with in addition to continued programming and service delivery for our young members. While a good chunk of these funds will be used for the capital developments to the Opportunity Campus, a sizable portion of funding will also be utilized to provide for immediate programming and service delivery which invests in our young members' needs and building towards their lifelong health and sustainability.
Proposal Financial Sustainability	Yes
	If the Opportunity Campus were to receive a significant investment through LB1024 funding, that would be just the type of financial push our project and team would need to boost it into its next phase of growth and stability. This project has thus far been financed through investment and donations by community members and community-centered donations, as we strongly believe that this projects needs to be community-led and -centered; but we have continually run into funding barriers due to the lasting impacts of COVID-19, not only on our organization, but on our partners, our communities, and our

	members. For the past three years, funders have needed to invest more in their grantees, and community members have needed to donate more to their local service organizations which have been providing additional services to even more members - This has meant that donations and financial investment has spread even further than it was being distributed before the pandemic, and most organizations have funds to do a fraction of the work they must. Black & Pink National has experienced this donation fatigue and dissipated distribution of funding, but remains steadfast in our vision and mission to bring Opportunity Campus alive for our community. If we were to receive a significant one-time investment of funding, we are confident that we could sail more smoothly through the rest of this capital project and bring the Opportunity Campus to our community without delay.
Funding Sources	We will continue to explore funding partnerships with private institutions, family foundations, and community members to ensure the success of this project. We have secured the following funds: Weitz Family Foundation, $65,000 Omaha Community Foundation Equality Fund, $20,000 Community Justice Exchange, $42,500 Sherwood Foundation, $125,000 Community Donations, $105,000 B&P Programs Endowment Fund, $300,000
	Pending funding: Weitz Family Foundation, $100,000, expected decision December 2022 Lozier Foundation, $50,000, expected decision November 2022 Sherwood Foundation, $400,000, expected decision December 2022
	Without necessary funds for the construction and capital developments to the space, we will be unable to move to the next phase of the capital project - The phase where we develop the community space to allow for community programming and drop in services.
Scalability	Yes, the Opportunity Campus is scalable - Black & Pink National envisions a time where we can bring Opportunity Campus's to communities across the country in partnership with other LGBTQIA2S+ youth-serving organizations. We are building out our youth-centered programming with the intent to replicate it nationwide alongside our partners, with the hope of bringing further awareness and opportunity to system-impacted trans and queer youth across the country. We look forward to sharing the impact of our work, along with the specifics of our programming and lessons learned, in order to increase the number of competent service providers who are able to provide affirming and relevant support to system-impacted LGBTQIA2S+ young people. Additionally, the Opportunity Campus has already been completed in smaller components - We focused our initial efforts and funding into the residential space because we take a housing-first approach to our work, and the residential space is nearly completed, at which point we will begin work on the larger community space.
	In the attached timeline, Blair Freeman Group has shared a projected outline of the capital project broken out into its different phases, including the necessary funding associated with each phase.
Financial Commitment	Black & Pink National is fully committed to developing the Opportunity Campus. We have contributed funds from the organization's Programs Endowment fund to ensure we could secure the space on Evans and 24th. We have also continually invested more into this project to ensure the space will meet all accessibility needs, usability needs, and safety needs for the betterment of our residents and community. We are not cutting corners as we develop this space, and we are wholly invested in ensuring the development and success of this initiative.
ARPA Compliance Acknowledgment	☑
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 Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

OPPORTUNITY CAMPUS THREE-YEAR BUDGET

	2023	2024	2025	Total
OPERATING EXPENSE				
5000 Personnel expense				$ -
5010 Salaries & Wages				$ -
Director of Programs	$ 16,250.00	$ 16,737.50	$ 17,239.62	$ 50,227.12
Program Manager	$ 13,750.00	$ 14,162.50	$ 14,587.38	$ 42,499.88
Support Services Specialist		$ 14,190.00	$ 14,615.70	$ 28,805.70
Intake Specialist		$ 8,844.00	$ 9,109.32	$ 17,953.32
Support Services Specialist		$ 21,500.00	$ 43,000.00	$ 64,500.00
Payroll taxes	$ 2,295.00	$ 5,770.70	$ 7,539.23	$ 15,604.93
Fringe (30%)	$ 9,000.00	$ 22,630.20	$ 29,565.61	$ 61,195.81
5100 Administrative & Technical				$ -
5101 Office Supplies	$ 1,000.00	$ 2,500.00	$ 2,500.00	$ 6,000.00
5104 Telecommunications		$ 6,000.00	$ 6,000.00	$ 12,000.00
5108 Postage		$ 500.00	$ 500.00	$ 1,000.00
5110 Travel				$ -
5140 Occupancy Expense				$ -
5141 Rent				$ -
5142 Utilities (see above for 21-22)			$ 7,500.00	$ 7,500.00
5143 Repairs & Maintenance		$ 3,500.00	$ 3,500.00	$ 7,000.00
5149 Minor Furnishings				$ -
5150 Professional Fees		$ 10,000.00	$ 10,000.00	$ 20,000.00
5400 Outreach & Publicity				$ -
5430 Outreach Materials	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 15,000.00
5450 General Outreach	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 15,000.00
5500 Events/Gatherings/Meetings	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 25,000.00
5510 Food and Meals	$ 1,500.00	$ 6,000.00	$ 9,000.00	$ 16,500.00
5560 Professional Development	$ 2,000.00	$ 3,000.00	$ 3,000.00	$ 8,000.00
5600 Program Expense				$ -
5615 Program Supplies	$ 12,000.00	$ 15,000.00	$ 20,000.00	$ 47,000.00
5620 Stipends	$ 1,500.00	$ 3,000.00	$ 3,000.00	$ 7,500.00
5680 Other Member Support				$ -
Youth Food Security Program	$ 45,000.00	$ 180,000.00	$ 180,000.00	$ 405,000.00

Opportunity Campus Residential Program	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 25,000.00
Job Readiness Program	$ 3,000.00	$ 6,000.00	$ 9,000.00	$ 18,000.00
Other program expense	$ 3,000.00	$ 5,000.00	$ 5,000.00	$ 13,000.00
TOTAL OPERATING EXPENSE	$ 130,295.00	$ 374,334.90	$ 424,656.86	$ 929,286.76

Black and Pink - Phased (High Level) Budget **6/7/2022**

Construction Budget and Schedule Time Period

HARD COSTS		
Residential Building	$	251,000.00
Church Space	$	2,148,000.00
Exterior Spaces	$	105,000.00
Construction Costs of Both Buildings	$	2,504,000.00
Owner Construction Contingency - 5%	$	125,200.00
Subtotal Owner Hard Costs	**$**	**2,629,200.00**
OWNER CONSTRUCTION COSTS		
FFE	$	135,000.00
Food Service Equipment	$	55,000.00
Security, Control, Emergency, Data & Phone Systems	$	45,000.00
Utilities	$	24,000.00
Consultants & Misc. Expenses	$	28,800.00
Site Costs (Agreements, Inspections, Platting, Testing)	$	5,000.00
Signage and Wayfinding	$	20,000.00
Subtotal Owner Construction Costs	**$**	**312,800.00**
NON-CONSTRUCTION COSTS		
Acquisition	$	300,000.00
Design 7.5%	$	197,190.00
Design Reimbursables	$	-
Management/Fundraising/Accounting/Legal/Financial		
Marketing Budget	$	10,000.00
Financing		
Building Maintenance Fund	$	150,000.00
Total Estimated Soft Costs	**$**	**657,190.00**

$ 3,599,190.00

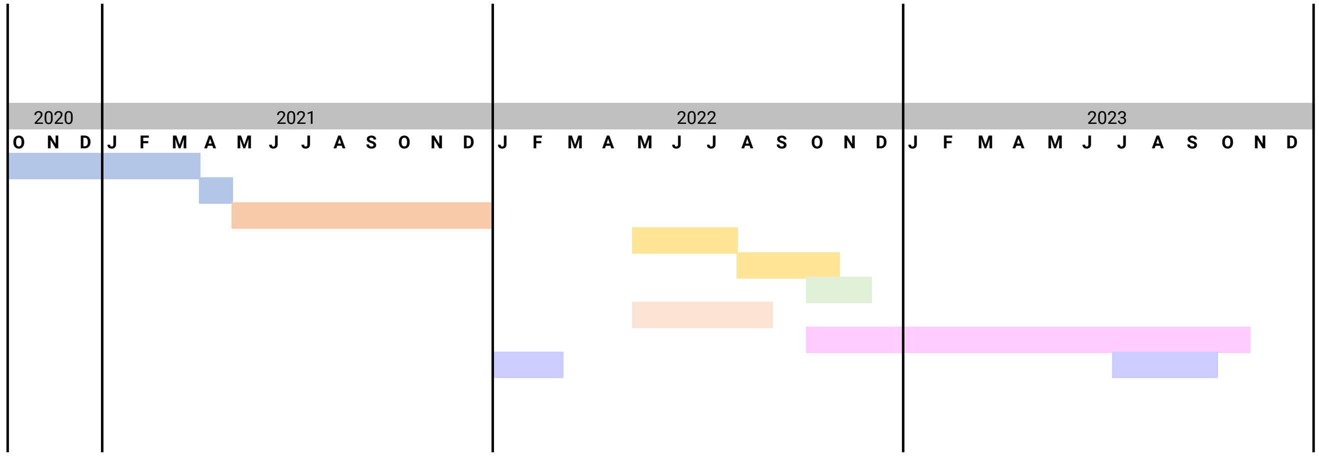
Black and Pink - Phased (High Level) Budget **6/7/2022**
Construction Budget and Schedule Time Period

				Phase Duration
Phase I	**Renovation of Existing Residential Space**			**3-4 Months**
	Renovation Allowance	$	171,000.00	
	ADA Bathroom Install	$	25,000.00	
	Residential Furnishings	$	40,000.00	
	ADA Lift	$	15,000.00	
		$	**251,000.00**	
Phase II	**Community Gathering Spaces**			**12 Months**
	Roof	$	205,000.00	
	HVAC	$	265,000.00	
	Community Kitchen	$	225,000.00	
	Community Showers	$	166,000.00	
	Community Room	$	95,000.00	
	Santuary	$	110,000.00	
	Windows and Doors	$	114,000.00	
	Elevator Addition	$	435,000.00	
	ADA Ramp Entrance	$	232,000.00	
		$	**1,847,000.00**	
Phase III	**Classroom and Leased Space**			**6 Months**
	Classrooms/Leased Space for Partner Agency	$	145,000.00	
	Main Level Restrooms	$	95,000.00	
	Offices	$	46,000.00	
	Storage	$	15,000.00	
		$	**301,000.00**	
Optional	**Exterior Upgrades**			**2 Months**
	Outdoor Patio	$	20,000.00	

Landscaping	$	20,000.00
Parking Lot	$	65,000.00
	$	**105,000.00**
	$	**2,504,000.00**

Opportunity Campus - Phased (High Level) Budget
Construction Budget and Schedule Time Period

	Offer to Purchase/Due Dilligence
	Building Closing
	Residential Design, Interiors, Demo
	Church Scematic Design and Programming
	Church Construction Documents
	Church City of Omaha Permitting
Phase I	**Renovation of Existing Residential Space**
Phase II	**Community Gathering Spaces**
Optional	**Exterior Upgrades**



Opportunity Campus

Blair Freeman

Project Start Date: 1/1/2022

			2022													
			January	February	March	April	May	June	July	August	September	October	November	January	February	March
Milestone Description	Assigned	Start														
Pre-Construction Phase																
Review: Pre-Design + Schematic Design (SD)	B2 Lab	8/1/2021														
Design Development	B2 Lab	8/1/2021					$ 12,000	$ 28,000	$ 21,000							
Review: Design Development	B2 Lab	9/1/2021								$ 33,000	$ 33,000	$ 33,000	$ 31,000			
Construction Documents	B2 Lab	9/2/2021														
Review: Construction Documents	B2 Lab	12/1/2021														
Construction Phase																
Residential Construction	Blair Freeman	8/1/2021							$ 40,000	$ 50,000	$ 70,000	$ 51,000				
Commercial Construction	Blair Freeman	12/1/2021											$ 256,132	$ 377,413	$ 391,245	$ 256,132
Close out and Commissioning	Blair Freeman	10/1/2022														
Owner Costs	Black & Pink												$ 2,000	$ 2,000	$ 2,000	$ 2,000
			$ -	$ -	$ -	$ -	$ 12,000	$ 28,000	$ 61,000	$ 83,000	$ 103,000	$ 84,000	$ 289,132	$ 379,413	$ 393,245	$ 258,132

2023							
April	May	June	July	August	September	October	November
$ 147,295	**$ 56,150**	**$ 56,150**	**$ 56,150**	**$ 164,083**	**$ 164,083**	**$ 164,083**	**$ 164,083**
							$ 6,190
$ 98,267	$ 98,267	$ 98,267	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
$ 245,562	**$ 154,417**	**$ 154,417**	**$ 58,150**	**$ 166,083**	**$ 166,083**	**$ 166,083**	**$ 172,273**

**Does not ir

Black & Pink

Concept and Marketing Package
2445 Evans Street

B2 LAB Architecture + Design www.b2lab.com info@b2lab.com

Pro. 20.015 | 12 February 2021

Lounge + Living Areas

20.015

Black & Pink
2445 Evans St
Omaha, NE 68111

Concept + Marketing Package
2.12.21

B2 LAB

Typical Divider / Screen

Entry Graphic

20.015

Black & Pink
2445 Evans St
Omaha, NE 68111

Concept + Marketing Package
2.12.21

B2 LAB

Living + Game Areas

20.015

Black & Pink
2445 Evans St
Omaha, NE 68111

Concept + Marketing Package
2.12.21

Kitchen + Dining Area

20.015

Black & Pink
2445 Evans St
Omaha, NE 68111

Concept + Marketing Package
2.12.21

Lounge + Entry Area

20.015

Black & Pink
2445 Evans St
Omaha, NE 68111

Concept + Marketing Package
2.12.21

Fireplace + Living Area

20.015

Black & Pink
2445 Evans St
Omaha, NE 68111

Concept + Marketing Package
2.12.21

B2 LAB

Plan Isometric

20.015

Black & Pink
2445 Evans St
Omaha, NE 68111

Concept + Marketing Package
2.12.21

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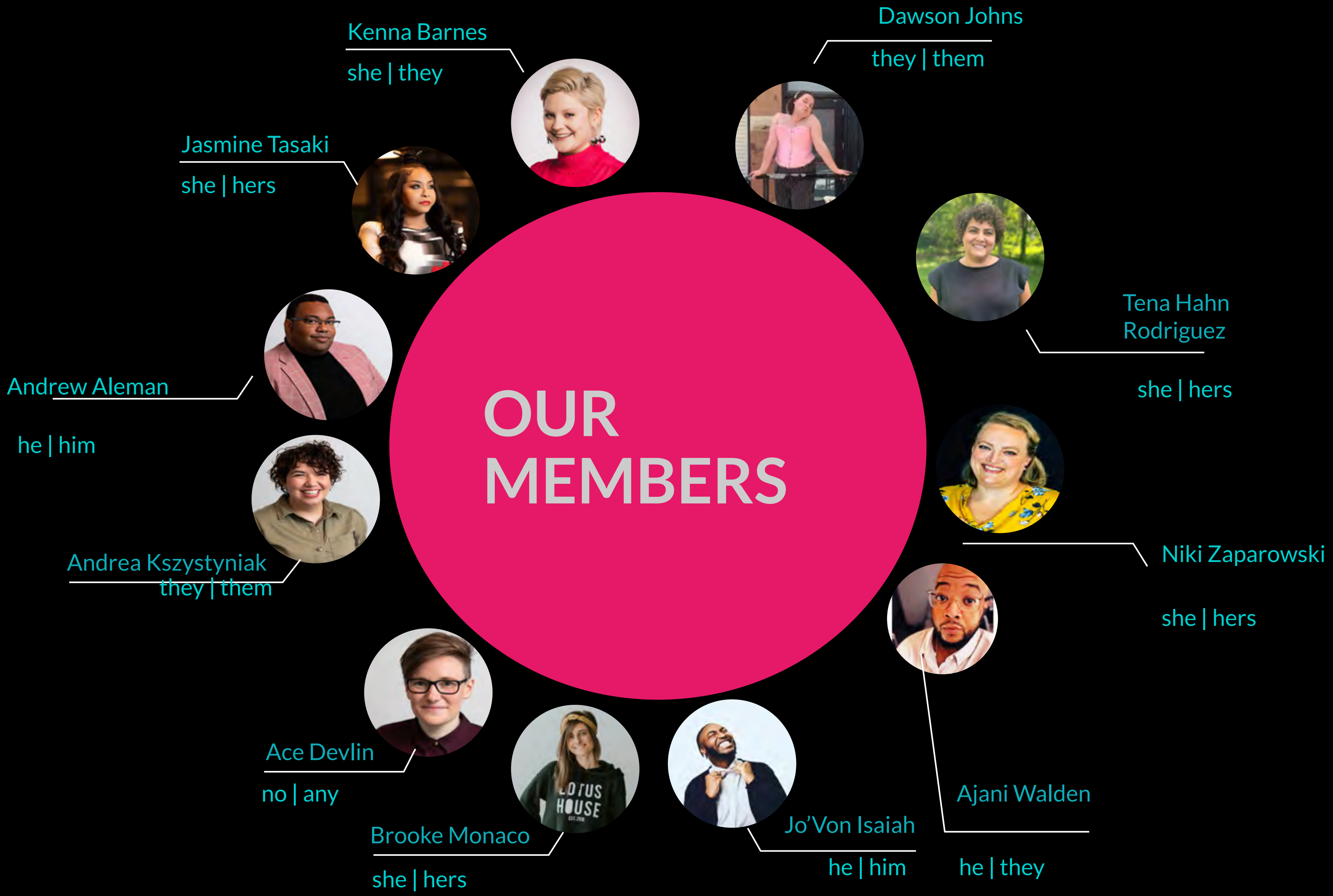
Shower / Locker and Restrooms

20.015

Black & Pink
2445 Evans St
Omaha, NE 68111

Concept + Marketing Package
2.12.21

B2 LAB



OUR MEMBERS
Kenna Barnes
she | they
Dawson Johns
they | them
Jasmine Tasaki
she | hers
Tena Hahn Rodriguez
she | hers
Andrew Aleman
he | him
Niki Zaparowski
she | hers
Andrea Kszystyniak
they | them
Ace Devlin
no | any
Brooke Monaco
she | hers
Jo'Von Isaiah
he | him
Ajani Walden
he | they

RESPONSIBILITIES

EXECUTIVE TEAM

Tena Hahn-Rodriquez
Interim Executive Director
she | hers

Tena directs and manages overall strategic and operational responsibility for the entire organization. She works to expand and advance Black & Pink's mission and values. Tena is one of the organization's primary fundraisers.

Andrew Alemán, LCSW
Deputy Director of People Power & National Partnerships
he | him

Andrew is responsible for supporting the ED with strategic and operational direction of the organization. He provides direct support to the Advocacy and Program teams. Andrew serves as one of the primary external contacts for the organization.

ADMINISTRATIVE TEAM

Nikola Zaporowski
Director of Administration
she | hers

Nikola provides critical agency-wide professional support and organization. She provides direct support to the executive team, as well as each department directly. Nikola is responsible for overseeing organizational contracts and assisting with HR related matters.

ADVOCACY TEAM

Jasmine Tasaki
Director of Advocacy
she | hers

Jasmine leads the advocacy team and oversees the strategic development of our advocacy campaigns, Black & Pink Chapters, and Advisory Council.

Kenna Barnes
Advocacy Coordinator
she | they

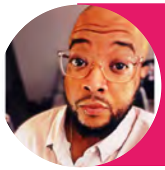
Kenna provides strategic development and support for various advocacy campaigns, primarily those focused on reproductive justice.

Dawson Johns
Inside Member Support Coordinator
they | them

Dawson coordinates and organizes correspondence relating to inside members. This includes our inside member mail program, penpal program, and maintaining the member database.

RESPONSIBILITIES

COMMS & DEVELOPMENT TEAM



Ajani Walden
Communications & Social Coordinator
he | they

Ajani coordinates organizational social media and external communication requests. Ajani assists in creating and implementing organizational strategy regarding communications and branding.

Andrea Kszystyniak
Development Coordinator
they | them

AK supports development and implementation of B&P's fundraising strategy. AK is responsible for supporting the grant process through managing grant prospecting, grant reporting, and providing administrative grant writing support.

FINANCES TEAM

Sadiq Bradford
Finance Manager
he| him

Sadiq manages accounts payable for the organization. He assists in developing finance processes and helping to ensure that Black & Pink remains compliant with Generally Accepted Accounting Principles, state and federal regulations, and financial best practices.

Heidi Heise
Finance Manager
she | hers

Heidi manages the organizations accounting and payroll practices. She assists in developing finance processes and helping to ensure that Black & Pink remains compliant with Generally Accepted Accounting Principles, state and federal regulations, and financial best practices.

PROGRAMS TEAM

Ace Devlin, PLMHP
Mental Health & Wellness Coordinator
none | all pronouns

Ace is responsible for overseeing day-to-day operations of the wellness team. Ace also provides mental health services to Black & Pink community members.

Brooke Monaco
Wellness Coordinator
she | hers

Brooke collaborates in the creation and implementation of B&P's wellness programming. She works directly with members in the community, B&P housing, and who are currently incarcerated. Wellness activities include yoga, mindfulness, and addressing food insecurities.

Raquel Henderson
Employment & Education Coordinator
she | hers

Racquel provides direct support to members who are attempting to seek employment and educational opportunities. She specializes in assisting individuals who are formerly incarcerated to obtain employment and educational goals.

Jo'Von Isaiah Pickens
Support Services Coordinator
he | him

Jo'Von Isaiah provides wrap-around support services directly to B&P members in the community. Supports range from housing, employment, healthcare, and financial assistance. He is the primary contact for the organizations' community based direct services.

NEBRASKA REALTY

GREAT PLAINS REGIONAL MLS LLC
UNIFORM PURCHASE AGREEMENT

(This is a legally binding contract. If not understood, seek legal advice.)

REALTOR® EQUAL HOUSING OPPORTUNITY

The REALTOR® negotiating this agreement is a member of the National Association of REALTORS® and as such is governed by the applicable Code of Ethics and Rules of Fair Business Practice.

Nebraska Realty, **REALTORS®** (Broker) **Date:** 02/10/2021 ("Date of Offer")

The undersigned Purchaser, (whether one or more) agrees to purchase the Property described as follows:

1. Property Address: 2443 Evans Street **City:** Omaha **State:** NE **ZipCode:** 68111

2. Legal Description (Property): REDICKS-CLARK-ADD LOT 13 BLOCK 4 N 37.1 FT LT 9 & ALL LT 10 BLK 2 REDICKS-CLARK EXT & L as surveyed, platted and recorded in Douglas County **County,** NE **State including all fixtures and equipment permanently** attached to the Property.

3. Personal Property: The only personal property included is as follows: ☑range ☑oven ☑refrigerator ☑microwave ☑dishwasher ☑all window coverings ☐ all window covering hardware ☑ all light fixtures ☑all ceiling fans ☑washer ☑dryer ☑ all TV mounts ☐garage door opener(s) with ______ remotes ☐outdoor play equipment ☐ propane tank (unless rented) ☐storage shed ☐work bench ☐security cameras (unless rented) ☐video doorbells ☐ digital/smart thermostats and light switches ☐shelving located in ______________, other (list in space) All appliances in the residential living space, all as in place at the time of showing of the Property together with any other property which is permanently affixed to the Property.

4. Conveyance: Provided that the Seller (whether one or more) has good, valid and marketable title, in fee simple, Seller agrees to convey title to Property to Purchaser or his nominee by form of warranty deed or ______________, free and clear of all liens, encumbrances or special taxes levied or assessed, ☑no exceptions ☐except ______________ and subject to all building and use restrictions, utility easements abutting the boundary of the Property, and protective covenants now of record.

5. Assessments: Within five (5) calendar days of the execution of this Agreement, Seller agrees to provide notice to Purchaser of all public improvements related to the Property which have been ordered but not yet commenced and shall timely supplement such information as new or updated information or improvements become known to Seller prior to Closing. After receiving Notice under this Section from **Seller, Purchaser may terminate this Agreement within five (5) calendar days of such notice. Except as agreed between Purchaser and Seller**, special assessments for public improvements not commenced as of Closing shall be the responsibility of Purchaser. Seller agrees to pay any special assessments for public improvements previously constructed or under construction as of Closing. For the purpose of this paragraph, public improvement shall mean improvements constructed by or on behalf of a government entity including, but not limited to, paving, curb, sidewalk and utilities.

6. Consideration: Purchaser agrees to pay to Seller, via certified funds, unless otherwise set forth in this Agreement, the total purchase price in the amount of three hundred thousand DOLLARS ($300,000) on the following terms: $5,000 (Earnest Money) deposited herewith as evidenced by the receipt below unless otherwise provided in Section 7, **below,** with the balance thereof, **together** with all other amounts required under this Agreement, to be paid at Closing.

7. Receipt and Delivery of Earnest Money: Earnest Money is made payable and delivered to as follows:
☐ delivered with this Agreement ☑ to be delivered later (If to be delivered later, see Section 10) ☐ to be delivered within ____ hours of final acceptance of this Agreement. Earnest Money payable to ☑Escrow Agent ☐ Purchaser Broker ☐ Seller Broker ☐ Seller.

Delivered by: ______________ Date: ________ Received by: ______________ Date: ________
Name Name

If the Earnest Money is paid by check, it will be cashed following acceptance of this Agreement or as otherwise agreed herein. In the event this offer is not accepted by the Seller of the Property within the time specified, the Earnest Money shall be returned to Purchaser. In the event there are any defects in the title which cannot be cured as specified below, the Earnest Money shall be paid to Purchaser. In the event

NEBRASKA
— REALTY —

GREAT PLAINS REGIONAL MLS LLC
UNIFORM PURCHASE AGREEMENT

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3. Personal Property: The only personal property included is as follows: ☑ range ☑ oven ☑ refrigerator ☑ microwave ☑ dishwasher ☑ all window coverings ☐ all window covering hardware ☑ all light fixtures ☑ all ceiling fans ☑ washer ☑ dryer ☑ all TV mounts ☐ garage door opener(s) with _____ remotes ☐ outdoor play equipment ☐ propane tank (unless rented) ☐ storage shed ☐ work bench ☐ security cameras (unless rented) ☐ video doorbells ☐ digital/smart thermostats and light switches ☐ shelving located in ____________, other (list in space) All appliances in the residential living space, all as in place at the time of showing of the Property together with any other property which is permanently affixed to the Property.

4. Conveyance: Provided that the Seller (whether one or more) has good, valid and marketable title, in fee simple, Seller agrees to convey title to Property to Purchaser or his nominee by form of warranty deed or ____________, free and clear of all liens, encumbrances or special taxes levied or assessed, ☑ no exceptions ☐ except ____________ and subject to all building and use restrictions, utility easements abutting the boundary of the Property, and protective covenants now of record.

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☐ delivered with this Agreement ☑ to be delivered later (If to be delivered later, see Section 10) ☐ to be delivered within _____ hours of final acceptance of this Agreement. Earnest Money payable to ☑ Escrow Agent ☐ Purchaser Broker ☐ Seller Broker ☐ Seller.

Delivered by: ____________ Date: ________ Received by: ____________ Date: ________
Name Name

If the Earnest Money is paid by check, it will be cashed following acceptance of this Agreement or as otherwise agreed herein. In the event this offer is not accepted by the Seller of the Property within the time specified, the Earnest Money shall be returned to Purchaser. In the event there are any defects in the title which cannot be cured as specified below, the Earnest Money shall be paid to Purchaser. In the event

If such closing does not occur on the closing date as scheduled, Closing Date shall be automatically extended until such contingent closing occurs. In the event that Closing Date is automatically extended pursuant to this section, the parties shall reasonably cooperate to schedule Closing on a date and time consistent with such extension. In the event that automatic extension of the Closing has delayed Closing by more than fourteen (14) calendar days, either Purchaser or Seller, upon written notice to the other, may declare this Agreement void, and the Earnest Money shall be returned to the Purchaser, less any and all costs which Purchaser is obligated to pay, including, but not limited to, costs of inspections and surveys ordered by or on behalf of Purchaser as invoiced to or made known to Escrow Agent.

10. Other Provisions (if attaching addenda, list in Section 33):

1. Seller is offering cash currently, but may become financed if the organization decides that is a better option.
2. Title will be clear of any lien or encumbrances.
3. Existing Tenants will be asked to move out unless post possession is approved by buyer.
4. All appliances within the property will stay.

11. Taxes: If the Property is located in **Douglas or Sarpy County, Nebraska,** all consolidated real estate taxes which become delinquent in the year of Closing (as are typically paid in the year of Closing) are Current Taxes for the purposes of this Agreement. If the Property is located in any other county, all consolidated real estate taxes for the year in which Closing takes place (as are typically paid in the year following the year of Closing) are Current Taxes for the purposes of this Agreement (based on assessed value and tax rate as of the date of this Agreement). Such Current Taxes shall be prorated as of date of ☑ Closing, ☐ possession or ☐ ______________.

12. Conveyance of Title and Closing.

12.1. Title Insurance Agent and Elections. The Real Estate Settlement Procedures Act ("RESPA") and its accompanying regulations make it clear that if the Purchaser pays any part of the title insurance policy, the Seller cannot make the sale conditioned on the use of a particular title insurance company. According to the Purchasers rights under RESPA, Purchaser hereby directs the title insurance work to ☐ Aksarben Title & Escrow, ☑ Ambassador Title Services, or ☐ ______________. Purchaser hereby selects the expanded ALTA Homeowners Policy of Title or ☐ ______________ The cost of any title insurance policies and endorsements shall be equally divided between Purchaser and Seller or ☐ ______________.

12.2. Title and Title Exceptions. Seller shall through Seller's Agent or Closing agent furnish a current title insurance commitment or complete abstract of title to Purchaser as soon as practical. If title defects are found, Seller must cure them within a reasonable time, and Closing shall be automatically extended until such defects are cured, in accordance with Section 13, below.

12.3 Closing and Closing Date. "Closing Date" as used herein shall be 04/01/2021, 20____, and possession date shall be ☐ Closing Date, or ☐ ______________ The time of the transfer of possession **shall be as agreed upon by Purchaser and Seller, at a time not later than 4:00 PM on the day of Closing, but not before the time of Closing.** At the time of transfer of possession, Seller shall leave the Property in broom-clean condition, free of any personal property not conveyed hereunder, and shall deliver all keys to the Property to Purchaser. "Closing" as used herein shall mean the event of the exchange of the Purchase Price for the deed to be conducted in accordance with Section 14, below.

13. Delay and Extension of Closing. In the event that Closing Date as set forth in Section 12.3 is automatically extended pursuant to Section 8.2.2, 9.2, or 12.2 of this Agreement, the parties shall reasonably cooperate to schedule Closing on a date and time consistent with such extension. In the event that automatic extension of the Closing has delayed Closing by more than fourteen (14) calendar days, either Purchaser or Seller, upon written notice to the other, may declare this Agreement void, and the Earnest Money shall be returned to the **Purchaser, less any and all costs which Purchaser is obligated to pay, including, but not limited to, costs of inspections and surveys ordered** by or on behalf of Purchaser as invoiced to or made known to Escrow Agent. Purchaser and Seller release and agree to hold harmless all listing and selling brokers, title insurance companies, escrow agents and lenders, if any, together with their employees and associates, from and against any and all claims related to any delay in the occurrence of Closing.

14. Escrow Closing: Purchaser and Seller acknowledge and understand that the Closing of the sale may be handled by an Escrow Agent and that the Broker is authorized to transfer the Earnest Money or any other funds it receives to said Escrow Agent. After said transfer, Broker shall have no further responsibility or liability to Purchaser or Seller for the accounting for said funds. Escrow Agent's or the Broker's charge for the escrow Closing shall be equally divided between Purchaser and Seller. The State Documentary Tax on the deed shall be paid by the Seller. Escrow Agent shall be ☐ Aksarben Title & Escrow, ☑ Ambassador Title Services, or ☐ ______ If no Escrow Agent is selected, the title insurance agent, above, shall be the Escrow Agent. At Closing Purchaser shall make payment of all amounts due in good funds, as determined by the Escrow Agent.

15. Survey: Purchaser is aware of the availability of having a survey to determine the property limits, measurements, building locations, encroachments from adjoining lands, and registered Easements which may affect the property. Purchaser may obtain and pay for one or more of the following:

☐ 1. Improvement Location Survey / Plot Plan (minimum survey; or relied upon for establishment of structure or other improvements),

☑ 2. Boundary and Improvement Location Survey (corners located/verified; improvements located; parcel checked for encroachments, may be used for construction with regard to local, state and federal regulations),

☐ 3. ALTA (American Land Title Association) Survey (most comprehensive survey, covers all aspects of above survey options and identifies any additional evidence of possession or use which could be adverse to Purchaser).

☐ 4. Waived if not required by lender

In most situations, even if a survey is not required, one of the surveys is recommended.

16. Home Warranty Acknowledgment: Purchaser has been advised of the availability of Home warranty.

☐ Purchaser shall receive a home warranty, provided at the expense of ☐ Purchaser ☐ Seller or ☐ ______
Purchaser selects the warranty type ☐ Non-Evaluated Warranty ☐ Evaluated Warranty (if available) with No Exclusions*. Cost is $______ plus applicable taxes. Home warranty plan benefits are limited to and defined by the plan documents, which Purchaser is advised to review. *(Seller is responsible to ensure issuance of warranty with no exclusions under this option.)
Home warranty provider shall be ☐ 2-10 Home Warranty, ☐ American Home Shield, ☐ Home Warranty Inc., ☐ Service One, or ☐ ______.

☐ Home warranty coverage rejected by Purchaser.

17. Wood Infestation: Purchaser (Seller, in the case of a new VA loan) agrees to pay the cost of a wood destroying insect inspection of **the Property, and Seller agrees to pay for any treatment or repair work found necessary for issuance of a wood destroying insects warranty.** Termite inspection work is to be performed by ☐ Bug-Z, ☐ Integrity, ☐ Red Termite, or ☐ ______. Purchaser agrees to accept the treated Property upon completion of repairs. Provided, however, if treatment and repairs exceed ☐2% or ☐ ______ of the purchase price, this Purchase Agreement may be cancelled by Seller and/or Purchaser, by written notice delivered to the other party within five (5) calendar days of receipt of a wood destroying insect inspection report. Such inspection report must be delivered to the Seller and Purchaser not later than ten (10) calendar days prior to the Closing Date, at which time Purchaser shall be paid the Earnest Money with no further agreement or release required.

18. Property Inspections: Purchaser has been advised of the availability of property inspections/tests. Unsatisfactory Home Conditions, **Asbestos, Mold, Lead, Radon and other contaminants may exist in the Property of which the Broker or Agent is unaware. Suspected** Contaminants and home condition may be identified with a typical air quality or home inspection(s). Broker recommends Purchaser obtain inspection(s) of Purchaser's choice to better determine the presence of contaminants and home condition.

Select and Initial One:

☐ [ ] [ ] Purchaser elects NOT to obtain Property inspections.
☑ [DM 02/12/21 11:56 AM CST dotloop verified] [ ] Purchaser reserves the right to perform Property inspections

If Purchaser has reserved the right to obtain property inspections, then the following provisions shall apply:

18.1 Purchaser, at Purchaser's expense, shall have the right to perform any inspections or investigation related to the Property that Purchaser desires, including a survey. If the condition of the Property is unsatisfactory in Purchaser's subjective discretion, Purchaser shall provide Seller with:

18.1.1 An Inspection Notice Addendum that sets out in writing any unsatisfactory physical items Purchaser requests Seller to correct;

or

18.1.2 A Rejection Notice Addendum that notifies Seller that after inspection, Purchaser finds the Property to be in unsatisfactory condition (a rejection of the property).

18.2 To be effective, the Inspection Notice Addendum or Rejection Notice Addendum must be received by Seller no later than 5:00 p.m. on the 14th calendar day after the acceptance date ("Inspection Objection Deadline").

18.3 If an Inspection Notice Addendum or Rejection Notice Addendum is not received by Seller by 5:00 p.m. on the 14th calendar day after the acceptance date ("Inspection Objection Deadline"), the Property shall be deemed to be satisfactory to Purchaser.

18.4 If a Rejection Notice Addendum is received by Seller by the Inspection Objection Deadline this Agreement shall automatically terminate.

18.5 If an Inspection Notice Addendum containing requests for action by Seller is received by Seller by the Inspection Objection Deadline and Purchaser and Seller have not agreed in writing as to what action is to be taken regarding the items by 5:00 p.m. on the 18th calendar day after the acceptance date of the Agreement ("Resolution Deadline"), this Agreement shall automatically terminate on the Resolution Deadline unless, before such termination, Purchaser's written notice of withdrawal of the requirement that Seller correct the items contained in the Inspection Notice Addendum is received by Seller.

18.6 Upon termination of this Agreement under this Section 18, the Earnest Money, less amounts necessary to pay any expenses incurred by REALTOR® or escrow agent holding the Earnest Money, shall be refunded to Purchaser promptly, upon Purchaser providing written notification of the facts constituting termination to the party holding the Earnest Money, without further documentation being required, other than documentation of payment of known expenses incurred by or on behalf of Purchaser. Purchaser shall be responsible for payment of all inspections, surveys, engineering reports or for additional work performed at Purchaser's request and shall pay for any damage which occurs to the real and personal property as a result of such activities. The provisions of this paragraph shall survive termination of the Agreement.

18.7 Purchaser does not, by acceptance of the real and personal property identified in this Agreement, waive, release or relinquish any right or claim Purchaser may have against Seller by reason of any misrepresentation, concealment or fraud.

18.8. If Purchaser chooses to have a radon test, and the results of the radon test show average radon levels below 4.0 picocuries per liter of air (pCi/L), such results shall be deemed acceptable to Purchaser.

19. Purchaser's Personal Inspection: This offer is based upon Purchaser's personal inspection or investigation of the property and not upon any representation or warranties of condition by Seller or any limited agents involved in this transaction. ***If finished sq. ft., age, location of property lines, lot size, condition of improvements, protective covenants, designated school or school district, or other specific requirements are important to Purchaser's decision to purchase, Purchaser acknowledges the limited agents have advised Purchaser to make or procure independent investigations.***

20. Utilities: Purchaser agrees to have all utilities transferred into their name, as of the date of Closing or possession, whichever is earlier. If there are any "Smart Home" or utility-connected devices controlled by online services on the Property, Seller agrees to remove the ability of Seller to control such devices and disable Seller's own access. Purchaser agrees to reset all such devices to prevent such devices from connecting to Seller's related accounts.

21. Condition of Property: Seller represents to the best of Seller's knowledge, information and belief, there are no material, latent defects in the Property nor any conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect to the Property or any conditions present on it, except as have been disclosed in writing to Purchaser. Seller agrees to maintain the landscaping, sprinkler system, heating, air conditioning, water heater, sewer, plumbing, electrical systems and any built-in appliances in functional and operable condition until delivery of possession, unless otherwise noted in the Seller Property Condition Disclosure Statement or specified herein. Seller will allow Purchaser to walk through Property within ______ calendar days before Closing to confirm compliance with this Purchase Agreement. Following Closing, Purchaser shall be responsible for all maintenance and care for the Property.

22. Rents, Leases and Tax Deferred Exchange: All leases and rents shall be current and not in default at Closing. Any tenant deposits and leases shall be assigned to Purchaser at no cost. All rents shall be prorated to date of Closing. Copies of all current leases shall be provided to the Purchaser within three (3) calendar days of acceptance of this Agreement. Purchaser and Seller each reserve the right to classify this transaction as a like-kind exchange under Section 1031 of the Internal Revenue Code. Each party shall cooperate with the other in such exchange, but shall not be required to incur additional expense or delays, by reason of the other party's intended exchange.

PROPERTY ADDRESS: 2443 Evans Street, Omaha, NE 68111

Purchaser(s) Initials: DM 02/12/21 11:56 AM CST dotloop verified Seller(s) Initials: BM

23. Homeowners Association and Protective Covenants: Purchaser acknowledges that the Property may be subject to protective covenants that govern Purchaser's use of the Property, and that may be enforced by the homeowners association or its members. Purchaser can obtain a copy of the protective covenants from the designated title insurance company. Seller shall pay all homeowners and neighborhood association assessments levied and due as of Closing. Homeowners or neighborhood association dues shall be prorated to the date of Closing. Purchaser shall be responsible for all future homeowners or neighborhood association dues, if any.

24. Release of Information: Purchaser and Seller authorize the release by Broker and/or its agents of information including price, financing and Property information regarding the purchase of this Property to the Great Plains Regional MLS, LLC, its members and affiliates, its participants and government entities. Purchaser authorizes selling agent/broker to market the fact of the sale of this Property and related information including, but not limited to, the purchase price.

25. Government Required Actions and Disclosures:

25.1 Seller Property Condition Disclosure: Purchaser acknowledges receipt of Seller Property Condition Disclosure Statement unless not required by law.

25.2. Lead Based Paint: Was property built before 1978? ☑Yes ☐No. If yes, Purchaser and Seller must complete Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards.

25.3. SID: Is the property located within an SID? ☐Yes ☑No. Purchaser understands that this Property is located within S.I.D. #____________. If the Property is located within an SID, Purchaser acknowledges receipt of the most recently filed S.I.D. Statement and understands: (i) the Property is located within a sanitary and improvement district; (ii) sanitary and improvement districts are located outside the corporate limits of any municipality; (iii) residents of sanitary and improvement districts are not eligible to vote in municipal elections; and (iv) owners of Property located within sanitary and improvement districts have limited access to services provided by nearby municipalities until and unless the Property is annexed by the municipality.

25.4 Fair Housing. It is unlawful to discriminate against any person in the terms, conditions or privileges of sale, purchase or lease of a dwelling or in the provision of services or facilities in connection therewith because of race, color, religion, national origin, ethnic origin, familial status, sex, handicap, disability, or sexual orientation, under state or federal law, and, or in the City of Omaha, age discriminating is unlawful, against an individual forty (40) years of age or older. Local laws may apply to prohibit other kinds of discrimination. All references made (i) in any gender shall be deemed to have been made in all genders; (ii) in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular number as well.

25.5 Safety: Seller agrees to install, at Seller's expense, smoke detectors and carbon monoxide alarms as required by law.

25.6. Affiliated Business Arrangements: Purchaser and Seller acknowledge and understand that real estate brokers involved in this transaction may receive financial remuneration from the sale of title insurance or other forms of insurance or service as defined in the Affiliated Business Arrangement Disclosure, if applicable.

26. Insurance and Property Damage: Seller shall insure the property for fire, wind, hail, explosion, water or any other cause at no less than replacement cost until Closing. Risk of loss or damage to Property, prior to Closing, shall be the responsibility of Seller. If, following the Date of Offer, the Seller(s) has knowledge that the structure(s) on the Property are materially damaged; Seller shall immediately notify the Purchaser in writing of the damage. If storm damage is suspected but not actually known by Seller, Seller shall notify Purchaser and Seller and Purchaser shall have the right to have the Property inspected by an insurance adjustor or contractor, provided that such contractor must be licensed, if required, in the state, county, or city in which the Property is located. If damage is found, Seller shall be obligated to repair such damage prior to Closing unless Purchaser and Seller agree to allow repair to be made after Closing and Seller agrees to have held by the Escrow Agent one and one-half times the cost of repairs. Notwithstanding the foregoing, in the event that the cost of such repairs exceed 5% or ________, Purchaser may terminate this Agreement. Purchaser and Seller acknowledge and agree that there may be additional documentation and access needed to facilitate the repairs. As such, Seller and Purchaser agree to cooperate in executing documents necessary to complete the sale in a timely manner. Access to the property for repairs will not be unreasonably withheld.

27. Notice, Delivery and Time. Any notice permitted or required to be delivered to either party under this Agreement shall be sufficiently made via email or hand delivery to each party's agent or Broker as named herein, regardless of whether such notice is reviewed. Any notice required to be made under this Agreement shall be required to be made before 5:00 P.M. of the prevailing local time of the Property. In measuring the number of days elapsed for any notice or other requirement under this Agreement, the counting of days shall exclude the day of the triggering event or notice.

PROPERTY ADDRESS: ______________________________

Purchaser(s) Initials: DM 02/12/21 11:56 AM CST dotloop verified

Seller(s) Initials: BM

28. Modification in Writing: Any modification of the terms of this agreement must be in writing and signed by all parties.

29. Electronic Transaction Authorization: The undersigned agree that all documents bearing signatures, initials or other marks of acknowledgement by a Purchaser, Seller and/or Broker/agent relating to a real estate transaction contemplated under this Agreement, including offers, counteroffers and acceptances: (1) may be transmitted electronically, and/or may use digital signature technology which is compliant with state UETA and/or federal E-SIGN requirements and (2) that digital signatures as well as electronic copies of manual signatures, whether scanned, digital photograph, facsimile or other means of image reproduction shall be treated in all respects as originals, and (3) that they will submit all original signatures if requested by the other party. This Agreement and any addendums or modifications may be signed in counterparts and such counterparts shall be considered as one document.

30. Compensation of Selling Broker: Purchaser shall pay Selling Broker compensation of $ 295.00 at Closing. The compensation will be collected in all cases except if Purchaser secures a loan that does not allow Purchaser to pay for such compensation. If this compensation is paid by Purchaser to Selling Broker, Seller and Purchaser agree that Selling Broker, which may be the same as the Listing Broker, or any cooperating broker may collect compensation from both Seller and Purchaser.

31. Arbitration and Mediation:

31.1 Disputes: The term "Dispute" shall include, without limitation, any controversy, complaint, dispute, claim or disagreement relating to or arising out of the construction, interpretation, enforcement, or breach of the terms of this Purchase Agreement between Purchaser and Seller.

31.2 Mediation: In the event of any Dispute, any party to the Dispute may seek non-binding mediation in an attempt to resolve the dispute by giving fifteen (15) calendar days written notice of a request for such mediation to all other parties to the Dispute. The request for **mediation must be made within three hundred sixty-five (365) calendar days after the party making the request knew, or exercising** reasonable diligence and care, should have known, of the Dispute. In no case shall such request be made after the statute of limitations on a civil suit based on the Dispute would have run. Such mediation shall be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules – Real Estate Industry Arbitration Rules (including a Mediation Alternative) or such other mediation service versed in real estate practices of the locality.

31.3 Arbitration: Any Dispute that is not resolved by informal settlement or mediation shall be resolved exclusively by binding arbitration. Such arbitration shall be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules – Real Estate Industry Arbitration Rules (Including a Mediation Alternative). The arbiter(s) shall apply substantive and procedural law of the jurisdiction of the Property to the arbitration proceeding. Arbitration shall be commenced by written demand made by any one or more of the parties to the Dispute given to all other parties to the Dispute. The demand for arbitration must be in writing and must be given by personal delivery or certified mail, return receipt requested, within three hundred sixty-five (365) days after the party making the demand knew, or exercising reasonable diligence and care, should have known, of the Dispute. Notwithstanding the previous sentence, in the case that the parties unsuccessfully attempt mediation to resolve a Dispute, the demand for arbitration shall be made within sixty (60) days of the final mediation session. However, in no case shall such demand be made after the statute of limitations on a civil suit based on the Dispute would have run.

The prevailing party shall be entitled to costs and fees of the arbitration and, in the discretion of the arbitrator who shall take into account the relative merits of the opponent's case, the arbiter may award attorney's fees and arbitration costs to the prevailing party.

31.4 Provisional Remedies. The filing of a judicial action to enable the reporting of a notice of pending action, for order of attachment, receivership, injunction, or other like provisional remedies, shall not constitute a waiver of mediation or arbitration under this provision, nor shall it constitute a breach of the duty to arbitrate.

31.5 Exclusions. The terms of this Section shall not apply to: 1) Foreclosure or other action or proceeding to enforce a deed of trust, mortgage or land contract; 2) the filing or enforcement of a construction or similar lien, or 3) an action filed and held in "Small Claims Court, as defined in Neb. Res. Stat 25-2801 to 2804, provided, however, that any attempt to transfer such a proceeding to county or district court shall make this Section applicable to such action.

31.6 Waiver. BY SIGNING THIS PURCHASE AGREEMENT, THE PARTIES AGREE THAT EVERY DISPUTE DESCRIBED ABOVE THAT IS NOT RESOLVED BY INFORMAL SETTLEMENT OR MEDIATION WILL BE DECIDED EXCLUSIVELY BY ARBITRATION AND THAT ANY ARBITRATION DECISION WILL BE FINAL AND BINDING. THE PARTIES AGREE THAT THEY WILL RECEIVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION BUT

PROPERTY ADDRESS: 2443 Evans Street, Omaha, NE 68111

Purchaser(s) Initials: DM 02/12/21 11:56 AM CST dotloop verified

Seller(s) Initials: BM

ARE GIVING UP RIGHTS THEY MIGHT HAVE TO LITIGATE THOSE CLAIMS AND DISPUTES IN A COURT OR JURY TRIAL, OR TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS OF CLAIMANTS IN CONNECTION WITH ANY SUCH DISPUTES. NO PARTY TO THIS AGREEMENT, WHETHER REALTOR® OR SELLER, SHALL BE ENTITLED TO JOIN OR CONSOLIDATE DISPUTES BY OR AGAINST OTHERS IN ANY ARBITRATION, OR TO INCLUDE IN ANY ARBITRATION ANY DISPUTE AS A REPRESENTATIVE OR MEMBER OF A CLASS, OR TO ACT IN ANY ARBITRATION IN THE INTEREST OF THE GENERAL PUBLIC OR IN ANY PRIVATE ATTORNEY GENERAL CAPACITY.

☐ **Section 31 is hereby waived by all parties if this Section Initialed** **Purchaser(s) Initials:** ______ ______

32. **Offer Expiration:** This offer to purchase is subject to acceptance by Seller on or before 02/06/2021, at 12 o'clock P. M., prevailing local time.

33. **List of Attachments and Addenda, and Disclosures. Purchaser and Seller acknowledge delivery and receipt of the following:**

Addenda

☐ HUD/FHA/VA Mortgage Addendum
☐ ______
☐ ______

Disclosures and Attachments Provided Between Purchaser and Seller

☐ Seller Property Condition Disclosure Statement Signed and Dated ______
☑ Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
☐ Limited Dual Agency Agreement
☐ S.I.D. Statement
☐ Preapproval/Prequalification Letter
☐ FHA Addendum
☐ ______
☐ ______

Checklist of Documents provided to Purchaser from Purchaser's Broker

☑ Affiliated Business Arrangement Disclosure
☑ Wire Fraud Notice
☐ ______

The undersigned parties executed this Agreement and each individual executing this Agreement on behalf of an entity represents and warrants that he or she is duly authorized to do so.

THIS CONTRACT CONTAINS AN ARBITRATION PROVISION UNLESS WAIVED IN SECTION 31 WHICH MAY BE ENFORCED BY THE PARTIES.

Purchaser: Dominique Morgan (dotloop verified 02/12/21 11:56 AM CST F0QH-MXC9-3DHI-KKXZ)

Dominique Morgan
Purchaser's Name (Printed)

Address: 2406 Fowler, Suite 316

City: Omaha State: NE Zip: 68111

Phone: ______

Purchaser: ______

______
Purchaser's Name (Printed)

Address: ______

City: ______ State: ______ Zip: ______

Phone: ______

Purchaser acknowledges receipt of a signed copy of this Purchase Agreement, as well as Estimated Purchaser's Closing Cost Statement if required by law.

NAMES FOR DEED (Purchaser retains the right to change prior to Closing)

NAME(S) FOR DEED Black and Pink
☐ Single Individual(s) ☐ Married Individual(s) ☐ A Married Couple ☑ Other

PROPERTY ADDRESS: 2443 Evans Street, Omaha, NE 68111

Purchaser(s) Initials: DM (02/12/21 11:56 AM CST dotloop verified) ______ Seller(s) Initials: bm ______

PURCHASER AGENT INFO

Nebraska Realty
REALTOR® (Company Name), Broker

Ashley Kuhn
AGENT NAME (Printed)

17117 Burt Street, Omaha, NE 68118
OFFICE ADDRESS

ashley@blairfreeman.com
AGENT E-MAIL ADDRESS

7900
OFFICE MLS ID #

969123 / 20180505
AGENT MLS ID # / AGENT NREC LICENSE #

4028807918
OFFICE PHONE #

4028807918
AGENT PHONE #

SELLER ACCEPTANCE

The Seller, whether one or more, accepts the foregoing offer to purchase on 2/15/21 at ______ o'clock ______. M., prevailing local time, on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, except as follows:

Expiration to be extended to 2/18/2021 @ 5pm. Property being sold "as is". Inspections are for informational purposes only.

Seller acknowledges receipt of a copy of this Agreement with all identified addenda and, if required by law, an Estimated Seller's Closing Statement. The undersigned Seller executes this agreement as of the date set forth above.

THIS CONTRACT CONTAINS AN ARBITRATION PROVISION IN SECTION 31 UNLESS WAIVED WHICH MAY BE ENFORCED BY THE PARTIES.

Seller: Barbara Mitchell Trabernacle of Faith   Seller:

Barbara Mitchell
Seller's Name (Printed)

Seller's Name (Printed)

If Seller is a married individual, the Seller's spouse will be required to sign the Deed and other closing documents.
Seller is: ☐ Single Individual(s) ☐ Married Individual(s) ☐ A Married Couple ☒ A Legal Entity.

SELLER AGENT INFO

BHHS Ambassador Real Estate
REALTOR® (Company Name), Broker

Brandon Robben
AGENT NAME (Printed)

331 Village Pointe Plz, Omaha, NE 68118
OFFICE ADDRESS

brandon.robben@bhhsamb.com
AGENT E-MAIL ADDRESS

4300
OFFICE MLS ID #

966690 / 20130662
AGENT MLS ID # / AGENT NREC LICENSE #

4026696504
OFFICE PHONE #

402-669-6504
AGENT PHONE #

PROPERTY ADDRESS: 2443 Evans Street, Omaha, NE 68111

Purchaser(s) Initials: DM 02/12/21 11:56 AM CST dotloop verified   Seller(s) Initials: BM

PURCHASER ACCEPTANCE OF COUNTER OFFER

The Purchaser, whether one or more, accepts the foregoing Seller's counteroffer to purchase on ______________________________. at ______________ o'clock ________. M., prevailing local time, on the terms stated and perform all the terms and conditions set forth, except as follows:

Purchaser acknowledges receipt of a copy of this Agreement with all identified addenda and, if required by law, an Estimated Purchaser's Closing Statement. **The undersigned Purchaser executes this agreement as of the date set forth above.**

THIS CONTRACT CONTAINS AN ARBITRATION PROVISION IN SECTION 31 UNLESS WAIVED WHICH MAY BE ENFORCED BY THE PARTIES.

Purchaser: ______________________ Purchaser: ______________________

Dominique Morgan
Purchaser's Name (Printed)

____
Purchaser's Name (Printed)

SELLER ACCEPTANCE OF COUNTER OFFER

The undersigned Seller (check one):

- ☐ accepts the terms above.
- ☐ makes a counter offer with an attached addendum.

THIS CONTRACT CONTAINS AN ARBITRATION PROVISION IN SECTION 31 UNLESS WAIVED WHICH MAY BE ENFORCED BY THE PARTIES.

Seller: ______________________ Seller: ______________________

Barbara Mitchell
Seller's Name (Printed)

____
Seller's Name (Printed)

NEBRASKA REALTY

NOTICE TO BUYERS AND SELLERS REGARDING WIRE FRAUD AND SUSPICIOUS COMMUNICATIONS

As it relates to property address: 2443 Evans Street, Omaha, NE 68111

Please be aware that the Escrow Company under the attached Agreement may require a wire transfer of funds at Closing. Buyer and Seller should take care to provide wire transfer information only to a proper agent of the Escrow Company. Funds should only be wired to the Escrow Company using account information provided by verified agents of the Escrow Company.

Recently, criminals have been found attempting to impersonate escrow companies and real estate agents in wire fraud schemes. Unauthorized individuals have been caught providing fraudulent wire transfer information to parties in real estate transactions. This could include a criminal contacting Buyer or Seller, directly or indirectly, in an attempt to steal funds that rightfully belong to the parties.

In the event that any party believes an unauthorized request has been made for bank account information or funds, the Escrow Company should be contacted immediately. The requests should be verified immediately in person or by telephone using a telephone number that is known to be valid. Parties should be especially skeptical of last minute changes or requests coming from unknown representatives.

In the event that funds are transferred to a fraudulent account, there may be no way to recover these funds from the criminals involved. For this reason, it is extremely important that the Buyer and Seller are vigilant and only provide wire transfer information to proper representatives of the Escrow Company. Please contact the Escrow Company directly if you have any questions.

Buyer: Dominique Morgan dotloop verified 02/12/21 11:56 AM CST
Date:

Seller: Barbara Mitchell Tablenock [illegible]
Date:

Buyer:
Date:

Seller:
Date:

Affiliated Business Arrangement Disclosure Statement

To: Buyer/Seller Date:_______________
From: Nebraska Realty
Property Address:2443 Evans Street, Omaha, NE 68111

This is to give you notice that Nebraska Realty has a business relationship with Aksarben Title & Escrow Services, LLC in that Nebraska Realty is a part owner of the LLC. Because of this relationship, this referral MAY provide Nebraska Realty financial or other benefits.

NEITHER NEBRASKA REALTY NOR ANY OF IT'S SALES ASSOCIATES RECEIVE ANY DIRECT **COMPENSATION FOR SIMPLY REFERING CLOSING** nor **TITLE SERVICES**.

You are not required to use Aksarben Title & Escrow as a condition for the purchase or sale of the subject property.

There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

NEBRASKA REALTY RECOMMENDS AKSARBEN TITLE & ESCROW SERVICES, LLC BECAUSE THEY WILL PROVIDE QUALITY SERVICE, CONVENIENCE, AND COMPETITIVE RATES.

ACKNOWLEDGEMENT

I/We have read this disclosure form and understand that Nebraska Realty is referring me/us to Aksarben Title & Escrow Services, LLC and may receive a financial or other benefit as the result of this referral.

Tabernacle of Faith / Barbara Mitchell

Seller Signature Date 2/15/21

Dominique Morgan
dotloop verified 02/12/21 11:56 AM CST KW1I-AB7F-ZOCH-NERS

Buyer Signature Date

Seller Signature Date

Buyer Signature Date

Grant Application

Row 120

Organization Name (if applicable)	Vaughn and Associates Inc.
Physical Address	7727 Rosewood Lane Court, LaVista NE 68128
Mailing Address	
Website	
Social Media Accounts	
Name	Donna Marie Vaughn
Title	
Email Address	donnavaughn3mil@gmail.com
Phone	+1 (402) 714-6744
Team	No
Organizational Chart	Donna Vaughn- CEO - Founder
Other Completed Projects and/or Accomplishments	I do Transcendental Meditation.
Proposal Title	Omaha Healing Hub
Total Budget ($)	$3,000,000.00
LB1024 Grant Funding Request ($)	$3,000,000.00
Proposal Type	Service/program
Brief Proposal Summary	We would like to offer one facility that will offer alternative health opportunities. Called Health Hub. We would offer classes in different types of meditation, acupuncture, exercises, Riki, Aura reading, Crystals, mental health, Awaska, colonics, a book store, a café and a community garden and more.
Timeline	The project can be up and running by July 2026.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	Meditation has been scientifically proven to change brain

	structure. Healthy people are more happy and productive.
Proposal Description and Needs Alignment	Our proposal will improve the quality of life in Omaha because it gives the community options for dealing with mental health issues and concerns.
Visioning Workshop Findings Alignment	Our proposal meets the sustainable community needs in that we will provide mental health treatment and education to the community also it helps to meet the policy needs in that we will educate the public on mental health and options for combating it.
Priorities Alignment	My proposal will improve North Omaha by helping to making it a more stable and insightful community.
Economic Impact	At least one dozen full time jobs will be created from this proposal and many part time jobs will be created. Also many partnerships will have to be established for this project to be a success.
	At least 12.
	unknown
	$30 per person per hour.
	Establishing this community will allow us to pool resources to offer many types of alternative services. We aim to be the most diverse and unique center of healing in the United States.
Community Benefit	It has been our observation that the black and brown communities in North and South Omaha have just adapted to living with depression. We want to lift that veil and let our communities shine in all their glory.
	Our events will peace and enlightenment upon their participants.
Best Practices/Innovation	
Outcome Measurement	We will be able to measure how the vibration of the community had risen. We will see crime statistics go down, we will witness more positive attitudes and we will be able to physically see and feel things getting better in North Omaha.
	Records and data will be kept by us.
Partnerships	Yes
	Mental Health Partners
	None
Displacement	No
Displacement explanation	
Physical Location	Unknown
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	No
Is the project connected to utilities?	
	Yes

	No
Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	
Grant Funds Usage	Renovating the building and setting up the co-op.
Proposal Financial Sustainability	No
Funding Sources	None
	We need funding to move forward.
Scalability	
Financial Commitment	None.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	