

WAHOO CITY COUNCIL AGENDA
Tuesday, January 13, 2026 - 7:00 PM
Wahoo Public Library, 637 N Maple St, Wahoo, NE 68066

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Wahoo meet on the second and fourth Tuesdays of each month at the Wahoo Public Library, 637 N Maple Street Wahoo, Nebraska, at 7:00 p.m. Notice of special meetings shall be given by posting a notice thereof on the bulletin board in City Hall, U.S. Post Office, and FirstBank of Nebraska, at least 24 hours before the special meeting. All Council meetings are open to the public and the agenda, which is kept continually current, is available for public inspection at the office of the City Clerk at City Hall during normal business hours.

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 637 N Maple St, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

{{Name: Agenda Item Name}}

Pledge of Allegiance

Announcement of the Open Meetings Act

Call to order and roll call

Proclamation

Audience comments on items not listed on the agenda

Department head reports

1. City Administrator Report / Wahoo BUILD Grant Application

Consent Agenda

1. Acceptance of excused absence of Mayor or Council member(s)
2. Approval of the December 22, 2025 minutes of the City Council
3. Approval of claims

Public hearings and associated action items

1. Public Hearing on an application for TIF for the Wilmer Ridge Residential Development Project (SENAHC / Affordable Housing Trust Fund Housing Project), located on Lots 1-6, Wilmer Ridge Subdivision
 - 1.A. Vote to close the Public Hearing

- 1.B. Resolution to approve a Redevelopment Plan amendment for the Wilmer Ridge Residential Project
- 1.C. Resolution to approve a Redevelopment Agreement for Wilmer Ridge Residential Development
2. Continuation of a Public Hearing regarding the preliminary plat for Krumel Industrial Subdivision
 - 2.A. Vote to close to Public Hearing
 - 2.B. Action regarding approval of the preliminary plat for Krumel Industrial Subdivision
3. Amendment to zoning regulations removing parking plan approval
 - 3.A. Vote to close the Public Hearing
 - 3.B. Action regarding approval of Ordinance No 2492 amending the City of Wahoo Zoning Regulations regarding parking plan approvals

Action items not requiring a public hearing

1. Acceptance of scoring results from the scoring committee on the proposals received in response to the RFP for the Downtown Revitalization Planning Project; authorization for staff to proceed with development of scope of services with JEO Consulting Group
2. Approval of the first reading of Ordinance No 2493 — Annexation of Dry Run Commons Phase I
3. Approval of Resolution 2026-03 declaring property as surplus
4. Receive bids for a loan for the balance of the new Wahoo Fire Engine and authorization to proceed with the loan agreement.
5. Authorization to proceed with purchase of 2024 Chevrolet Silverado Medium Duty 4WD Work Truck and the purchase and installation of snow removal equipment, as approved as part of the 2025-26 Budget (total purchase price of \$98,712).
6. Litigation update regarding Nordstrom lawsuit (anticipated close session)

Mayor's comments on items not listed on the agenda

Council Comments on items not listed on the agenda

Adjourn

Upcoming planned meeting dates and agenda deadlines

The Council met in Regular session in the Wahoo Public Library, in compliance with the agenda posted at City Hall, Post Office, and First Bank of Nebraska, and the City of Wahoo website, with each Council member being notified of the agenda prior to the meeting. The meeting was called to order by Mayor Gerald D. Johnson at 7:00 PM and opened with the Pledge of Allegiance. The public was informed of the location of posting of the Open Meetings Law. Roll call was taken with the following Council members: Ryan Ideus: Absent, Stuart Krejci: Present, Patrick Nagle: Present, Chris Rappl: Present, Shane Sweet: Present, Carl Warford: Present.

Parks and Recreation Director Kevin Stuhr spoke to the projects throughout the department including a recent grant from the Nebraska Arboretum and a new pollinator habitat project.

City Council Member Krejci motioned, City Council Member Nagle seconded to approve the consent agenda which included the acceptance of excused absence of Ryan Ideus, Approval of the December 9, 2025, minutes of the City Council, and approval of the following claims:

BEN – Benefits \$50,783.19

BLD – Baltz, Susan \$400.00, Fud & Tracy's \$418.67, Jackson Services \$390.63, Menards \$359.00, Plunkett's \$378.55,

COM – Reditech \$4,665.00,

EDU – Ne Law Enforcement Training \$142.00, Police Officers Assn \$18.00, Revolving Fund \$350.00, Wonderful Life Project \$235.23,

EQU – Bobcat \$5,800.00, Eakes \$839.95, O'Reilly \$7.93, Ty's Outdoor Power \$177.07,

LIB – Amazon \$438.22, Baker & Taylor \$387.30, Center Point \$125.09,

MED – Airgas \$99.41, BoundTree \$2,667.14, ESO \$1,188.09, One Billing Solutions \$2,943.30, Stryker \$148.45,

MEM – NE Floodplain \$35.00, NOWA \$195.00,

MISC – Wahoo Volunteer Fire Dept \$5,999.83,

PRO – Bromm Lindahl \$2,100.00, Felsburg, Holt & Ullevig \$11,250.00, Ray Planning Solutions \$1,000.00,

PUB – American Legal Publishing \$399.00, Wahoo Newspaper \$185.49,

STR – Snowy River Ironworks \$400.00,

SUP – Bomgaars \$1,220.11, J P Cooke \$197.95, Lucas Holdings \$828.00,

UNI – Christ, Ryan \$235.00,

UTL – AT&T \$246.98, Charter \$124.98, OPPD \$54.78, US Cellular \$77.44, Verizon \$680.68, Wahoo Utilities \$7,724.14,

VEH – Breunig Supply \$7,831.99, Cuda \$500.00, Saunders County Tire \$1,044.43, Wahoo Auto Parts \$21.26.

Roll call vote Krejci, yes; Nagle, yes; Sweet, yes; Warford, yes; Rappl, yes; Ideus, absent and not voting. Motion carried.

The City Council convened as the Community Development Agency.

Kevin Anderson from JEO spoke to the application for TIF affordable housing. The TIF expense would be used to purchase 6 lots within Wilmer Ridge to be used by Southeast Nebraska Affordable Housing Council to build workforce housing.

City Council Member Krejci motioned, City Council Member Warford seconded to approve Resolution 2025-23-A to recommend approval of a Redevelopment Plan Amendment for the SENAHC Affordable Housing

Project, located on Lots 1 through 6, Wilmer Ridge Subdivision and Resolution 2025-23-B approving the Redevelopment Agreement.

**COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF WAHOO, NEBRASKA**

RESOLUTION # 2025-23-A
(Redevelopment Plan Amendment –
Wilmer Ridge Residential Redevelopment Project)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO, NEBRASKA, APPROVING AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF WAHOO, NEBRASKA TO IMPLEMENT THE WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT; ADOPTING A COST-BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

RECITALS

- A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended (the “Act”), the City of Wahoo, Nebraska (“City”) has adopted a General Redevelopment Plan for that certain portion of the City identified as Redevelopment Area 1 (the “Redevelopment Area”), a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”).
- B. The Community Development Agency of the City of Wahoo, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Act, has prepared an amendment to the Redevelopment Plan in the form attached as Exhibit “A” (“Redevelopment Plan Amendment”).
- C. The Redevelopment Plan Amendment would create a redevelopment project in the Redevelopment Area on property described in the Redevelopment Plan Amendment identified as the Wilmer Ridge Residential Redevelopment Project (the “Project”).
- D. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the costs of certain eligible public improvements authorized by the Act and more particularly set forth in the Redevelopment Plan Amendment.
- E. The CDA is required under Section 18-2113(2) of the Act to conduct a cost benefit analysis for a redevelopment project which will use Tax Increment Financing.
- F. The CDA has conducted a cost benefit analysis for the Project, and said cost benefit analysis is attached to the Redevelopment Plan Amendment as Exhibit “C” (the “Project Cost Benefit Analysis”).
- G. The CDA shall submit the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of Wahoo, Nebraska.
- H. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.
- I. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed

for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan Amendment and the Project Cost Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the CDA, as follows:

1. The cost and benefits set forth in the Project Cost Benefit Analysis have been found to be in the long-term best interest of the City.
2. The CDA hereby approves the Project Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of Wahoo as a whole, as set forth in the Wahoo Comprehensive Plan, as amended.
2. The Redevelopment Plan Amendment will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the City of Wahoo.
3. The Redevelopment Plan Amendment is in conformance with the Act.
4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.
5. The CDA hereby approves the Redevelopment Plan Amendment and recommends approval and adoption by the City Council of the City of Wahoo.
6. The CDA's recommendation to the City Council is subject to and conditioned upon any comments from the Planning Commission following the Planning Commission's public hearing and review of the Redevelopment Plan Amendment.

IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 22 day of December, 2025.

**COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF WAHOO, NEBRASKA**

RESOLUTION #2025-23-B
(Redevelopment Agreement –
Wilmer Ridge Residential Redevelopment Project)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO, NEBRASKA, APPROVING THE REDEVELOPMENT AGREEMENT FOR THE WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT AND AUTHORIZING THE USE OF TAX INCREMENT FINANCING FOR SAID PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

RECITALS

- A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended (the “Act”), the City of Wahoo, Nebraska (“City”) has adopted a General Redevelopment Plan for that certain portion of the City identified as Redevelopment Area 1 (the “Redevelopment Area”), a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”).
- B. The Community Development Agency of the City of Wahoo, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Act, has adopted an amendment to the Redevelopment Plan (“Redevelopment Plan Amendment”).
- C. The Redevelopment Plan Amendment shall be submitted to the Planning Commission of the City of Wahoo, Nebraska for review and recommendation to the City Council.
- D. The CDA shall submit the Redevelopment Plan Amendment to the City Council of the City of Wahoo, Nebraska for final approval and adoption pursuant to the Act.
- E. The Redevelopment Plan Amendment authorizes and creates a specific redevelopment project on a portion of the Redevelopment Area identified in the Redevelopment Plan Amendment as the Wilmer Ridge Residential Redevelopment Project (the “Project”).
- F. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Redevelopment Agreement”).
- G. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE, BE IT RESOLVED, by the CDA that the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement on the CDA’s behalf upon the City Council’s approval of the Redevelopment Agreement.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to take all such actions that are required to fulfill the terms of the Redevelopment Agreement and to consummate the agreement set forth therein.

BE IT FURTHER RESOLVED, without limitation to the foregoing, the CDA authorizes the issuance of the TIF Indebtedness as set forth in the Redevelopment Agreement without further written approval of the CDA or the City Council. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council’s approval and adoption of the Redevelopment Plan Amendment for the Project, and if the City Council does not approve and adopt the Redevelopment Plan Amendment, the resolutions contained herein shall be void and of no effect.

BE IT FURTHER RESOLVED, that any other resolutions or actions that are contradictory or incompatible with the provisions of this Resolution are hereby rescinded.

Dated this 22 day of December, 2025.

Roll call vote Krejci, yes; Warford, yes; Sweet, yes, Rappl, yes; Nagle, yes; Ideus, absent and not voting. Motion carried.

The Board reconvened as the City Council.

Parks and Recreation Director Kevin Stuhr spoke to the bid for the new playground equipment for Placek Park with an expected completion by Memorial Day 2026. City Council Member Krejci motioned, City Council Member Sweet seconded to approve the agreement with Next Generation Recreation for the replacement of the playground structure at Placek Park. Roll call vote Krejci, yes; Sweet, yes; Warford, yes; Ideus, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Warford motioned, City Council Member Krejci seconded to approve the 2024-25 Keno report. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Warford motioned, City Council Member Rappl seconded approve Resolution No 2025-24 Year-end Certification of City Street Superintendent.

RESOLUTION 2025-24

SIGNING OF THE YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT 2025

Whereas: State of Nebraska Statutes, sections 39-2302, and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual Incentive Payment; and

Whereas: The State of Nebraska Department of Transportation (NDOT) requires that each incorporated municipality must annually certify (by December 31st of each year) the appointment(s) of the City Street Superintendent(s) to the NDOT using the Year-End Certification of City Street Superintendent form; and

Whereas: The NDOT requires that each certification shall also include a copy of the documentation of the city street superintendent's appointment, i.e., meeting minutes; showing the appointment of the City Street Superintendent by their name as it appears on their License (if applicable), their License Number (if applicable), and Class of License (if applicable), and type of appointment, i.e., employed, contract (consultant, or interlocal agreement with another incorporated municipality and/or county), and the beginning date of the appointment; and

Whereas: The NDOT also requires that such Year-End Certification of City Street Superintendent form shall be signed by the Mayor or Village Board Chairperson and shall include a copy a resolution of the governing body authorizing the signing of the Year-End Certification of City Street Superintendent form by the Mayor or Village Board Chairperson.

Be it resolved: that the Mayor of the City of Wahoo is hereby authorized to sign the attached Year-End Certification of Street Superintendent.

Roll call vote Warford, yes; Rappl, yes; Krejci, yes; Nagle, yes; Ideus, yes; Sweet, yes. Motion carried.

The meeting was adjourned at 7:54pm

Approved:

Christina Fasel, City Clerk

Gerald D. Johnson, Mayor

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
GENERAL FUND						
101-01-550.000 RENTS-LAND/BLDGS/EQUIP						
101-01-550.000 RENTS-LAND/BLDGS/EQUIP	First Interstate Bank	Monthly lease payment for City Hall - Feb 2026	1JAN26	01/01/2026	1,600.00	.00
Total 101-01-550.000 RENTS-LAND/BLDGS/EQUIP:					1,600.00	.00
101-01-550.310 MATERIALS & SUPPLIES						
101-01-550.310 MATERIALS & SUPPLIES	Eakes Office Solutions	name plates for council and mayor (x7)	9255158	12/23/2025	132.86	.00
101-01-550.310 MATERIALS & SUPPLIES	Quill Corporation	paper x2	46938489	12/10/2025	49.98	.00
Total 101-01-550.310 MATERIALS & SUPPLIES:					182.84	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Paper Tiger Shredding	Paper shredding	229738	12/31/2025	35.00	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	monthly phone split Dec 2025	82105	12/01/2025	38.40	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 City Admin phone	6131536805	12/20/2025	40.05	.00
Total 101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					113.45	.00
101-01-554.630 BUILDING MAINTENANCE						
101-01-554.630 BUILDING MAINTENANCE	Baltz, Susan	3 weeks office cleaning	1JAN26	01/04/2026	600.00	.00
101-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	city hall toilet paper	5708682	12/16/2025	55.62	.00
101-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	City Hall Mop and Towels	5714363	12/23/2025	40.37	.00
101-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	City Hall Mats	5718829	12/30/2025	93.78	.00
101-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	City Hall Mop and Towels	5723149	01/06/2026	40.20	.00
Total 101-01-554.630 BUILDING MAINTENANCE:					829.97	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Caselle, Inc.	Contract Support and maintenance charges 2/1/26-2/28/26	INV-15244	01/05/2026	1,152.65	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly Computer Maintance Dec 2025	82105	12/01/2025	234.00	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email subscription Dec 2025	82105	12/01/2025	136.20	.00
Total 101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					1,522.85	.00
101-01-923.010 CONSULTANTS-ATTORNEYS						
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Wahoo Super - Sullivan	380	09/03/2025	60.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Kennedy - Sullivan	380	09/03/2025	120.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	MicroTIF	382	11/13/2025	160.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Sales Tax Question	383	12/10/2025	120.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	K2 - Wilmer Ridge	383	12/10/2025	60.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	K2 - Public Records	383	12/10/2025	120.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Construction Manager at Risk	383	12/10/2025	200.00	.00
101-01-923.010						

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Retainer Fee	JAN2026	01/01/2026	750.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Cline Williams Wright John	Audit Letter	427223	01/06/2026	460.00	.00
Total 101-01-923.010 CONSULTANTS-ATTORNEYS:					2,050.00	.00
Total GENERAL FUND:					6,299.11	.00
POLICE FUND						
102-01-550.310 MATERIALS & SUPPLIES						
102-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	Micro SD card	1JGM-36WD-6	12/22/2025	6.98	.00
102-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	forarm guards, shin guards	1JGM-36WD-6	12/22/2025	54.94	.00
102-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	Vaccum	1JGM-36WD-6	12/22/2025	119.99	.00
102-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	trash can, trash bags, duffel bag	1V3R-CGCR-3	01/05/2026	109.42	.00
Total 102-01-550.310 MATERIALS & SUPPLIES:					291.33	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Charter Communications	Acct # 260862801 Police Department Internet 12/9-1/31	260862801010	01/01/2026	400.33	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	monthly phone split Dec 2025	82105	12/01/2025	72.60	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #483732120-00001 Police Hotspot	6132694740	01/04/2026	160.04	.00
Total 102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					632.97	.00
102-01-550.500 UNIFORM EXPENSE						
102-01-550.500 UNIFORM EXPENSE	Amazon Capital Services	uniform pants x2	1JGM-36WD-6	12/22/2025	128.70	.00
102-01-550.500 UNIFORM EXPENSE	Great Plains Uniforms LLC	Officer Jonas uniform	47415-1	12/30/2025	49.49	.00
Total 102-01-550.500 UNIFORM EXPENSE:					178.19	.00
102-01-554.640 CAR/TRUCK MAINTENANCE						
102-01-554.640 CAR/TRUCK MAINTENANCE	Sid Dillon Chevrolet	oil change and tire rotation	CVCS1440434	12/23/2025	104.22	.00
Total 102-01-554.640 CAR/TRUCK MAINTENANCE:					104.22	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Amazon Capital Services	ink x 3	1JGM-36WD-6	12/22/2025	138.57	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Phone system install	007708-2	06/07/2024	500.00	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly Computer Maintance Dec 2025	82105	12/01/2025	396.00	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Microsoft subscription for PD	82253	12/01/2025	140.90	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	5 year extension of domain wahoopolice.us	QUOTE 9398	01/09/2026	125.00	.00
Total 102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					1,300.47	.00
102-01-923.010 CONSULTANTS-ATTORNEYS						
102-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	dangerious dog	380	09/03/2025	100.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
102-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	PD - Motorola Flex System	381	10/10/2025	120.00	.00
102-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	PD - Motorola Flex System	382	11/13/2025	240.00	.00
102-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Police Complaint	383	12/10/2025	220.00	.00
Total 102-01-923.010 CONSULTANTS-ATTORNEYS:					680.00	.00
Total POLICE FUND:					3,187.18	.00
STREET FUND						
103-01-550.310 MATERIALS & SUPPLIES						
103-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	Dry Erase Board Tape	1JGM-36WD-6	12/22/2025	6.99	.00
103-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	Credit for returned cork board	1X3C-4LKY-CP	11/20/2025	58.68-	.00
103-01-550.310 MATERIALS & SUPPLIES	Uline	mats and cleaner	201711425	12/11/2025	828.70	.00
Total 103-01-550.310 MATERIALS & SUPPLIES:					777.01	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Charter Communications	Acct #156543701 Street Dept internet	156543701121	12/14/2025	150.00	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	monthly phone split Dec 2025	82105	12/01/2025	12.80	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 Street Dept phone	6131536805	12/20/2025	40.05	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00002 - Tablets (7) 11/21/25-12/20/25	6131536806	12/20/2025	140.14	.00
Total 103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					342.99	.00
103-01-550.490 DIGGER'S HOTLINE EXPENSE						
103-01-550.490 DIGGER'S HOTLINE EXPENSE	One Call Concepts	locate tickets	5120234	12/31/2025	8.65	.00
Total 103-01-550.490 DIGGER'S HOTLINE EXPENSE:					8.65	.00
103-01-554.630 BUILDING MAINTENANCE						
103-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Street Dept Mats	5714361	12/23/2025	34.52	.00
103-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	street Dept mats	5718827	12/30/2025	34.35	.00
Total 103-01-554.630 BUILDING MAINTENANCE:					68.87	.00
103-01-554.650 EQUIPMENT MAINTENANCE						
103-01-554.650 EQUIPMENT MAINTENANCE	Rose Equipment, Inc.	sweeper brrom	25121	12/19/2025	1,822.00	.00
103-01-554.650 EQUIPMENT MAINTENANCE	Saunders Co. Tire, LLC	replace backhoe tire	131829	12/17/2025	372.50	.00
Total 103-01-554.650 EQUIPMENT MAINTENANCE:					2,194.50	.00
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE						
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Phone system install	007708-2	06/07/2024	200.00	.00
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE	Reditech	balance on tablet set up (7 tablets)	009135-1	09/16/2025	194.48	.00
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly Computer Maintance Dec 2025	82105	12/01/2025	78.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email subscription Dec 2025	82105	12/01/2025	87.80	.00
Total 103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE:					560.28	.00
103-01-923.020 CONSULTANTS-ENGINEERING						
103-01-923.020 ENGINEERING	JEO Consulting Group, Inc.	4th, 5th and Beech Street Sidewalk improvement Opinion of Cost	169683	12/04/2025	1,765.00	.00
103-01-923.020 ENGINEERING	JEO Consulting Group, Inc.	Wahoo Urban Drainage Evaluation Phase 2 Through 12/19/25	170540	12/26/2025	5,000.00	.00
Total 103-01-923.020 CONSULTANTS-ENGINEERING:					6,765.00	.00
Total STREET FUND:					10,717.30	.00
CEMETERY FUND						
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
104-01-550.360 ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 Cemetery phone	6131536805	12/20/2025	48.00	.00
Total 104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					48.00	.00
104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email subscription Dec 2025	82105	12/01/2025	15.00	.00
Total 104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					15.00	.00
Total CEMETERY FUND:					63.00	.00
PARKS & RECREATION FUND						
105-01-142.600 DUE FROM OTHER FUNDS						
105-01-142.600 FUNDS	Reditech	Monthly Computer Maintance Dec 2025	82105	12/01/2025	24.00	.00
105-01-142.600 FUNDS	Reditech	Monthly email subscription Dec 2025	82105	12/01/2025	103.20	.00
Total 105-01-142.600 DUE FROM OTHER FUNDS:					127.20	.00
105-01-927.060 DIRECT SUPPORT FOR P & R						
105-01-927.060 FOR P & R	Wahoo Parks & Recreation	Direct Support	JAN2026	01/01/2026	50,000.00	.00
Total 105-01-927.060 DIRECT SUPPORT FOR P & R:					50,000.00	.00
105-01-940.720 OTHER EQUIPMENT						
105-01-940.720 OTHER EQUIPMENT	Ty's Outdoor Power & Serv	new mower	378260	12/31/2025	17,718.23	.00
Total 105-01-940.720 OTHER EQUIPMENT:					17,718.23	.00
Total PARKS & RECREATION FUND:					67,845.43	.00
FIRE FUND						
106-01-550.000 RENTS-LAND/BLDG./EQUIP.						
106-01-550.000 LAND/BLDG./EQUIP.	Hometown Leasing	copier lease	121925	12/19/2025	44.00	.00
Total 106-01-550.000 RENTS-LAND/BLDG./EQUIP.:					44.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	monthly phone split Dec 2025	82105	12/01/2025	12.80	.00
Total 106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					12.80	.00
106-01-554.630 BUILDING MAINTENANCE						
106-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Fire Hall mats	5723130	01/06/2026	137.76	.00
106-01-554.630 BUILDING MAINTENANCE	Lee's Refrigeration Inc	Ice Machine clean out due to Ecoli	WO-4566	11/20/2025	410.00	.00
Total 106-01-554.630 BUILDING MAINTENANCE:					547.76	.00
106-01-554.640 CAR/TRUCK MAINTENANCE						
106-01-554.640 CAR/TRUCK MAINTENANCE	Toyne	pump testing 530, 531, 550	IN0020352	11/10/2025	976.10	.00
106-01-554.640 CAR/TRUCK MAINTENANCE	Toyne	pump testing 530, 531, 550	IN0020353	11/10/2025	1,521.00	.00
Total 106-01-554.640 CAR/TRUCK MAINTENANCE:					2,497.10	.00
106-01-554.650 EQUIPMENT MAINTENANCE						
106-01-554.650 EQUIPMENT MAINTENANCE	Knox Company	Cloud License 11/3/25-11/3/26	INV-KA-467063	11/17/2025	519.20	.00
Total 106-01-554.650 EQUIPMENT MAINTENANCE:					519.20	.00
106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Fire and EMS phone conversion to VOIP	008900-2	09/16/2025	480.00	.00
106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email subscription Dec 2025	82105	12/01/2025	24.60	.00
Total 106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					504.60	.00
106-01-940.720 OTHER EQUIPMENT						
106-01-940.720 OTHER EQUIPMENT	Danko Emergency Equip.	Foam	144386	12/02/2025	2,664.88	.00
Total 106-01-940.720 OTHER EQUIPMENT:					2,664.88	.00
Total FIRE FUND:					6,790.34	.00
LIBRARY FUND						
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	monthly phone split Dec 2025	82105	12/01/2025	74.80	.00
Total 108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					74.80	.00
108-01-550.390 MEMBERSHIP & CERTIF. DUES						
108-01-550.390 MEMBERSHIP & CERTIF. DUES	Wahoo Chamber of Comm	Membership 2026	2026-LIB	01/01/2026	125.00	.00
Total 108-01-550.390 MEMBERSHIP & CERTIF. DUES:					125.00	.00
108-01-550.560 BOOKS						
108-01-550.560 BOOKS	Frederick, Michael	book	899566	01/01/2026	25.00	.00
108-01-550.560 BOOKS	Paraclete Press Inc.	books	767480	11/13/2025	8.99	.00
108-01-550.560 BOOKS	Paraclete Press Inc.	books	768308	12/16/2025	7.19	.00
108-01-550.560 BOOKS	Paraclete Press Inc.	books	768500	12/29/2025	11.39	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 108-01-550.560 BOOKS:					52.57	.00
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT						
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT	Nebraska Library Commiss	New York Times Digital Subscription 12-19-25-12-18-26	33373	12/29/2025	135.46	.00
Total 108-01-550.810 AV/VIDEO AND DIGITAL CONTENT:					135.46	.00
108-01-554.630 BUILDING MAINTENANCE						
108-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Library Mats	5718837	12/30/2025	27.86	.00
Total 108-01-554.630 BUILDING MAINTENANCE:					27.86	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email subscription Dec 2025	82105	12/01/2025	62.40	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Mothly IT Service - Library	82254	12/01/2025	484.00	.00
Total 108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					546.40	.00
108-01-923.010 CONSULTANTS-ATTORNEYS						
108-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Library	382	11/13/2025	100.00	.00
Total 108-01-923.010 CONSULTANTS-ATTORNEYS:					100.00	.00
Total LIBRARY FUND:					1,062.09	.00
DEBT SERVICE FUND						
110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Caselle, Inc.	Contract Support and maintenance charges 2/1/26-2/28/26	INV-15244	01/05/2026	207.80	.00
Total 110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					207.80	.00
110-06-923.010 CONSULTANTS-ATTORNEYS						
110-06-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Kennedy - Sullivan	381	10/10/2025	240.00	.00
110-06-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Wahoo Super - Sullivan - TIF	381	10/10/2025	220.00	.00
110-06-923.010 CONSULTANTS-ATTORNEYS	Cline Williams Wright John	Wahoo Auper Redevelopment Project	421224	10/03/2025	500.00	.00
110-06-923.010 CONSULTANTS-ATTORNEYS	Cline Williams Wright John	blight study for East Industrial Area	425270	12/04/2025	1,310.00	.00
110-06-923.010 CONSULTANTS-ATTORNEYS	Cline Williams Wright John	Caseys Building Redevelopment Project	425271	12/04/2025	4,000.00	.00
Total 110-06-923.010 CONSULTANTS-ATTORNEYS:					6,270.00	.00
110-06-923.090 PMT TO DEVELOPER-TIF						
110-06-923.090 PMT TO DEVELOPER-TIF	Wahoo State Bank	1st and 2nd 1/2 TIF payment property taxes	2025-TIF	12/31/2025	39,895.87	.00
Total 110-06-923.090 PMT TO DEVELOPER-TIF:					39,895.87	.00
Total DEBT SERVICE FUND:					46,373.67	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
CAPITAL IMPROVEMENT FUND						
111-01-923.010 CONSULTANTS-ATTORNEYS						
111-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	K2 - Wilmer Ridge	380	09/03/2025	280.00	.00
111-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	K2 - Wilmer Ridge	381	10/10/2025	8.40	.00
Total 111-01-923.010 CONSULTANTS-ATTORNEYS:					288.40	.00
111-01-923.060 CONSULTANTS - OTHER						
111-01-923.060 CONSULTANTS - OTHER	JEO Consulting Group, Inc.	Wahoo City Facilities Planning - EDU and Outreach through 12/12/25	170350	12/18/2025	3,518.75	.00
Total 111-01-923.060 CONSULTANTS - OTHER:					3,518.75	.00
Total CAPITAL IMPROVEMENT FUND:					3,807.15	.00
KENO LOTTERY FUND						
113-01-550.980 ECONOMIC DEVELOPMENT EXPENSE						
113-01-550.980 ECONOMIC DEVELOPMENT EXPENSE	Southeast NE Affordable H	Local Match fo 2025 NAHTF SENAHC New Construction Program	1	01/01/2026	54,506.00	.00
113-01-550.980 ECONOMIC DEVELOPMENT EXPENSE	Southeast NE Affordable H	Local Match fo 2025 NAHTF SENAHC New Construction Program	2	01/01/2026	20,494.00	.00
Total 113-01-550.980 ECONOMIC DEVELOPMENT EXPENSE:					75,000.00	.00
Total KENO LOTTERY FUND:					75,000.00	.00
SOLID WASTE FUND						
114-01-550.990 OTHER MISC. OPERATING EXPENSE						
114-01-550.990 OTHER MISC. OPERATING EXPENSE	Saunders County Treasure	2025 Real Estate Tax Landfill COVER Area	2025 RE TAX	01/01/2026	937.98	.00
Total 114-01-550.990 OTHER MISC. OPERATING EXPENSE:					937.98	.00
Total SOLID WASTE FUND:					937.98	.00
BUILDING & ZONING FUND						
115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	monthly phone split Dec 2025	82105	12/01/2025	6.40	.00
115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 - BZ phone	6131536805	12/20/2025	52.15	.00
Total 115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					58.55	.00
115-01-550.980 OCCUPANCY CERT DEP REFUND						
115-01-550.980 OCCUPANCY CERT DEP REFUND	Don Johnson Homes	Refund Occupancy 1273 Shalene Cr B-111-24	1JAN26	12/19/2024	500.00	.00
115-01-550.980 OCCUPANCY CERT DEP REFUND	Don Johnson Homes	Refund Occupancy 127 E 24th B-15-25	B-15-25	03/12/2025	500.00	.00
115-01-550.980 OCCUPANCY CERT DEP REFUND	Hancock Construction, Inc.	Refund of occupancy deposit B-34-23 2654 N Locust	B3423	04/27/2023	500.00	.00
115-01-550.980 OCCUPANCY CERT DEP REFUND	On Center Construction	refund occupancy lot 45 N Highlands B-14-25	B1425	03/06/2025	500.00	.00
115-01-550.980 OCCUPANCY CERT DEP REFUND	Sand Creek Construction C	refund Occ Deposit Lot 8 Wilmer Ridge B-104-24	1JAN26	11/26/2024	500.00	.00
115-01-550.980 OCCUPANCY CERT DEP REFUND	Sand Creek Construction C	refund Occ deposit Lot 7 Wilmer Ridge B-103-24	1JAN26	11/26/2024	500.00	.00
115-01-550.980 OCCUPANCY CERT DEP REFUND	Tim & Seth Maly Constructi	refund Occ Deposit 1207 Woodland Rd B-83-24	B-83-24	01/01/2026	500.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 115-01-550.980 OCCUPANCY CERT DEP REFUND:					3,500.00	.00
115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly Computer Maintance Dec 2025	82105	12/01/2025	78.00	.00
115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email subscription Dec 2025	82105	12/01/2025	15.00	.00
Total 115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					93.00	.00
115-01-923.010 CONSULTANTS-ATTORNEYS						
115-01-923.010 CONSULTANTS- ATTORNEYS	Bromm, Lindahl, Freeman-	Kennedy - Destiny Church	380	09/03/2025	60.00	.00
115-01-923.010 CONSULTANTS- ATTORNEYS	Bromm, Lindahl, Freeman-	B/Z - Virgl Sewer easement	381	10/10/2025	60.00	.00
115-01-923.010 CONSULTANTS- ATTORNEYS	Bromm, Lindahl, Freeman-	Expansion of ETJ	382	11/13/2025	60.00	.00
115-01-923.010 CONSULTANTS- ATTORNEYS	Bromm, Lindahl, Freeman-	Rezoning Question	383	12/10/2025	60.00	.00
Total 115-01-923.010 CONSULTANTS-ATTORNEYS:					240.00	.00
Total BUILDING & ZONING FUND:					3,891.55	.00
ECONOMIC DEVELOPMENT						
116-01-921.910 SPECIAL DEVELOPMENT EXPENSE						
116-01-921.910 SPECIAL DEVELOPMENT EXPENSE	Wahoo Area Economic Dev	Monthly office support	JAN2026	01/01/2026	7,500.00	.00
Total 116-01-921.910 SPECIAL DEVELOPMENT EXPENSE:					7,500.00	.00
Total ECONOMIC DEVELOPMENT:					7,500.00	.00
EMS						
121-01-550.000 RENTS-LAND/BLDG./EQUIP.						
121-01-550.000 RENTS- LAND/BLDG./EQUIP.	Hometown Leasing	copier lease	121925	12/19/2025	44.00	.00
Total 121-01-550.000 RENTS-LAND/BLDG./EQUIP.:					44.00	.00
121-01-550.355 MEDICAL SUPPLIES						
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	86048004	01/05/2026	416.21	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	86048005	01/05/2026	129.88	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	86048006	01/05/2026	310.90	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	86048007	01/05/2026	129.88	.00
Total 121-01-550.355 MEDICAL SUPPLIES:					986.87	.00
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
121-01-550.360 UTILITIES- ELEC./TELE./GARBAGE	Reditech	monthly phone split Dec 2025	82105	12/01/2025	19.20	.00
Total 121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					19.20	.00
121-01-550.700 CONTRACTED BILLING FEES						
121-01-550.700 CONTRACTED BILLING FEES	One Billing Solutions, LLC	Monthly Billing	INV261864	01/01/2026	2,601.08	.00
Total 121-01-550.700 CONTRACTED BILLING FEES:					2,601.08	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
121-01-554.650 EQUIPMENT MAINTENANCE						
121-01-554.650 EQUIPMENT MAINTENANCE	Knox Company	Cloud License 11/3/25-11/3/26	INV-KA-467063	11/17/2025	778.80	.00
Total 121-01-554.650 EQUIPMENT MAINTENANCE:					778.80	.00
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Fire and EMS phone conversion to VOIP	008900-2	09/16/2025	480.00	.00
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email subscription Dec 2025	82105	12/01/2025	35.19	.00
Total 121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					515.19	.00
Total EMS:					4,945.14	.00
Grand Totals:					238,419.94	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

CITY OF WAHOO, NEBRASKA

RESOLUTION # _____

(Redevelopment Plan Amendment –
Wilmer Ridge Residential Redevelopment Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAHOO,
NEBRASKA, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE CITY OF WAHOO, NEBRASKA, INCLUDING THE WILMER RIDGE RESIDENTIAL
REDEVELOPMENT PROJECT.**

RECITALS

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended (the “Act”), the City of Wahoo, Nebraska (“City”) has adopted a General Redevelopment Plan for that certain portion of the City identified as Redevelopment Area 1 (the “Redevelopment Area”), a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”).

B. The Community Development Agency of the City of Wahoo, Nebraska (“CDA”) has recommended that the Redevelopment Plan should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified in said amendment (the “Project Site”).

C. The proposed amendment to the Redevelopment Plan (“Redevelopment Plan Amendment”) is on file and available for public inspection with the City Clerk.

D. The Redevelopment Plan Amendment includes a redevelopment project identified as the Wilmer Ridge Residential Redevelopment Project (the “Project”) that will utilize Tax Increment Financing pursuant to Neb. Rev. Stat. § 18-2147.

E. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of Wahoo, Nebraska.

F. The Planning Commission recommended the approval of the Redevelopment Plan Amendment.

G. Notice of public hearing regarding the adoption and approval of the Redevelopment Plan Amendment by the City Council was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Act, and Nebraska law.

H. On _____, 2026, the City Council held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

I. The City Council has reviewed the Redevelopment Plan Amendment, the cost benefit analysis prepared by the CDA, and the recommendations of the Planning

Commission, and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found by the City Council of the City of Wahoo, Nebraska, in accordance with the Act, as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of Wahoo, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of Wahoo as a whole, as set forth in the Wahoo Comprehensive Plan, as amended.
4. The cost and benefits set forth in the cost-benefit analysis for the Project are found to be in the long-term best interest of the City of Wahoo.
5. The Project would not be economically feasible without the use of Tax Increment Financing.
6. The Project would not occur on the Redevelopment Area without the use of Tax Increment Financing.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan Amendment is hereby approved and adopted by the City Council as the governing body for the City of Wahoo.

Dated this ____ day of _____, 2026.

CITY OF WAHOO, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE CITY OF WAHOO, NEBRASKA**

(WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT)

INTRODUCTION

The City of Wahoo, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the General Redevelopment Plan for Amended Redevelopment Area 1 prepared by Five Rule Planning and originally approved in 2018 (the “Redevelopment Plan”). The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within the Amended Redevelopment Area 1, as defined in the Redevelopment Plan (the “Redevelopment Area”).



The Community Development Agency of the City of Wahoo, Nebraska (“CDA”), administers the Redevelopment Plan for the City pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 through 18-2158 (the “Act”).

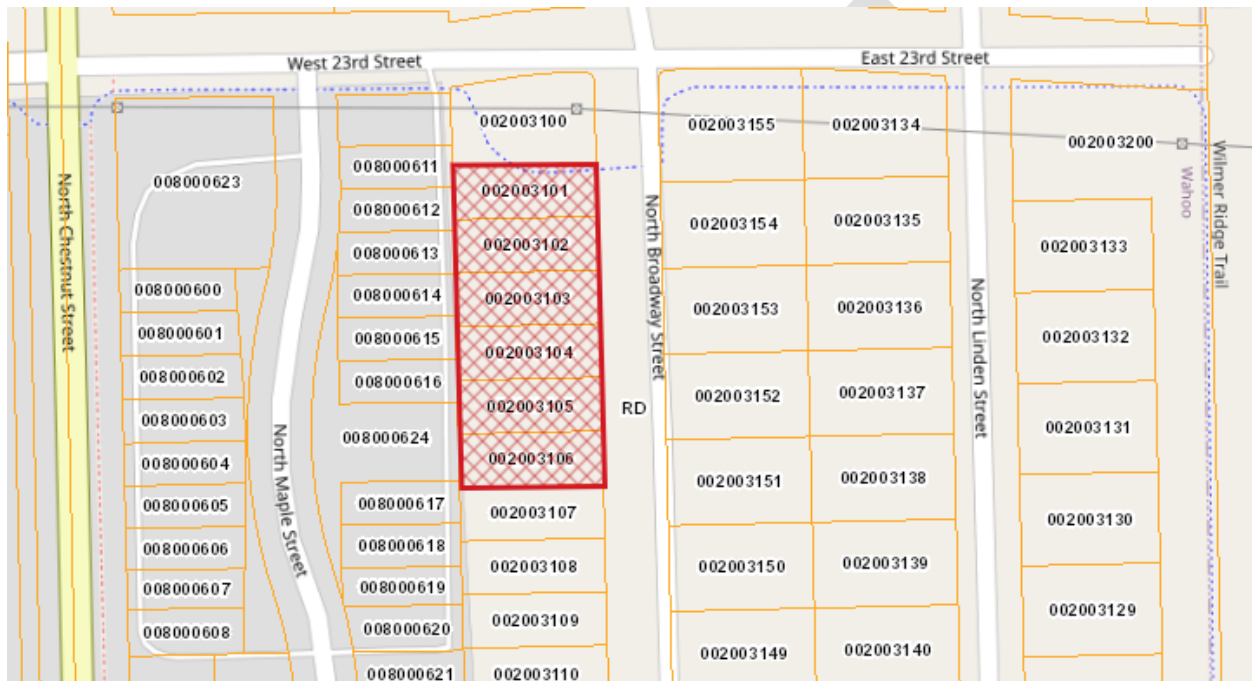
The purpose of this Amendment to the Redevelopment Plan is to identify specific property within the Redevelopment Area that is in need of redevelopment to

cause the removal of blight and substandard conditions, which property is identified and legally described on the attached and incorporated Exhibit "A" (the "Project Site"), and to identify a proposed redevelopment project on the Project Site.

WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT

Project Site

The Project Site consists of six lots located in the Redevelopment area at approximately North Broadway Street and West 23rd Street:



The Project Site is in need of redevelopment. The Project Site is vacant and in need of public infrastructure improvements for any development. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, adequate provisions for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Zoning Map of the City identifies the current zoning of the Project Site as R-3 Residential District. The Future Land Use Map of the City identifies the future land use of the Project Site as Medium to High Density Residential (MHDR).

The Redevelopment Project

JEO Investments, Inc., a Nebraska corporation (“Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The project will consist of the construction of six workforce-affordable single family residential homes on the six lots that make up the Project Site (the “Project”). Redeveloper is undertaking the Project in partnership with the Southeast Nebraska Affordable Housing Council (SENAHC). SENAHC has been awarded Nebraska Affordable Housing Trust Fund funding to support the construction of two workforce housing units per year for three years. TIF will assist with the infrastructure work, site acquisition costs, and site preparation.

All plans will be subject to SENAHC’s approval and program requirements, but Redeveloper is currently proposing three-bedroom two-bathroom units that range from 1,200 square feet to 1,400 square feet. Consistent with NAHTF guidelines, the homes will be listed to qualified households at a maximum sales price of approximately \$335,000. The houses will be sold to Qualified households with incomes of no more than 120% of the area median income, depending on household size.

Pursuant to this Project, Redeveloper will pay the costs of the private improvements and the public improvements. As part of the Project, the CDA shall utilize tax increment financing (“TIF”) on the Project Site to assist in payment of the public improvements, but Redeveloper shall pay all the costs of the public improvements not covered by TIF.

Redeveloper estimates that the total Project costs shall be approximately \$2,825,000. The current projected TIF Uses for the Project is \$333,000 for site acquisition costs.

Based upon the TIF Projections provided in Exhibit “B”, attached hereto and incorporated herein, it is projected that the Project can support TIF Indebtedness in the amount of \$333,000.¹ The CDA will issue one TIF Note for the Project in the total principal amount of \$333,000, with a 7% interest rate. The TIF Note will also include capitalized interest until the TIF payments are made. Details regarding the issuance of the TIF Indebtedness will be set forth in the redevelopment agreement for the Project. In addition, TIF-eligible expenditures will include, and Redeveloper shall pay, the CDA’s cost of issuance, including attorney fees, and the CDA’s

¹ For the purpose of the TIF Projections for this Project, the CDA: (1) has assumed the Project will capture the full 15 years of tax increment and there will not be a partial valuation in the first year; and (2) has not accounted for any increase in the assessed value of the Project Site during the 15 year tax increment financing period. All of these assumptions will change the actual amount of the tax increment generated by the Project.

administration fee in the amount of \$2,000.

The Redeveloper anticipates construction commencement in approximately February, 2026, with construction to be completed in three phases (2 homes built each year for 3 years) and ending approximately August, 2028. Each phase of the Project shall have a separate effective date for the division of taxes. The anticipated effective dates for each phase of the Project are as follows:

Phase	Effective Date
1	January 1, 2027
2	January 1, 2028
3	January 1, 2029

The use of TIF to assist with the site acquisition costs will make the Project as designed feasible as affordable workforce housing. Redeveloper will contribute the land to the Project. Instead of passing on the cost to the buyer, Redeveloper will be paid for the land solely from TIF. This reduces the cost to the buyer by \$55,500 per lot and makes the Project affordable to the restricted target homebuyers (persons at or below 120% AMI). The redevelopment of the Project Site pursuant to the Project identified in this Amendment to the Redevelopment Plan will eliminate the current blight and substandard conditions of the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. As described above, the Project envisions the capture of the incremental taxes created by the Project on the Project Site to assist with payment for those eligible expenditures as set forth in the Act. The additional costs of the public improvements and all the costs of the private improvements shall be paid by Redeveloper; the City and/or CDA shall not be required to incur any costs or expenses with respect to this Project other than the issuance of the TIF Indebtedness. Redeveloper shall arrange all financing necessary for the Project, including any financing relating to the TIF Indebtedness.

The key to this Project is creating affordable housing. Without TIF, construction of the Project Site as affordable housing would be cost prohibitive. The lots have been prepared for development by Redeveloper at a cost of approximately \$55,500 per lot. This includes the land cost, platting and engineering, infrastructure improvements, and site preparation costs. Redeveloper would typically pass this cost on to the buyer as part of the construction/purchase price. However, in order to make these homes affordable to buyers at the designated AMI limits, these costs cannot be passed through. The cost of housing has already increased to a point that strains affordability for the target homeowners, but to add \$55,500 to the purchase price would make these lots unaffordable to the workforce population; that additional cost is simply not feasible for any housing development to remain affordable. It is also not economically feasible for Redeveloper to ignore the costs of preparing the lots. If the Redeveloper cannot pass through the lot costs, it must be recouped from a different source—TIF.

The value of the lots is well documented and the alternative development if TIF is not approved is clear. Redeveloper has recently constructed and sold a home

with a substantially similar floor plan as the proposed lots on a lot in the same subdivision for \$410,000. Thus, the market price for the homes that will be built in the Project are at least \$410,000 (Redeveloper estimates \$435,000 based on the plans). The benefit to the buyer is approximately \$75,000. Redeveloper is not seeking the lost profits, just the costs in developing and carrying the land. Thus, the approximately \$55,500 per lot paid in TIF will create affordable housing that could otherwise be developed at market rate and sold for approximately \$435,000. This would net a higher amount for Redeveloper, but would not help to address the City's affordable housing needs.

Statutory Elements

This section includes a consideration of the statutory elements identified under the Act.

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or businesses, is necessary to accomplish the Project. The Project Site is currently vacant. Redeveloper currently owns the Project Site.

B. Population Density

The proposed development of the Project Site will create a new six new homes. This will increase the population density within the Project Site in an anticipated manner consistent with the Comprehensive Plan and goals of the City.

C. Land Coverage

The Project Site consists of six (6) platted lots. The Project will consist of the construction of an approximately 1,200 to 1,400 square foot residential dwelling unit on each lot. The Project is subject to and must comply with the applicable land-coverage ratios and zoning requirements as required by the City of Wahoo.

D. Traffic Flow, Street Layouts, and Street Grades

The Project Site is located on North Broadway Street near West 23rd Street. This subdivision was designed and constructed for residential development. No further street improvements beyond the project improvements should be required based on the Project.

E. Parking

According to the Schedule of Minimum Off-Street Parking and Loading Requirements in section 7.02 of the Wahoo Zoning Regulations, each residential unit is required to have a minimum of two parking spaces. Redeveloper shall be responsible for meeting the parking requirements on each lot.

F. Zoning, Building Code, and Ordinances

The Project Site is zoned R-3 Residential District and single family homes are a permitted use in the R-3 zoning district. No zoning, building code, or ordinance changes will be necessary for the Project. Redeveloper shall be responsible for obtaining all building permits, and for compliance with the local subdivision and zoning regulations and building codes.

Cost-Benefit Analysis

Pursuant to section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "C" and incorporated by this reference.

Comprehensive Plan

The Wahoo Comprehensive Plan was approved by the City Council of the City on December 14, 2017, pursuant to Ordinance #2258 (the "Comprehensive Plan"). Several goals of the Comprehensive Plan will be furthered by this Project, including, but not limited to:

Housing Goal

Through a diverse housing stock, the City of Wahoo will facilitate community growth by providing 20 new households per year.

HO-1 Provide different housing types and choices, including affordable and workforce housing throughout select neighborhoods to provide for a diverse population and economic base.

HO-2 Create housing opportunities for residents with special needs, including elderly housing options, throughout the city that are compatible with adjacent residential neighborhoods.

HO-3 Encourage a mix of housing types, including, but not limited to:

- Detached single family
- Townhomes
- Condominiums
- Apartments
- Senior housing

These mixes should be distributed throughout select developments.

HO-5 Promote the preservation, maintenance, and renovation of existing housing and neighborhoods throughout the city. Prioritize low to moderate income neighborhoods for investment.

HO-7 Accommodate alternative or innovative housing development concepts provided they are consistent with and do not compromise the established goals and policies of this Comprehensive Plan.

The Project meets and furthers the goals set forth in the Comprehensive Plan and is thus in conformance with the Comprehensive Plan.²

Additional Project Information from Redeveloper

Redeveloper has represented that: (i) without the use of TIF, this Project would not be feasible and the Redeveloper could not develop this Project on the Project Site; (ii) no families will be displaced or relocated from the Project Site based upon this Project, and (iii) Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the ImagiNE Nebraska Act.

² Note: This section is not a comprehensive analysis of the Project's conformance with the Comprehensive Plan but is meant to highlight and summarize the key points on this topic.

EXHIBIT "A"
Legal Description of the Project Site

The Project Site is identified as Parcel IDs 002003101, 002003102, 002003103, 002003104, 002003105, and 002003106, and legally described as follows:

Lots 1-6, Wilmer Ridge Addition to the City of Wahoo, Saunders County, Nebraska

The general location of the Project Site is identified below:

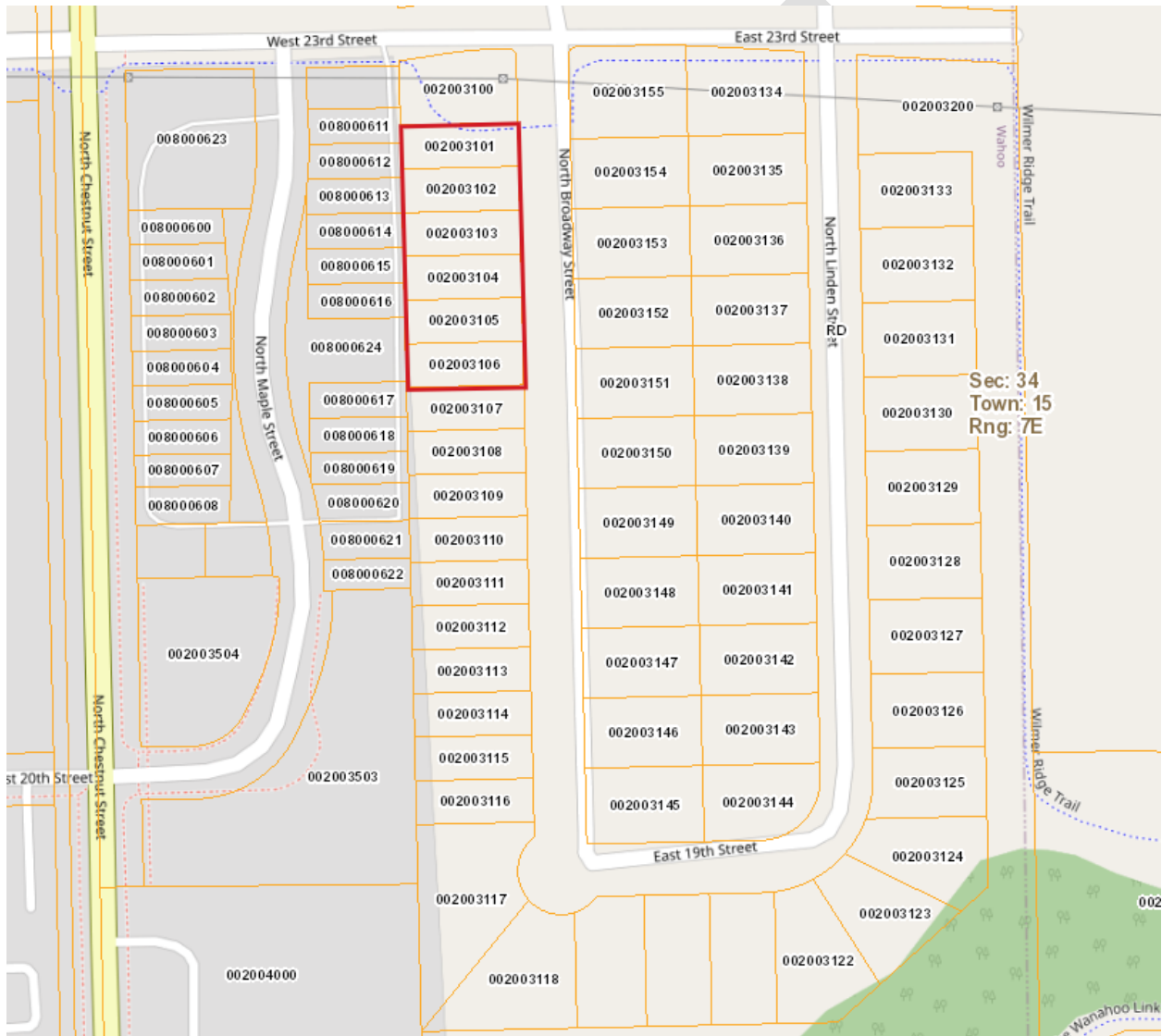


EXHIBIT “B”
Projected TIF Sources and Uses

TIF SOURCES: TIF authorized up to the amount of \$333,000, based upon the anticipated cost of the eligible TIF uses described below.

Assumptions:

Tax Levy:	1.72
Project Site Base Value	\$25,200 (\$4,200 per lot x 6 lots)
Projected Final Value	\$2,610,000 (\$435,000 per lot x 6 lots) ³
Interest Rate	7%

General TIF Calculations – total Project (6 lots)

	<u>Valuation</u>	<u>Taxes</u>
Base Year	\$25,200	\$433
Final Value	\$2,610,000	\$44,892
Increment	\$2,584,800	\$44,459
Total TIF (15 yrs)	\$666,878	
TIF Indebtedness	\$333,000	

Phased TIF Calculations: The TIF projections set forth below are modeled upon the Project being completed in 3 phases, with two houses built each year for three years:

TIF Calculations - Project (3 phases)			
Phase	1	2	3
Units	2	2	2
Year Built	2026	2027	2028
Eff. Date	2027	2028	2029
Phase Years	1 to 15	2 to 16	3 to 17

Year	Eff. Date	Phase 1	Phase 2	Phase 3	Total
1	2027	\$14,820	\$0	\$0	\$14,820
2	2028	\$14,820	\$14,820	\$0	\$29,639
3	2029	\$14,820	\$14,820	\$14,820	\$44,459
4	2030	\$14,820	\$14,820	\$14,820	\$44,459
5	2031	\$14,820	\$14,820	\$14,820	\$44,459
6	2032	\$14,820	\$14,820	\$14,820	\$44,459
7	2033	\$14,820	\$14,820	\$14,820	\$44,459

³ A substantially similar home in the same subdivision was recently sold for \$410,000 by Redeveloper. Based on the plans, Redeveloper anticipates these homes would sell for more at market rate.

8	2034	\$14,820	\$14,820	\$14,820	\$44,459
9	2035	\$14,820	\$14,820	\$14,820	\$44,459
10	2036	\$14,820	\$14,820	\$14,820	\$44,459
11	2037	\$14,820	\$14,820	\$14,820	\$44,459
12	2038	\$14,820	\$14,820	\$14,820	\$44,459
13	2039	\$14,820	\$14,820	\$14,820	\$44,459
14	2040	\$14,820	\$14,820	\$14,820	\$44,459
15	2041	\$14,820	\$14,820	\$14,820	\$44,459
16	2042	\$0	\$14,820	\$14,820	\$29,639
17	2043	\$0	\$0	\$14,820	\$14,820
Total		\$222,293	\$222,293	\$222,293	\$666,878

TIF USES: The TIF will be used for the cost of site acquisition, together with CDA cost is issuance and other TIF-eligible uses identified in the Redevelopment Agreement for this Project.

- Site Acquisition: \$333,000.
 - The value of each lot is \$55,500, and Redeveloper will not include the lot cost in the purchase price to the homeowner. Redeveloper shall receive payment for the lots solely through TIF. This will allow Redeveloper to recover the costs of the lots and the infrastructure that has been installed to support the lots, but still keep the project affordable to the homebuyers.
- Capitalized Interest and carrying costs.
 - Redeveloper is holding the lots at a loss in order to promote affordable housing. This is a necessity to make the project affordable workforce housing. The amortization for the TIF Note has been calculated to include capitalized interest on the Note/
- Estimated CDA fee and Cost of Issuance: \$10,000.

A projected amortization schedule is set forth on the following page based upon the TIF Projections in this Exhibit.

Amortization Schedule: Principal Amount = \$333,000; Interest rate = 7%					
Date	Principal Balance	Payment	Interest	Principal	Ending Principal
6/15/2026	\$333,000.00	\$0.00	\$11,655.00	(\$11,655.00)	\$344,655.00
12/15/2026	\$344,655.00	\$0.00	\$12,062.93	(\$12,062.93)	\$356,717.93
6/15/2027	\$356,717.93	\$0.00	\$12,485.13	(\$12,485.13)	\$369,203.05
12/15/2027	\$369,203.05	\$0.00	\$12,922.11	(\$12,922.11)	\$382,125.16
6/15/2028	\$382,125.16	\$7,409.76	\$13,374.38	(\$5,964.62)	\$388,089.78
12/15/2028	\$388,089.78	\$7,409.76	\$13,583.14	(\$6,173.38)	\$394,263.16
6/15/2029	\$394,263.16	\$14,819.52	\$13,799.21	\$1,020.31	\$393,242.85
12/15/2029	\$393,242.85	\$14,819.52	\$13,763.50	\$1,056.02	\$392,186.83
6/15/2030	\$392,186.83	\$22,229.28	\$13,726.54	\$8,502.74	\$383,684.09
12/15/2030	\$383,684.09	\$22,229.28	\$13,428.94	\$8,800.34	\$374,883.75
6/15/2031	\$374,883.75	\$22,229.28	\$13,120.93	\$9,108.35	\$365,775.41
12/15/2031	\$365,775.41	\$22,229.28	\$12,802.14	\$9,427.14	\$356,348.27
6/15/2032	\$356,348.27	\$22,229.28	\$12,472.19	\$9,757.09	\$346,591.17
12/15/2032	\$346,591.17	\$22,229.28	\$12,130.69	\$10,098.59	\$336,492.59
6/15/2033	\$336,492.59	\$22,229.28	\$11,777.24	\$10,452.04	\$326,040.55
12/15/2033	\$326,040.55	\$22,229.28	\$11,411.42	\$10,817.86	\$315,222.69
6/15/2034	\$315,222.69	\$22,229.28	\$11,032.79	\$11,196.49	\$304,026.20
12/15/2034	\$304,026.20	\$22,229.28	\$10,640.92	\$11,588.36	\$292,437.84
6/15/2035	\$292,437.84	\$22,229.28	\$10,235.32	\$11,993.96	\$280,443.88
12/15/2035	\$280,443.88	\$22,229.28	\$9,815.54	\$12,413.74	\$268,030.14
6/15/2036	\$268,030.14	\$22,229.28	\$9,381.05	\$12,848.23	\$255,181.91
12/15/2036	\$255,181.91	\$22,229.28	\$8,931.37	\$13,297.91	\$241,884.00
6/15/2037	\$241,884.00	\$22,229.28	\$8,465.94	\$13,763.34	\$228,120.66
12/15/2037	\$228,120.66	\$22,229.28	\$7,984.22	\$14,245.06	\$213,875.60
6/15/2038	\$213,875.60	\$22,229.28	\$7,485.65	\$14,743.63	\$199,131.97
12/15/2038	\$199,131.97	\$22,229.28	\$6,969.62	\$15,259.66	\$183,872.31
6/15/2039	\$183,872.31	\$22,229.28	\$6,435.53	\$15,793.75	\$168,078.56
12/15/2039	\$168,078.56	\$22,229.28	\$5,882.75	\$16,346.53	\$151,732.03
6/15/2040	\$151,732.03	\$22,229.28	\$5,310.62	\$16,918.66	\$134,813.37
12/15/2040	\$134,813.37	\$22,229.28	\$4,718.47	\$17,510.81	\$117,302.56
6/15/2041	\$117,302.56	\$22,229.28	\$4,105.59	\$18,123.69	\$99,178.86
12/15/2041	\$99,178.86	\$22,229.28	\$3,471.26	\$18,758.02	\$80,420.85
6/15/2042	\$80,420.85	\$22,229.28	\$2,814.73	\$19,414.55	\$61,006.29
12/15/2042	\$61,006.29	\$22,229.28	\$2,135.22	\$20,094.06	\$40,912.23
6/15/2043	\$40,912.23	\$14,819.52	\$1,431.93	\$13,387.59	\$27,524.64
12/15/2043	\$27,524.64	\$14,819.52	\$963.36	\$13,856.16	\$13,668.49
6/15/2044	\$13,668.49	\$7,409.76	\$478.40	\$6,931.36	\$6,737.12
12/15/2044	\$6,737.12	\$6,972.92	\$235.80	\$6,737.12	\$0.00

Exhibit "B"

EXHIBIT “C”
Cost Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)

The cost-benefit analysis for the Wilmer Ridge Residential Redevelopment Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. § 18-2147.

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the tax shift is as follows:⁴

Tax Shift per Lot:

a.	Estimated Base Project Area Valuation:	\$4,200
b.	Projected Completed Project Assessed Valuation:	\$435,000
c.	Projected Tax Increment Base:	\$430,800
d.	Estimated Tax Levy:	1.72
e.	Annual Projected Tax Shift:	\$7,410

Total Project (all 6 lots):

a.	Estimated Base Project Area Valuation:	\$25,200
b.	Projected Completed Project Assessed Valuation:	\$2,610,000
c.	Projected Tax Increment Base:	\$2,584,800
d.	Estimated Tax Levy:	1.72
e.	Annual Projected Tax Shift:	\$44,459

NOTE: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is an assumed levy rate that will vary from year to year. The completed values will depend on the county assessor’s yearly assessment of the Project Site. There has been no accounting for incremental growth or change in the tax levy over the 15-year TIF period.

⁴ Because of the phased nature of the Project, the annual tax shift of the Project as set forth above will be expanded over multiple effective dates for the division of taxes.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. The Project Site and surrounding Area has been designed to support residential development. The CDA and Redeveloper do not anticipate that the Project will have a negative impact on now-existing City infrastructure or any community public services.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of new ad valorem real property taxes generated by the Project, it is intended to create a long-term benefit and substantial increase in property taxes to the City and other local taxing jurisdictions. The Project should also generate immediate tax growth to the City through sales tax paid by the new residents of the housing units on the Project Site. Further, the new residents of the housing units will pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create new residential housing that will help with the housing needs in the City. More importantly, the Project will create affordable homes that are available to buyers at or below 120% AMI. Additional housing stock, particular workforce housing, will support expansion or relocation into the redevelopment area because there are more opportunities for housing employees. Without sufficient available affordable housing stock, a company cannot expand or relocate in the Redevelopment Area because the housing is necessary for employees.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on local area employers. The Project will create new residential housing affordable to the general workforce. The increase in housing should increase the need for services and products from existing businesses and increase the overall housing

stock in the City. This should have a positive effect on employers looking to locate or expand in the area because of the increased housing options, and the long term increased pool of potential workers and consumers.

5. Impacts on the student populations of school districts within the City:

According to the data available at the time the Comprehensive Plan was approved, the Wahoo Public School system had an enrollment of 1,025 students:

School Name	Grade Levels	2015-2016 Enrollment
Wahoo Central High School	9-12	288
Wahoo Middle School	6-8	244
Wahoo Elementary School	K-5	449
Wahoo Preschool	Pre-K	44
Total		1,025

More recent statistics from the 2023-2024 school year indicate that the Public School enrollment had increased to 1,008 students.⁵

Additionally, the Catholic Schools in the City had an enrollment of 549 students according to the data in the Comprehensive Plan:

School Name	Grade Levels	2015-2016 Enrollment
Bishop Neumann High School	9-12	189
	7-8	95
Saint Wenceslaus Parochial School	K-6	265
Total		549

The Project should not yield a material increase in population. According to census data, the average household size in the City is 2.6.⁶ So, the overall population increase would statistically be approximately 15 people. Assuming one child per family, this would increase the student population by 6 students, which is not a significant increase to the student population. The students would likely be dispersed through different grades with no material effect on any class size.

It is worth noting that the Project Site is located near the Public Schools, so the location of the housing units should have a positive impact on the schools and student population.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

⁵ <https://www.usnews.com/education/k12/nebraska/districts/wahoo-public-schools-102272>

⁶ <https://censusreporter.org/profiles/40000US91162-wahoo-ne-urban-area/>

The City is in need of additional housing, particularly affordable/workforce housing. The costs of development make affordable residential development in the City infeasible without the use of TIF. These lots could not be developed as affordable workforce housing without the use of TIF. According to the Redeveloper:

If not for the use of TIF for this project, the difference between the mandated NAHTF maximum sales price of the home and the minimum development and construction cost is too great to make the project financially feasible. Therefore, the lots and homes would not be made available to anything less than market rate. The support of affordable housing is a priority in the Wahoo Comprehensive Plan.

Redeveloper has developed similar homes in this subdivision at market rate. The purchase price for those homes exceeded \$400,000. Redeveloper anticipates that the homes being constructed on the Project Site could sell for \$435,000 without the affordability restrictions in place, so the TIF is needed to make this an affordable housing project rather than potential market rate homes.

7. Summary of Findings:

The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The Project will bring much needed additional affordable housing to the community. The Project will increase property tax revenue in the long term. The benefits outweigh the costs of the proposed Project.

**REDEVELOPMENT AGREEMENT
(Wilmer Ridge Residential Redevelopment Project)**

This Redevelopment Agreement is made and entered into effective as of the __ day of _____, 2026, by and between the Community Development Agency of the City of Wahoo, Nebraska (“CDA”) and JEO Investments, Inc., a Nebraska corporation (“Redeveloper”).

RECITALS

- A. The CDA is a duly organized and existing community development agency, a body politic and corporate under the laws of the State of Nebraska, with lawful power and authority to enter into this Redevelopment Agreement.
- B. The City of Wahoo, in furtherance of the purposes and pursuant to the Act, has adopted a Redevelopment Plan for a blighted and substandard area designated by the City, including the Redevelopment Area.
- C. Redeveloper owns the Project Site which is located in the Redevelopment Area.
- D. Redeveloper submitted a redevelopment project proposal to redevelop the Project Site.
- E. The proposed redevelopment project involves the construction of six (6) residential dwelling units in multiple phases, with all phases constituting part of the single redevelopment project.
- F. A phased redevelopment project, including the phasing of the division of ad valorem taxes for the project, is permitted under Section 18-2147 of the Act, which expressly authorizes the division of ad valorem taxes on portions of the real property in the redevelopment project for a period not to exceed 15 years. This Project will accordingly divide the ad valorem taxes on each phase of the real property in the redevelopment project in different years, each for a period not to exceed 15 years.
- G. The CDA has approved the Redeveloper’s proposed redevelopment project, including the utilization of tax-increment financing to provide for the construction of the eligible public improvements defined in this Redevelopment Agreement.
- H. CDA and Redeveloper desire to enter into this Redevelopment Agreement for redevelopment of the Project Site.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein set forth, CDA and Redeveloper do hereby covenant, agree and bind themselves as follows:

ARTICLE I
DEFINITIONS AND INTERPRETATION

Section 1.01 Terms Defined in this Redevelopment Agreement.

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Redevelopment Agreement, such definitions to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

A. “Act” means Article VIII, Section 12 of the Nebraska Constitution, Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended, and acts amendatory thereof and supplemental thereto.

B. “CDA” means the Community Development Agency of the City of Wahoo.

C. “City” means the City of Wahoo, Nebraska.

D. “Effective Date” has the meaning set forth in Section 3.01 of this Agreement.

E. “Eligible Project Costs” means only costs or expenses incurred by Redeveloper for Public Improvements that are eligible for reimbursement under the Act.

F. “Minimum Lot Valuation” means Four Hundred Thirty-Five Thousand and No/100 Dollars (\$435,000.00).

G. “Minimum Project Valuation” means Two Million Six Hundred Ten Thousand and No/100 Dollars (\$2,610,000.00).

H. “Private Improvements” means construction of the residential dwelling units and associated improvements located on the Project Site and as more particularly described on Exhibit “A”.

I. “Project” means the improvements to the Project Site and adjacent thereto, including the Private Improvements and Public Improvements defined herein and described on Exhibit “A” attached and incorporated by this reference.

J. “Project Site” means all that certain real property situated in the City of Wahoo, Saunders County, Nebraska, more particularly described on Exhibit “A”.

K. “Public Improvements” shall include all the public improvements that shall be undertaken and constructed by the Redeveloper, as more particularly described on Exhibit “A” which are eligible improvements under the Act. The costs of the Public Improvements include the debt service payments of the TIF Indebtedness.

- L. “Redeveloper” means JEO Investments, Inc., a Nebraska corporation.
- M. “Redevelopment Agreement” means this Redevelopment Agreement between the CDA and Redeveloper with respect to the Project.
- N. “Redevelopment Area” means Amended Redevelopment Area 1 that is set forth in the Redevelopment Plan.
- O. “Redevelopment Plan” means the General Redevelopment Plan for Amended Redevelopment Area 1 prepared by Five Rule Planning and originally approved in 2018, as amended from time to time.
- P. “Successor Redeveloper” means the Southeast Nebraska Affordable Housing Council (SENAHC) or an entity owned by or affiliated with SENAHHC.
- Q. “Tax Increment” means, in accordance with Neb. Rev. Stat. § 18-2147, the difference between the ad valorem tax which is produced by the tax levy (fixed each year by the Saunders County Board of Equalization) for the Project Site before the completion of the construction of the Private Improvements and the ad valorem tax which is produced by the tax levy for the Project Site after completion of construction of the Private Improvements as part of the Project.
- R. “TIF Indebtedness” means any bonds, notes, loans and advances of money or other indebtedness, including interest thereon, issued by the CDA secured in whole or in part by the Tax Increment.

Section 1.02 Construction and Interpretation.

The provisions of this Redevelopment Agreement shall be construed and interpreted in accordance with the following provisions:

- (a) This Redevelopment Agreement shall be interpreted in accordance with and governed by the laws of the State of Nebraska, including the Act.
- (b) Wherever in this Redevelopment Agreement it is provided that any person may do or perform any act or thing the word “may” shall be deemed permissive and not mandatory and it shall be construed that such person shall have the right, but shall not be obligated, to do and perform any such act or thing.
- (c) The phrase “at any time” shall be construed as meaning “at any time or from time to time.”
- (d) The word “including” shall be construed as meaning “including, but not limited to.”
- (e) The words “will” and “shall” shall each be construed as mandatory.
- (f) The words “herein,” “hereof,” “hereunder,” “hereinafter” and words of similar import shall refer to the Redevelopment Agreement as a whole rather than

to any particular paragraph, section or subsection, unless the context specifically refers thereto.

(g) Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as the context may require.

(h) The captions to the sections of this Redevelopment Agreement are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary by implication or otherwise any of the provisions hereof.

ARTICLE II REPRESENTATIONS

Section 2.01 Representations by the CDA.

The CDA makes the following representations and findings:

(a) The CDA is a duly organized and validly existing community development agency under the Act.

(b) The CDA deems it to be in the public interest and in furtherance of the purposes of the Act to accept the proposal submitted by Redeveloper for the redevelopment of the Project Site as specified herein.

(c) The Project will achieve the public purposes of the Act by, among other things, increasing the tax base, and lessening blighted and substandard conditions in the Redevelopment Area.

(d) The costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the CDA and have been found to be in the long-term best interest of the community impacted by the Project.

Section 2.02 Representations of Redeveloper.

Redeveloper makes the following representations and findings:

(a) Redeveloper is a Nebraska corporation in good standing, having the power to enter into this Redevelopment Agreement and perform all obligations contained herein and by proper action has been duly authorized to execute and deliver this Redevelopment Agreement.

(b) The execution and delivery of the Redevelopment Agreement and the consummation of the transactions contemplated herein will not conflict with or constitute a breach of or default under any bond, debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which Redeveloper is a party or by which it is bound, or result in the creation or imposition of any lien,

charge or encumbrance of any nature upon any of the property or assets of Redeveloper contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against Redeveloper affecting its ability to carry out the acquisition, construction, equipping and furnishing of the Project or the carrying into effect of this Redevelopment Agreement or, except as disclosed in writing to the CDA, as to any other matter materially affecting the ability of Redeveloper to perform its obligations hereunder.

(d) Redeveloper owns the Project Site in fee simple and free from any liens, encumbrances, or restrictions which would prevent the performance of this Agreement by Redeveloper.

(e) Pursuant to Neb. Rev. Stat. §18-2119, Redeveloper certifies to the CDA that Redeveloper does not intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the ImagiNE Nebraska Act.

(f) The Project would not be economically feasible without the use of tax increment financing.

(g) The Project would not occur in the Redevelopment Area without the use of tax increment financing.

ARTICLE III OBLIGATIONS OF THE CDA AND PUBLIC IMPROVEMENTS

Section 3.01 Capture of Tax Increment.

Subject to the contingencies described below and to all of the terms and conditions of this Agreement, commencing with the tax year of the Effective Date for each phase of the Project and continuing thereafter, the CDA shall capture the Tax Increment from the Private Improvements on each phase of the Project pursuant to the Nebraska Community Development Law. The CDA shall capture the Tax Increment generated by each phase of the Project Site for a total period not to exceed fifteen (15) years for each phase after the Private Improvements have been included in the assessed valuation of each phase of the Project Site and are generating the Tax Increment subject to capture by the CDA.

The residential dwelling units comprising the Private Improvements shall be built in multiple phases. The Private Improvements shall be completed in three (3) phases. Each phase of the Project will include two (2) lots in the Project Site that will be developed in that phase. In order to optimize the Tax Increment for the Project, each phase shall have a separate “Effective Date” for the division of ad valorem taxes. The first phase of the Project will have an Effective Date of January 1, 2027. The second phase of the Project will have an Effective Date of January 1, 2028. The third phase of the Project will have an Effective Date of January 1, 2029.

The CDA shall file with the Saunders County Assessor the “Notice to Divide Taxes” on or prior to July 1 in the calendar year of the Effective Date for each phase of the Project, which shall identify the legal description of the lot(s) located within the Project Site constituting the phase, the Base Year (calendar year prior to the Effective Date) for such phase, and the year in which the tax division becomes effective (calendar year of the Effective Date) for said phase.

Section 3.02 Issuance of TIF Indebtedness.

No sooner than thirty (30) days following the approval and execution of this Agreement, the CDA shall incur or issue TIF Indebtedness in an amount not to exceed Three Hundred Thirty-Three Thousand and No/100 Dollars (\$333,000.00), as calculated on the attached and incorporated Exhibit “B”. The TIF Indebtedness shall be issued by the CDA to the Redeveloper. The CDA shall issue a note for the TIF Indebtedness, the form of which is attached hereto as Exhibit “C”. The TIF Indebtedness shall not be a general obligation of the CDA which shall issue such TIF Indebtedness solely as a conduit and any payments to be made on the TIF Indebtedness shall be limited to the Tax Increment generated by the Project. The TIF Indebtedness shall only be secured by a pledge or assignment of the Tax Increment from the CDA, and any other security for the TIF Indebtedness as required by any lender shall be provided by Redeveloper. The issuance of the TIF Indebtedness may be accomplished by offset so that the Redeveloper retains the Tax Increment and no bankable currency is exchanged at closing of the TIF Indebtedness and issuance of the Note, except as otherwise provided herein. If the TIF Indebtedness is not paid in full by the maturity date set forth on Exhibit “B”, all unpaid amounts shall be forgiven.

Section 3.03 Use of TIF Indebtedness.

The CDA will collect the Tax Increment and use said Tax Increment to pay debt service on the TIF Indebtedness incurred as provided in Section 3.02 of this Redevelopment Agreement. Notwithstanding the foregoing, the amount of the TIF Indebtedness shall not exceed the amount of the Eligible Project Costs incurred by Redeveloper certified pursuant to Section 4.03. Prior to granting any TIF Proceeds to Redeveloper, the CDA shall retain an amount sufficient to pay its reasonable and necessary cost of issuance, including attorney fees. The amount of the TIF Indebtedness shall be updated and notated on the TIF Note upon receipt of required Eligible Project Costs Certifications pursuant to Section 4.03.

Section 3.04 Creation of Fund.

The CDA will create a special fund to collect and hold the receipts of the Tax Increment. Such special fund shall be used for no purpose other than to pay TIF Indebtedness.

Section 3.05 Projected TIF Sources and Uses.

The anticipated TIF sources and eligible uses are set forth on the attached and incorporated Exhibit “D”. The projected uses of the TIF funds are eligible under the Act, and are estimates which shall be confirmed upon construction completion and certified by the Redeveloper under Section 4.03 below. The information contained in Exhibit “D”, including the TIF Sources and Uses and the phasing schedule, are all preliminary estimates and subject to change based on the implementation of the Project.

ARTICLE IV OBLIGATIONS OF REDEVELOPER

Section 4.01 Evidence of Financial Ability.

Prior to commencing construction on the Project, Redeveloper shall provide to the CDA evidence of availability of the specific amount of finances necessary for purposes of carrying out the commitment of Redeveloper in connection with construction of the Public Improvements and the Private Improvements. To the extent allowed by law, the CDA agrees to keep said information confidential. Such information shall state the amount and source of liquid assets on hand or immediately available to Redeveloper for use in constructing the Private Improvements; and shall state the amount and source of debt financing which is available, or irrevocably committed, to Redeveloper for use in completing the Private Improvements. Such information shall be provided in a form satisfactory to the CDA, and evidence of loan commitments shall include all of the documents evidencing the loan commitment, acceptance by Redeveloper, the purposes of the loan, the authorized use of loan funds, and all other terms and conditions of the loan commitment, the acceptance, and the loan. Submittal of such financial information in a form satisfactory to the CDA shall be a condition precedent to the requirement of the CDA to proceed with its obligations under this Agreement.

Section 4.02 Construction of Project; Insurance.

(a) Redeveloper or its successors and assigns will complete the Public Improvements and the Private Improvements as described on Exhibit “A” and install all equipment necessary to operate the Public Improvements and the Private Improvements for each phase of the Project.

Redeveloper or its successors and assigns shall be solely responsible for obtaining all permits and approvals necessary to acquire, construct and equip the Public Improvements and the Private Improvements. Until construction of the Public Improvements and the Private Improvements has been completed, Redeveloper shall make reports in such detail and at such times as may be reasonably requested by the CDA as to the actual progress of Redeveloper with respect to construction of the Public Improvements and the Private Improvements. Pursuant to the terms of this Redevelopment Agreement, Redeveloper may assign the obligation to build the Private Improvements to the Successor Redeveloper.

(b) Pursuant to Section 4.06 of this Redevelopment Agreement, the Redeveloper intends to convey the Lots and assign the obligation to build the Private Improvements to the Successor Redeveloper. Upon such assignment, Successor Redeveloper will complete the Private Improvements and shall be solely responsible for obtaining all permits and approvals necessary to acquire, construct, and equip the Private Improvements.

(c) Any contractor chosen by Redeveloper, its successors and assigns, or Redeveloper itself shall be required to obtain and keep in force at all times from construction commencement until completion of construction, policies of insurance on each phase including coverage for contractors' general liability and completed operations (provided that Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance) and a penal bond as required by the Act. Redeveloper shall be named as an additional insured. Any contractor chosen by Redeveloper or Redeveloper itself, as an owner, shall be required to purchase and maintain property insurance upon the Project to the full insurable value thereof (provided that Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance). This insurance shall insure against the perils of fire and extended coverage and shall include "special causes of loss" insurance for physical loss or damage.

Section 4.03 Cost Certification.

Redeveloper shall submit a certification of Eligible Project Costs to the CDA before the CDA pays any portion of the Tax Increment to Redeveloper. Redeveloper may, at its option, submit an Eligible Project Cost certifications for each phase. All Eligible Project Costs certifications shall be subject to review and approval by the CDA. Determinations by the CDA whether costs included in the Eligible Project Costs Certification are properly included in Eligible Project Costs as defined in this Redevelopment Agreement shall be made in its sole discretion and shall be conclusive and binding on Redeveloper.

Consistent with the Redevelopment Plan Amendment for this Project, the site acquisition costs for this Project are being used to pay the Redeveloper an amount equal to \$55,500 per Lot in the Project Site that is contributed to Successor Redeveloper for no cost other than the anticipated payment on the TIF Note pursuant to this Agreement. Redeveloper's Eligible Project Cost certification shall consist of adequate proof and documentation, in the CDA's sole discretion, that the Lots have been transferred and conveyed to Successor Redeveloper for no payment. Each Lot conveyance that is certified and approved by the CDA shall constitute the certification of \$55,500 in eligible TIF costs. As additional certification required for this Project, the Redeveloper or Successor Redeveloper shall provide documentation showing that the sale of each Lot following the completion of the Public Improvements on said Lot complied with the NAHTF limitations on sales price for these Lots.

The TIF Indebtedness shall not exceed the actual and certified Eligible Project Costs for the Project. In the event that the certified Eligible Project Costs

for the Project are less than the TIF Indebtedness, the CDA shall reduce the TIF Indebtedness amount and Redeveloper shall repay to the CDA within ten (10) days of said cost certification any amount in excess of the Eligible Project Costs issued prior to the Eligible Project Costs Certification.

Section 4.04 No Discrimination.

Redeveloper agrees and covenants for itself, its successors and assigns that as long as this Redevelopment Agreement is outstanding, it will not discriminate against any person or group of persons on account of race, sex, color, religion, national origin, ancestry, disability, marital status or receipt of public assistance in connection with the Project. Redeveloper, for itself and its successors and assigns, agrees that during the construction of the Project, Redeveloper will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, ancestry, disability, marital status or receipt of public assistance. Redeveloper will comply with all applicable federal, state and local laws related to the Project.

Section 4.05 Pay Real Estate Taxes.

(a) Redeveloper intends to create a taxable real property valuation of the Project and Project Site of not less than the Minimum Project Valuation no later than as of the Effective Date of the final phase of the Project. The Minimum Project Valuation is based upon an anticipated average final valuation of not less than the Minimum Lot Valuation per lot.

(b) Redeveloper intends to create the applicable Minimum Lot Valuation on each lot of the Project Site no later than the applicable completion date for the phase of the Project as set forth in Section 3.01, provided upon written notice to the CDA the Redeveloper may accelerate or delay the completion date for each phase based upon the construction and absorption rate of the Private Improvements. During the period of this Agreement and after the applicable Effective Date, Redeveloper, its successors and assigns, including the Successor Redeveloper: (1) will not protest a real estate property valuation of any lot in the Project to a sum less than or equal to the Minimum Lot Valuation; and (2) will not convey any lot in the Project Site or structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes.

(c) Redeveloper acknowledges and understands that if the actual amount of Tax Increment is less than the anticipated amount of Tax Increment, the CDA shall not be liable for any shortfall or deficiency. If Redeveloper funds the Note, Redeveloper agrees to forgive any shortfall in repayment of the TIF Indebtedness. If a lender or third party other than Redeveloper funds the Note, Redeveloper shall make all payments shortfall payments due to said lender or third party in the amount the Anticipated Tax Increment exceeds the actual Tax Increment.

(d) Redeveloper acknowledges and agrees that the Minimum Lot Valuation is based upon the price which Redeveloper would sell the Private Improvements at market rate without restrictions, but the Private Improvements must be sold at a lower value consistent with Nebraska Affordable Housing Trust Fund (“NAHTF”) requirements. Redeveloper acknowledges that the NAHTF requirements have not been considered in the calculation of the Minimum Lot Valuation and said requirements and the lower sales price based on the NAHTF requirements may affect the actual Minimum Lot Valuation. Redeveloper acknowledges and accepts the risk of a lower valuation due to the affordability requirements that will be imposed on the Project.

Section 4.06 Assignment or Conveyance.

(a) The Project Site is currently owned by the Redeveloper. The Redeveloper shall convey the lots in the Project Site to the Successor Redeveloper without CDA consent provided that: (1) Redeveloper shall provide notice of the conveyance and documentation that said conveyance was made at no price to Successor Redeveloper except the CDA’s issuance of the TIF Note, and (2) Successor Redeveloper has entered into an Assignment and Assumption of Redevelopment Agreement in the form attached hereto as Exhibit “F” on the closing date.

(b) The purpose of the use of the TIF in this Project is to create affordable housing that is sold at a lower price point than would otherwise be available without restriction. The Successor Redeveloper may only sell a Lot without the CDA’s consent if: (1) the Private Improvements on the Lot have been constructed, (2) the sales price meets all the NAHTF program requirements including but not limited to the maximum sales price permitted the NAHTF program, and (3) Successor Redeveloper notifies the CDA of such sale.

(c) Except as set forth above, Redeveloper and/or Successor Redeveloper shall not assign, convey, or transfer a Lot or any interest therein prior to: (1) the termination of the 15-year period commencing on the applicable Effective Date for said Lot, or (2) the payment of all TIF Indebtedness, whichever first occurs, without the prior written consent of the CDA.

ARTICLE V
FINANCING REDEVELOPMENT PROJECT; ENCUMBRANCES

Section 5.01 Financing.

Redeveloper or its successors and assigns shall pay all costs for the construction of the Private Improvements and the Public Improvements. Redeveloper shall be responsible for arranging all necessary financing for the construction of the Public Improvements, including the TIF Indebtedness.

Section 5.02 Encumbrances.

Redeveloper shall not create any lien, encumbrance or mortgage on the Project or the Project Site except: (a) encumbrances which secure indebtedness incurred to acquire, construct and equip the Project or for any other physical improvements to the Project Site, (b) easements and rights of entry granted by Redeveloper, (c) construction and materialman liens that may be filed in connection with the construction of the Private Improvements so long as any such lien is discharged or bonded within 90 days of completion of the Private Improvements, and (d) any other liens so long as any such lien is satisfied and released or substitute security is posted in lieu thereof within 90 days of Redeveloper receiving notice thereof.

ARTICLE VI
DEFAULT, REMEDIES; INDEMNIFICATION

Section 6.01 **Default.**

Redeveloper shall be in default of this Redevelopment Agreement if Redeveloper fails to perform or comply with any term, condition, or obligation of this Redevelopment Agreement and does not cure such defect within thirty (30) days after receiving written notice from the CDA specifying the nature of the breach of this Redevelopment Agreement.

Section 6.02 **Remedies.**

In the event that Redeveloper is in default pursuant to Section 6.01 above, the CDA may pursue any remedy available at law or in equity, including, without limitation, one or more of the following: (a) the CDA may terminate this Redevelopment Agreement and no party shall have any further obligation hereunder; (2) the CDA may terminate the Note and declare said Note void and thereafter shall not be obligated to remit an Tax Increment as debt service thereon.

Section 6.03 **Limitation of Liability; Indemnification.**

(a) Notwithstanding anything in this Article VI or this Redevelopment Agreement to the contrary, neither the CDA, City, nor their officers, directors, employees, agents or their governing bodies (collectively, the "Indemnified Parties") shall have any pecuniary obligation or monetary liability under this Redevelopment Agreement. The obligation of the CDA on any TIF Indebtedness shall be limited solely to the Tax Increment pledged as security for such TIF Indebtedness and actually collected. Specifically, but without limitation, the Indemnified Parties shall not be liable for any costs, liabilities, actions, demands, or damages for failure of any representations, warranties or obligations hereunder. Redeveloper releases the Indemnified Parties from and agrees that the Indemnified Parties shall not be liable for any loss or damage to property or any injury to or death of any person that may be occasioned by any cause whatsoever pertaining to the Private Improvements. Provided, however, such release shall not be deemed to include such liability actions as arise directly out of the negligence or misconduct of the CDA.

(b) Redeveloper agrees to indemnify, defend (at the CDA's option) and hold harmless the Indemnified Parties from and against any and all liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suits, actions, or proceedings and reasonable attorney's fees, and actual damages of any kind or nature, arising out of or in connection with any aspect of the acts, omissions, negligence or willful misconduct of Redeveloper, its employees, agents, officers, contractors or subcontractors, or Redeveloper's performance or failure to perform under the terms and conditions of this Redevelopment Agreement. Such indemnification, hold harmless and defense obligation shall exclude only such liability actions as arise directly out of acts, omissions, or the sole negligence or willful misconduct of the CDA. The indemnification and defense obligations set forth herein shall survive the termination of this Redevelopment Agreement.

ARTICLE VII MISCELLANEOUS

Section 7.01 Memorandum.

Redeveloper shall record with the Saunders County Register of Deeds a Memorandum of this Redevelopment Agreement in the form attached hereto as Exhibit "E" and incorporated by this reference. Redeveloper shall provide a copy of the filed Memorandum to the CDA.

Section 7.02 Governing Law.

This Redevelopment Agreement shall be governed by the laws of the State of Nebraska, including the Act.

Section 7.03 Binding Effect; Amendment.

This Redevelopment Agreement shall be binding on the parties hereto and their respective successors and assigns. This Redevelopment Agreement shall run with the Project Site. The Redevelopment Agreement shall not be amended except by a writing signed by the party to be bound.

Section 7.04 No Agency or Partnership.

This Redevelopment Agreement is not intended and shall not be construed to create the relationship of agent, employee, partnership, joint venture or association as between the CDA and Redeveloper, nor between the CDA and any officer, employee, contractor or representative of Redeveloper. No joint employment is intended or created by this Redevelopment Agreement for any purpose. Redeveloper agrees to so inform its employees, agents, contractors and subcontractors who are involved in the implementation of construction under this Redevelopment Agreement.

Section 7.05 Document Retention.

Redeveloper shall retain copies of all supporting documents that are associated with the Redevelopment Plan, Project, or this Redevelopment Agreement and that are received or generated by the Redeveloper for three years following the end of the last fiscal year in which ad valorem taxes are divided for the Project and provide such copies to the City as needed to comply with the City’s retention requirements under the Act. Supporting documents shall include, but not be limited to, any cost-benefit analysis conducted pursuant to Section 18-2113 of the Act and any invoice, receipt, claim, or contract received or generated by the Redeveloper that provides support for receipts or payments associated with the division of taxes.

Section 7.06 Notice to Redeveloper.

For the purpose of any notice requirement set forth in this Redevelopment Agreement, Redeveloper’s address shall be:

JEO Investmnets, Inc.
Attn: Kevin Anderson
1937 N. Chestnut Street
Wahoo, NE 68066
Email: kandersen@jeo.com

IN WITNESS WHEREOF, the CDA and Redeveloper have signed this Redevelopment Agreement as of the date and year first above written.

“CDA”

COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF WAHOO,
NEBRASKA

ATTEST:

By: _____
Secretary

By: _____
Chairman

“REDEVELOPER”

JEO INVESTMENTS, INC., A
NEBRASKA CORPORATION

By: _____

Name: _____

Title: _____

EXHIBIT “A”
DESCRIPTION OF PROJECT

The Project undertaken by Redeveloper on the Project Site is legally described as:

Lots 1-6, Wilmer Ridge Addition to the City of Wahoo, Saunders County, Nebraska (the “Project Site”).

The Project shall consist of the following:

- (a) **Private Improvements.** The construction of six (6) residential dwelling units and the associated improvements within the Redevelopment Area.
- (b) **Public Improvements.** The eligible expenses and Public Improvements shall include, but are not limited to, site acquisition and any other eligible public improvements for the Project on the Project Site and in the Redevelopment Area, which public improvements are eligible improvements under the Act.

The Project shall be completed in multiple phases as described in the Redevelopment Agreement. Each phase may have a separate effective date. The Project is designed to create affordable workforce housing in the City. Following the construction of the Private Improvements on each Lot in the Project Site, the Lot shall be sold to a third-party homeowner for no more than the maximum sales price permitted under the applicable NAHTF guidelines for this Project. Based on the NAHTF requirements, the anticipated sales price for each lot is less than or equal to \$335,000.

**EXHIBIT “B”
TIF INDEBTEDNESS**

1. **Projected Base Value:** \$25,200 (\$4,200 per lot x 6 lots)
2. **Projected Final Value (Minimum Project Value):** \$2,610,000 (\$435,000 per lot x 6 lots)
3. **Difference in Valuation:** \$2,584,800 (\$430,800 per lot x 6 lots)
4. **Assumed Tax Levy:** 1.72
5. **Anticipated Tax Increment:** \$44,459 (\$7,410 per lot x 6 lots)
6. **TIF Indebtedness:**

- a. **Principal Amount.** The principal amount of the TIF Indebtedness shall be the amount, together with interest accruing thereon, which can be amortized by the end of the fifteen (15) year tax increment period for the last phase of the Project, solely from the Tax Increment Revenues based upon the assumed ad valorem tax rate applicable to the Project Site multiplied by the Anticipated Tax Increment available (above).

Based on this formula, the principal amount of the TIF Indebtedness is authorized at \$333,000. Redeveloper acknowledges that the actual construction and phasing of the Project will affect payment and annual Tax Increment.

- b. **Interest Rate.** The interest rate for the TIF Indebtedness shall be seven percent (7%) per annum. Interest shall be capitalized until the TIF payments commence.
- c. **Payments.** Payments shall be made semi-annually commencing when the real estate taxes are fully collected for the tax year of the Effective Date for each phase of the Project. The final payment on the TIF Indebtedness shall occur when the real estate taxes are fully collected for the fifteenth (15th) year of the tax increment period for the final phase of the Project. Due to the phasing of this project, the parties acknowledge and agree that a uniform payment and amortization cannot be calculated, and the actual timing and amount of Tax Increment will be determined by Redevelopers timing of the phases of the Project. In no case whatsoever shall the annual debt service payment on the TIF Indebtedness exceed the amount of Tax Increment received by the CDA in said year of the payment. The CDA shall only be obligated to make payments up to the actual amount of Tax Increment received by the CDA for the Project.
- d. **Maturity Date.** December 31, 2044. Each phase of the Project shall divide the taxes on the applicable phase property for fifteen (15) years. The phase three Effective Date is January 1, 2029, so the Project Maturity Date shall be December 31, 2044 (2043 taxes paid in 2044).

- e. **TIF Period.** The period for TIF on this Project will be fifteen (15) years per phase, commencing on the first phase and terminating on the Maturity Date (as determined above).

Notes: All calculations are based on assumptions and estimates of future values that may be different than the values that are actually calculated or may vary from year to year.

The projected final valuation is based upon the price that Redeveloper would sell the homes being built at market rate if there were no affordability requirements in place, cost of construction, and comparable sales. The affordability requirements have not been taken into account for the purpose of the valuation projections, but Redeveloper acknowledges that such restrictions, and specifically the lower sales price that will be required for each home based on the NAHTF limits, could affect and reduce the actual final valuation.

**EXHIBIT “C”
TIF NOTE**

THIS NOTE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 (“THE 1933 ACT”) AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE 1933 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE 1933 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO TO THE EFFECT THAT REGISTRATION UNDER THE 1933 ACT IS NOT REQUIRED.

UNITED STATES OF AMERICA
STATE OF NEBRASKA
THE COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF WAHOO

COMMUNITY REDEVELOPMENT REVENUE NOTE
(WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT)

Registered Holder	Principal Amount
JEO Investments, Inc.	\$333,000.00

Maturity Date	Interest Rate	Original Issuance Date
December 31, 2044	7%	_____, 2026

THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO, NEBRASKA (the “Issuer”), a body politic and corporate organized and existing under the laws of the State of Nebraska, for value received hereby promises to pay, solely from the source and as hereinafter provided, to the Registered Holder identified above, or registered assigns, the Principal Amount identified above, at the office of the Wahoo City Treasurer, as Paying Agent and Registrar, and in like manner to pay solely from said source interest on said principal sum at the Interest Rate identified above from the Original Issuance Date identified above or from the most recent date to which interest has not been paid. Principal and accrued interest shall be payable in semi-annual installments due June 15 and December 15 for each year that the Wilmer Ridge Residential Redevelopment Project generates tax increment until the Maturity Date or, if earlier, until such Principal Amount has been paid in full. Payments on this Note will be made by check or draft mailed to the Registered Holder in whose name this Note is registered at the close of business on the calendar day next preceding the applicable payment date at the address as it appears on such note registration books. The principal of this Note is payable in any coin or currency of the United States of America

which on the respective dates of payment is legal tender for the payment of public and private debts.

This Note is designated The Community Development Agency of the City of Wahoo Redevelopment Revenue Note (Wilmer Ridge Residential Redevelopment Project) (the “Note”), in principal amount of Three Hundred Thirty-Three Thousand and No/100 Dollars (\$333,000.00), which has been issued pursuant to Section 12 of Article VIII of the Nebraska Constitution and Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended and supplemented (the “Act”) and under and pursuant to the terms of that certain Redevelopment Agreement between the Issuer and JEO Investments, Inc., dated _____, 2026 (the “Redevelopment Agreement”), to aid in the financing of a redevelopment project pursuant to the Act. This Note does not represent a debt or pledge of the faith or credit of the Issuer or grant to the Registered Holder of this Note any right to have the Issuer levy any taxes or appropriate any funds for the payment of the principal hereof nor is this Note a general obligation of the Issuer, or the individual officials, officers or agents thereof. This Note is payable solely and only out of the Tax Increment Revenues generated by the Project as identified in the Redevelopment Agreement. All such revenue has been duly pledged for that purpose.

THIS NOTE DOES NOT NOW AND SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO, WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION, NOR SHALL THIS NOTE EVER GIVE RISE TO ANY PECUNIARY LIABILITY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO OR THE CITY OF WAHOO.

No recourse shall be had for the payment of the principal on this Note, or for any claim based hereon or upon any obligation, covenant or agreement contained in the Redevelopment Agreement against any past, present or future employee, member or elected official of the Issuer, or any incorporator, officer, director, member or trustee of any successor corporation, as such, either directly or through the Issuer or any successor corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporator, officer, director or member as such is hereby expressly waived and released as a condition of and in consideration of the issuance of this Note.

It is hereby certified and recited and the Issuer has found: that the Project is an eligible “redevelopment project” as defined in the Act; that the issuance of this Note and the construction of the Project will promote the public welfare and carry out the purposes of the Act by, among other things, contributing to the development of a blighted and substandard area of the City of Wahoo, Nebraska, pursuant to a Redevelopment Plan adopted by the City; that all acts, conditions and things required to be done precedent to and in the issuance of this Note have been properly done, have happened and have been performed in regular and due time, form and manner as required by law; and, that this Note does not constitute a debt of the Issuer within the meaning of any constitutional or statutory limitations.

The Note is prepayable at any time in whole or in part, at a prepayment price of par, to the extent there are any funds in the debt service fund in excess of amounts necessary to pay scheduled debt service or in the event the Redeveloper directs the Issuer that it wishes to prepay the Note. Prepayments shall reduce the number, but not the amount, of scheduled debt service payments on the Note, in inverse order of maturity.

It is hereby certified and recited that all conditions, acts and things required by law and the Redevelopment Agreement to exist, to have happened and to have been performed precedent to and in the issuance of this Note, exist, have happened and have been performed and that the issue of this Note, together with all other indebtedness of the Issuer, is within every debt and other limit prescribed by the laws of the State of Nebraska.

This Note shall not be entitled to any benefit under the Redevelopment Agreement referred to herein or be valid or become obligatory for any purpose until this Note shall have been authenticated by the execution by the Registrar of the Certificate of Authentication hereon.

IN WITNESS WHEREOF, THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO has caused this Note to be signed in its name and on its behalf by the signature of its Chairman and attested by the signature of its Secretary, as of the Original Issuance Date identified above.

THE COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF WAHOO

ATTEST:

Secretary

By: _____
Chairman

CERTIFICATE OF AUTHENTICATION

This Note is delivered pursuant to the within-mentioned Redevelopment Agreement.

Wahoo City Treasurer,
as Paying Agent and Registrar

By: _____
Authorized Signature

EXHIBIT “D”
Projected TIF Sources and Uses

TIF SOURCES

Assumptions:

Tax Levy:	1.72
Project Site Base Value	\$25,200 (\$4,200 per lot x 6 lots)
Projected Final Value	\$2,610,000 (\$435,000 per lot x 6 lots)
Interest Rate	7%

TIF Calculations:

TIF Per Lot		
	Valuation	Taxes
Base Year	\$4,200	\$72
Final Value	\$435,000	\$7,482
Increment	\$430,800	\$7,410
TIF - Total Project (6 Lots)		
	Valuation	Taxes
Base Year	\$25,200	\$433
Final Value	\$2,610,000	\$44,892
Increment	\$2,584,800	\$44,459
Total TIF	\$666,878	
TIF Indebtedness	\$333,000	

Preliminary Construction Schedule with three-year buildout period:

TIF Calculations - Project (3 phases)			
Phase	1	2	3
Units	2	2	2
Year Built	2026	2027	2028
Eff. Date	2027	2028	2029
Phase Years	1 to 15	2 to 16	3 to 17

Year	Eff. Date	Phase 1	Phase 2	Phase 3	Total
1	2027	\$14,820	\$0	\$0	\$14,820
2	2028	\$14,820	\$14,820	\$0	\$29,639
3	2029	\$14,820	\$14,820	\$14,820	\$44,459
4	2030	\$14,820	\$14,820	\$14,820	\$44,459
5	2031	\$14,820	\$14,820	\$14,820	\$44,459
6	2032	\$14,820	\$14,820	\$14,820	\$44,459
7	2033	\$14,820	\$14,820	\$14,820	\$44,459

8	2034	\$14,820	\$14,820	\$14,820	\$44,459
9	2035	\$14,820	\$14,820	\$14,820	\$44,459
10	2036	\$14,820	\$14,820	\$14,820	\$44,459
11	2037	\$14,820	\$14,820	\$14,820	\$44,459
12	2038	\$14,820	\$14,820	\$14,820	\$44,459
13	2039	\$14,820	\$14,820	\$14,820	\$44,459
14	2040	\$14,820	\$14,820	\$14,820	\$44,459
15	2041	\$14,820	\$14,820	\$14,820	\$44,459
16	2042	\$0	\$14,820	\$14,820	\$29,639
17	2043	\$0	\$0	\$14,820	\$14,820
Total		\$222,293	\$222,293	\$222,293	\$666,878

Present Value: \$333,000 (projected amortization schedule on the following page)

PROJECTED TIF USES

Site Acquisition = \$333,000. As described in the Redevelopment Plan Amendment for this Project, Redeveloper shall convey the Lots in the Project Site to the initial Successor Redeveloper for no consideration other than the issuance of the TIF Note. The TIF Note will constitute the payment for the Project Site and will cover the site acquisition cost. This will allow the Project Site to be developed as affordable workforce housing, subject to certain income restrictions and sales restrictions that will be put in place on the Project Site.

Amortization Schedule: Principal Amount = \$333,000; Interest rate = 7%					
Date	Principal Balance	Payment	Interest	Principal	Ending Principal
6/15/2026	\$333,000.00	\$0.00	\$11,655.00	(\$11,655.00)	\$344,655.00
12/15/2026	\$344,655.00	\$0.00	\$12,062.93	(\$12,062.93)	\$356,717.93
6/15/2027	\$356,717.93	\$0.00	\$12,485.13	(\$12,485.13)	\$369,203.05
12/15/2027	\$369,203.05	\$0.00	\$12,922.11	(\$12,922.11)	\$382,125.16
6/15/2028	\$382,125.16	\$7,409.76	\$13,374.38	(\$5,964.62)	\$388,089.78
12/15/2028	\$388,089.78	\$7,409.76	\$13,583.14	(\$6,173.38)	\$394,263.16
6/15/2029	\$394,263.16	\$14,819.52	\$13,799.21	\$1,020.31	\$393,242.85
12/15/2029	\$393,242.85	\$14,819.52	\$13,763.50	\$1,056.02	\$392,186.83
6/15/2030	\$392,186.83	\$22,229.28	\$13,726.54	\$8,502.74	\$383,684.09
12/15/2030	\$383,684.09	\$22,229.28	\$13,428.94	\$8,800.34	\$374,883.75
6/15/2031	\$374,883.75	\$22,229.28	\$13,120.93	\$9,108.35	\$365,775.41
12/15/2031	\$365,775.41	\$22,229.28	\$12,802.14	\$9,427.14	\$356,348.27
6/15/2032	\$356,348.27	\$22,229.28	\$12,472.19	\$9,757.09	\$346,591.17
12/15/2032	\$346,591.17	\$22,229.28	\$12,130.69	\$10,098.59	\$336,492.59
6/15/2033	\$336,492.59	\$22,229.28	\$11,777.24	\$10,452.04	\$326,040.55
12/15/2033	\$326,040.55	\$22,229.28	\$11,411.42	\$10,817.86	\$315,222.69
6/15/2034	\$315,222.69	\$22,229.28	\$11,032.79	\$11,196.49	\$304,026.20
12/15/2034	\$304,026.20	\$22,229.28	\$10,640.92	\$11,588.36	\$292,437.84
6/15/2035	\$292,437.84	\$22,229.28	\$10,235.32	\$11,993.96	\$280,443.88
12/15/2035	\$280,443.88	\$22,229.28	\$9,815.54	\$12,413.74	\$268,030.14
6/15/2036	\$268,030.14	\$22,229.28	\$9,381.05	\$12,848.23	\$255,181.91
12/15/2036	\$255,181.91	\$22,229.28	\$8,931.37	\$13,297.91	\$241,884.00
6/15/2037	\$241,884.00	\$22,229.28	\$8,465.94	\$13,763.34	\$228,120.66
12/15/2037	\$228,120.66	\$22,229.28	\$7,984.22	\$14,245.06	\$213,875.60
6/15/2038	\$213,875.60	\$22,229.28	\$7,485.65	\$14,743.63	\$199,131.97
12/15/2038	\$199,131.97	\$22,229.28	\$6,969.62	\$15,259.66	\$183,872.31
6/15/2039	\$183,872.31	\$22,229.28	\$6,435.53	\$15,793.75	\$168,078.56
12/15/2039	\$168,078.56	\$22,229.28	\$5,882.75	\$16,346.53	\$151,732.03
6/15/2040	\$151,732.03	\$22,229.28	\$5,310.62	\$16,918.66	\$134,813.37
12/15/2040	\$134,813.37	\$22,229.28	\$4,718.47	\$17,510.81	\$117,302.56
6/15/2041	\$117,302.56	\$22,229.28	\$4,105.59	\$18,123.69	\$99,178.86
12/15/2041	\$99,178.86	\$22,229.28	\$3,471.26	\$18,758.02	\$80,420.85
6/15/2042	\$80,420.85	\$22,229.28	\$2,814.73	\$19,414.55	\$61,006.29
12/15/2042	\$61,006.29	\$22,229.28	\$2,135.22	\$20,094.06	\$40,912.23
6/15/2043	\$40,912.23	\$14,819.52	\$1,431.93	\$13,387.59	\$27,524.64
12/15/2043	\$27,524.64	\$14,819.52	\$963.36	\$13,856.16	\$13,668.49
6/15/2044	\$13,668.49	\$7,409.76	\$478.40	\$6,931.36	\$6,737.12
12/15/2044	\$6,737.12	\$6,972.92	\$235.80	\$6,737.12	\$0.00

EXHIBIT "E"
MEMORANDUM OF REDEVELOPMENT AGREEMENT

(On the following page)

After recording return to:
Melissa Harrell
City Administrator/Treasurer
605 North Broadway
Wahoo, NE 68066

MEMORANDUM OF REDEVELOPMENT AGREEMENT

This Memorandum of Redevelopment Agreement (“Memorandum”) is made effective as of the __ day of _____, 2026 by and between the Community Development Agency of the City of Wahoo (“CDA”) and JEO Investments, Inc., a Nebraska corporation (“Redeveloper”).

1. **Redevelopment Agreement.** CDA and Redeveloper have entered into that certain Redevelopment Agreement dated as of _____, 2026 (the “Redevelopment Agreement”), describing the public improvements and the private improvements being made to real property owned by Redeveloper and legally described as:

Lots 1-6, Wilmer Ridge Addition to the City of Wahoo, Saunders County, Nebraska (the “Project Site”).

2. **Tax Increment Financing.** The Project shall be completed in phases. The Redevelopment Agreement provides for the capture of the Tax Increment, as defined therein, by the CDA of the private improvements to be made by the Redeveloper for a period not to exceed fifteen (15) years after the Effective Date for each phase of the Project. The Tax Increment captured by the CDA shall be used to make the public improvements as described in the Redevelopment Agreement.

3. **Remaining Terms.** The rest and remaining terms of the Redevelopment Agreement are hereby incorporated into this Memorandum as if they were set forth in full. A full and correct copy of the Redevelopment Agreement may be inspected at the City offices in Wahoo, Nebraska.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the CDA and Redeveloper have signed this Redevelopment Agreement as of the date and year first above written

“CDA”
COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF WAHOO

ATTEST:

By: _____ By: _____
Secretary Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ and _____, Chairman and Secretary respectively of the Community Development Agency of the City of Wahoo, a public body corporate and politic, on behalf of the Authority.

Notary Public

“REDEVELOPER”
JEO INVESTMENTS, INC., A
NEBRASKA CORPORATION

By: _____
Name: _____
Title: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, _____ of JEO Investments, Inc., a Nebraska corporation, on behalf of the corporation.

Notary Public

EXHIBIT "F"
ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT

(On the following page)

After Recording Return To:
Melissa Harrell
City Administrator/Treasurer
605 North Broadway
Wahoo, NE 68066

**ASSIGNMENT AND ASSUMPTION
OF REDEVELOPMENT AGREEMENT
(Wilmer Ridge Residential Redevelopment Project)**

This Assignment and Assumption of Redevelopment Agreement (“Agreement”) is entered into on this ___ day of _____, 2026, by and between the JEO Investments, Inc., a Nebraska corporation (“Redeveloper”), and _____ (“Successor Redeveloper”).

RECITALS

- A. The CDA and Redeveloper entered into a Redevelopment Agreement dated _____, 2026 (the “Redevelopment Agreement”) for a redevelopment project on the property that is identified in the Redevelopment Agreement and legally described as:

Lots 1-6, Wilmer Ridge Addition to the City of Wahoo, Saunders County, Nebraska (the “Project Site”).
- B. The Redeveloper desires to convey the Project Site to Successor Redeveloper.
- C. The terms of the Redevelopment Agreement run with the land.
- D. In connection with the conveyance of the Project Site, Redeveloper desires to assign the Redevelopment Agreement to Successor Redeveloper and Successor Redeveloper agrees to assume all of the obligations of “Successor Redeveloper”, all with respect to the Project Site.

NOW THEREFORE, in consideration of these mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. Assignment. Effective as of the date of this Agreement, Redeveloper assigns all of its right, title and interest in and to the Redevelopment Agreement to Successor Redeveloper with respect to the Lot, except as set forth in Section 3 hereof.

2. Assumption. Effective as of the date of this Agreement, Successor Redeveloper assumes and agrees to perform all the obligations of “Successor Redeveloper” under the Redevelopment Agreement with respect to the Lot and to assume and to perform and to be bound by all of the obligations of “Successor Redeveloper” to the CDA with respect to the Lot as provided in the Redevelopment Agreement.

3. TIF Indebtedness. Redeveloper’s right, title and interest in and to the TIF Indebtedness shall not be assigned by this Agreement. Successor Redeveloper shall have no claim to the Tax Increment generated by the Lot or any phase of the Project.

4. Non-Exempt. Successor Redeveloper hereby represents and warrants that it is not exempt from paying real estate taxes and/or will not apply for an exemption from real estate taxes during the term of the Redevelopment Agreement.

5. Obligations. Without limiting the general assumption of all the obligations of “Successor Redeveloper” under the Redevelopment Agreement with respect to the Lot, Successor Redeveloper acknowledges and agrees as follows:

(a) Pay Real Estate Taxes. Successor Redeveloper shall pay all real estate taxes on the Lot.

(b) Projected Lot Valuation. Successor Redeveloper shall not protest a taxable real property valuation of the Lot to a sum less than or equal to \$435,000.00.

(c) Approved Transfers. Successor Redeveloper shall not transfer the Lot in violation of Sections 4.06(b) of the Redevelopment Agreement.

(Signature page follows)

Executed as of the date first written above.

“REDEVELOPER”

JEO INVESTMENTS, INC., A
NEBRASKA CORPORATION

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, _____ of JEO Investments, Inc., a Nebraska corporation, on behalf of the corporation.

Notary Public

“SUCCESSOR REDEVELOPER”

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ and _____, each on their own behalf.

Notary Public

CITY OF WAHOO, NEBRASKA

RESOLUTION # _____
(Redevelopment Agreement –
Wilmer Ridge Residential Redevelopment Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAHOO,
NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT
AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY TO ENTER INTO
SAID AGREEMENT.**

RECITALS

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended (the “Act”), the City of Wahoo, Nebraska (“City”) has adopted a General Redevelopment Plan for that certain portion of the City identified as Redevelopment Area 1 (the “Redevelopment Area”), a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”).

B. The Redevelopment Plan, as amended, includes a specific redevelopment project identified as the Wilmer Ridge Residential Redevelopment Project that will include the use of Tax Increment Financing (the “Project”).

C. On _____, 2026, the Community Development Agency of the City of Wahoo, Nebraska (“CDA”) approved the Redevelopment Agreement for the Project between the CDA and JEO Investments, Inc., a Nebraska corporation, a copy of which is on file and available for public inspection with the City Clerk.

D. The City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the Wahoo Comprehensive Plan, as amended, and in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Wahoo, Nebraska, that the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, the CDA is hereby authorized to execute and deliver the Redevelopment Agreement, with such changes, modifications, additions, and deletions therein and shall they seem necessary, desirable or appropriate, for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA is hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of such TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

BE IT FURTHER RESOLVED, that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

Dated this ____ day of _____, 2026.

CITY OF WAHOO, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk



November 3, 2025

Melissa Harrell
City of Wahoo
605 N. Broadway St.
Wahoo, NE 68066

RE: Krumel Industrial Subdivision Preliminary Plat and Change of Zoning Request

Dear Ms. Harrell,

Attached herein are the draft application materials for the application for subdivision and consideration of a rezone of the Krumel Industrial Subdivision development, located at U.S. Highway 77 and Old Highway 77.

In this submission you will find:

- An Application for Subdivision
 - Preliminary Plat
 - Legal description
 - Preliminary Drainage Memo
 - Draft Traffic Impact Study
- Application for Change of Zoning
 - Rezone Justification Narrative
 - Legal description
 - Rezone request area map
 - Soil survey
 - Referenced future request to Design Corridor Overlay

On behalf of JEO Investments, Inc. (JEO) I'd like to thank you for your assistance, support, and consideration on this matter. We will be seeking a rezone from the site's current C-3 and TA classification to a C-2 and I-3 classification. As a function of this rezone, we will be requesting a rezone to amend the boundary of the Gateway Corridor Design Overlay District for the area within the City's jurisdiction east of Old Highway 77. We request that the new southern termination of this overlay corridor be at what is proposed in our plat as 'A' Street, effectively at the 1/8th mile south of Highway 77 versus the current 1/4 mile.

Krumel Industrial Subdivision is being proposed as a mixed-use flex development consisting of opportunities for Highway Commercial development along the frontages of U.S. Highway and Old Highway 77 to the point of the southern-most access of the platted 'C' Street. The remaining 28 acres of the approximately 48-acre site will be for I-2 Industrial uses and supporting stormwater detention areas.

As has been a standardized and very beneficial practice, we request a meeting of the City's Development Committee to introduce this exciting project. We appreciate the opportunity to discuss this exciting opportunity for an attractive job center in this part of Wahoo.

On behalf of JEO Investments, I thank you for your consideration. I look forward to working with you on this and other projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. S. Andersen", with a long horizontal flourish extending to the right.

Kevin Andersen,
Strategic Consultant

Enclosures

cc: Travis Beavers
City of Wahoo Planning Commission
Wahoo City Council

CITY OF WAHOO, NEBRASKA -- APPLICATION FOR SUBDIVISION

(All items must be filled out completely before acceptance of this application for processing)

1. Subdivision Name: Krumel Industrial Subdivision

2. Owner's Name:
JEO Investments, Inc.
Address 1937 N Chestnut St.
Wahoo, NE 68066
Telephone No. (Home) _____
(Business) 402-444-7455

2. Developer's Name:
JEO Investments, Inc.
Address: 1937 N Chestnut St.
Wahoo, NE 68066

3. Engineer's Name:
JEO Consulting Group, Inc.
Address: 1937 N Chestnut St.
Wahoo, NE 68066

4. Present Use of Subject Property: Agricultural

5. Desired Use of Subject Property: Industrial and Highway Commercial

6. Present Zoning: C-3 (AHO) (GCO) and AG (AHO) (GCO)

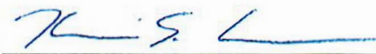
7. Legal Description of Property: A part of the west half of the northwest quarter in
Section 35, Township 15 North Range 7 East
Wahoo, Nebraska

8. Area of Subject Property (square feet and/or acres): 48.89 acres

9. Please list exhibits attached to this application (plat, site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) Plat, Legal Description, Neighboring Addresses
Drainage Memo, Rezone Request

Signature of Owner: _____

or

Signature of Authorized Agent: 

Date submitted: _____
Filing fee paid: \$ _____
Preliminary Plat approved on: _____
Final Plat:
P.C. recommendation: Approved Disapproved on _____
Council action: Approved Disapproved on _____
School Board: Approved Disapproved on _____

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N04°14'09"W (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 206.67 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N04°14'09"W ON SAID WEST LINE, A DISTANCE OF 765.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 494, PAGE 425; THENCE NORTHERLY ON SAID EASTERLY LINE, THE FOLLOWING 5 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.92 FEET; N04°14'09"W, 500.00 FEET; N01°36'05"E, 417.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 92 AS DESCRIBED IN INSTRUMENT NO. 2023-07188; THENCE N62°52'08"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 157.00 FEET; THENCE N67°08'02"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE N89°14'03"E ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 494, PAGE 425, A DISTANCE OF 354.93 FEET; THENCE SOUTHWESTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE ON A 1055.22 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.19 FEET, THE CHORD OF SAID CURVE BEARS S65°10'24"W, A DISTANCE OF 46.19 FEET; THENCE N86°05'31"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 297, PAGE 317, A DISTANCE OF 134.22 FEET; THENCE S04°14'09"E, A DISTANCE OF 1777.24 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL BOOK 413, PAGE 880; THENCE N88°15'57"E ON SAID SOUTH LINE, A DISTANCE OF 400.38 FEET; THENCE S04°14'09"E, A DISTANCE OF 537.87 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°17'27"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1063.24 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 2095.80 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 217.89 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID CURVE BEARS S85°25'54"W, A DISTANCE OF 217.79 FEET, CONTAINING 48.89 ACRES, MORE OR LESS.

- LEGEND**
- 1 IMPROVEMENT POINTS 5/1" BEAR (UNLESS NOTED OTHERWISE)
 - 2 MONUMENT SET 5/1" X 1/4" BEAR WITH PLASTIC CAP STAMPED "SAUNDERS L.S. 196"
 - 3 CALICATED POINT
 - 4 BEARING DISTANCE
 - 5 GOVERNMENT DISTANCE
 - 6 MEASURED DISTANCE
 - 7 PLATTED DISTANCE
 - 8 ESTIMATED DISTANCE
 - 9 RECORDED DISTANCE - SURVEYS 2013
 - 10 RECORDED DISTANCE - SURVEYS 2014
 - 11 RECORDED DISTANCE - SURVEYS 2016

OWNER / DEVELOPER:
 JEO INVESTMENTS INC.
 ROB BRIGHAM
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

ENGINEER / SURVEYOR:
 JEO CONSULTING GROUP
 ISAAC KREIKEMEIER AND JOSH BORCHERS
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

"PRELIMINARY PLAT" KRUMEL INDUSTRIAL SUBDIVISION

A PART OF THE WEST HALF OF THE
 NORTHWEST QUARTER
 IN SECTION 35, TOWNSHIP 15 NORTH,
 RANGE 7 EAST
 WAHOO, NEBRASKA

ZONING INFORMATION

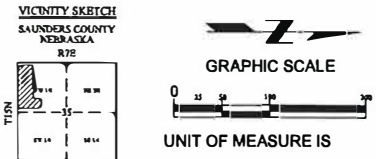
EXISTING ZONING:
 EAST OF OLD HIGHWAY 77: TRANSITION ZONE
 WEST OF OLD HIGHWAY 77: HEAVY INDUSTRIAL (I-2)

PROPOSED ZONING:
 LOTS 1-9: HIGHWAY COMMERCIAL (C-2)
 LOTS 10-11: HEAVY INDUSTRIAL (I-2)

BUILDING SETBACK RESTRICTIONS

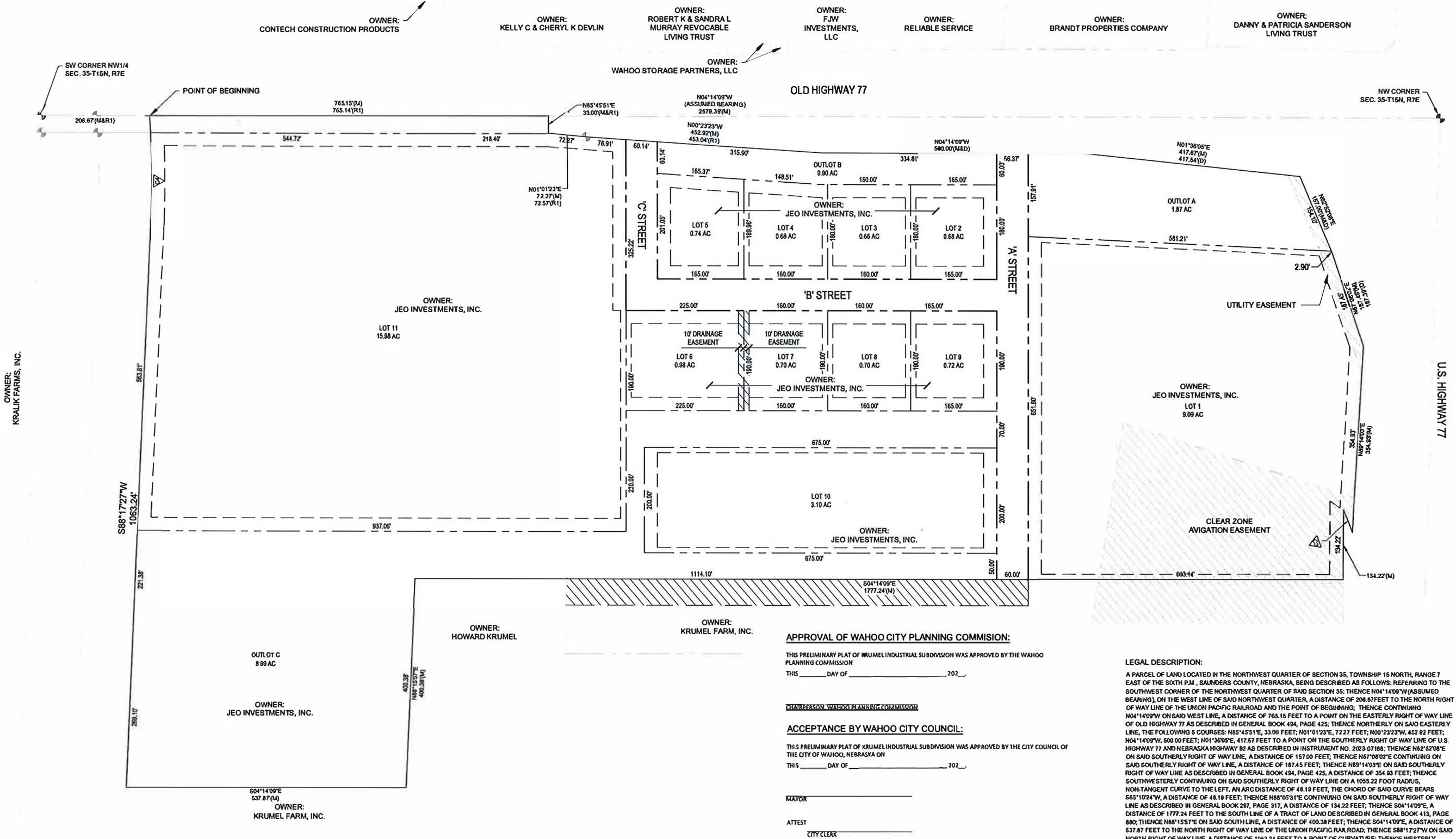
HIGHWAY COMMERCIAL DISTRICT (C-2)
 FRONT YARD 25 FEET
 SIDE YARD 10 FEET
 REAR YARD 20 FEET

HEAVY INDUSTRIAL (I-2)
 FRONT YARD 25 FEET
 SIDE YARD 10 FEET
 REAR YARD 10 FEET



JEO CONSULTING GROUP
 1937 N CHESTNUT ST
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JEO CONSULTING, INC.
 ORGANIZATION CERTIFICATE OF
 AUTHORIZATION NUMBER: CA-0069



CURVE DATA TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	46.19'	1055.22'	002°30'29"	23.10'	S65°10'24"W	46.19'
C2	217.89'	2095.80'	005°57'24"	109.04'	S65°25'54"W	217.79'

APPROVAL OF WAHOO CITY PLANNING COMMISSION:

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS APPROVED BY THE WAHOO PLANNING COMMISSION
 THIS _____ DAY OF _____, 202__.

ACCEPTANCE BY WAHOO CITY COUNCIL:

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA ON
 THIS _____ DAY OF _____, 202__.

MAYOR _____
 ATTEST _____
 CITY CLERK _____

ACCEPTANCE BY WAHOO CITY ENGINEER:

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE WAHOO CITY ENGINEER ON
 THIS _____ DAY OF _____, 202__.

WAHOO CITY ENGINEER _____

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N04°14'09"W (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 206.67 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N04°14'09"W ON SAID WEST LINE, A DISTANCE OF 765.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 494, PAGE 425; THENCE NORTHERLY ON SAID EASTERLY LINE, THE FOLLOWING 6 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.92 FEET; N04°14'09"W, 500.00 FEET; N01°36'05"E, 417.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 82 AS DESCRIBED IN INSTRUMENT NO. 2023-07188; THENCE N82°52'05"W ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 157.00 FEET; THENCE N67°08'02"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE N89°14'03"E ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 494, PAGE 425, A DISTANCE OF 354.93 FEET; THENCE SOUTHWESTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE ON A 1055.22 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.19 FEET, THE CHORD OF SAID CURVE BEARS S65°10'24"W, A DISTANCE OF 46.19 FEET; THENCE N88°05'31"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 297, PAGE 317, A DISTANCE OF 134.22 FEET; THENCE S04°14'09"E, A DISTANCE OF 1777.24 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL BOOK 413, PAGE 690; THENCE N85°15'57"E ON SAID SOUTH LINE, A DISTANCE OF 400.38 FEET; THENCE S04°14'09"E, A DISTANCE OF 637.87 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°17'27"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1063.24 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 2095.80 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 217.89 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID CURVE BEARS S65°25'54"W, A DISTANCE OF 217.79 FEET, CONTAINING 48.89 ACRES, MORE OR LESS.

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 30%
 DATE:
 09.22.2025
 PRELIMINARY
 PRELIMINARY

[09.22.2025]
 Isaac Kreikenmeier - Civil Engineer
 E-20028

ISSUE

MARK	DATE	DESCRIPTION
-	00/00/0000	XX

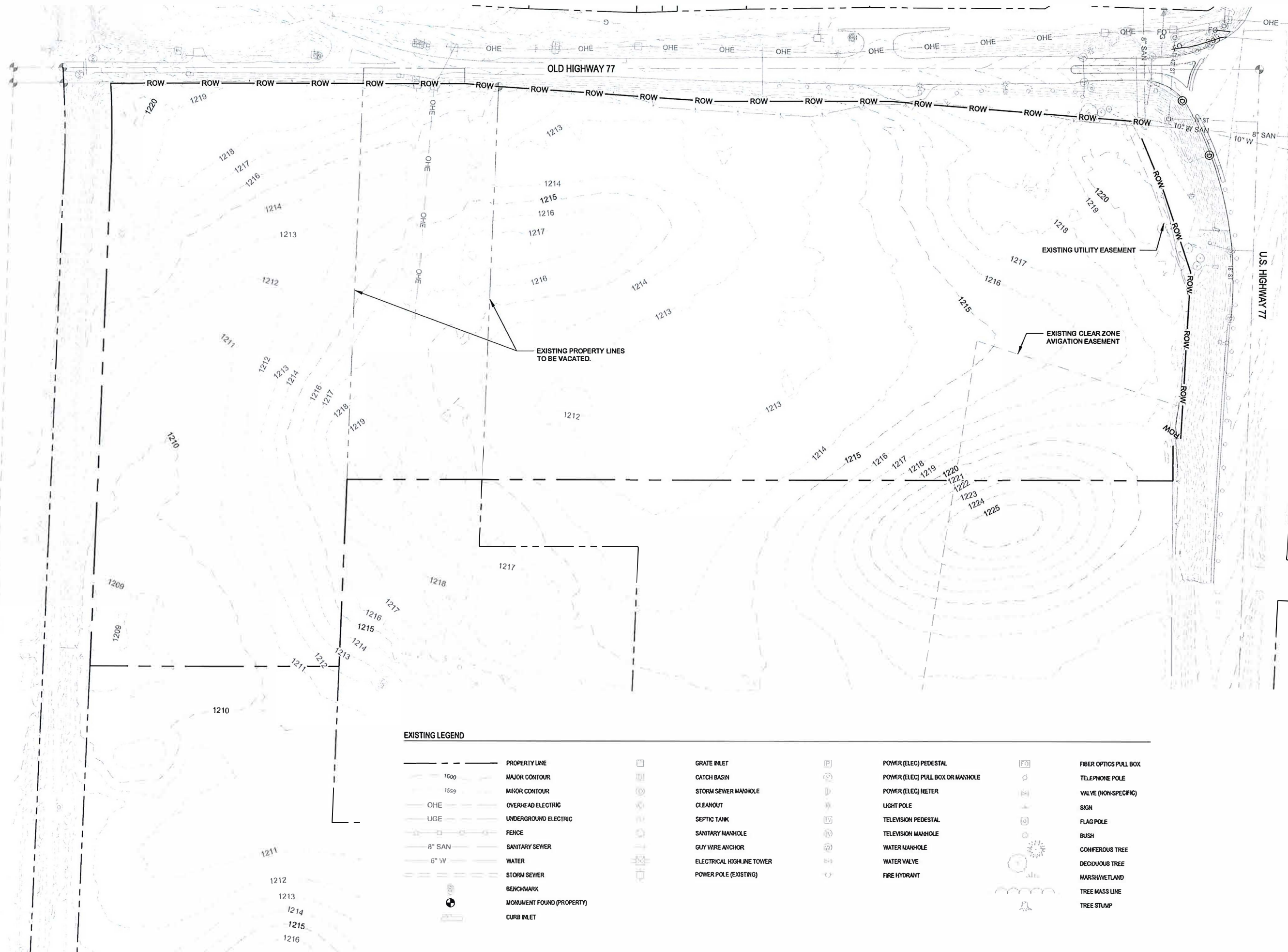
**KRUMEL INDUSTRIAL
 SUBDIVISION**

JEO INVESTMENTS, INC.
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

JEO PROJECT NO.: [242471.00]
 DRAWN BY: [BEG]
 QAQC: [IK]

Know what's Below.
 Call before you dig.
 US SURVEY FEET (sft)

PRELIMINARY PLAT



EXISTING LEGEND

	PROPERTY LINE		GRATE INLET		POWER (ELEC) PEDESTAL		FIBER OPTICS PULL BOX
	MAJOR CONTOUR		CATCH BASIN		POWER (ELEC) PULL BOX OR MANHOLE		TELEPHONE POLE
	MINOR CONTOUR		STORM SEWER MANHOLE		POWER (ELEC) METER		VALVE (NON-SPECIFIC)
	OVER-HEAD ELECTRIC		CLEANOUT		LIGHT POLE		SIGN
	UNDERGROUND ELECTRIC		SEPTIC TANK		TELEVISION PEDESTAL		FLAG POLE
	FENCE		SANITARY MANHOLE		TELEVISION MANHOLE		BUSH
	SANITARY SEWER		GUY WIRE ANCHOR		WATER MANHOLE		CONIFEROUS TREE
	WATER		ELECTRICAL HIGHLINE TOWER		WATER VALVE		DECIDUOUS TREE
	STORM SEWER		POWER POLE (EXISTING)		FIRE HYDRANT		MARSHWETLAND
	BENCHMARK						TREE MASS LINE
	MONUMENT FOUND (PROPERTY)						TREE STUMP
	CURB INLET						

EXISTING CONDITIONS



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**KRUMEL INDUSTRIAL
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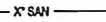





Know what's Below.
 Call before you dig.

US SURVEY FEET (sFT)

EXISTING CONDITIONS

SITE LAYOUT LEGEND

-  STANDARD DUTY 7" CONCRETE PAVEMENT MODT 478-3500PSI
-  6" CONCRETE INTEGRAL CURB
-  X" SAN PROPOSED SANITARY
-  X" W PROPOSED WATER MAIN
-  PROPOSED STORM
-  PROPOSED DRAINAGE DITCH



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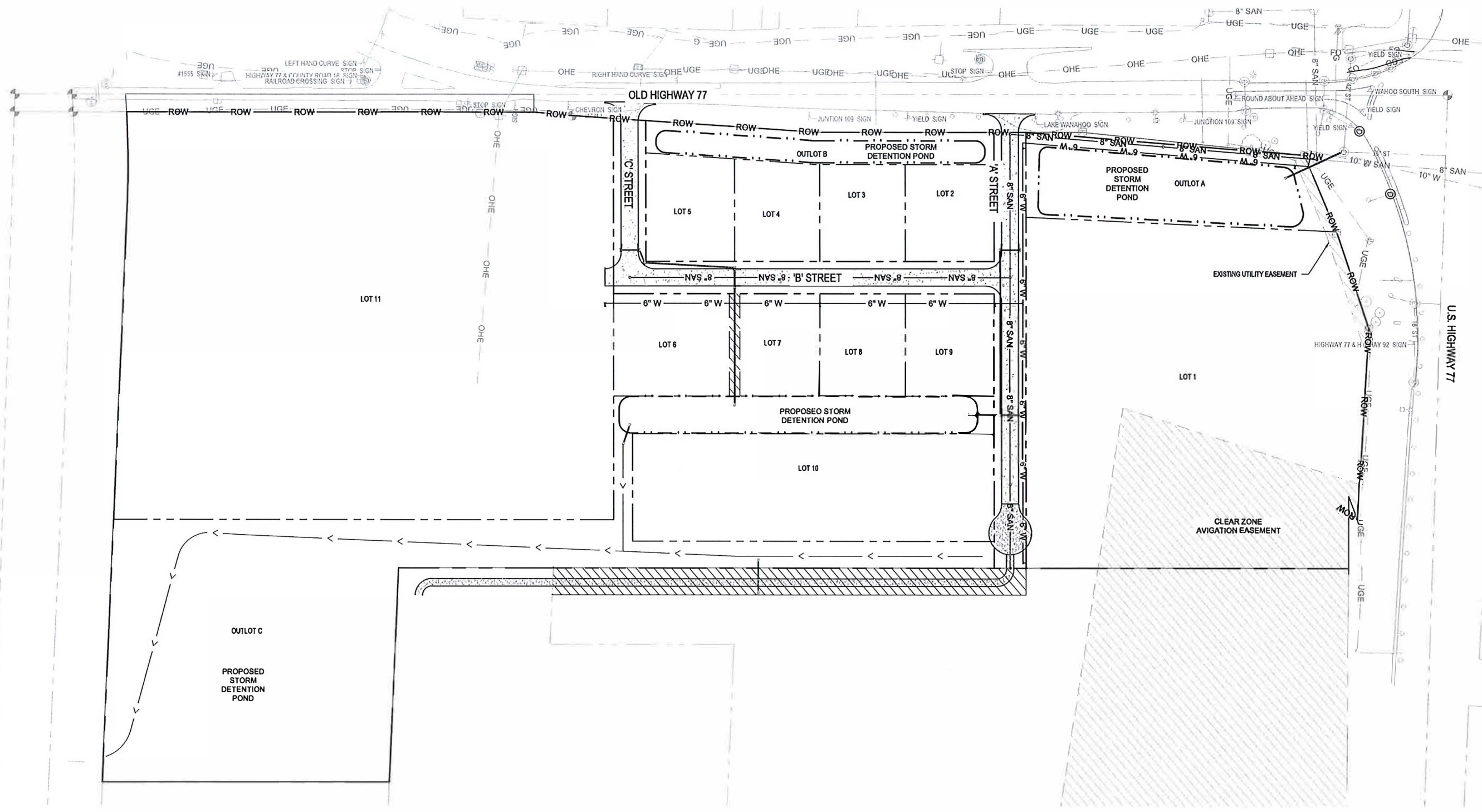
JEO PROJECT NO.: [242471.00]
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 QAQC: [IK]



Know what's Below.
 Call before you dig.

 US SURVEY FEET (sFT)

OVERALL LAYOUT PLAN



PROPOSED SITE PLAN

SITE LAYOUT LEGEND

- STANDARD DUTY 7" CONCRETE PAVEMENT HOOT 478-3500PSI
- 6" CONCRETE INTEGRAL CURB



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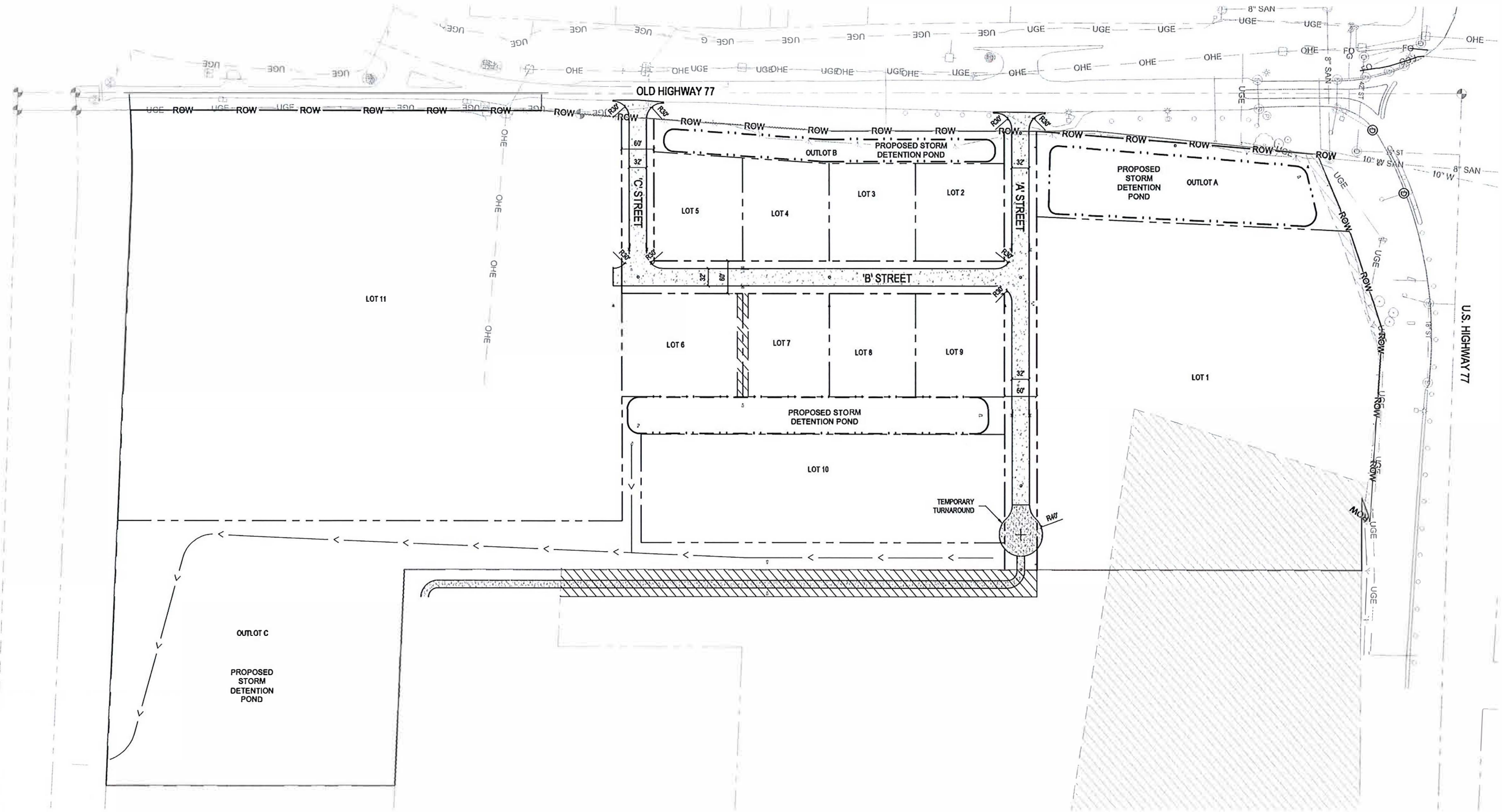
JEO PROJECT NO.: [242471.00]
 DRAWN BY: [BEG]
 QAQC: [IK]



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US SURVEY FEET (sFT)

OVERALL PAVING PLAN



PROPOSED SITE PLAN

APPROXIMATE EARTHWORK QUANTITIES		
CUT	FILL	NET
47,091 CY	101,247 CY	54,156 CY (FILL)

* NOTE: EARTHWORK QUANTITIES ARE FOR INFORMATION ONLY. PAVEMENT AND BUILDING PADS WERE NOT DEDUCTED FROM THE FILL QUANTITY.
 **A FILL FACTOR OF 1.3 HAS BEEN ADDED.

SITE GRADING LEGEND	
	1490 PROPOSED MAJOR CONTOUR
	1489 PROPOSED MINOR CONTOUR
	1600 EXISTING MAJOR CONTOUR
	1599 EXISTING MINOR CONTOUR
	PROPOSED DRAINAGE DITCH



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KRUMEL INDUSTRIAL SUBDIVISION

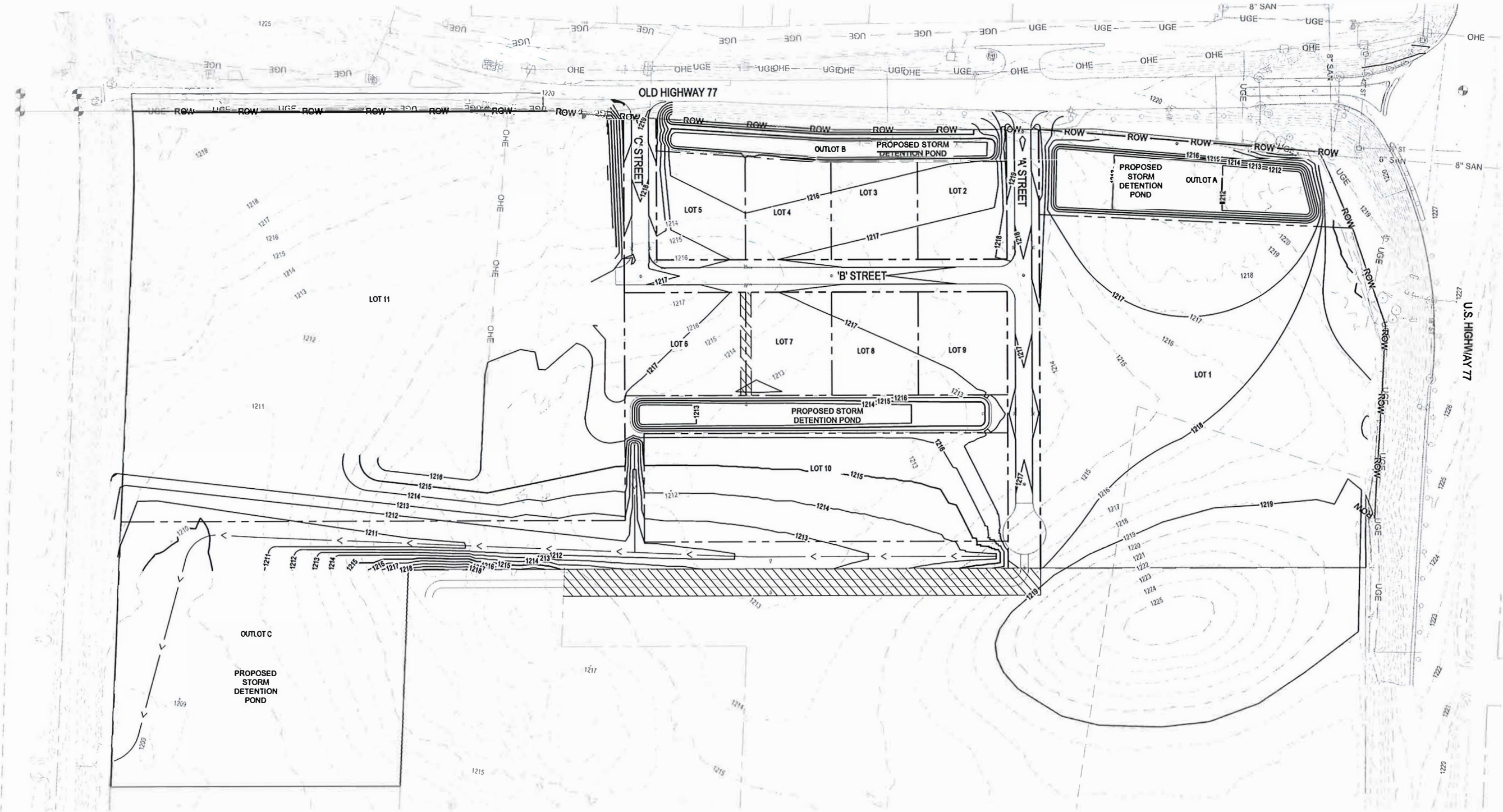
JEO INVESTMENTS, INC.
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

JEO PROJECT NO.: [242471.00]
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 QA/QC: [IK]



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OVERALL GRADING PLAN





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**KRUMEL INDUSTRIAL
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JEO INVESTMENTS, INC.
 1937 N CHESTNUT STREET
 WAHOO, NE 68068

JEO PROJECT NO.: [242471.00]
 DRAWN BY: [BEG]
 QAQC: [IK]



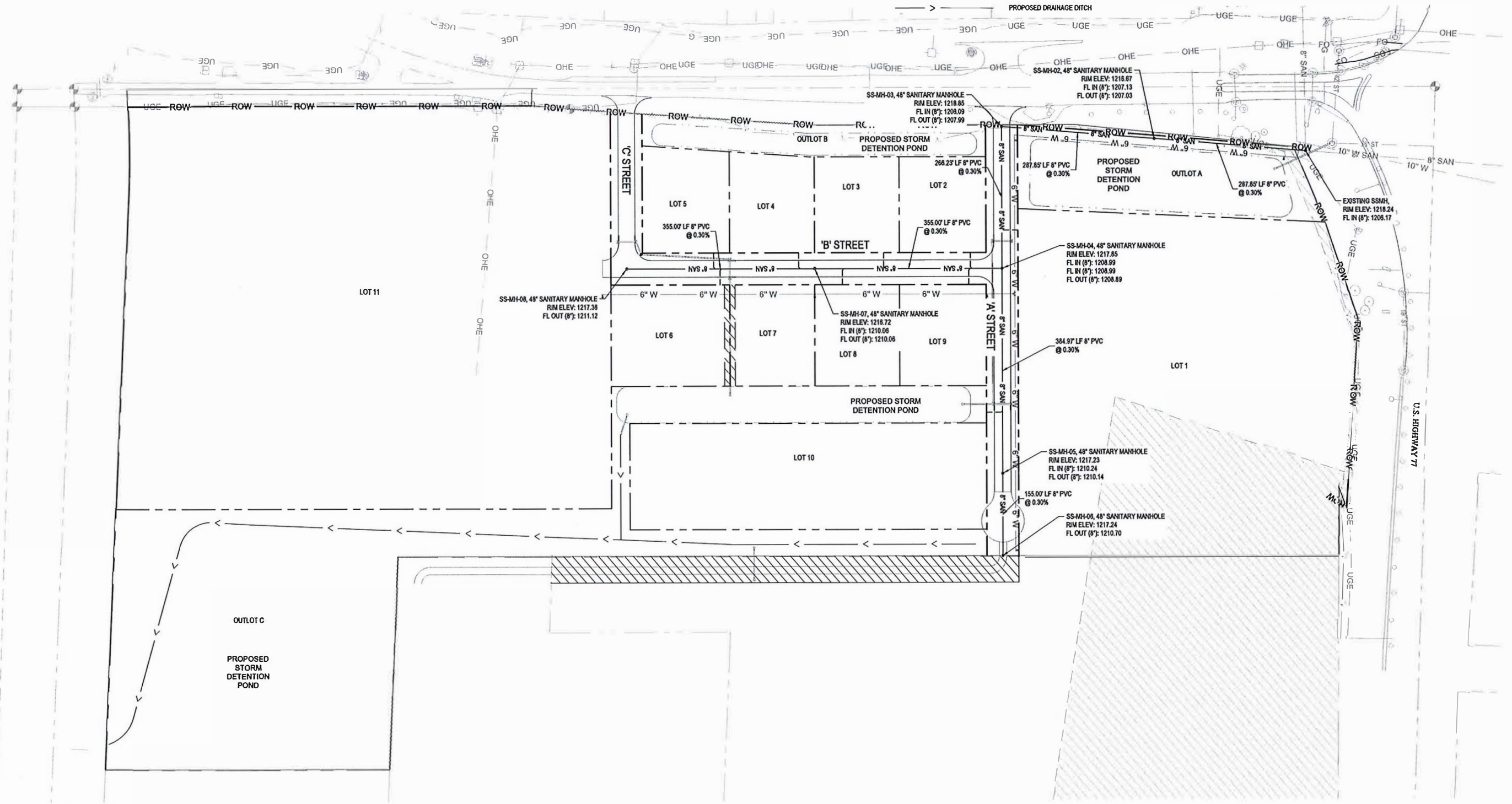
Know what's Below.
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US SURVEY FEET (sFT)

**UTILITIES -
 SANITARY SEWER PLAN**

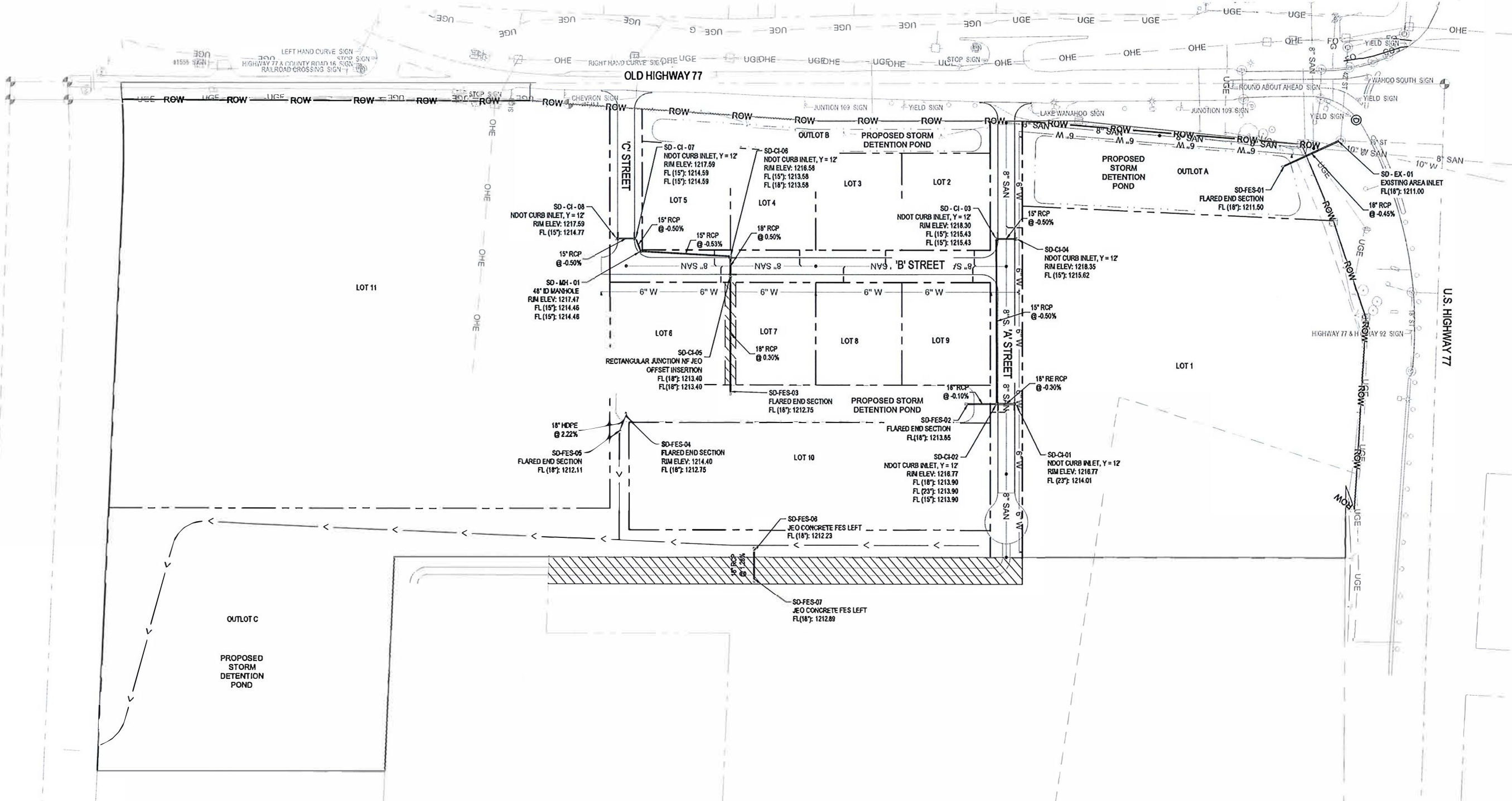
SITE UTILITY LEGEND

- X" SAN — PROPOSED SANITARY
- X" W — PROPOSED WATER SERVICE
- G — G — PROPOSED GAS SERVICE
- P — P — PROPOSED ELECTRICAL SERVICE
- [Symbol] — PROPOSED STORM
- PVC [Symbol] POST INDICATOR VALVE
- GV [Symbol] GATE VALVE
- FH [Symbol] FIRE HYDRANT
- [Symbol] — PROPOSED DRAINAGE DITCH



SITE UTILITY LEGEND

- X" SAN — PROPOSED SANITARY
- X" W — PROPOSED WATER SERVICE
- G — G — PROPOSED GAS SERVICE
- P — P — P — PROPOSED ELECTRICAL SERVICE
- PROPOSED STORM
- POST INDICATOR VALVE
- GATE VALVE
- FIRE HYDRANT
- PROPOSED DRAINAGE DITCH



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[09.22.2025]

Isaac Kreikenmeyer - Civil Engineer
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**KRUMEL INDUSTRIAL
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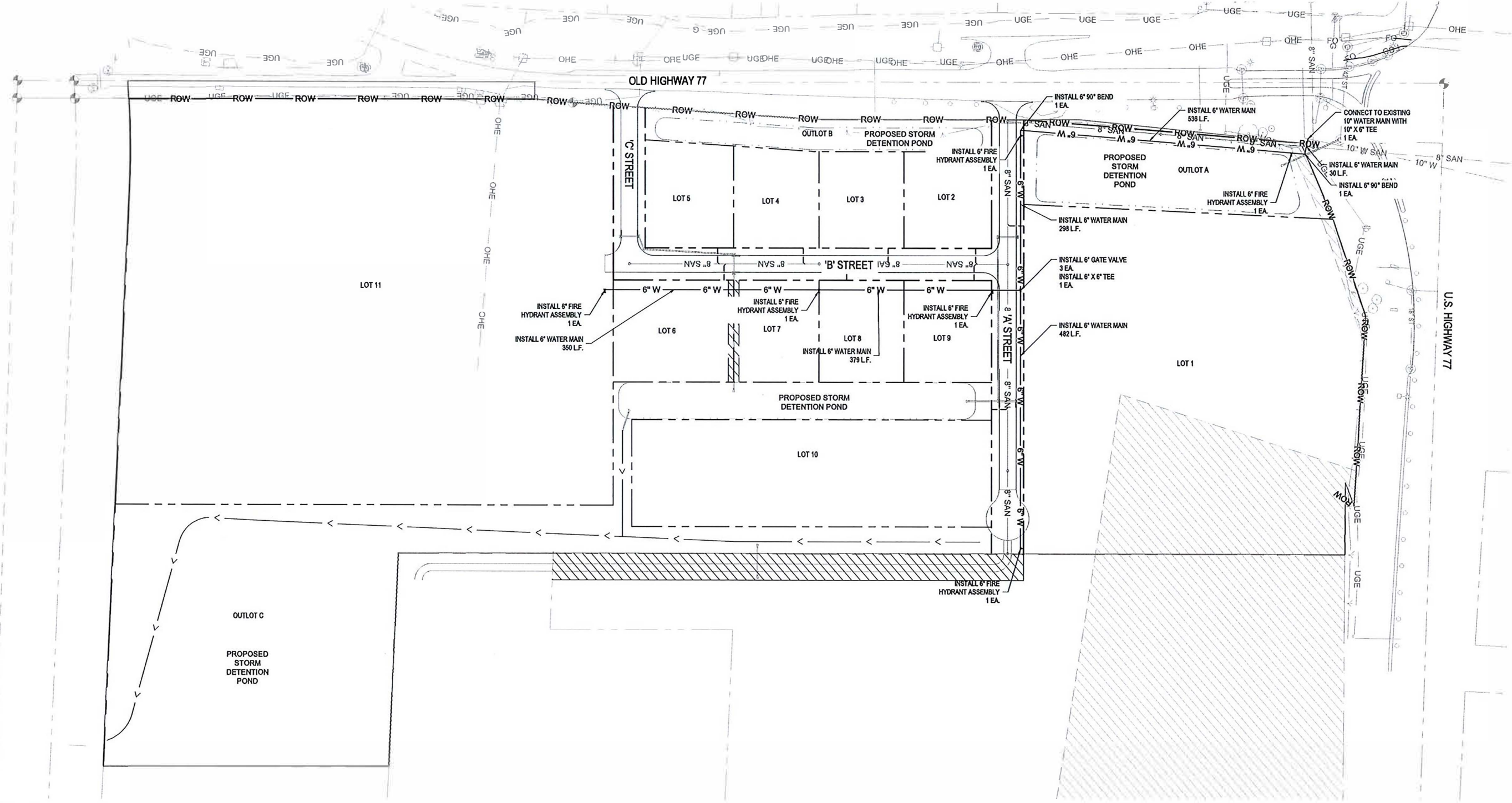
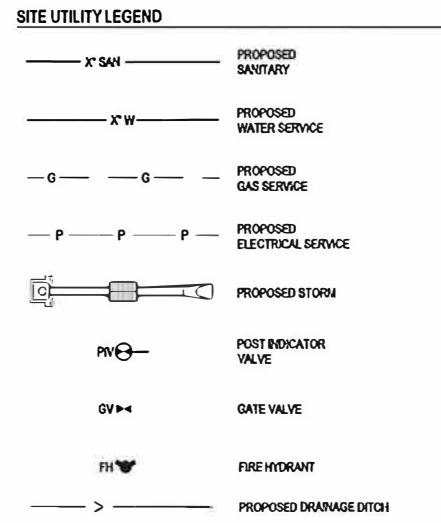
JEO PROJECT NO.: [242471.00]
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US SURVEY FEET (sFT)

**UTILITIES -
 STORM SEWER PLAN**



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KRUMEL INDUSTRIAL SUBDIVISION

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JEO PROJECT NO.: [242471.00]
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 QAQC: [IK]



Know what's below.
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 US SURVEY FEET (sFT)

UTILITIES - WATER PLAN



EROSION CONTROL / SWPPP LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SF — SILT FENCE
- > — PROPOSED DRAINAGE DITCH
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- SEEDING - ALL DISTURBED AREAS (MILLER SEED SUB DIVISION MIX OR APPROVED EQUAL)

SITE GRADING LEGEND

- 1490 — PROPOSED MAJOR CONTOUR
- 1489 — PROPOSED MINOR CONTOUR
- 1600 — EXISTING MAJOR CONTOUR
- 1599 — EXISTING MINOR CONTOUR



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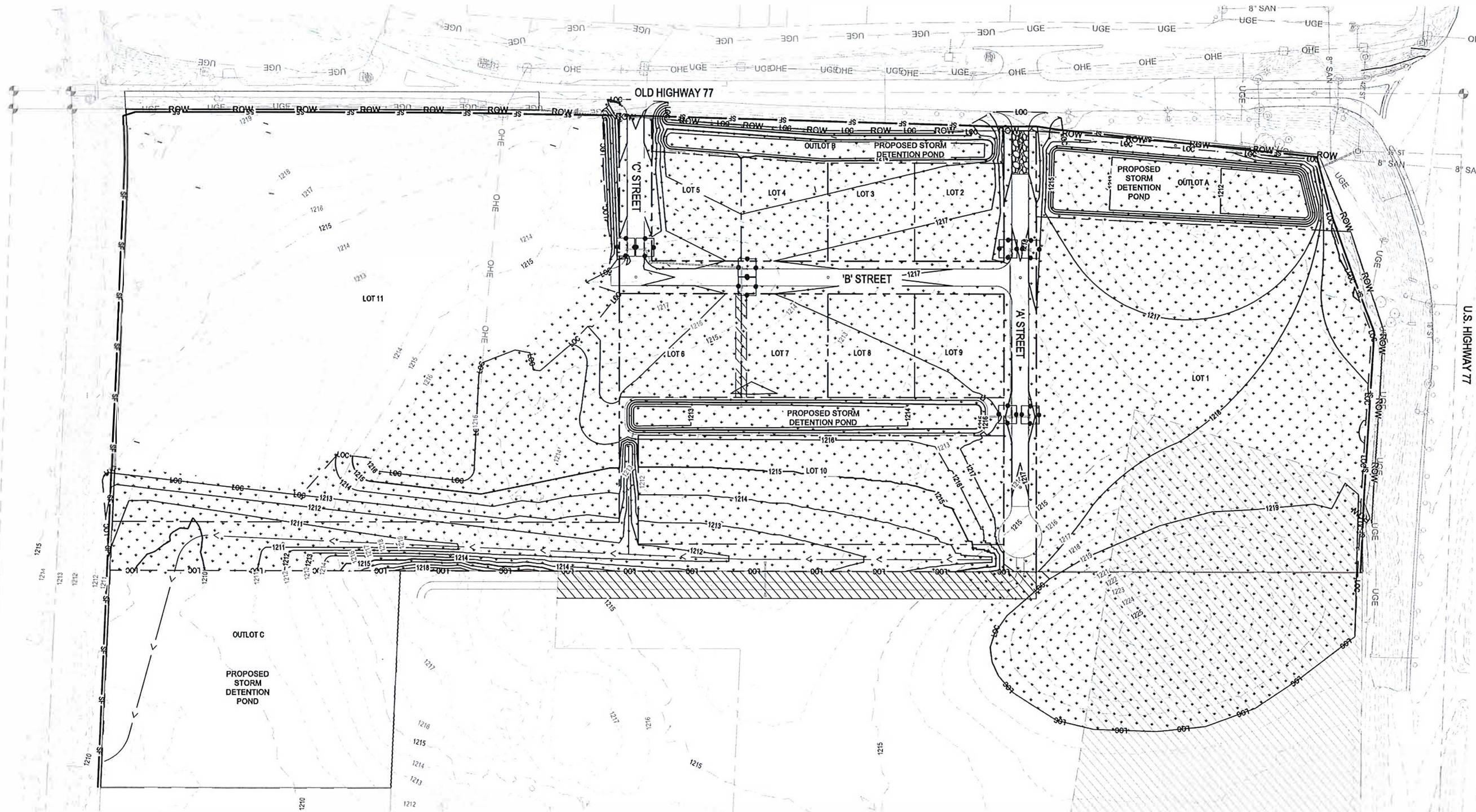
JEO PROJECT NO.: [242471.00]
 DRAWN BY: [BEG]
 QAQC: [IK]



Know what's below.
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SITE EROSION CONTROL PLAN





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**KRUMEL INDUSTRIAL
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 QAQC: [IK]

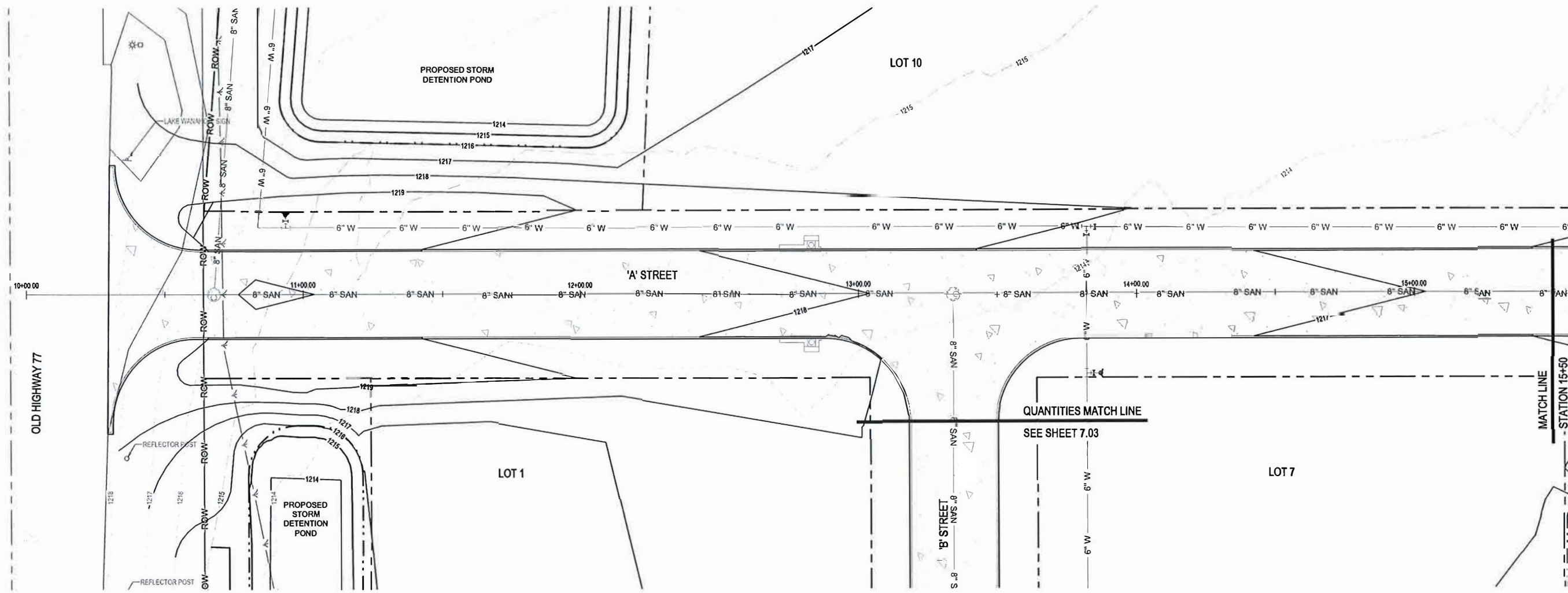


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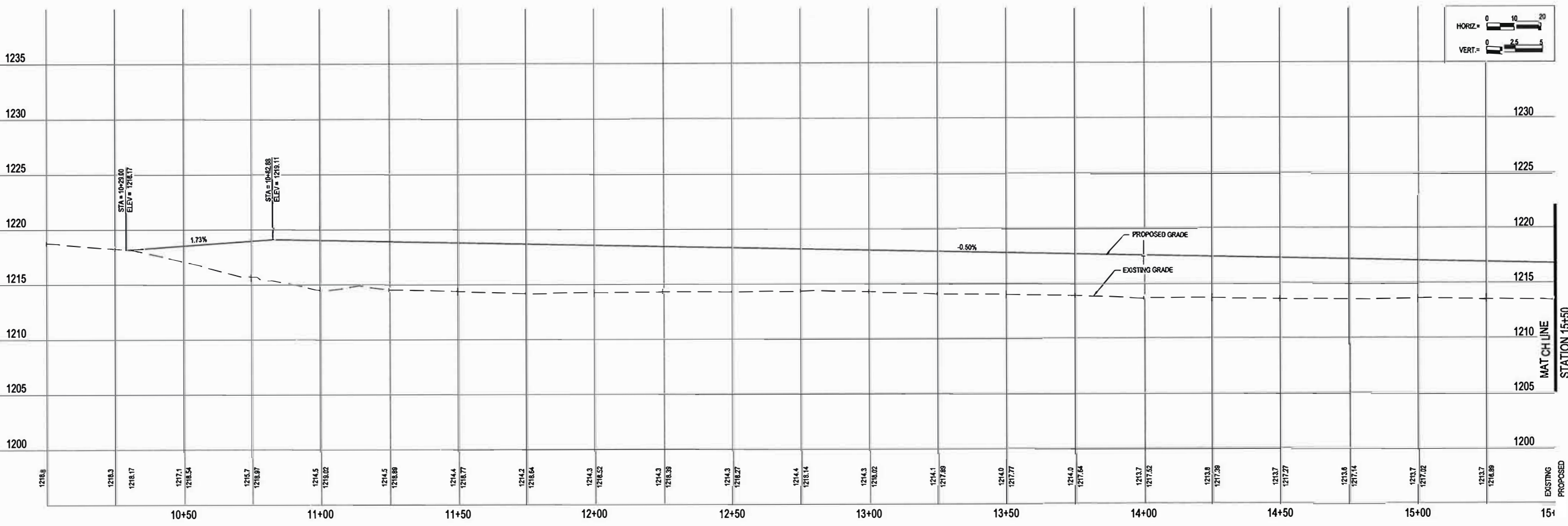
US SURVEY FEET (sFT)

**STREET PLAN
 AND PROFILE**

7.00



'A' STREET PLAN AND PROFILE





JEO CONSULTING GROUP

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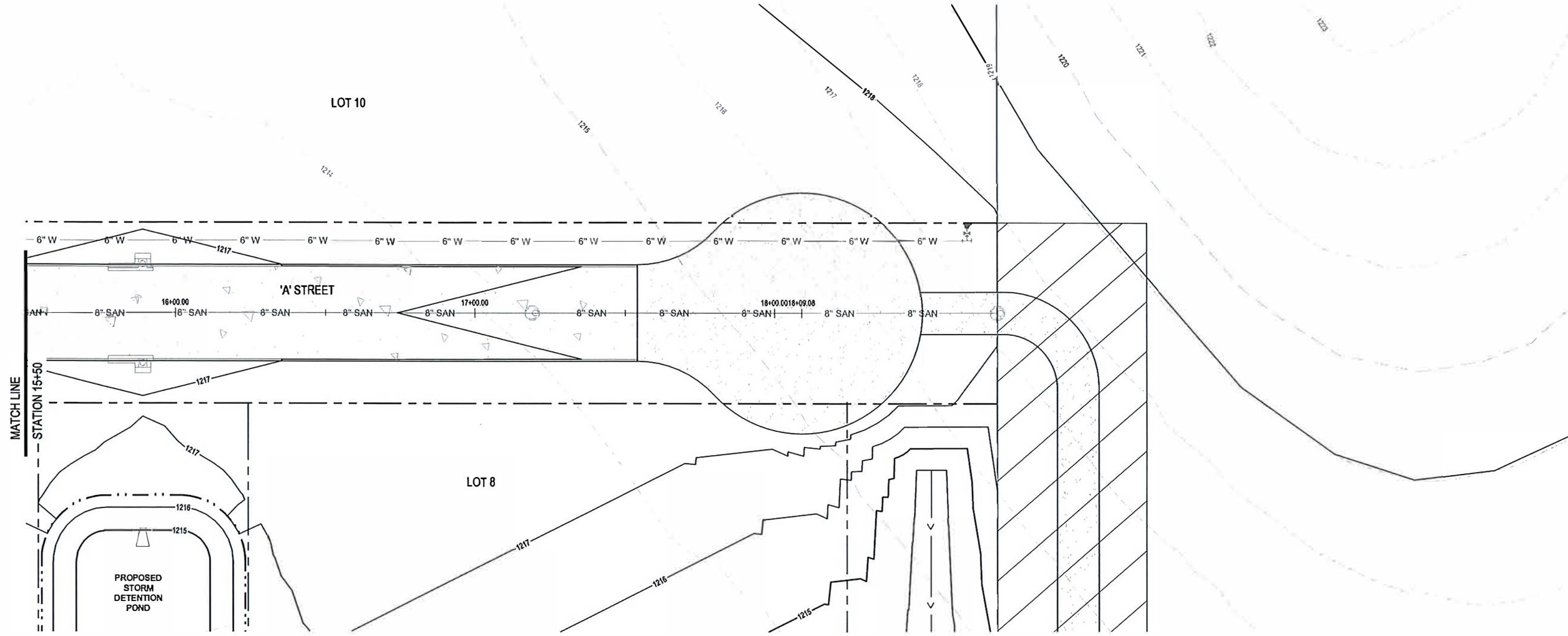
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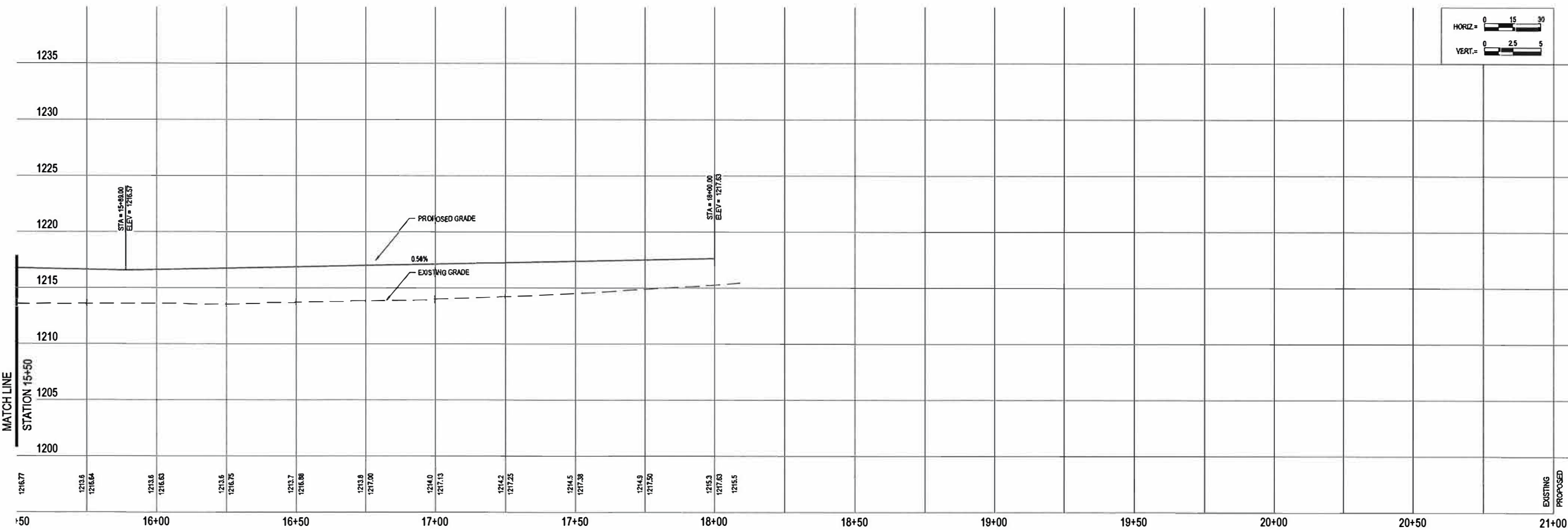
[09.22.2025]
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MARK	DATE	DESCRIPTION
-	00/00/0000	XX



'A' STREET PLAN AND PROFILE



KRUMEL INDUSTRIAL SUBDIVISION

JEO INVESTMENTS, INC.
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

JEO PROJECT NO.: [242471.00]
 DRAWN BY: [BEG]
 QAQC: [IK]



Know what's below.
 Call before you dig.

US SURVEY FEET (sFT)

STREET PLAN AND PROFILE



JEO CONSULTING GROUP

1937 N CHESTNUT ST
 WAHOO, NE 68066
 800.723.8567 | jeo.com

JEO CONSULTING, INC.
 ORGANIZATION CERTIFICATE OF
 AUTHORIZATION NUMBER: CA-0069

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 30%
 DATE:
 09.22.2025
 PRELIMINARY

[09.22.2025]
 Isaac Kreikenmeier - Civil Engineer
 E-20028

ISSUE

MARK	DATE	DESCRIPTION
XX	00/00/0000	XX

**KRUMEL INDUSTRIAL
 SUBDIVISION**

JEO INVESTMENTS, INC.
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

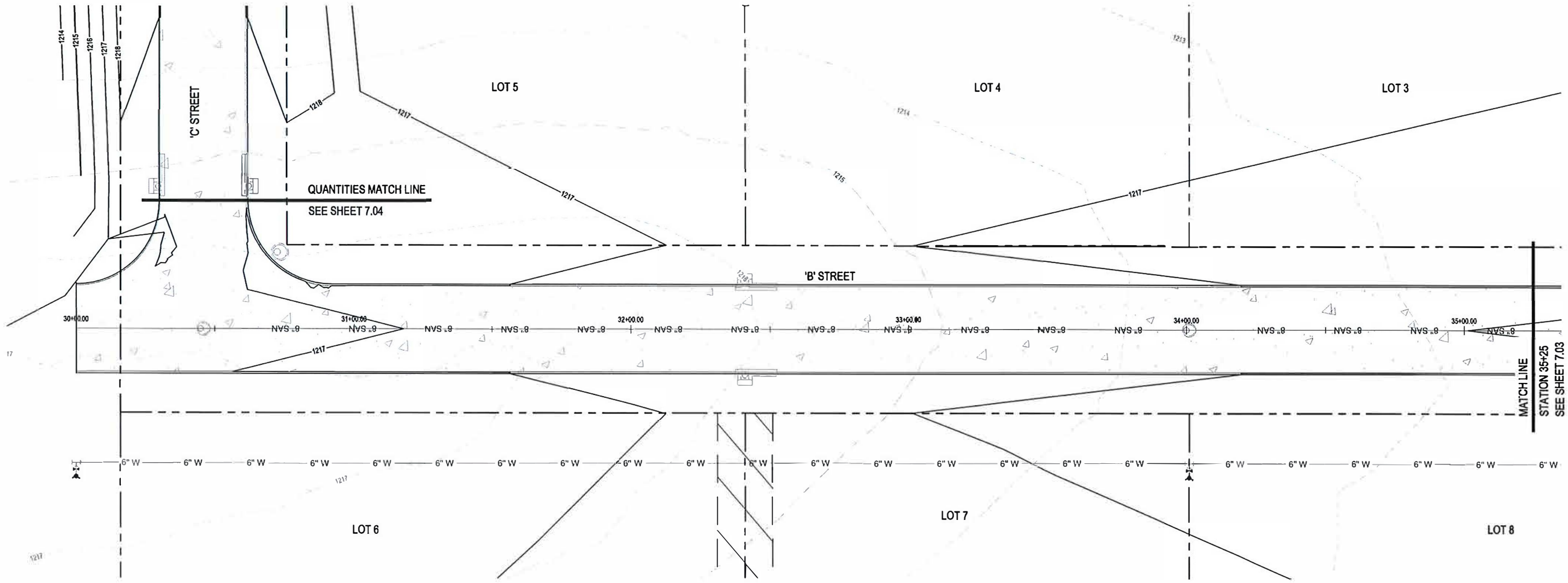
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 DRAWN BY: [BEG]
 QAQC: [IK]



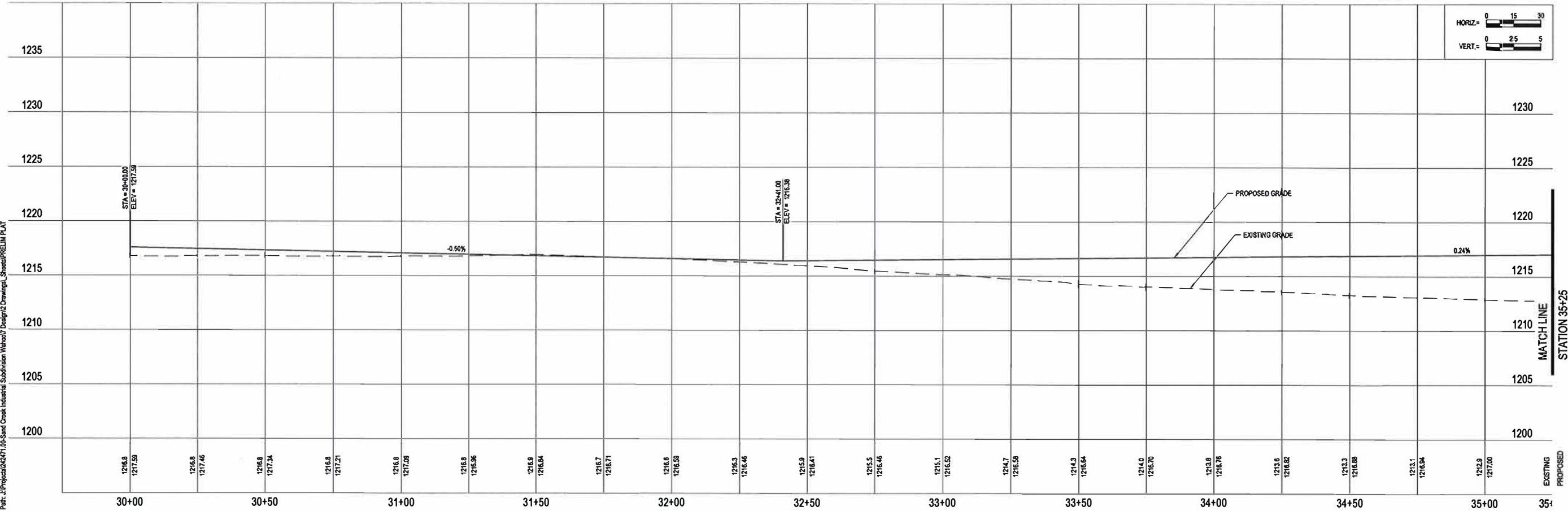
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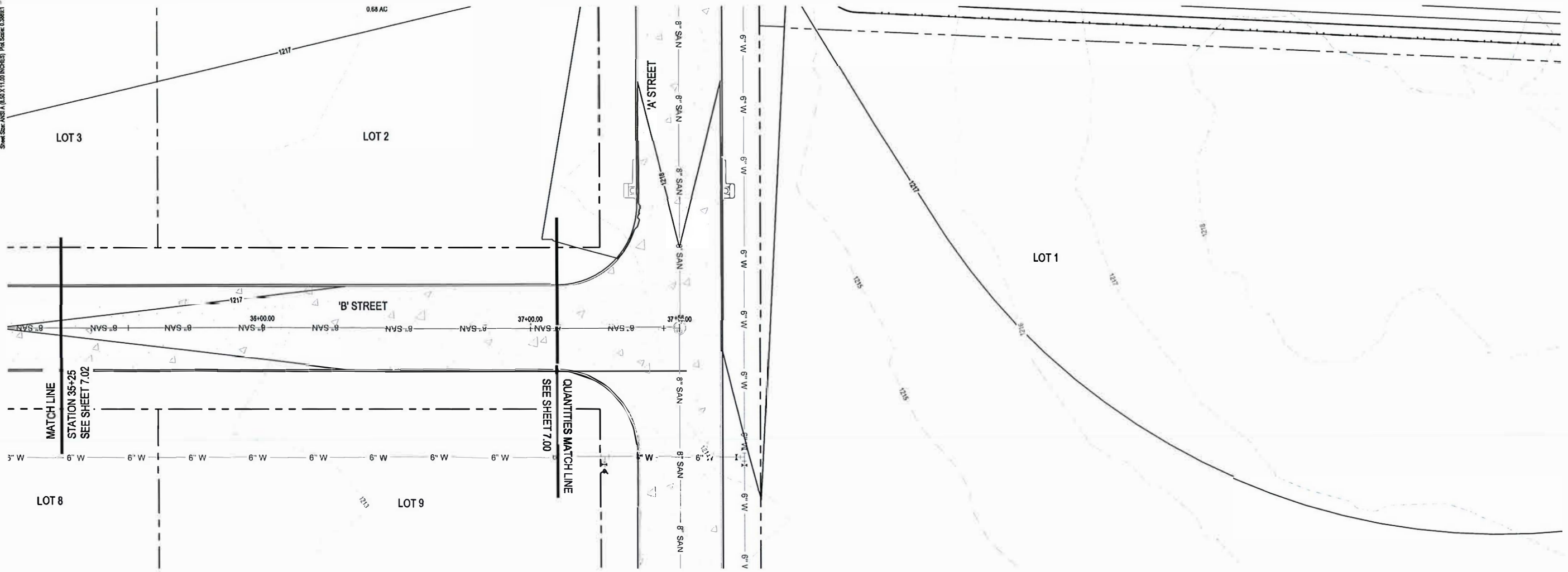
**STREET PLAN
 AND PROFILE**



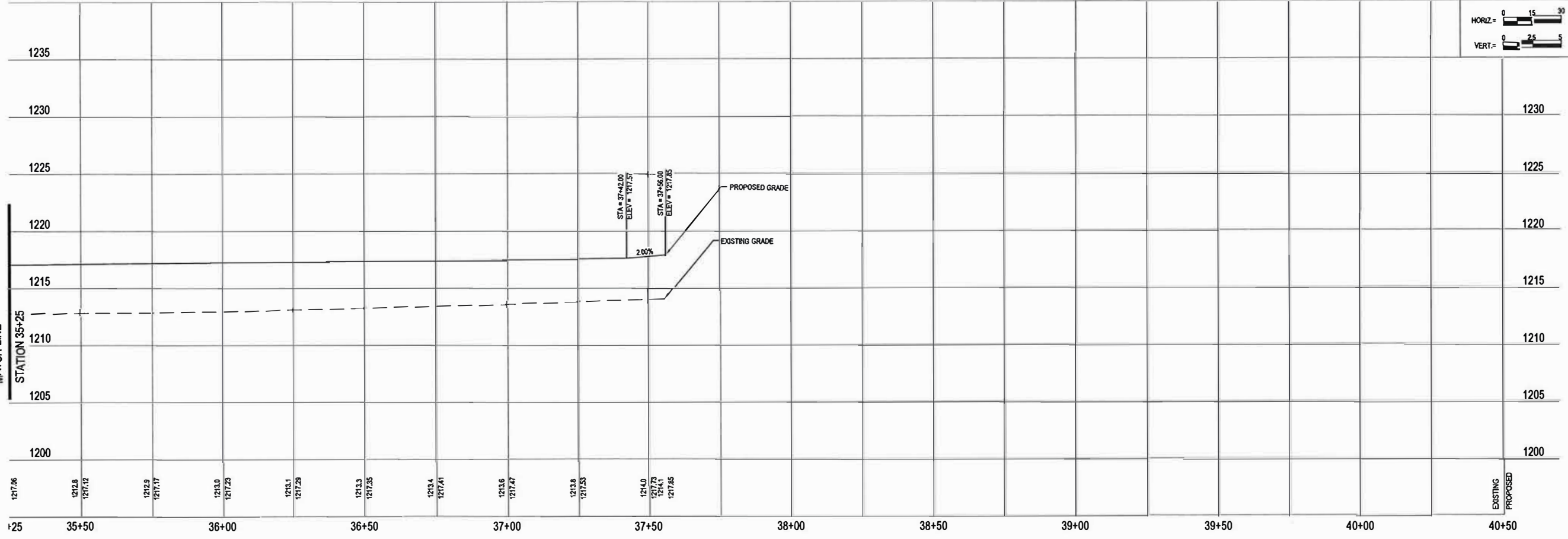
'B' STREET PLAN AND PROFILE



Prepared by CHARLES MCFARLAND
 Sheet Size: A (36" x 48") (1:50,000) (1/4" = 1'-0")



B' STREET PLAN AND PROFILE



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 AUTHORIZATION NUMBER: CA-0069

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 DATE:
 09.22.2025
 PRELIMINARY

[09.22.2025]
 Isaac Kreikenmeier - Civil Engineer
 E-20028

ISSUE

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**KRUMEL INDUSTRIAL
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JEO INVESTMENTS, INC.
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 WAHOO, NE 68066

JEO PROJECT NO.: [242471.00]
 DRAWN BY: [BEG]
 QAQC: [IK]

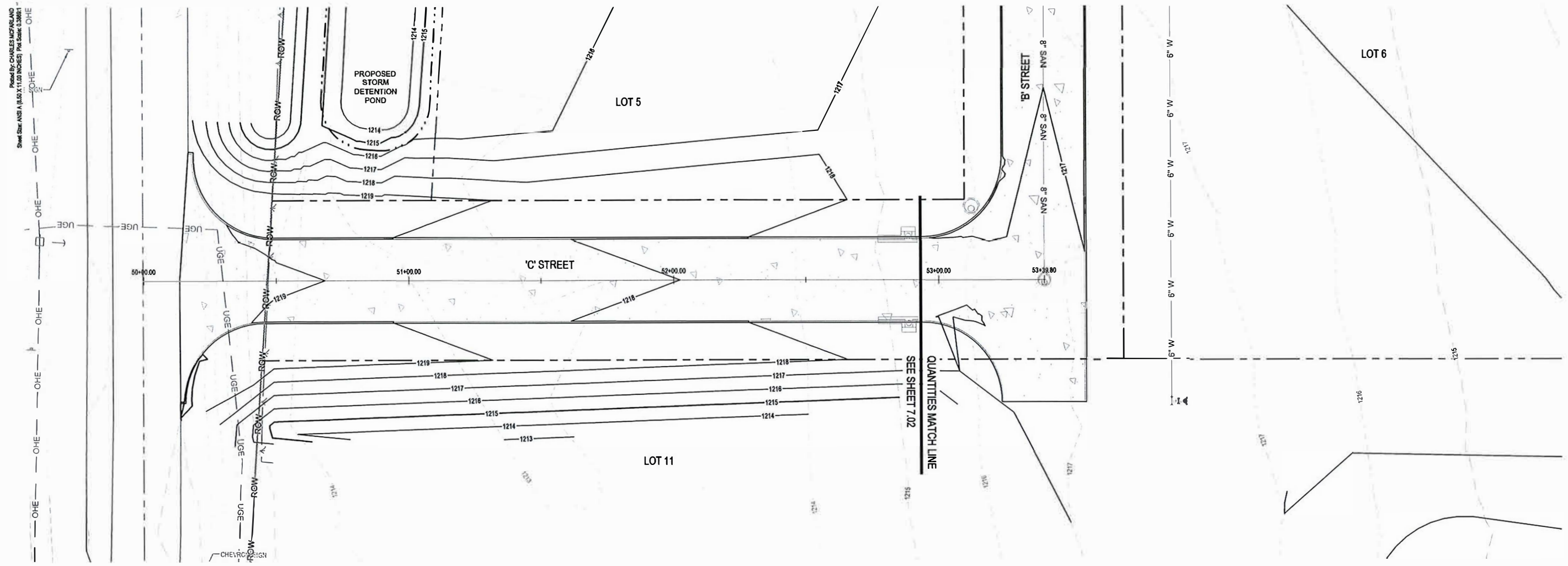


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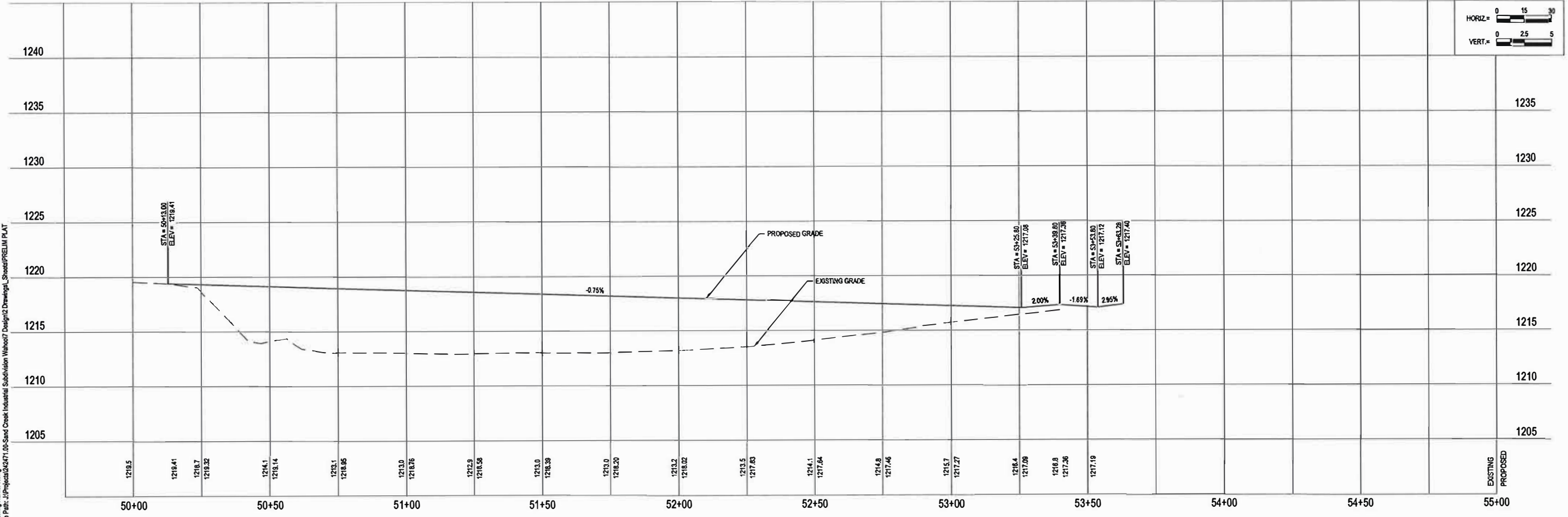
US SURVEY FEET (sFT)

**STREET PLAN
 AND PROFILE**

Drawing Name: 7.dwg
 File Path: J:\Projects\242471_00-Sand Creek Industrial Subdivision\Woodruff Design\Drawings\Sheet\PRELIM PLAT



'C' STREET PLAN AND PROFILE



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ORGANIZATION CERTIFICATE OF
AUTHORIZATION NUMBER: CA-0069

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CONSTRUCTION
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DATE:
09.22.2025
PRELIMINARY

[09.22.2025]
Isaac Kreikenmeyer - Civil Engineer
E-20028

ISSUE

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**KRUMEL INDUSTRIAL
SUBDIVISION**

JEO INVESTMENTS, INC.
1937 N CHESTNUT STREET
WAHOO, NE 68066

JEO PROJECT NO.: [242471.00]
DRAWN BY: [BEG]
QAQC: [IK]



Know what's below.
Call before you dig.



**STREET PLAN
AND PROFILE**

~~7.01.01~~ **7.01.14** Design Requirements for parking lots

1. Areas used for standing and maneuvering of vehicles shall be composed of a **suitable surface material either asphalt or concrete. A waiver for the use of other materials may be recommended for approval by the Planning Commission and approved by the City Council, to be reviewed and approved by the Planning Commission and City Council.**
2. Said surfacing shall be maintained adequately for all weather use and drained in a manner to avoid the flow of water across sidewalks.
3. The structural load capacity of the surfacing should be analyzed and designed accordingly. In some instances, thicker or reinforced sections may be desirable.
4. Artificial lighting, when provided, shall be deflected so the light does not create a shine or glare in any residential district or adjacent residential use.
5. Access aisles shall be a sufficient width for all vehicles to turn and maneuver.
6. Except for dwelling units, parking spaces shall be located and served by a driveway that will not require any backing movements or other maneuvering within a street right-of-way other than an alley.
7. Drainage of all parking lots shall be designed to develop proper site drainage. Proper site drainage is required to dispose of all storm water that is accumulated on the site.
8. The completion schedule for constructing the parking lot shall be provided to the City as part of the application. The schedule must be reviewed and agreed to by the City prior to construction. Said schedule shall be reasonable for all parties and the completion time shall be followed by the applicant. Variations to the schedule may be granted only in the case of inclement weather delays.
9. All parking lots within the Transportation Corridor Overlay District are to be surfaced with asphalt and/or concrete and have curbed edging.

Summary of Review of Submittals for preparing Downtown Revitalization Plan for the City of Wahoo

The City of Wahoo received five responses to our RFP for DTR planning efforts. One, from Olsson, was a statement of no intent to submit. The remaining four submittals were scored by the Committee members listed below, individually. The summary of their scoring is listed below.

Scorers:

- Jerry Johnson
- Josh Kreuger
- Kathryn Nygren
- Theresa Klein
- Stuart Krejci
- Ryan Ideus
- Carl Warford
- Melissa Harrell

Criteria	Possible Points - from all scorers	Five Rule Rural Planning	JEO Consulting Group	NTC Community Economic Partners	Retail Strategies
Technical expertise of the firm in connection with the scope of services to be provided and the complexity of the project.	200	194	198	186	183
Past record of performance on administrative contracts with other clients including quality of work, timeliness, and cost control.	200	159	177	140	137
Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm.	160	116	140	143	140
Familiarity with the Community Development Block Grant Program Guidelines.	160	158	158	75	95
Cost of services.	80	67	66	73	61
TOTAL	800	694	739	617	616

SCORING WORKSHEET - DTR PROPOSALS



FIRM: FIVE RULE RURAL PLANNING

Date: _____

Criteria	Possible Points	1
Technical expertise of the firm in connection with the scope of services to be provided and the complexity of the project.	25	25
Past record of performance on administrative contracts with other clients including quality of work, timeliness, and cost control.	25	25
Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm.	20	18
Familiarity with the Community Development Block Grant Program Guidelines.	20	18
Cost of services.	10	10
TOTAL	100	96

SCORING WORKSHEET - DTR PROPOSALS



FIRM: JEO CONSULTING GROUP

Date: _____

Criteria	Possible Points	1
Technical expertise of the firm in connection with the scope of services to be provided and the complexity of the project.	25	25
Past record of performance on administrative contracts with other clients including quality of work, timeliness, and cost control.	25	25
Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm.	20	20
Familiarity with the Community Development Block Grant Program Guidelines.	20	20
Cost of services.	10	10
TOTAL	100	100

SCORING WORKSHEET - DTR PROPOSALS



FIRM: NTC - COMMUNITY ECONOMIC PARTNERS

Date: _____

Criteria	Possible Points	1
Technical expertise of the firm in connection with the scope of services to be provided and the complexity of the project.	25	25
Past record of performance on administrative contracts with other clients including quality of work, timeliness, and cost control.	25	25
Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm.	20	20
Familiarity with the Community Development Block Grant Program Guidelines.	20	10
Cost of services.	10	10
TOTAL	100	90

SCORING WORKSHEET - DTR PROPOSALS



FIRM: RETAIL STRATEGIES

Date: _____

Criteria	Possible Points	1
Technical expertise of the firm in connection with the scope of services to be provided and the complexity of the project.	25	20
Past record of performance on administrative contracts with other clients including quality of work, timeliness, and cost control.	25	25
Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm.	20	20
Familiarity with the Community Development Block Grant Program Guidelines.	20	15
Cost of services.	10	10
TOTAL	100	90

Wahoo Newspaper

564 N. Broadway,
Wahoo, Nebraska 68066
AFFIDAVIT OF PUBLICATION

Account Number: COL-NE-401995
Date: October 31, 2025

City of Wahoo, Nebraska
Melissa Harrell
605 N. Broadway,
Wahoo, NE 68066

Date:	Category:	Description:	Ad Size:	Total Cost:
10/17/25	General Legal Notice	DTR - RFP (CDBG Project)	1 X 50 L	\$87.73

Published by
the Wahoo News

State of Florida, County of Orange, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of **Wahoo Newspaper**, a newspaper published in Saunders County, Nebraska, do certify that the annexed notice DTR - RFP (CDBG PROJECT) was published in said newspapers on the following

Oct. 17, 2025, Oct. 24, 2025, Oct. 31, 2025

The first insertion being given Oct. 17, 2025

Newspaper reference: COL-NE-401995

Ankit Sachdeva

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: **10/31/2025**

J. Ra

Notarized remotely online using communication technology via Proof.

NOTICE

The City of Wahoo, Nebraska is pursuing Community Development Block Grant (CDBG) funding from the Nebraska Department of Economic Development (DED) to complete a Downtown Revitalization (DTR) Plan.

The City is requesting proposals from qualified consultants who have experience in developing DTR Planning documents. It is the City's intent to create a plan that provides a comprehensive outlook of the current designated downtown area in addition to the development of goals and objectives that can further enhance the area, making it an attractive place to do business and visit. The plan will be used as a guide for the city to develop and improve the downtown area.

Details on proposed scope of work, submittal requirements, and scoring information is available on the City of Wahoo website: www.wahoo.ne.us or can be requested by contacting City Hall at 402-443-3222.

The City of Wahoo will evaluate all submittals and make a recommendation to the City Council. A contract with a not to exceed amount will be required. Contract award will be contingent upon award of the grant and Release of Funds by the DED.

Proposals must be received by the City of Wahoo no later than 5:00 p.m. on Tuesday, December 2, 2025.

The City of Wahoo is an equal opportunity employer and requires all contractors and consultants to comply with all applicable Federal and State laws and regulations.

Melissa M Harrell

City Administrator
10/17/2025, 10/24/2025, 10/31/2025
COL-NE-401995 ZNEZ

JEO Consulting Group
Attn: Andrea Gebhart
2000 Q Street, Suite 500
Lincoln, NE 68503
Email: agebhart@jeo.com

Olsson
Attn: Justin Petersen
Call 402-458-5958 to find out best address to mail it to or email

Hanna Keelan
3275 Holdrege
P.O. Box 30552
Lincoln, NE 68503

Five Rule Rural Planning
Attn: Bobbi Pettit
2123 Central Ave, Suite D
Kearney, NE 68847
bobbi@fiveruleplanning.com

NOTE: This address is from AP. You could call her to confirm this is correct. 308-455-3528

RDG
Attn: Amy Haase
1302 Howard St
Omaha, NE 68102
402-392-0133 if you want to call for an email address

City of Wahoo

Bidding Opportunities

RFP - Downtown Revitalization Planning

October 10, 2025

CITY OF WAHOO REQUEST FOR PROPOSALS - DUE BY 5:00 P.M., TUESDAY, DECEMBER 2, 2025
DOWNTOWN REVITALIZATION PLAN
(PDF DOWNLOAD [CLICK HERE](#))

The City of Wahoo, Nebraska is pursuing Community Development Block Grant (CDBG) funding from the Nebraska Department of Economic Development (DED) to complete a Downtown Revitalization (DTR) Plan.

The City is requesting proposals from qualified consultants who have experience in developing DTR Planning documents. It is the City's intent to create a plan that provides a comprehensive outlook of the current designated downtown area in addition to the development of goals and objectives that can further enhance the area, making it an attractive place to do business and visit. The plan will be used as a guide for the city to develop and improve the downtown area. The Scope of Work listed may be adjusted, but the focus will be on identifying the needs and wants through public input.

Scope of Work:

- Facilitation of a public engagement process to gather input from the community and to develop community-wide consensus on the needs of Wahoo. Citizen participation should include public meetings, surveys, committees, and any other method designed to maximize the involvement of the City's residents;
- Coordinating input from key stakeholders, including but not limited to, City of Wahoo and appointed boards, Wahoo Chamber of Commerce, Greater Wahoo Development Foundation, community business owners and civic organizations;
- Developing a plan, which identifies the goals and objectives arrived at through the need's identification process;
- Developing strategies for implementing said goals and objectives; and
- Preparing a cost opinion for proposed improvements needed to meet the goals and objectives.

Interested firms should submit their proposal in writing, with the following required information included:

1. A letter of interest that outlines the following:
 - a. Qualifications of the firm and of the personnel/additional organizations that are assigned to this project.
 - b. Previous experience in completing DTR plans.
 - c. Knowledge of Wahoo, the proposed project, and CDBG funding requirements.
 - d. A public engagement strategy.
 - e. References and contact information for three (3) similar projects that have been completed within the last five (5) years.

2. Listing of the organization(s) included in the firm's project team. The list/discussion of this item should identify the role of each organization and an indication of how much of the total project workload each organization will undertake.
3. Listing of key team members on the project, including their qualifications and responsibilities for the proposed project.
4. The name, qualifications, experience, and availability of the project manager. Please include information on similar projects in which the project manager has previously worked.
5. A detailed project schedule that includes an outline of the scope, major tasks, completion dates for various phases, and the total project cost with certain costs attributed to each phase.

Submittals will be scored based on the following scale:

1. Technical expertise of the firm in connection with the scope of services to be provided and the complexity of the project. (25 points)
2. Past record of performance on administrative contracts with other clients including quality of work, timeliness, and cost control. (25 Points)
3. Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm. (20 Points)
4. Familiarity with the Community Development Block Grant Program Guidelines. (20 Points)
5. Cost of services. (10 Points)

Total possible points= 100 Points

The City of Wahoo will evaluate all submittals and make a recommendation to the City Council. A contract with a not to exceed amount will be required. Contract award for the Planning Consultant portion of the contract will be contingent upon award of the grant and Release of Funds by the DED.

The City of Wahoo reserves the right to accept any bid, which it deems most favorable to the City, to waive any irregularities or informalities in any bid received, to reject any or all bids submitted, and to hold as many bids as it desires for consideration for a period of thirty (30) days after the bids are open. Bids received after the specified time of closing will be returned unopened.

The City of Wahoo is an equal opportunity employer and requires all contractors and consultants to comply with all applicable Federal and State laws and regulations.

Other submittal requirements:

- Proposals may not exceed a total of 12 single sided pages (not including the cover page, table of contents or separating "tabs")
- Only sealed written proposals will be accepted. Physical copies are required.
- Deadline for submission of written material is 5:00 pm, Tuesday, December 2, 2025.
- Submittals of 6 copies should be received, or hand delivered to the address below by the deadline:

RFP - Wahoo Downtown Revitalization Planning

Attn: Melissa Harrell, City Administrator

605 N. Broadway

Wahoo, NE 68066

If you have any questions, please call (402) 443-3222, Ext. 14 and speak to Melissa Harrell, City Administrator.

City of Wahoo

605 North Broadway
Wahoo, NE 68066

PH: 402-443-3222



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Response to Request for Proposals for

Wahoo Downtown Revitalization Plan

CITY OF WAHOO

DECEMBER 2, 2025

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Kristen Ohnoutka, AICP, CNU-A
Project Manager

o: 402.435.3080

m: 402.270.2289

e: kohnoutka@jeo.com

JEO CONSULTING GROUP, INC.

1937 North Chestnut Street

Wahoo, NE 68066



December 2, 2025

City of Wahoo
Attn: Ms. Melissa Harrell, City Administrator
605 N. Broadway
Wahoo, Nebraska 68066

RE: Request for Proposals for the Wahoo Downtown Revitalization Plan

Dear Ms. Harrell and Selection Committee Members:

On behalf of JEO Consulting Group, Inc., we are pleased to submit our proposal to support the City of Wahoo in developing its Downtown Revitalization Plan. This project represents an exciting opportunity to build on the momentum of recent years, strengthen downtown's identity, and position the City for continued investment and implementation success. For us, this effort is personal because Wahoo is not simply a client, but also a community whose success we have invested in for almost 90 years.

Through our recent work in the project area, including with the Department of Utilities on the downtown water main replacement project, and past engagements with local leadership and downtown business owners, we understand the unique opportunities and challenges within the district. These relationships and experiences allow us to begin this project with an informed understanding of the existing conditions, business community, and realistic expectations for the future. This positioning enables us to move efficiently, with minimal overhead spent on understanding the project area and the key stakeholders involved.

Most importantly, our planning approach is implementation-focused, ensuring the plan goes from concept to development efficiently and effectively. Our tailored planning process is centered on collaboration, feasibility, and prioritization as outlined in our project approach presented in this proposal.

We value the trust the City of Wahoo has placed in us over the years, and we look forward to the opportunity to continue supporting you with a plan that reflects the community's identity, builds momentum, and accelerates revitalization for the project area. Thank you for your consideration. We are excited about the chance to partner with the City once again and to help shape a vibrant future for downtown Wahoo.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kristen Ohnoutka', is written over a light blue circular stamp.

KRISTEN OHNOUTKA, AICP, CNU-A
Project Manager
JEO Consulting Group, Inc.

About JEO

At JEO, we help communities thrive.

Since 1937, we've built a reputation on forging lasting partnerships with clients to help them—and our communities—succeed.

Today, we have more than 400 people in 15 offices, and after almost 90 years, we're still known for treating our clients and employees like family.

Through engineering, architecture, surveying, planning, community engagement, environmental sciences, funding, and construction services, we excel in providing long-term solutions for our clients.



Aquatics and Recreation



Power and Electric



Architecture



Project Visualization



Construction Services



Site Civil



Environmental Science



Surveying



Funding



Traffic and Technology



GIS Mapping



Transportation



Landscape Architecture



Water and Wastewater



Planning and Engagement



Water Resources

JEO's Downtown Experience

JEO has a strong record of partnering with Nebraska communities similar in size and character to Wahoo on Community Development Block Grant (CDBG)-funded downtown revitalization efforts that strengthen local economies and enhance quality of life. The table below highlights recent downtown improvement projects completed by JEO, demonstrating our ability to guide communities through practical planning, stakeholder engagement, and reinvestment strategies that align closely with Wahoo's goals.

		Nebraska Downtown Revitalization Projects																					
Project Components		Aurora	Albion	Bennington	Broken Bow	Brownville	Cozad	Exeter	Fremont	Geneva	Gothenburg	Gretna	Hartington	Hooper	Laurel	North Platte	Ord	Peru	Sutton	Talmage	Wayne	Wisner	Wood River
Master Plan/Feasibility Study		■	■	■	■		■		■	■	■	■	■	■	■	■	■	■	■		■	■	■
CDBG Funding			■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Brick Paving		■	■		■	■		■	■	■		■				■	■						
Sidewalk		■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■
Lighting and Electrical		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■
Parking		■	■	■	■	■		■			■	■	■	■	■	■	■	■		■		■	■
ADA		■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■
Streetscape		■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Project Understanding

Wahoo's downtown has seen significant investment and activity in recent years, all tied to the City's larger revitalization effort to bring new life and energy to this beloved community space. Our intimate familiarity with Wahoo's downtown area gives us the advantage of building on the momentum of the downtown water main improvement project, the 2024 downtown drainage evaluation, the City facilities outreach project, and the downtown blight study we completed for the City in 2024. This insight creates a strong foundation for meaningful engagement and a plan for realistic implementation.

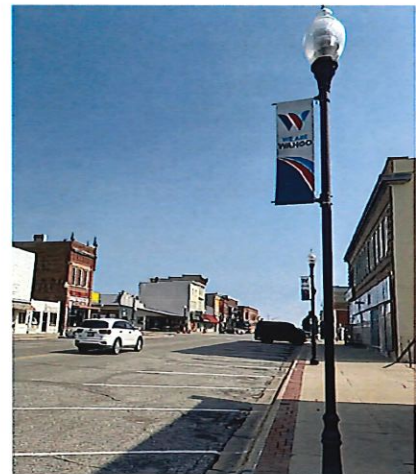
Our team understands that this revitalization effort must be tailored to the community and highlight some of the special features and amenities that make Wahoo 'home' to so many and its downtown a unique experience for residents and visitors alike. Local agencies, such as the Wahoo Chamber of Commerce and the Greater Wahoo Development Foundation, along with downtown business owners, will be heavily involved in developing this plan's final recommendations and will serve as project champions throughout the planning process.



We recognize that plans are only successful when they identify **achievable actions, timelines, and partnerships**. Additionally, our team knows that a critical part of this plan's successful implementation is creating a realistic and detailed funding strategy. With Wahoo's eligibility for CDBG funding and future pursuit of revitalization investment, the plan must align recommended projects with known funding requirements, cost opinions, and feasibility expectations.

Through our familiarity with Wahoo's downtown business community and our commitment to supporting its continued growth, we are prepared to deliver a plan that reflects the community's identity and priority to always keep **moving forward, while still preserving its roots and small-town feel**.





Project Approach

Our recommended approach for this project will result in a final vision for downtown that emphasizes the existing character and identity of the community, while still providing a phased implementation plan that supports long- and short-term investments. The following outlines JEO's proposed approach, as well as highlights key deliverables and goals for each phase.

Phase 1: Project Kickoff and Data Collection

Goal: *Develop a comprehensive understanding of the existing conditions of Wahoo's downtown area that establishes a verified baseline for subsequent planning decisions and vision setting.*

In this initial phase, key data will be collected through the establishment of an asset inventory and base map of existing conditions, review of relevant City plans and studies, and gathering of initial feedback from the community on strengths, challenges, and opportunities for downtown Wahoo. As this information is collected and verified, our team will translate those findings into a clear baseline of existing conditions, which will support future visioning and concept development in later phases.

The outcome of Phase 1 is a shared understanding of what exists today and what conditions must be addressed to support meaningful revitalization. This phase ensures that every recommendation moving forward is grounded in feasibility, community input, and stakeholder priorities.

◆ Deliverables

- Project Kickoff and Project Management Plan
- Existing Conditions Report
- Mapping and Asset Inventory Baseline
- Community Needs Survey

Phase 2: Public and Stakeholder Engagement

Goal: *Establish a shared community vision by meaningfully engaging key stakeholders and ensuring the final plan balances the needs of the community with the daily operations and maintenance expectations of City staff.*

Phase 2 builds on the baseline information collected in Phase 1 and shifts the focus from analysis to listening and collaborating. Because of our team's history of working closely with the community and downtown business owners, our recommended engagement approach for this project builds on that foundation of trust, leveraging engagement strategies that have proven successful.

Engagement with key stakeholders will play a primary role in this project. This includes outreach to long-standing businesses, community leaders, and partner agencies, such as the **Chamber of Commerce and Greater Wahoo Development Foundation**. These critical partners will serve as project champions and expand the project's reach into the community through their individual networks.

A combination of **design workshops, one-on-ones with key stakeholders**, and a **strategic social media campaign** will be used to capture a range of perspectives.

The outcome of Phase 2 will be a consensus around a final proposed vision for downtown Wahoo that reflects local priorities and builds momentum toward actual implementation.

◆ Deliverables

- Public Involvement Plan
- Stakeholder Mapping
- Digital Outreach Campaign
- Business and Property Owner Roundtables
- Community Open House Meeting
- Design Workshop and Final Summary

Phase 3: Visioning, Goals, and Needs Identification

Goal: Translate the findings from the existing conditions analysis and community engagement into a clear vision that is supported by a project prioritization matrix based on timeline, funding resources, and impact.

During this phase, our team will explore and evaluate potential projects that align with feedback received from the community in Phase 2, feasibility and implementation considerations, and impact on the overall feel and use of the downtown area. A preliminary project prioritization framework will be established as a result of this phase, allowing the City and invested partners to identify the most impactful and feasible projects for implementation.

The outcome of Phase 3 is a refined vision and mission for Ddowntown Wahoo supported by the community's identified goals for this plan and preliminary design concepts. This ensures the project is ready to transition from conceptual direction to implementation-focused planning.

◆ Deliverables

- Preliminary Visioning and Goals
- 2D and 3D Concept Development Graphics
- Project Prioritization Framework

Phase 4: Downtown Revitalization Plan Document

The final phase transitions the planning process from conceptual design to a pragmatic, implementation-focused framework. Building on the concepts, prioritized projects, and community direction developed in earlier phases, this stage refines recommendations and evaluates the feasibility of proposed projects. During this phase, our team will review preliminary concepts with City leadership, stakeholder groups, and partner agencies to ensure alignment with capacity, local priorities, and funding resource readiness.

As recommendations are finalized, each will be paired with **estimated costs, potential funding strategies**, and **implementation timelines**. This will combine the effort from Phase 4, which created a project prioritization framework, and turn it into an implementation matrix. This will ultimately result in a list of recommended projects and next steps the City can act on immediately.

◆ Deliverables

- Final Design Concepts
- Cost Estimates and Funding Strategy
- Project Prioritization Matrix and Implementation Plan
- Final Plan Presentation

Project Experience

Downtown Master Plan

📍 *Deshler, Nebraska*

The Deshler Downtown Master Plan highlights a critical opportunity to revitalize the community's historic downtown by addressing decades-old infrastructure challenges that now affect businesses, residents, and visitors. As the project team evaluated the corridor, it became clear that aging water and storm sewer systems, deteriorated sidewalks, worn brick streets, and outdated lighting were limiting both safety and usability in Deshler. Throughout the plan's development, public involvement played a central role in shaping priorities and informing design considerations. Community members, business owners, and local partners shared their experiences through public meetings, on-site walkthroughs, and direct conversations about drainage issues, accessibility barriers, and the overall condition of downtown. Their insight provided important context, helping the project team understand the district's daily challenges and long-term aspirations. This collaborative input guided the evaluation of alternatives and supported the selection of an approach that respects Deshler's character, while addressing essential infrastructure needs. The resulting plan reflects a thoughtful balance of technical solutions and community vision, laying the foundation for a safer, more inviting, and more resilient downtown.



REFERENCE

City of Deshler
Julie Deepe
 Mayor
 p. 402.365.4260
 e. juliedeepe83@gmail.com

Downtown Improvements

📍 *Sutton, Nebraska*

The City of Sutton received CDBG funding to revitalize its historic downtown, and JEO was hired in 2020 and 2023 to lead design and construction improvements including new sidewalks, bump outs, street lighting, and upgraded curb and gutter for better drainage. JEO met regularly with business owners to maintain clear communication about design decisions and construction timing, and worked with the City Council to review concepts and select the best fit for the community. The final design included reinforced bump outs and drop curbs to accommodate heavy truck movements. During construction, JEO remained on-site to verify proper drainage tie-ins and coordinated phasing with businesses to minimize disruption.

REFERENCE

City of Sutton
Marla Newman
 Clerk
 p. 402.469.3630 | e. cityclerk@suttonne.com

Downtown Streetscape Improvements

📍 *Mount Vernon, Iowa*

Mount Vernon's historic Main Street is undergoing a major revitalization to serve its growing community better. The City engaged JEO to design a community-driven streetscape for 1st Street east/west and the North Alley, covering 1,300 feet of roadway and sidewalks in the Uptown District's challenging topography. JEO's work has included surveying, public engagement, master planning, utility coordination, and detailed design to improve lighting, drainage, traffic control, landscaping, and retaining walls. The resulting plan balances safety with the district's historic character and reflects strong local input. With the design complete, JEO is now supporting construction.

REFERENCE

City of Mount Vernon
Lori Boren
 Assistant City Administrator
 p. 319.895.8742 | e. lboren@cityofmtvernon-ia.gov

Organizational Chart

Our team has been assembled to provide the expertise and availability required to support the successful delivery of your project. Each team member has a proven track record of delivering successful projects, as they understand the importance of meeting client expectations. **The proposed organizational chart for this project is below, along with resumes of team members on the following pages, showcasing their experience.**



KEY TEAM MEMBERS

Planner
Karl Dietrich, AICP
Ruva Tsoka, AICP Candidate

Public Involvement
Alyssa Vaughan
Brianna Lock

Landscape Architect
Eric Casper, PLA, ASLA
Darby Buckley

Funding
Terry Meier

Visualizations
Brad Wilken

Firm Resilience

Our firm's resilience when faced with a challenge, such as the unexpected unavailability or departure of a key team member, is bolstered by the direct involvement of multiple senior team members. **We prioritize a culture of shared knowledge and collaborative problem-solving, ensuring that one individual's unavailability will not jeopardize a successful project delivery.** This culture of empowerment results in the ability to shift responsibilities while minimizing disruptions and maintaining our high standards for performance.

Strategic Staffing Plan

Creating an effective staffing plan for a project requires a thorough understanding of the project's scope, schedule, and specific skill requirements. **We leverage our expertise to align individuals with their appropriate ability and availability, ensuring that each role is filled by a team member whose skills and experience best suit the task.** Throughout this process, we also consider team size, striking a balance between redundancy and operational agility. This results in a staffing plan that is tailored to the project's needs.



Kristen Ohnoutka, AICP, CNU-A

Project Manager

Kristen is a dedicated community planner with over four years of experience on JEO's Planning and Engagement team. During this time, she has assisted multiple communities in developing strategic plans, emphasizing her passion for building relationships and collaborating on envisioning their future. Kristen's background in communications complements her expertise in community planning, enabling her to facilitate meaningful conversations while offering industry-specific insights.

PROJECT EXPERIENCE

- Downtown Master Plan, Deshler, NE
- Downtown Streetscape Improvements, Mount Vernon, IA
- Downtown Master Plan, Aurora, NE
- Water Service Line Inventory Support, Wahoo, NE
- Housing Needs Study, Wahoo, NE

Education

Master of Community and Regional Planning
University of Nebraska

B.S., Communications
Wayne State College

Certification

American Institute of Certified Planners

Congress for the New Urbanism Accreditation

Tenure

Industry: 6 Years
JEO: 4 Years



Karl Dietrich, AICP

Planner

Karl is an experienced planner with a strong background in community-based planning initiatives throughout the Midwest, including hazard mitigation, housing, wildfire protection, and emergency response planning. His work emphasizes integrating data, maps, and community input to create clear, actionable planning strategies. Karl brings a strategic, solutions-focused approach to every project, ensuring plans are both practical and aligned with long-term community goals.

PROJECT EXPERIENCE

- Housing Needs Study, Wahoo, NE
- Workforce Housing Revitalization Plan, 6 Regions, One Nebraska, Mid-Plains Community College Region, NE
- Wahoo Department of Utilities Risk and Resiliency plan and Emergency Response Plan, Wahoo, NE



Ruva Tsoka, AICP

CANDIDATE
Planner

Ruva has four years of experience in community development and engagement. As a community planner, Ruva has collaborated with community members and organizations throughout her professional career to establish projects from youth programming to boosting housing quality and quantity. As someone passionate about all-encompassing engagement strategies in her professional and personal life, Ruva practices problem-solving through a lens that recognizes and supports people regardless of background as best possible.

PROJECT EXPERIENCE

- Housing Needs Study, Wahoo, NE
- Downtown Vision Implementation Plan, Emerson, NE
- Downtown Streetscape Improvements, Mount Vernon, IA
- Housing Conditions Study, Fremont, NE



Alyssa Vaughan

Public Involvement

Alyssa has extensive experience serving as a senior public involvement specialist on a wide range of projects, from high-profile transportation construction to municipal quality of life improvements. With her communication-focused education and extensive industry experience, Alyssa can accurately communicate complex projects in a relatable way to the general public and uses her skillset to coordinate and cultivate public outreach teams to positively build relationships among technical staff, clients, stakeholders, and community leaders.

PROJECT EXPERIENCE

- Wahoo Department of Utilities, Downtown Water Improvements Public Involvement, Wahoo, NE



Eric Casper, PLA,

ASLA

Landscape Architect

Eric is a landscape architect and project manager with more than 25 years of experience in programming, design, and community engagement for education, civic, and recreational projects. Eric's strengths include translating ideas into creative, constructible, and sustainable design solutions. He is skilled at connecting and unifying natural and built environments, tying them together seamlessly. His skills in formulating client-centered concepts and ideas help bring teams together in a collaborative process.

PROJECT EXPERIENCE

- Downtown Streetscape Improvements, Mount Vernon, IA
- Smith and Highland Parks Master Plan, Wahoo, NE



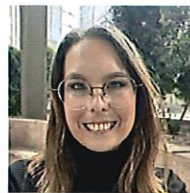
Brianna Lock

Public Involvement

With 18 years of experience in communications and community outreach, Brianna is a highly skilled public involvement specialist. She excels at collaborating with local organizations and government entities to ensure the provision of vital resources and information to under-served and marginalized communities. Through her diverse skillset, she establishes secure connections between clients and stakeholders, employing inclusive engagement methods and various communication channels.

PROJECT EXPERIENCE

- Wahoo Department of Utilities, Downtown Water Improvements Public Involvement, Wahoo, NE
- ConnectOmaha Active Mobility Plan, Omaha, NE



Darby Buckley

Landscape Architect

Darby has over six years of experience working on projects of varying scales and complexities. Known for strong attention to detail, effective communication, and proactive problem-solving, she excels at managing the design process from concept to construction documentation. Adaptable and efficient under changing deadlines, Darby is a highly collaborative landscape architect. With extensive experience in design development, she is committed to delivering excellence through critical thinking and creative contributions.

PROJECT EXPERIENCE

- Sandhills Discovery Center, Halsey Master Plan and Design, NE
- Eudora Parks and Recreation Master Plan, Eudora, KS

Capacity of Staff and Project Schedule

Team Availability

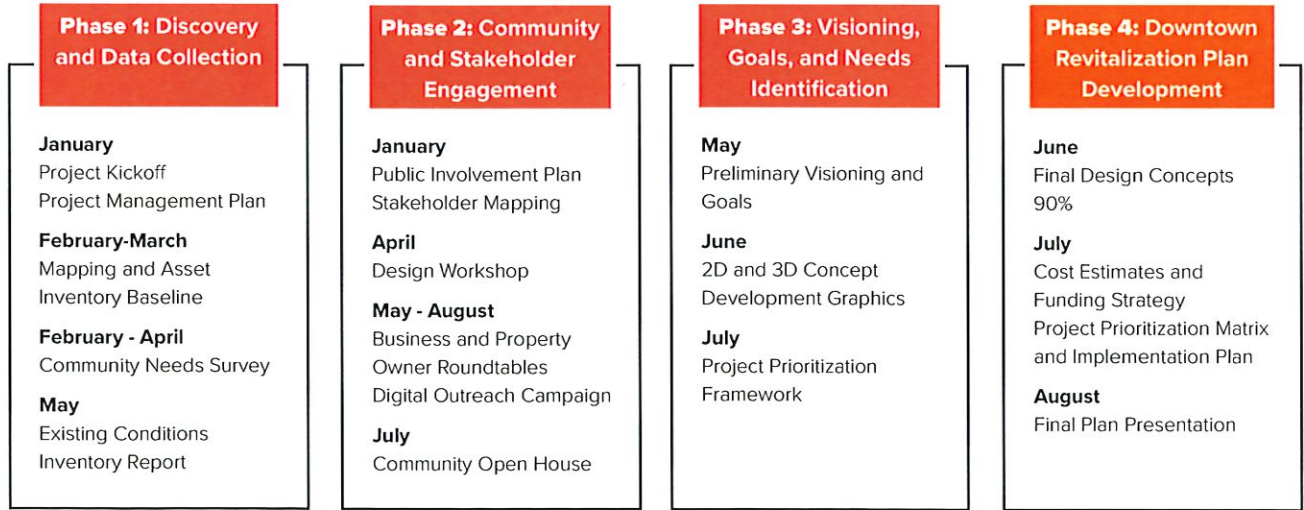
Our philosophy is to commit our project managers and technical experts to an active role on each project. This approach provides our clients with an engaged and responsive project team. **Deltex Vantagepoint is used to plan the workload of team members, which results in the appropriate resources dedicated to your project for the duration of the contract. The staffing plan below confirms the availability of our team to complete your project.**

Team Members	Project Role	Availability from 01/01/2026 Through 09/01/2026
Kristen Ohnoutka	Project Manager	55%
Andrea Gebhart	QA/QC	30%
Steve Parr	Project Liaison	70%
Karl Dietrich	Planner	55%
Ruva Tsoka	Planner	30%
Alyssa Vaughan	Public Involvement	60%
Brianna Lock	Public Involvement	40%
Eric Casper	Landscape Architect	40%
Darby Buckley	Landscape Architect	60%
Terry Meier	Funding	70%
Brad Wilken	Visualizations	40%

Time available Time planned for other projects

Project Timeline

JEO understands that the City intends to apply for CDBG funding and that completing this plan on schedule will be essential to support the application process. Our team will actively coordinate with the City and funding agencies so all requirements and deadlines are met. We will closely monitor the project timeline, proactively identifying and resolving any potential conflicts to keep the application and project on track. Our proposed schedule is shown below.



Funding Expertise

With a track record of securing nearly \$1 billion in community betterment initiatives, JEO's funding specialists are well-versed in the intricacies of the application process and compliance requirements of various local, state, and federal agencies. Our funding specialists understand the timeliness required by funding programs, including grant preparation, environmental review, procurement procedures, contracting requirements, bid letting, federal labor laws, financial management, reporting requirements, important milestones, and project closeout.

Securing funding is crucial for bringing ideas to life. Unfortunately, many promising projects face delays or cancellation due to insufficient funding. Understanding available funding options is the first crucial step in addressing this issue.

To assist our clients in overcoming this challenge, JEO has three full-time funding specialists in-house who collectively bring over six decades of professional experience to the table. Their primary role at JEO is to help clients identify and access the resources necessary for their projects. In an increasingly competitive landscape, having experienced specialists like team leader Terry Meier is essential for navigating the complexities of funding resources, coordinating them for project cost-sharing, and crafting applications that stand out from the competition rather than merely meeting eligibility criteria.

Terry has over 37 years of proven grant writing experience and is a certified CDBG Grant Administrator, further underlining his proficiency in navigating grant-related processes. Not many local firms offer full-time funding specialists whose primary focus is on funding and assisting clients with obtaining public general obligation bonds and loans.



Terry Meier

PROJECT EXPERIENCE

- Wahoo Department of Utilities, Downtown Water Improvements Public Involvement, Wahoo, NE
- Downtown Vision Implementation Plan, Emerson, NE

Cost of Service

At JEO, we can tailor our professional services to meet your specific needs and budget requirements. Upon being selected for your project, we would welcome the opportunity to sit down and fully discuss the proposed scope of services to establish a final scope and fee to best meet your specific needs. Our team looks forward to making the Downtown Revitalization Plan project a success.

PROJECT PHASE	ESTIMATED FEE
Project Management	\$6,590
Phase 1: Discovery and Data Collection	\$9,985
Phase 2: Community and Stakeholder Engagement	\$22,517
Phase 3: Visioning, Goals, and Needs Identification	\$10,655
Phase 4: Downtown Revitalization Plan Development	\$12,617
TOTAL	\$62,364

Reimbursable Charges

JEO does not charge separate reimbursable charges. The fee listed in the above table includes JEO's billable time and overhead expenses including telephone calls, copying, postage, travel, and meals that are included in our hourly rates and fees. Any additional services beyond the scope of services will be provided on a billable time basis in accordance with our standard hourly rate schedule with prior authorization only.



FIVE RULE RURAL PLANNING

CITY OF WAHOO DOWNTOWN REVITALIZATION PLANNING PROPOSAL

Submitted December 2, 2025

Prepared by:

Bobbi Pettit, AICP

Founder/Owner

FIVE RULE Rural Planning

Prepared for :

Melissa Harrell

Administrator/Treasurer

City of Wahoo

Bobbi Pettit, Founder
FIVE RULE Rural Planning
2123 Central Avenue
Kearney, NE 68847



December 2, 2025

City of Wahoo
Melissa Harrell, City Administrator
605 N. Broadway, Wahoo, NE 68066

Re: Professional Services to complete a Downtown Revitalization Plan for the City of Wahoo

Dear Melissa,

Congratulations on your recent award of a Community Development Block Grant (CDBG) for a Downtown Revitalization Planning Study. Taking the time and resources necessary to envision a future for the core of your community is a sign of strong leadership and optimism for the future. We would be honored to be a part of your story.

FIVE RULE Rural Planning focuses solely on small cities and villages in Nebraska and Kansas with populations of roughly 500 - 5,000. We pride ourselves on ensuring that every page we produce is clear, understandable, and ready for project implementation.

Having spent the first 18 years of my life living one block away from our downtown in Merna, Nebraska, I am keenly aware of how vital downtown districts are to the entire community. These districts supply commerce and connect residents to the community physically and socially. Not only are they the keepers of your community's history, but downtowns are the heart of your small town. We believe this is especially true for the Wahoo community as the Highway 77 Expressway and growth of the Lincoln and Omaha areas will put pressure on the City of Wahoo. Ensuring that you continue to update, maintain, and support the downtown area will be important to maintaining your community identity while also embracing growth.

If given the opportunity, our team will work with you to create a Downtown Revitalization Plan (DTR Plan) focused on improving the overall well-being of the Wahoo Business Community as well as the overall environment of the target area.

To create a DTR Plan written only for the City of Wahoo, we have assembled a team of professionals to provide expertise concerning the area's building stock, streetscape, and businesses. We also bring certified ToP (Technology of Participation) facilitators equipped with the skills necessary to incorporate community input in a meaningful and efficient manner.

This multi-disciplinary planning team includes:

FIVE RULE Rural Planning: specialized rural community planning services, community engagement, strategic planning, implementation, business support, and project management.

Advanced Consulting Engineering Services (ACES): professional surveying and civil engineering design expertise.

SSH Architecture: Quality and efficient architectural solutions for individuals, commercial developers, and government entities

Team members from FIVE RULE, under the direction of myself, along with team members from Advanced Consulting Engineering Services, under the direction of John Zwingman, PE, and team members from SSH Architecture, under the direction of Kevin Hittle, AIA and Scott Smith, AIA, will be authorized to make presentations on behalf of our team.

I will be the principal point of contact throughout the duration of the project.

We believe Wahoo is a fantastic place to live and work with an ever evolving and vibrant community. We will act on this belief as we work alongside the Wahoo community and leadership team to complete a Downtown Revitalization Plan. Your DTR Plan will empower your leadership to implement

realistic short-term and long-term goals and be competitive for various funding resources.

Thank you for the opportunity to submit this proposal for a Downtown Revitalization Plan for the City of Wahoo. We would be honored to continue being part of your story. Should you have any further questions or require additional information, please do not hesitate to contact me at 308.455.3528 or bobbi@fiveruleplanning.com.

Sincerely,



Bobbi Pettit, Founder
FIVE RULE Rural Planning
2123 Central Avenue, Suite D
Kearney, NE 68847

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Statement of Project Understanding

The ultimate focus of our proposed scope is to ensure we deliver a high-quality and unique Downtown Revitalization Plan to the City of Wahoo that is understandable, able to be implemented, and competitive for outside funding sources. Our aim is to bring Downtown Wahoo to the next level by focusing on retail spaces, opportunities to enhance the overall area, and working with local owners and outside funders to ensure plan implementation.

The DTR Plan will support a follow up CDBG DTR project grant application. The DTR project grant will involve applying for funds to construct the projects identified within the DTR Plan.

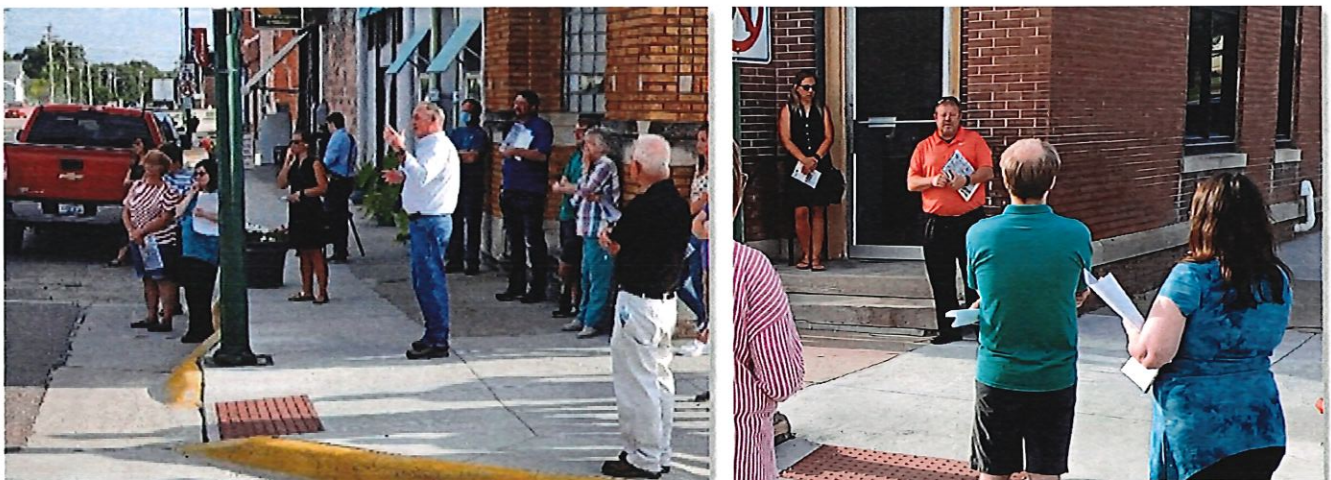
We also understand and appreciate that the health of the DTR Area Businesses is a major priority. Not only have I worked in Nebraska as a professional planner, but I have also worked with numerous small businesses across the state. As a former loan officer and current Board Vice Chairperson for the Nebraska Enterprise Fund (NEF), I was responsible for lending roughly \$1 million to 20 businesses across Nebraska, with the majority located in cities of the second class or villages. Now, as a small business owner, I appreciate the supply, demand, and simple cash flow needs that affect the local businesses in Downtown Wahoo. We promise to keep the well-being of the business community as the forefront throughout the planning process.

Our team recognizes the need for a multi-disciplinary strategy for Wahoo's Downtown Revitalization Plan. Our proposed project scope consists of the following:

Phase 1: A project kickoff meeting between the consultant team and leaders of the City of Wahoo to set goals and expectations for the planning process.

Phase 2: Reflecting on how far the Wahoo Community has already come. This includes a literature review of past planning activities and community-wide surveys, taking stock of the buildings in the downtown district, and facilitating community conversations with downtown Wahoo stakeholders, including the Wahoo Chamber of Commerce, Greater Wahoo Development Foundation, and other boards, organizations, and individuals with an interest in Wahoo's Downtown development.

Phase 3: Creation and adoption of a Downtown Revitalization Plan (DTR Plan) focused on the physical environment, including building characteristics and outdoor environment, and meeting the needs of area businesses.



Qualifications of the Project Team

Bobbi Pettit, AICP, Lead Planner & Project Manager, FIVE RULE



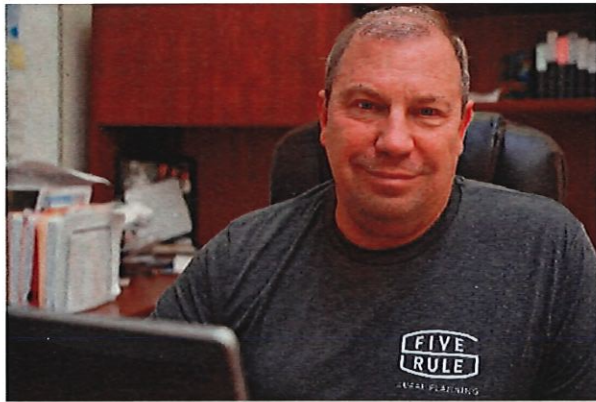
Bobbi is a Certified ToP (Technology of Participation) facilitator. A native of Merna, Nebraska, Bobbi grew up in a small town, gaining firsthand insight into rural life.

Her profound commitment to supporting rural communities led her to establish FIVE RULE Rural Planning in January 2018. She holds a Master of Arts in Community & Regional Planning from the University of Nebraska-Lincoln and has been a member of the American Institute of Certified Planners (AICP) since 2011.

Bobbi has held various positions, including Deputy Master Planner and Assistant Development Services Director for the City of Kearney, as well as Community Planner for the South-Central Economic Development District (SCEDD). During her tenure as Assistant Development Services Director for the City of Kearney, she oversaw the Planning Commission, Development Review Team, and Chief Building Official.

She also pioneered the City of Kearney's Main Street Program as its first Main Street Manager, a program implemented in 2010. Bobbi's diverse experience extends to her role as Deputy Master Planner for the Nebraska Military Department and her service as a Platoon Leader in Iraq for the Nebraska Army National Guard in 2009. With a career in planning that began in 2007, Bobbi has accumulated hands-on expertise and knowledge from planning projects in over 50 second class cities and villages in Nebraska and Kansas.

Lowell Schroeder, Community & Strategic Planning, FIVE RULE



Lowell is a certified ToP (Technology of Participation) facilitator. Hailing from Northeast Nebraska, Lowell has dedicated the past 15 years of his career to assisting small towns in accomplishing their objectives. He holds a Bachelor of Science in Agricultural Education from the University of Nebraska-Lincoln and came aboard in 2021, assuming the roles of Planner and Project Manager.

Lowell is a certified CDBG Administrator. Previously, he spent more than 15 years with the Northeast Nebraska Economic Development District (NENEDD), working in planning, grant administration, and grant writing.

His efforts resulted in the successful submission of more than 45 grant applications, securing awards exceeding \$12 million for Rural Nebraska.

Since joining FIVE RULE in 2021, Lowell has led several communities from planning to project implementation, securing more than \$1 million funds for projects identified within community planning documents. Funded projects include Superior Splash Pad, Arapahoe Downtown Sidewalk Replacement, Ogallala Travel and Tourism Historic Building Renovation, and Neligh Rural Workforce Housing, Housing Construction.



Originally working together as fellow development district employees, Lowell and Bobbi have been colleagues and friends for over ten years. They enjoy a shared passion for rural development and small-town planning and development.

Bobbi focuses on creating great plans that achieve a community's vision while always keeping an eye on cost, maintenance, and longevity. Lowell's focus is on taking those great plans and seeing the vision through by providing strategic planning, grant writing, and project management support.

Douglas Christiansen, Program Manager, FIVE RULE

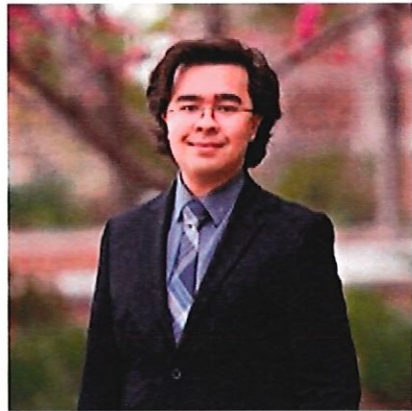


Doug is a certified CDBG Grant Administrator. He is FIVE RULE's program manager. He oversees the company's vacant property registry program and assists with the project management and the creation of planning documents. Doug was raised in Rural Nebraska and joined FIVE RULE as an intern in January of 2022. In December, Doug graduated from the University of Nebraska Kearney with a Bachelor of Science in Political Science and joined the team full time. Doug is a certified ToP (Technology of Participation) facilitator.

Since starting full time in 2023, Doug has completed the slum and blight studies for multiple communities, most recently documenting conditions of slum and blight in the City of Clarkson, a qualification that must be documented prior to applying for building improvement funds through the CDBG DTR Program.

Doug will also assist with project management on this project, ensuring that project benchmarks are met. He will push our internal team to meet our project completion commitment on schedule.

Jordan Duffin Wong, Professional Planner, FIVE RULE



Jordan grew up in Kearney, Nebraska and returned to join FIVE RULE in the summer of 2025. Prior to joining FIVE RULE, Jordan held positions with Washington University in St. Louis, the Weidenbaum Center on the Economy, Government, and Public Policy, the St. Louis Zoning Atlas, and the Nebraska Bureau of Business Research.

Jordan completed two Bachelor of Arts Degrees, in Economics and in Political Science, from the University of Nebraska-Lincoln in 2020, with a minor in Mathematics. He completed his Master of Arts and Doctor of Philosophy (Ph.D.), both in Political Science, at Washington University in St. Louis.

Jordan was a contributor on the inaugural Rural Prosperity Nebraska Thriving Index, and has co-authored numerous scholarly articles on local government, published both peer-reviewed journals and academic conference proceedings.

John Zwingman, PE, Engineering, Advanced Consulting Engineering Services



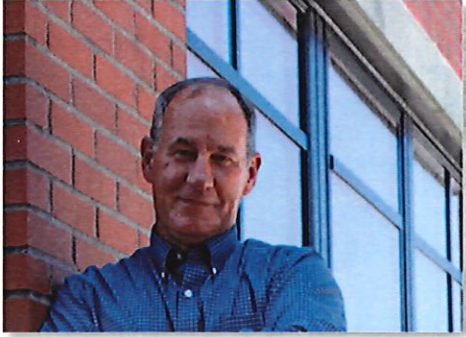
John serves as the President, Project Manager, and Design Engineer of Advanced Consulting Engineering Services out of West Point, Nebraska. His education and registrations include Bachelor of Science, Professional Engineer – Civil; Colorado School of Mines – Golden CO (1994), Nebraska (E-9608); County Highway Superintendent, Class A (S-1398); and City Street Superintendent, Class A (S 1397).

Recent relevant projects of John's include: Completed Street Studies for Neligh, Newman Grove, Laurel, and Petersburg; Municipal engineering, including water projects, sanitary sewer mains and lift stations, storm sewer layouts, and paving designs.

John is experienced in working with WWAC, CDBG, NENEDD, NDEQ-SRF, and other funding agencies. He has completed preliminary engineering reports and water system studies for the Cities of Humphrey and Elgin, Nebraska, as well as project engineer and designer for Downtown Improvement Projects in Genoa, Madison, and Pawnee City; ACES also completed a Downtown Improvement Study for Tilden, Newman Grove, and Stanton.

ACES and FIVE RULE have a strong partnership and work together to ensure the client receives the highest level of planning and engineering expertise for any project. The FIVE RULE and ACES team members have carefully reviewed our workload and available resources to ensure we can meet your scheduling needs.

Kevin Hittle, AIA, Principal Architect, SSH Architecture



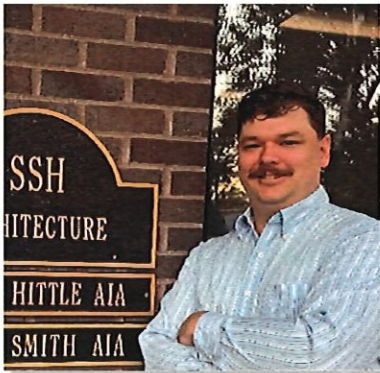
Kevin is the Principal Architect of SSH Architecture in Lincoln, Nebraska, bringing over 30 years of professional experience and a distinguished career as a retired Colonel in the Nebraska Army National Guard. He holds a Bachelor of Science in Architectural Studies from the University of Nebraska–Lincoln and a Graduate Certificate in Gerontology from the University of Nebraska–Omaha.

Kevin’s tenure with SSH includes managing a wide range of project types, including commercial, retail, and educational facilities. He also brings specialized expertise in food service design, historic restoration, and adaptive reuse.

In 2019, Kevin and his firm received the Governor’s Community Development Award for their work in revitalizing a long-time vacant lot in Lincoln’s Historic Havelock neighborhood. The award-winning multi-use project is now home to SSH Architecture, additional office space, and eight row-style two-bedroom apartments.

For this project, Kevin and his team will provide leadership and expertise in building design, historic restoration, and adaptive reuse as they support the goals of the Downtown Revitalization Plan.

Scott Smith, AIA, Project Architect, SSH Architecture



Scott Smith is a Project Architect at SSH Architecture, bringing more than a decade of experience with the firm and a strong record of contributing to successful state, military, educational, and private-sector projects. His background includes extensive work in building renovation, adaptive reuse, and coordinating project requirements from concept through completion.

Scott is recognized for his ability to manage complex design challenges, maintain project schedules, and work collaboratively with clients, consultants, and contractors. His detail-driven approach and problem-solving mindset support efficient project delivery and high-quality design outcomes.

As Scott’s leadership role within SSH continues to expand, he helps carry forward the firm’s commitment to technical excellence, fiscal responsibility, and client-focused service. On this project, Scott will support coordination efforts, design development, and documentation to ensure a smooth and successful project process.

Organization & Staffing Plan

Planning and Project Management Team



Based in Kearney, Nebraska, Bobbi Pettit will serve this project as the lead planner and principal point of contact. Douglas Christiansen, Jordan Duffin Wong, and Lowell Schroeder are employees of FIVE RULE and will be responsible for planning and project management services. FIVE RULE will also lead all community engagement activities and provide direction to the Design Team.

Design Team



John Zwingman, based in West Point, Nebraska, will serve this project as the principal engineer for the City of Wahoo's Downtown Revitalization Plan.



Kevin Hittle and Scott Smith of SSH Architecture in Lincoln, Nebraska, will serve this project as the principal architects for the City of Wahoo's Downtown Revitalization Plan. Employees from SSH Architecture may provide design expertise and will be under direct supervision from Kevin.

Similar Projects

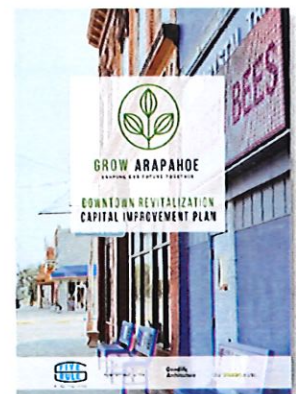
Downtown Revitalization Study, Arapahoe, Nebraska

Dixie Sickels, Arapahoe City Clerk/Treasurer, arapcity@arapahoenebraska.com, 308.962.7445

The City of Arapahoe was awarded a Community Development Block Grant (CDBG) Downtown Revitalization Planning grant from the Department of Economic Development. FIVE RULE led to the completion of this planning study. The project was completed in two parts: Downtown Capital Improvement Plan and Downtown Business Community Strategic Plan. After completing the Capital Improvement Plan, the city went on to be awarded a \$400,000 downtown revitalization project grant. The sidewalk project is currently under construction.

In addition to streetscape design, the project team's architect, Patrick Moore of Good Life Architecture, assessed numerous buildings throughout the district. He provided exterior design concepts and cost estimates as well as cost estimates associated with re-establishing second-story housing in the district's existing buildings and new structures that could fit within open spaces downtown.

The city moved forward with this DTR Plan and was awarded a DTR grant for \$400,000 in 2021 to remove and replace the target area's entire sidewalk network. They intend to move forward again with the same Plan to boost their local economic development program by assisting property owners with converting vacant second stories back to residential units or businesses.

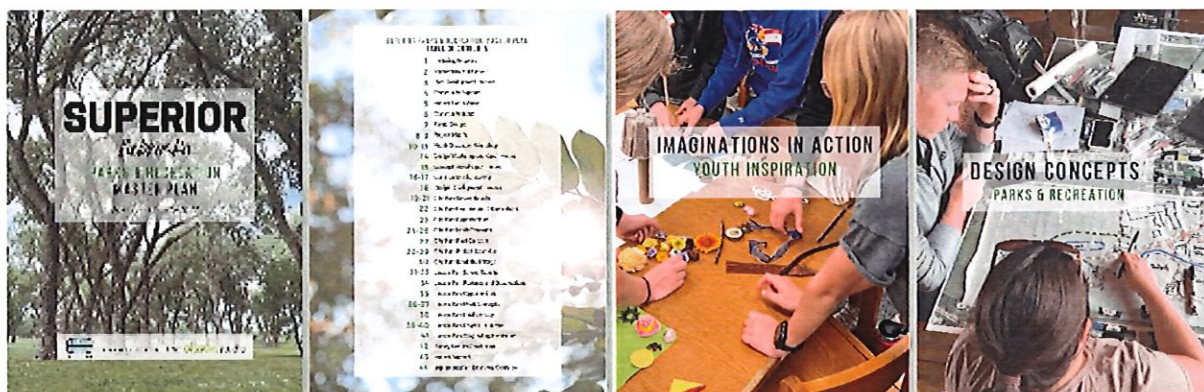


Park & Recreation Master Plan, Superior Nebraska

Andrew Brittenham, City Planning and Zoning Director, abrittenham@cityofsuperior.net, 402.879.4721

The FIVE RULE team lead the City of Superior through the creation of a Parks & Recreation Master Plan. This involved the identification and prioritization of park and recreation projects for the community. FIVE RULE utilized multiple community engagement techniques throughout the project including facilitated focus group conversations, design workshops, a community-wide survey, and model building workshops with middle and high school students. Following a positive recommendation from the City Park Board, the Council adopted the Master Plan in the Fall of 2022.

FIVE RULE then applied on behalf of the City, for a \$400,000 Community Development Block Grant (CDBG) to fund the construction of numerous park improvements including a splash pad, walking trail, and playground modernization. Earlier this year, the city was awarded the funds and design is underway.



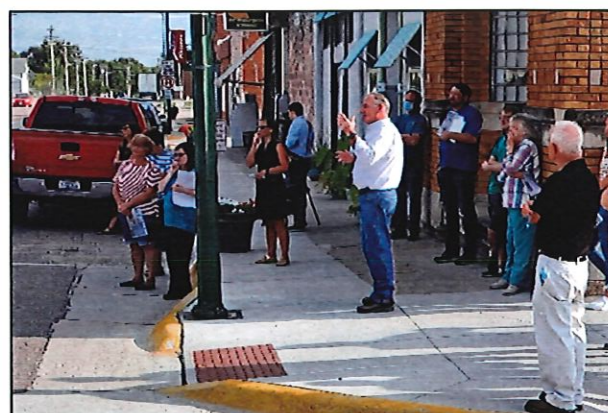
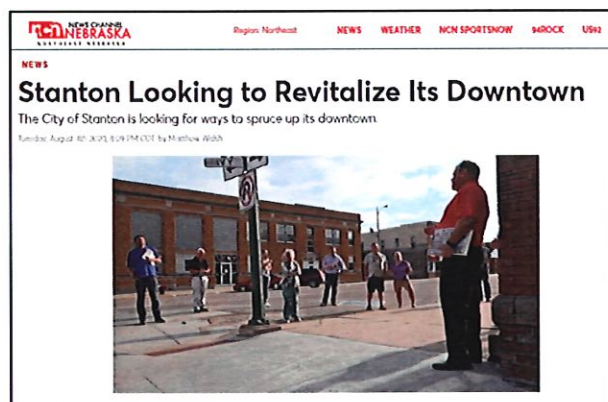
Downtown Revitalization Planning Study, Stanton, Nebraska

Tim Larson, Owner, Stanton Hardware, teeco@stanton.net, 402.640.3813

Shortly after the devastating floods that took place in the Spring of 2019, the Stanton Downtown Business Community came together to work through short-term problems created by the floods and set long-term goals for the growth and sustainability of their downtown. The Stanton Downtown Business Coalition was formed, and the coalition worked with the City of Stanton to apply for a Downtown Revitalization planning grant.

After successfully receiving the award, the coalition and city selected FIVE RULE to lead a team of building architects and civil engineers to create a Capital Improvement Plan for downtown Stanton that provided project concepts and cost estimates for projects that would improve the overall built environment and longevity of the downtown building stock. The city was eventually awarded \$435,000 in CDBG funds to complete building and sidewalk improvement projects in the target area.

After the Capital Improvement Plan was completed, FIVE RULE continued to work with the coalition and guided them to formally organize as a nonprofit organization that exists for the betterment of the Stanton business community. Since the project's completion, the coalition has continued meeting, hosting community events, and setting goals.



Experience & Familiarity with CDBG

The FIVE RULE team has two certified Community Development Block Grant administrators on staff. In addition, Bobbi formerly served as a professional planner in the public sector, working as the Assistant Development Services Director for the City of Kearney and as a Community Planner with the South-Central Economic Development District (SCEDD). Both positions required her to understand the (CDBG) program and its requirements, benefits, and challenges. FIVE RULE has also served as the lead project manager/planner for CDBG-funded Downtown Revitalization (DTR) planning projects for four communities: Pierce, Sutton, Stanton, Arapahoe, and Clearwater.



Four of those communities have gone on to receive the next round of project grant funds to complete the projects identified in the DTR plans. In 2018, Pierce received \$350,000; in 2019, Sutton received \$405,000; in 2020, Stanton received \$435,000; in 2021 Arapahoe received \$435,000; and in 2024, Tilden received \$435,000.

Since starting FIVE RULE, Bobbi Pettit has been a key team member on the following successful CDBG projects:

- ~ DTR Study, Lead Planner/Project Manager; Clearwater, NE 2024
- ~ DTR Study, Lead Planner/ Project Manager; Orchard, NE 2022
- ~ DTR Study, Lead Planner/Project Manager; Tilden, NE 2022
- ~ DTR Study, Lead Planner/Project Manager; Yutan, NE 2022
- ~ DTR Study, Lead Planner/Project Manager; Arapahoe, NE 2020
- ~ DTR Study, Lead Planner/Project Manager; Stanton, NE 2020
- ~ DTR Study, Lead Planner/Project Manager; Sutton, NE 2019
- ~ Housing Study, and Comprehensive Plan Update Lead Planner; Firth, NE 2018-2019
- ~ DTR Study, Lead Planner/Project Manager; Pierce, NE, 2018
- ~ Pedestrian Transportation, & Stormwater Management Study, Lead Planner/Project Manager; Superior, NE, 2018

As a community planner at the City of Kearney and SCEDD, Bobbi Pettit was an integral part of the following list of successful CDBG projects:

- ~ Comprehensive Investment Strategy (CIS) and II Implementation; Holdrege, NE, 2015
- ~ Planning Grant, Comprehensive Plan, and Zoning Ordinance; Blue Hill, NE, 2014-2015
- ~ Planning Grant, Comprehensive Plan, and Zoning Ordinance; Wilcox, NE, 2014-2015
- ~ Downtown Kearney DTR Plan Project Manager; Kearney, NE, 2011-2012

Lowell Schroeder brings more than 14 years of experience working in Eastern Nebraska communities.

As a former certified CDBG Administrator with the Northeast Nebraska Economic Development District (NENEDD), he has overseen the application, award, and administration of 44 grant applications delivering more than \$12 million in Downtown Revitalization Planning and Implementation grants awarded for Creighton, Fremont, Madison, Neligh, Pierce, Plainview, Stanton, and Wausa.

Lowell's other CDBG experience includes Public Planning; Public Works; Water/Wastewater; Community Development, Housing Rehabilitation; Community Revitalization; Disaster Recovery; and Tourism.



Scope of Work & Project Approach

Phase 1: Connect - Project Kickoff

The kickoff stage is vital to communicating the expectations of all involved parties, including members of the consultant team, village staff and leadership, and community members. The project will officially be underway with an organizational meeting between the consultant team and a leadership team appointed by the City of Wahoo.

Phase 2: Reflect-Take Stock

Phase 2 consists solely of data collection and analysis. Information that is created and/or compiled during this phase will heavily impact the outcome of Phase 3.

Phase 2(a) Building Stock: With permission from each property owner, the consultant team's project architect, Kevin Hittle and Scott Smith, will complete an on-site assessment of each building located in the DTR target area. The assessment will include structural and mechanical repairs that need to be made, possibilities for improving the building's façade, and the feasibility of utilizing any second stories that are not currently being used to their full potential.

Phase 2(c) Community Engagement: To collect meaningful public input most efficiently, we will begin the community engagement process once we have completed the literature review and building stock assessment. Our team has completed ToP Facilitation training and will utilize this methodology to lead community members through engagement workshops to gather ideas and feedback.

Community Conversations: Wahoo stakeholders and advocates will be invited to participate in a series of community conversations that will help the consultant team define the community's interpretation of past projects and gauge their excitement and willingness to fund and complete future projects in the downtown district. This includes members from both the residential community and the business community. Members from the Wahoo Chamber of Commerce, Greater Wahoo Development Foundation, and other boards, organizations, and individuals with an interest in Wahoo's Downtown development will be invited and encouraged to attend these community conversations.

Downtown Design Workshop: The Wahoo Community will also be invited to attend a Design Workshop. This workshop will be a one-day-long process where design professionals provided by Advanced Consulting Engineering Services and SSH Architecture will be on-site to work with community members on what they want to see in Downtown Wahoo. The design professionals will create basic concepts around these areas that will improve the overall appearance of the streetscape and building stock while supplying a background for the community's leadership to rely upon when making policy decisions.

Phase 3: Plan - Capital Improvement Plan

While Phase 2 is focused solely on painting an accurate and descriptive picture of the downtown district's current state, PHASE 3 will turn to planning. Utilizing the information collected in Phase 2, the Wahoo DTR Plan will be completed as a Capital Improvement Plan involving all aspects of Downtown Wahoo's physical, social, and economic environment. Concepts for all types of improvements will be drafted with the community input collected during the Downtown Design Workshop.

Project Timeline and Fee Schedule

Our team proposes to complete the Wahoo Downtown Revitalization Plan within a period of twenty-two months for a fee not to exceed \$62,500.

PHASE 1: CONNECT-PROJECT KICKOFF	
Month 1 - March 2026	Administrative Kickoff
PHASE 1 FEE: \$2,500	
PHASE 2: REFLECT-TAKE STOCK	
Month 2 - April 2026	Building Stock Review
Month 4 - June 2026	Design Team Site Visit
Month 5-10 - July-November 2026	Complete bulk of community engagement activities
Month 12-15 - January-April 2027	Work with local businesses in DTR target area to identify immediate needs
Month 13-16 - May-August 2027	Draft Concepts and Cost Estimates for building, hardscape, and landscape improvements
PHASE 2 FEE: \$52,000	
PHASE 2: PLAN-CAPITAL IMPROVEMENT PLAN	
Month 17-18 - September-October 2027	Compile concepts and cost estimates into DTR Plan document
Month 17-18 - September-October 2027	Organize and document community engagement outcomes
Month 18-19 - October-November 2027	Complete slum & blight designation study
Month 22 - January 2028	Delivery and Presentation of Wahoo DTR Plan to City and other invested organizations accompanied with the Funding Plan for projects identified as immediate priorities
PHASE 3 FEE: \$8,000	



RFP Response to Develop a Downtown Revitalization Plan for Wahoo, Nebraska

Presented by
NTC/Community Economic Partners
119 Mohawk Trail, Shamong, NJ 08088
267-897-5277
communityeconomicpartners@gmail.com

November 26, 2025

Melissa Harwell, City Administrator
City of Wahoo
605 North Broadway
Wahoo, NE 68066

Dear Ms. Harwell:

Thank you for the opportunity to present a response to the Request for Proposal of the City of Wahoo to develop a Downtown Revitalization Plan.

We believe we are the right team to successfully complete the requested work. My PhD in Environmental Planning serves as the foundation of our downtown revitalization work. Several of our team of 10 have extensive Main Street experience, a process that focuses on downtown economic revitalization. Collectively we have served 140 counties throughout the United States and over 160 communities. Plus, in spite of where we currently reside, we are all Midwesterners and understand Midwestern values and lifestyle.

We have worked diligently to provide all of the information requested in the RFP. If we omitted any required information, please feel free to ask. We look forward to a possible interview and the privilege of doing the work. Our hearts all lie in small towns and rural areas, helping them not just survive, but thrive.

Sincerely,

Maree Forbes Gaughan

Maree Forbes Gaughan, PhD
CEO
NTC/Community Economic Partners
A Delaware Benefit Corporation (B Corp)

Our Understanding of the Situation

As an exurb of Omaha, the City of Wahoo is typical of many small towns surrounded by a fairly rural landscape which thrived in the 1920s-30s when areas were populated with small family farms in tight knit communities. Now, with a population of roughly 4,800 in a county with a population of only 23,400, instead of being surrounded by family farms of less than 200 acres, farms in Sanders County now average 445 acres and the number has dwindled to just over 1,100. Rather than producing a variety of farm products for which there is a need for a thriving center of commerce, the farms grow mostly soybeans and corn, with prices currently significantly impacted by tariff and trade talks.

On the positive side, unlike many small cities with populations of less than 5,000, Wahoo still has a downtown grocery, one of the most critical elements of downtown revitalization, along with a small complement of shops and restaurants. Hailing back to its agricultural roots, there are also six major businesses serving farmers. It appears however, there are also a number of empty downtown buildings.

If the downtown economy is no longer being supported by residents, it is imperative to look to external sources of support. Expecting downtown to be revitalized by the employees of a new large employer is unlikely because there are few available residences employees could occupy. That points to a strategy within which the existing small businesses in town are supported, along with recruiting more businesses to occupy the empty shops and buildings.

Rather than being an architectural type project that illustrates what would be visually possible in downtown Wahoo, the crux of this project appears to be development of a strategy to support the economic revitalization needed that will in turn lead to the revitalization of downtown.

Our Experience with Similar Situations

Our team at Community Economic Partners is unique in that our highly experienced professionals understand these downtown issues and challenges first hand. Several of us have previously been employed in the jobs in towns that needed new economic strategies to support downtown revitalization. The economy in downtown historic Boyetown, PA, population 4,800 collapsed when a large bank headquarters in the center of town that had been there for more than 100 years left when it merged with another bank. Businesses that served these employees closed and historic buildings were left standing empty.

Webster City, Iowa found itself in dire straits when Electrolux moved to Mexico and nearly one half of employed adults were left jobless. Related supply chain businesses closed as well. Long time residents of Delavan, Illinois, population 1,780 fondly remember the once bustling downtown with beautiful historic buildings filled with businesses, shoppers and energy. The city is making it a priority to bring that back. Havana, Illinois, population 3,000, is revitalizing its economy and downtown through connecting the downtown with waterways, history, culture, and nature, as a way to attract visitors who deliver economic development.

It All Starts With A Visit

In today's era, no business relocates and no new residents move in without first visiting a community to determine what it would be like to "live" where they are considering moving to or starting a business. The managers of large businesses looking to relocate operations also visit, because they need to be sure that key staff will be willing to relocate. They all look at how attractive the community is, the available amenities, and quality of life, well before looking at the local tax structure or any other business-related factors.

It is important to keep in mind that these visitors are not the visitors of yesteryear. They have changed - dramatically - over the last decade. Dispel the myth that visitors are really just "tourists" who only do "touristy" things, bring their own food and camp. Today's visitors are seeking experiences – experiences that engage their mind as well as their body to enjoy real relaxation. They are not particularly focused on value or lowest cost, since the income floor of the majority of today's visitors is \$75K, a level at which there is discretionary income to travel. Many do not set a budget per trip, and most will not pass up an activity they want to engage in due to budget. Any community they will consider moving to has to look and feel as good as their home community or a move there will not be on their radar.

Key Community Economic Partners Team Members

Work for the City of Wahoo will be completed by the following team:

Maree Forbes Gaughan, PhD

Dr. Forbes Gaughan's PhD in Environmental Planning serves as the foundation of the downtown revitalization effort of Community Economic Partners. Her expertise is coupled with 12 years working in architecture and 30 years working with a wide span of communities facing a variety of challenges, which she has helped them overcome to increase economic prosperity and quality of life. She is the team member who worked to revitalize Historic Downtown Boyertown, PA.

Deb Brown, IOM

Deb has decades of experience with engagement in communities across the United States. As a former Chamber of Commerce Director, she has firsthand experience bringing economic prosperity back to Webster City, IA when half of the adult workers lost their jobs. She is also one of the best "on the ground" community engagers ever, able to communicate effectively across the spectrum with officials, residents, students, small businesses, farmers, and more.

Erik Reader

Erik has spent his career helping communities rediscover what makes them special by connecting people, places, and ideas to spark lasting change. With a background that blends small business development, downtown revitalization, place-based marketing, and nonprofit leadership, Erik brings both strategy and storytelling to the table. His work is rooted in helping communities turn vision into momentum and transform overlooked assets into engines of local pride and prosperity. He is team member who assisted Delavan and Havana, IL.

Jim Gibson, CEcD

A Certified Economic Development Professional, Jim has held a series of positions that give him a broad perspective of the vast field of economic development including city management and administration and work with Councils of Government. His most recent work as economic development director of a small city, population 5,450, provides direct knowledge of the issues and challenges small cities and towns face.

Kaycee Bunch, CEcD

A Certified Economic Development professional, Kaycee has worked in a variety of community situations including as a community agribusiness coordinator, economic development coordinator for a Chamber of Commerce, a resiliency planner, and a senior economic development consultant in workforce development planning, strategic planning, small business ecosystem development, and rural development.

Diann Bayes, CTE

Diann has over 30 years' experience creating economic development and growth through tourism including as President of Visit Tyler and Vice President of Discover San Angelo Texas. She managed staff and significant budgets, directed public relations, organized stakeholder alliances and secured multiple destination designations to support comprehensive marketing programs.

Mary Hodson, IOM

Mary's role as a Chamber of Commerce Director did not just involve small businesses. She was integral to the development of childcare resources, workforce development and other critical services areas that make a community thrive. Working in a town of less than 15,000 residents provided a comprehensive perspective of the vast landscape of economic development needed to make a town attractive to new residents and businesses alike and demonstrate the resilience necessary to keep moving ahead.

Jamie Beasley, MSED

Having lived in several small communities and most recently, in northern Oklahoma's rural area, Jamie is keenly aware of the issues and challenges these people face every day. In addition, as the founder of the Honest Economic Developer newsletter and Econ Dev Ops, she has devised ways for economic development organizations in small communities to be more effective and efficient in their own work and face challenges head on.

Ethan Brown

Ethan is experienced in both historic preservation and hospitality and tourism. He has a clear understanding that preservation of historic buildings can serve as a significant economic driver and delivery of heritage tourism generates the economic development that visitors deliver to a community, while at the same time, celebrating the unique heritage and identification. He is the team member that will develop sketches and illustrates of what is possible downtown, if needed..

Community Economic Partners Time Tested Process

Our unique time-tested process working with small cities, towns and communities incorporates several elements not usually found in this work, yet which enable our team to make the most relevant and actionable recommendations in each particular situation.

Task 1: Meeting with the Wahoo Downtown Revitalization Team

Prior to beginning work on the project and plan, the CEP team requests to meet with the Wahoo Downtown Revitalization team by Zoom to enable our team to clearly understand the priorities and goals for the project, the most successful outcome envisioned and “what success looks like” for the constituents and for the City of Wahoo.

Task 2: Review of Community History and Heritage, Governing Documents, Existing Plans, Lifestyle, and Other Documentation

We believe that any opportunities, plans, and actions recommended for a community must align with the community’s values and lifestyle, elements that stem from the very founding of a community. And they must be a good fit for the particular location. The heritage of a community begins with the heritage of the people who settled and the landscape they found. There are no two exact combinations of heritage and landscape in the United States and that is what makes each community unique. Governing documents and plans express a community’s values and priorities, and existing plans illustrate new expectations. We want to understand these things that “make a community tick” and the context in which all our work will occur.

Task 3: Comprehensive Inventory of Assets and Resources

We believe the most effective economic development strategies focus on promoting the unique resources and assets of a community. To serve as the foundation to create this alignment, we will NTC develop a comprehensive inventory of the assets and resources of the City of Wahoo and within a 30 mile radius around the community. The results will be compiled into a database grouped into categories by location and each entry accompanied with contact information. Delivering this information in this fashion enables us to complete an initial opportunity assessment to point out opportunities that are revealed in the inventory compilation.

Task 4: Economic Analysis of the City of Wahoo

The work of this task will be used to establish a baseline of the current economy in the City of Wahoo and pinpoint places where even small changes could make a significant difference.

Task 5: 12 Critical Area Framework Assessment

Community Economic Partners has developed and implemented a unique 12 Critical Areas Framework, a comprehensive community assessment to identify the areas where enhancement and change will best move the needle. Within this framework, the depth and breadth of our expertise enables solutions that are “not off the shelf” and every recommendation tailored to your specific conditions, roadblocks, and challenges.

Task 6: Preparing Community Materials

In order to arrive in Wahoo with advance knowledge of the situation, we will prepare community materials that include:

- Mapping of Key Downtown Assets and Resources
- Inventory of the Empty Buildings
- Visual Assessment of the Downtown Available from Public Sources
(Google Street View, etc.)
- Benchmarking with Comparable Communities

Task 7: Stakeholder and Community Engagement

We are accustomed to thoroughly engage in the communities we work with and very comfortable working with diverse stakeholders throughout the planning process. Our community engagement professional, Deb Brown, has over 30 years of working with communities and is one of the best “on the ground” explorers and engagers there is. She is one of the very few people who can interact and communicate with people of all walks of life and all levels of authority. As a former Chamber of Commerce Director and Tourism Coordinator, she has a firsthand knowledge of what it takes to deploy foundational economic development and revitalization, and first hand experience to create economically sustainable economic drivers. She works to capture “the essence of the place” and opportunities for advancement, while at the same time has a keen appreciation of the opinions of residents and others who have to live with the situation in the community.

In order to gather input from the community and develop a community wide consensus on the needs of Wahoo, plus collaborate with the Wahoo Downtown Revitalization Team, the CEP team is prepared to organize and facilitate the following engagement with community leaders, organizations, residents, students, and other groups the revitalization team believes are important:

- An Opening Meeting with the Wahoo Downtown Revitalization Team
- Breakfast or Lunch with the team
- Breakfast or Lunch with city officials, staff, Chamber of Commerce and others
- One to One Interviews with key officials
- Dedicated meetings with community business leaders
- Dedicated meetings with community organizations
- Dedicated meetings with the community leaders
- Selected Focus Groups
- A Public Presentation of Revitalization Strategies and Concepts
- A Walk Downtown with Residents
- Meeting with local media

Task 8: Other Stakeholder and Community Engagement

We are also experienced with additional stakeholder and community engagement processes and can implement these for Wahoo as applicable:

Listen to Learn Interviews

We are accustomed to completing interviews with the leaders of Boards, Commissions, City and County leaders and more, to gain their thoughts about the opportunities and the barriers they perceive to implement them. We customarily do 20-30 half hour interviews to gain this information with the individuals that your organization deems are the appropriate, such as the Chamber President, members of the City Council and Planning Board, local business leaders, and leaders of community organizations. During the interviews we assure interviewees that no information they provide will be attributed specifically to them, enabling them to be candid.

City Wide Workshops

We are prepared to implement two 1-1/2 hour workshops with various individuals, including residents, business owners, city leadership, and others who will have an impact on the city's future, to facilitate discussions about the most beneficial strategies to be implemented.

Development of an Online Survey

In order to gain opinions and information from those who are not available to attend a community meeting or do not want to express their opinions in public, we can develop an online survey and request a location on the website to deploy it, including a comment section. It should also be placed on each social media platform used by the City and notification of the availability of the survey in local newsletters, newspapers and other communications read by locals.

Compilation of Results

We will compile the results of all the above community engagement and review with your team.

Task 9: Immersion Visit

In addition to directly engaging with the community, during our 3-4 day visit, we also explore the community and surrounds, including a driving tour throughout the community and surrounding communities and a walking tour of downtown, that will include visiting several downtown businesses. During this time, we will also be taking images of locations we may want to reference in the presentation or final report.

Task 10: Compilation of a Retail Customer Profile

Following the visits and interviews with downtown businesses, we will work together with them to develop a detailed retail customer profile using non-personal data such as customer zip codes. Doing so will enable us to determine the characteristics of downtown retail patrons and restaurant diners through geo-location and other available information.

Task 11: Investigation of Available Funding Sources for Implementation

We will investigate federal, state, local, community, philanthropic and other applicable funding sources to implement downtown revitalization opportunities.

Task 12: Development of Draft Goals and Objectives

At this point, the CEP team will be in a position to develop draft goals and objectives and review them with the Wahoo Revitalization Team.

Task 13: Development of Strategies for Implementation

We will work together to with your team to generate actionable strategies to implement the agreed upon goals and objectives, along with a timeline for achieving the goals.

Task 14: Development of a Draft Plan

A draft plan will pull together all the information generated in the prior 13 Tasks and incorporate conclusions and recommendations.

Task 15: Review of the Draft Plan

We will review the draft plan with your team and community leaders as applicable.

Task 16: Delivery of the Final Plan

Finalized information will be compiled into the final plan. The plan will be accompanied by an agile action plan that lays out what must be accomplished monthly, quarterly, and annually to reach the desired goals.

Our Understanding of the Community Development Block Grant Requirements

In another community situation we just signed a document certifying that we understand the process, requirement and outcomes of the Community Development Block Grant funding and how they can be most effectively met. As a result, we are very familiar with that process.

References (will know us as NTC)

Fritz Smith, President/CEO, Happy Valley Adventure Bureau- Formerly Centre County/Penn State Convention and Visitors Bureau, fritzs@happyvalley.com 814-231-1400

The principals of the CEP team have worked with Mr. Smith on various projects in his current position since 2018, prior to that when he was with Visit Philly and before that when he was part of the Pennsylvania Community and Economic Development office.

Barnes Sutton, Economic and Community Development Director, Town of Leland, North Carolina. bsutton@townofleland.com 910-756-5096

Mr. Sutton was the lead client for development of the Strategic Tourism Development Plan for the Town of Leland.

Richard Dinges, Executive Director, Volcanic Legacy Community Partnership, 415-308-5041, rdinges94@gmail.com

National Travel Center has been working with this client since 2021 to enable delivering economic development along the entire 500 mile Volcanic Legacy Scenic Byway All American Road in Oregon and California

Project Manager

Dr. Maree Forbes Gaughan will serve as project manager for the work with the City of Wahoo. She has worked on six of the projects illustrated in the prior experience Appendix attached, plus serving as the lead for the projects with the Nevada Department of Commerce.

Time Frame and Fees

We anticipate the ability to complete the above detailed tasks within a six month time period, segmented into monthly deliverables as follows:

Month One

Task 1: Meeting with the Wahoo Downtown Revitalization team

Task 2: Review of Community History and Heritage, Governing Documents, Existing Plans, Lifestyle and other Documents

Task 3: Comprehensive Inventory of Assets and Resources

Task 4: Economic Analysis of the City of Wahoo

Month Two

Task 5: 12 Critical Area Framework Assessment

Task 6: Preparing Community Materials

Month Three

Task 7: Stakeholder and Community Engagement

Task 8: Other Stakeholder and Community Engagement

Task 9: Immersion Visit

Month Four

Task 10: Compilation of a Retail Customer Profile

Task 11: Investigation of Available Funding Sources for Implementation

Task 12: Development of Draft Goals and Objectives

Task 13: Development of Strategies for Implementation

Month Five

Task 14: Development of a Draft Plan

Task 15: Review of Draft Plan

Month Six

Task 16: Delivery of the Final Plan

The Community Economic Partners team will complete the above work for a total fee of \$57,000. We request a retainer of \$9,000 and will bill the remainder in six equal increments of \$8,000, with the last occurring when the final plan has been accepted. As a B Corp, we do not use hourly rates, instead produce the work needed at the highest level of professionalism, expending the time it take to do so.

Organization Overview

Community Economic Partners, an NTC Delaware Benefit Corporation (B Corp) is an expansion of services of an 11-year-old, award winning, debt free organization with 10 very experienced and highly qualified professionals. Today, as one of a very small handful of organizations focusing on smaller cities, counties, communities, and towns, the organization's multi-dimensional staff is unique in America.

We are more than consultants. We are a unique collective of professionals, each with deep expertise that encompasses all stages of community growth and development. We've all been there, in the jobs you work in every day and know firsthand, the challenges you are facing. We work together with each other and with you to increase the sustained success of your community, which is our highest priority.

We deliver more value than consultants focused narrowly in tourism because:

- We work all over the United States, and that enables us to bring the best ideas and thinking throughout the country.
- We understand that cities, towns and communities are so much more than a geographic location in a goods or services producing region. Each has unique and special qualities all their own.
- Because our multi-disciplined team that has Economic Development, Main Street and Chamber of Commerce expertise in addition to very experienced tourism professionals, we bring a view of tourism as economic development. We understand how all the other factors at work in a community impact tourism success.
- Our comprehensive community engagement skills enable us to speak to all echelons, from Commissioners and other officials, to residents, students, and the underserved.
- Our constant research into what is currently transpiring enables us to take into account economic, political and environmental changes as they occur.
- We have experience and expertise in townscaping, placemaking and other aspects of community enhancement that add another dimension to our recommendations. Rather than just recommending it, we know how to accomplish it, and thus are realistic in our suggestions.
- Our multi-experienced team is able to generate effective actionable plans and assist with implementation, turning plans into actions.

Summary

The Community Economic Partners team look forward to being considered for this important work and the privilege of completing the work at the highest professional standards to illustrate to the City of Wahoo the opportunities and strategies for downtown revitalization that can be implemented to increase the economy and improve quality of life.

Respectfully submitted,

Maree Forbes Gaughan

Maree Forbes Gaughan, PhD, CEO

Appendix I: Selected Prior Experience

Selected Prior Experience



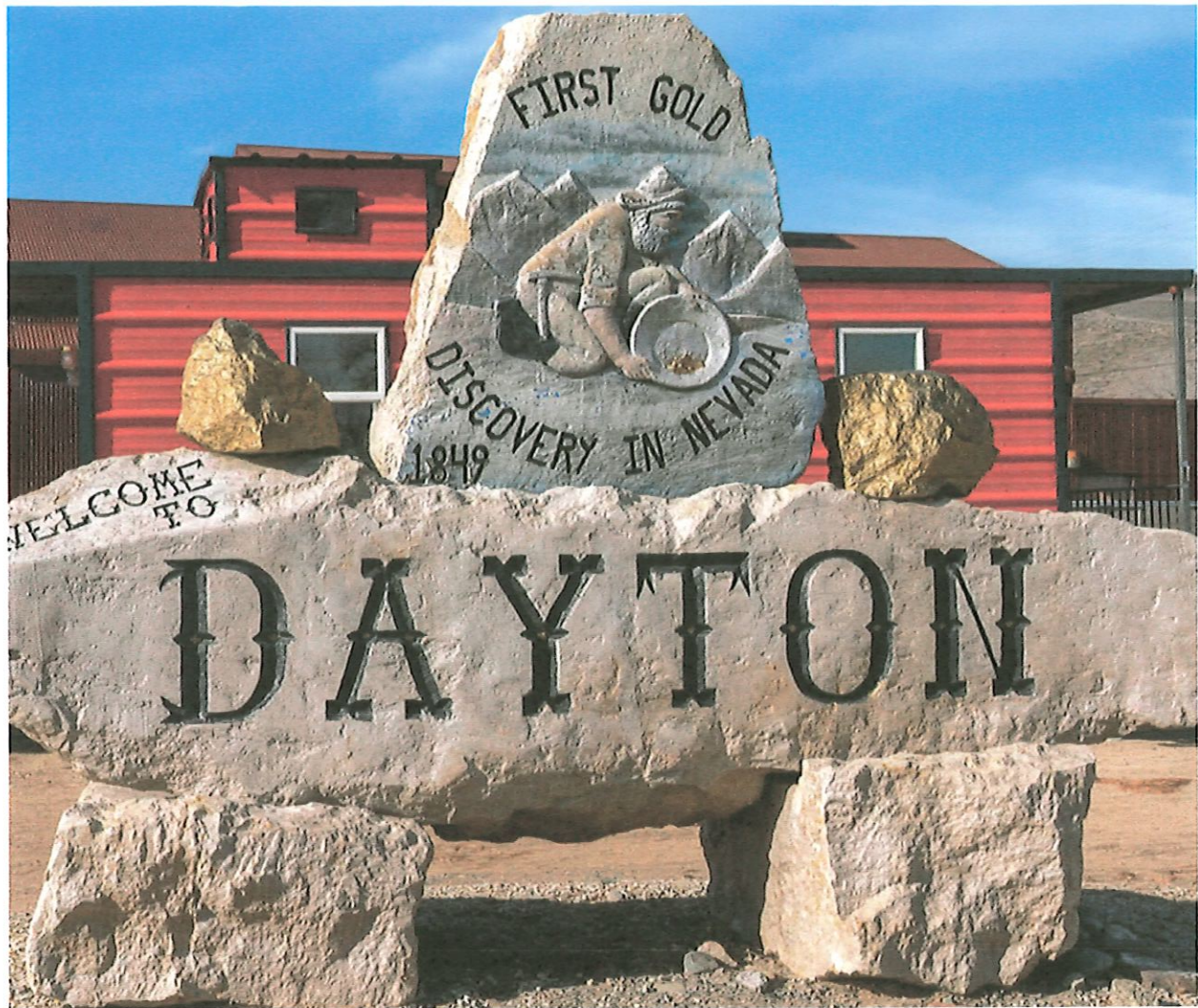
Goldfield, Nevada

National Travel Center was recently engaged on a second project by the Nevada Department of Commerce/Travel Nevada to focus on delivering economic development to a rural historic town with 200 residents. This unique town was once the largest city in Nevada. The leadership of Main Street applied to the Destination Development Design (3D) program of Travel Nevada and were accepted to engage with the NTC team throughout the 6 month process. The project has included a 4 ½ day community visit during which Deb and Maree explored key downtown locations and took a walking tour, took a driving tour of surrounding communities, and multiple images during the exploration. We met with the steering committee on the first morning and held the community meeting the following evening. County officials spent two full days with the team. A follow up report and continuing consulting is ongoing.



Leland, North Carolina

When National Travel Center began work with the Town of Leland, a bedroom community to a larger sister, did not have a good understanding of the uniqueness of its assets and resources. A comprehensive inventory revealed that Leland did have the resources to shine on its own, including significant undeveloped acreage the town owns that will be left primarily in its natural state for hikers, walkers, strollers, and more. It became apparent that the serene outdoor offerings should be promoted along with arts and culture, with working artists providing demonstrations of their craft. One of the most valuable parts of this project was the insights we captured from information about 22,000 hotel room nights delivered by a major hotelier to enable development of the visitor profile to understand where visitors were coming from, along with very detailed demographics and other cogent information to enable precise visitor market targets. Further insights into the visitor information revealed that the in-migration of new residents into the Town of Leland directly paralleled where and the level of advertising placed by Visit North Carolina in various areas of the United States. This information enabled development of a very targeted and effective roll out plan. In order to maximize all of the information that emerged, we developed a five-year plan to define the scenario of placemaking needed to pull all the interconnected elements of the Urban Nature Haven in place, define the urban water trails system to visitors, connect the water trails with the greenways, the walking and biking trail that already exist all over Town, and recommended actions to enhance arts and culture offerings.



Dayton, Nevada/Virginia Historic Landmark District

Earlier this year, Deb and Maree worked together on another project for the Nevada Department of Commerce/ Travel Nevada within the 3D program. We were engaged to focus on the historic downtown portion of Dayton, Nevada, which is part of the Virginia City Landmark Historic District where the world's largest deposit of silver was discovered that didn't just fuel Nevada's rise, it reshaped the entire global currency system. Downtown Dayton chose to become part of the Nevada Main Street program, with local historic attractions, including a historic mining tunnel that was considered a feat of engineering when built in the 1860s, being incorporated into a living history attraction. We developed a 10-year plan to deliver a roadmap to accomplish all of the above, while at the same time, promoting those portions of the attractions that can be featured more quickly. The plan further defined the placemaking efforts that will be needed to enhance the historic offerings and strategies to restore them to productive uses as they sequentially come online.



Hutchinson, Minnesota Main Street

While she was President of the Chamber of Commerce, Mary Hodson had a three-year notice to brace for the enormous disruption that complete reconstruction of Minnesota State Route 15 – aka Main Street - through downtown would cause. The work that included replacement of all city services below ground, would in most places cause the businesses along the street to close. The Chamber decided that would not happen and formed a task force to educate and support businesses on all 133 parcels along an eight block by two block-corridor. The goal was to keep 100% of the businesses open during construction. A binder that included contact information for key personnel, ADA improvement surveys, the parameters of the project, and suggestions from local bankers, marketers, and others on best practices during construction was hand delivered to every business and building owner. When a plan was developed to access the businesses from the back of the stores, back-alley access for each business was upgraded during the two years preceding construction. EDA facade loans and sign and awning grants to use for alley access were also implemented. The businesses continued to thrive and ultimately, construction was completed.



Webster City, Iowa and More

Deb Brown, then Chamber of Commerce Executive Director in Webster City, Iowa, was tasked with filling the empty buildings that were standing empty downtown when the major manufacturer that employed a large portion of the adults in town moved to Mexico and supply chain businesses closed as well.

As a result, Deb became a specialist in filling empty buildings and has been helping other communities fill their empty buildings ever since. 10 of the 12 empty buildings in Webster City that were on the tour of empty buildings were filled within 18 months.

In Paulding, Ohio, 60 days after a 3-day visit from Deb, 6 new businesses had opened in town.

In Columbiana, Ohio, all of the empty buildings in the downtown have been filled and Firestone Park that was an empty piece of land on the end of town was transformed into a vibrant dining and shopping area.

A recent tour of empty buildings in Shawnee, Oklahoma saw over 200 people attending the tour.



Akron, Iowa

Deb Brown's extensive experience and critical skills in working with small communities and rural counties has proven very beneficial for places that need to start increasing their economic development. It happens through small, low cost steps, that begin building economic development from the ground up.

A weeklong visit to Akron, Iowa, pop.1,558, at the request of the Mayor, was scheduled to engage in conversations to determine the resources they did have available to make significant progress without extensive funding. Deb began conversations with local residents about their aspirations for their town and what they believed could be accomplished, held community wide brainstorming sessions, met with young people, and traveled extensively in the region. Since then she has coached town leaders on a regular basis.

The results are astounding. A new young family purchased Akron Lumber and are now successful enough to be remodeling it. Another resident bought a dilapidated farmhouse in town, restored and remodeled extensively, turned it into a lodge for rent. The campground added 15 new camping spots to accommodate out of town guests, and a new restaurant moved in. Today, there are seven businesses serving food, plans for walking tours designed with assistance from youth group, the school bond issue for a new pool was passed and funds were raised by locals to cover all costs. The Care Center has broken ground for a new addition. And more.



Boyertown, Pennsylvania

When a major regional bank headquarters employing more than 150 people in Boyertown, left town, the community of 4,800 residents faced a major economic void. Businesses that served bank workers closed, and historic buildings stood empty. Maree was brought in to lead the Main Street team to implement a three year project. She successfully applied for a grant of \$1 Million to enable placemaking, business recruitment and a tourism program. The grant covered building a boarding plaza for an excursion railroad, an attraction that could attract the surrounding visitor market of over 7 million people. A comprehensive digital presence and seven detailed tourism itineraries all starting and ending in Boyertown that became the most-clicked content on the website leading to over 40,000 unique visitors within nine months, were also developed. A group tour program and signature events such as the Main Street community dinner, where a block-long table turned the center of town into an unforgettable gathering place helped turn Boyertown into a regular visitor stop. Today, the Colebrookdale Historic Railroad hosts 30,000 visitors a year, and a complementing freight operation makes it financially sustainable. 13 new businesses have been established since the railroad began major operations. All the buildings on Main Street are now filled with small businesses and an existing Bed and Breakfast property in need of a re-charge has been restored into a 12-room premier accommodations property. Well attended festivals occur regularly.



Bellefonte, Pennsylvania

When this historic town sought to attract more visitors to deliver economic development and fill their empty storefronts in downtown, NTC was brought in to implement a new program. It included

- engaging with Penn State art students to fill the empty storefronts before they could be filled with new businesses,
- segmenting and targeting the most lucrative visitor markets that would enable the town to move beyond Penn State football weekends,
- development of a marketing plan to enable the community to take advantage of its unique resources,
- development of three historic walking trails to introduce visitors to the well-preserved community,
- development of a program to implement cooperation between lodging and attractions to jump-start the effort,
- development of an Ironmasters Tour to incorporate travel through the surrounding area, and
- cooperation with the area Convention and Visitors Bureau to leverage the marketing and promotion.



Johnson County, Iowa

Within a three day visit during which Deb Brown spent time engaging with the rural towns in Johnson County, she also taught each community a process to help grow their entrepreneurial base, helped them work through some challenges they faced to implement the effort and held individual and group discussions in each community.

Selected Presentations related to Downtown Revitalization

- Murray County, Georgia: Keynote on Small Town Revitalization
- Birmingham, Alabama: Main Street NOW Conference
- Illinois Main Street Conference: Opening Keynote
- West Virginia Main Street and Brownfields Conference
- Community Foundation of Greater Dubuque
- Staunton, Iowa: TS Bank Economic Development Conference for Rural Towns
- Michigan Small Town and Rural Development Conference
- Jewell, Iowa: Rural That Works Annual Conference
- Western Iowa Tourism Conference

Appendix 2: Detailed Team Bios

Maree Forbes Gaughan, PhD, CEO

Dr. Forbes Gaughan's (Maree) Doctorate in Environmental Planning serves as the foundation of efforts in downtown revitalization. She spent the first 12 years of her career working in architecture, primarily working on historic buildings, yet the work also include re-routing Interstate 35 through downtown Duluth, Minnesota to preserve irreplaceable historic structures. Hired by The World Bank, the Development Bank in Washington, DC right out of graduate school, it was during this time that she was approached by the Building Owners and Managers Association International to develop the organization's original Certification Coursework and Interior Masterspec for American Institute of Architects.

Even though Dr. Forbes Gaughan now has a comprehensive and award-winning command of several fields and has worked with multiple communities through the United States, she has never wavered from the concept that strategies, actions, and recommendations must be grounded in reality, and both able and appropriate to be implemented within the unique fabric of any community. A continuing appreciation for the unique heritage of each community, preservation of the unique aspects of the place, and respect for the ideas and needs of the residents, are central to every project she leads.

Education

Bachelor of Fine Arts in Fine Art, Summa Cum Laude, University of Wisconsin

Master of Arts, Art and Architectural History/Historic Preservation Summa Cum Laude, University of Wisconsin

Doctor of Philosophy, Environmental Planning, The Union

International Economic Development Council Certification as a Certified Economic Development Professional in progress

Professional Certificates and Additional Coursework

Local Economic Development, Erasmus University

Professional Sustainable Tourism Certification Course, Global Sustainable Tourism Council
Sustainable Cities and Communities Specialization, Lund University

Leading Sustainable Community Transformation Specialization, University of Colorado-Boulder

iMBA Strategic Leadership and Management Specialization, University of Illinois Urbana-Champaign Gies School of Business

Sustainable Farming for 2025

US Food System, Johns Hopkins University

Environmental Law and Policy, University of North Carolina

Arts and Heritage Management, Boconni University School of Business

Management of Successful Arts and Cultural Organizations, University of Maryland

Introduction to American Law

Memberships, Certifications, Recognition, Credentials

Member: International Economic Development Council

Lifetime Certified Professional Member: Buildings Owners and Managers Association International

Former Fellow: International Facility Management Association

Former Associate Member: American Institute of Architects

Former Professionally Certified Member: Institute of Business Designers

Former Member: Intelligent Buildings Institute

Former Professionally Certified Member: Construction Specifications Institute

Former Board Member: Hospitality Sales and Marketing Association International

Certified Sustainable Tourism Professional: Global Sustainable Tourism Council

Former Federal Highway Administration Scenic Byway Expert Consultant

Certified Online Teaching Professional, Temple University

Adjunct Faculty, University of Tennessee, Aesthetics for Engineers

Former Board Member, Tennessee Association of Professional Business Designers

Contract Design Magazine, Nationwide Emerging Designer Award

Former Board Member, National Scenic Byway Foundation

Chester County Pennsylvania Commissioners, Historic Preservation Award

Former International Air Transport Association Certified Travel Agent

Publications

Business Owners and Managers Certification Coursework, 5 Volumes, 1,500 pages

Masterspec Interiors, American Institute of Architects, 5 Volumes, 1,000 pages

Johnson Controls/Pan Am World Services Training Manual

Creating Customers: Marketing to Today's Transforming Travelers, Hospitality Sales and Marketing Association International

Travel.Tourism. Hospitality: Resources for the New Millennium, 404 page manual illustrating the past, present and future of each industry segment

Tourism: Economic Development for Any Size Community, 490 page road map to develop tourism in any community

Deb Brown, Community Action Specialist, IOM

Deb is one of the best “on the ground” explorers there is. As the on site visit person, she works to capture a destination in images and videos, also working to understand “the essence of the place” and opportunities for advancement of the tourism economy. Her small-town roots have shaped her into a passionate advocate for community revitalization and actively helping communities transform their prospects. Hailing from the tiny town of Geneva, Iowa, with only 141 residents, Deb knows firsthand the power of transforming small towns into thriving communities. Through her captivating storytelling, Deb brings to life the inspiring journeys of everyday people who have successfully reshaped their small towns.

With her unwavering enthusiasm, she shares practical advice on how anyone can become a catalyst for change and create a brighter future for their own small town. Her on the ground experience includes serving as the tourism coordinator for a Chamber of Commerce and later the Director of a Chamber of Commerce. Deb has spearheaded numerous programs that empower small businesses, tackle the challenge of empty buildings, elevate customer service, revolutionize marketing strategies, and drive economic development. Her expertise and insight have garnered widespread praise from various industry professionals, including chambers, economic developers, tourism specialists, museum experts, business groups, and small-town conferences. With Deb Brown’s infectious energy and invaluable insights, she emboldens individuals and communities to shape their small towns into flourishing havens of opportunity and growth.

Education

History Studies, Luther College

History Studies, Iowa State University

Four-Year Institute of Organizational Management (IOM) Program, US Department of Commerce

Landmark Education Leadership Courses, Ongoing

Additional Coursework and Certifications

Technology Education: Microsoft Office Suite, WordPress Website Development, Google Applications, Comprehensive Social Media Training, Canva Certification

Professional Development: Crowdfund Better Certification

Memberships, Recognition

Leadership Iowa

Ag Urban Institute Agricultural Development and Community Leadership

Rural Advisory Team, International Economic Development Corporation

Board Member and Officer, MS City Civic Organization

Board Member and Officer, Legacy Learning Boone River Valley

Targeted Certified Business, Iowa

Structured Support for the Guard and Reserve Hero2Hired Program

Advisory Board Member, Iowa Central Community College

Board Member and Officer, Help Entertain and Restore (HERO)

Publications

From Possibilities to Reality: Save Your Small Town, workbook

Erik Reader

Like so many of the rest of us on the Community Economic Partners team, Erik has had a multi-dimensional career working in many of the critical areas of economic development. His experience has included an economic growth corporation, Chamber of Commerce, business financial services, Main Street, and local initiatives support. Throughout his career he has partnered with communities and organizations to design and implement practical, results-driven strategies that spark economic activity and enhance quality of life. His work integrates strategic planning, market analysis, community engagement, and destination marketing to create clear paths toward revitalization and long-term sustainability.

As the Director of Illinois Main Street, Erik helped coordinate statewide efforts to support Main Street communities through networking, educational, and programmatic activities. Working with Local Initiatives Support Corporation (LISC) in Peoria, he advanced neighborhood redevelopment and small business initiatives across central Illinois. He has helped attract millions of dollars in public and private investment, launched entrepreneurship programs, and developed commerce-driven event strategies that drive measurable results.

Working with the City of Delavan Downtown Business Development group, Erik led the process of organizing the Delavan business community while seeking to understand the current and future needs of small business owners so that the City of Delavan can provide sufficient assistance or incentives to stimulate economic development. The findings of this engagement were presented to City Council and adopted in July 2023. 6 new business development programs were approved and adopted with funding. Working with the City of Pekin Downtown Reinvestment, he developed The Pekin Downtown Report: Strategies for a Revitalized Business District that was delivered to the city council in order to offer actionable items which could leverage existing assets and create visible impact in less than 4 years.

A downtown revitalization engagement focused on stabilizing the historic building stock in downtown Aledo, supporting and growing small businesses, and community development activities. Total project volume is in excess of \$25M spread across more than 30 projects. In Monmouth, a similar project focused on stabilizing historic building structures, supporting small business development, and community engagement of local stakeholders.

In fall 2016, Erik partnered with 353 Court to complete an initial Site Visit and Real Estate Report for the City of Havana. The strategy was presented and adopted by the end of the year. Beginning in January 2017, our services were retained to implement the strategy within the report which includes building stabilization, small business assistance, and creative placemaking. The results over three years have included over \$2,500,000 investment into downtown real estate, 14 new businesses opening, and a two block streetscape restructuring.

These are all examples of the strategic planning coupled with practical implementation solutions that Erik will bring to the projects of Community Economic Partners to enable communities to thrive.

Education

Bachelor of Business, Western Illinois University

International Business and Marketing, Noordelijke Hogeschool Leeuwarden

Memberships, Certifications, Recognition

Muscatine Community Improvement Action Team

City of Rock Island Arts Advisory Committee

City of Pekin Planning Commission

City of Pekin Zoning Board of Approvals

Co-Founder/President Bike Peoria

Board Member: Start Up Peoria

Board Member: Central Illinois Landmarks Foundation

Board Member: Pekin Main Street

Impact HUB Peoria Leadership Team

Pekin Chamber of Commerce

Mary Hodson, IOM

Starting in her young years in 4-H working with other young learners/leaders across the county, state and country, Mary became focused on creating community, and gathering people into productive programs and projects. With deep connections to rural communities and counties seeking to create their own identity, Mary works to dig into the heart of each community's needs and aspirations to assist in creating action plans based in reality, to elevate tourism through aesthetics, amenities, art, collaboration, and downtown improvements. Serving for 12 years as the President of the Chamber of Commerce in Hutchinson, Minnesota, she created programs such as the award-winning pARTicipant Hutchinson: a community mural project, which brought 20 plus murals to the community, painted by community members, to make the community more attractive to visitors who may want to settle or start a business. Working in collaboration with businesses and other organizations Mary worked to create the Hutchinson Child Care Coalition and expanding the Hutchinson Leadership Institute." She believes aligning any organization's mission with their plan of work is a courageous and important exercise to bring about clarity and excellence.

Education

Associate of Arts, Art Degree, Southeastern Iowa College

Four-Year Institute of Organizational Management (IOM) Program, US Department of Commerce

Madison Institute for Healthcare Philanthropy 2010-2011

GiantWorldwide Personal Development Trainings- ongoing

Recognition

Star of the North awarded by the MN Chamber of Commerce Executives 2024

Author of "Goodnight Hutchinson" and "Good Morning, Hutchinson." 2020 & 2024 with the profits going to the Chamber of Commerce Foundation supporting business education for adults and youth

Honorary Commodore, Hutchinson Water Carnival 2022

FFA Honorary Member- 2017

Annual Giving Specialist, Hutchinson Health Hospital

Rural Business and Entrepreneur Mentor for the 17 Mile Economic Development Corridor

Kaycee Bunch, CEcD

Certified Economic Development Professional, Kaycee is purpose-driven to help communities achieve inclusive, measurable growth through community-rooted initiatives. Kaycee has had a varied career which began at the International Center of Kentucky, which led to becoming a community agribusiness coordinator with the Peace Corps Uganda. It was in that very challenging environment she learned the value of collaborating with local organizations to design, implement and optimize local assets. She also worked with the development of youth entrepreneurial initiatives to equip the next generation of leaders with the tools, resources and mentoring needed to succeed in the ever changing economic landscape.

Returning to the United States, Kaycee became the economic development coordinator for the Bowling Green Chamber of Commerce where she coordinated and led business retention and expansion initiatives and successfully advanced a multi-million dollar expansion projects throughout the county. Doing so required connecting with a diverse range of businesses, local and state agencies, and economic development partners to implement the workforce development, training, and economic incentives they needed to thrive. She also forged partnerships with local educational institutions to assist with developing practical educational programs to serve these needs. Kaycee has also worked as a resiliency planner with the Barren River Area Economic Development District and as a senior economic development consultant where she conducted comprehensive quantitative and qualitative research to identify economic trends, opportunities, and challenges. She subsequently translated the results into community-focused strategies and solutions. Her willingness to thrive in environments that demand innovation, strategic thinking and challenging the status quo will serve us all well.

Education

Bachelor of Arts, Political Science, International Affairs, Western Kentucky University
Master of Arts, Applied Community Development, Future Generations University

Certifications, Memberships, Recognition

CEcD, International Economic Development Council

Young Professionals Committee

Women in Economic Development Committee

Kentucky Association for Economic Development

Women in Economic Development Committee, Committee Chair

Corporate Sponsorship Committee

Membership Committee

Grants Professional Association

American Planning Association

Leadership Kentucky, Elevate Cohort, 2021

Harris Wofford Joint Service Award, 2024

Lifetime Kentucky Colonel, 2019

Kentucky Governor Service Award, 2018

Publications

A Model for Creating a Diverse, Equitable, and Inclusive Board, The Association of Consultants to Nonprofits

Jim Gibson, CEcD

Jim is a Certified Economic Development Professional who has held a series of positions now spanning a career of over 23 years, that include city management and administration, financial analysis, work with Councils of Governments, and as the Economic Development Director for a small city in Texas. Jim considers his top achievements to be:

selling property for a new 672-unit attainable housing subdivision including a broad range of homes for middle-income households

full documentation of two properties for future industrial development and actively working to achieve favorable entitlement status,

development of a new target industry report for a small community,

development of a comprehensive plan

Development of an economic development strategic plan with peer-benchmarks, and building a community leadership program for the City of Rockdale.

drafted a new incentive policy and updates for a building improvement grant program,

collaborated with stakeholders to create a new tourism master plan,

established and managed tax increment reinvestment zones,

created an innovative digital marketing grant program for local businesses

led efforts to strategically expand municipal utility systems

attracted a new Tyson Foods Feed Mill, Viatract Organic Fertilizer Plant that incorporates

industrial reuse of product components, and the OSS Fabship and Lone Star State Bus System

assist the city to purchase and clear blighted property that included needed asbestos remediation.

Education

Bachelor of Science, Political Science, Sam Houston State University

Master of Arts, Public Administration, University of Houston

Economic Development Institute Certificate, University of Oklahoma

Doctorate in Economic Development - in progress, University of Southern Mississippi

Leadership Training: Designing the Organization, Managing the Organization, Leading Teams

Memberships, Certifications, Recognition

Certified Government Finance Officer, Government Finance Officers Association of Texas

Certified Economic Developer, International Economic Development Council

Master Economic Development Practitioner, Consortium of University of Southern Mississippi,

Texas Christian University, and University of New Mexico

International Economic Development Council, Education and Certification Committee,

Excellence in Economic Development - Annual Report Award 2023

Texas Economic Development Council, Forward Planning and Sales Tax Committees,

Conference Presenter and Economic Excellence Awards 2022, 2023, 2024

Development District of Central Texas Board Member

Government Financial Officers Association, Member, Budget Awards 2015-2021

Publications

Accelerating Rural Economic Development, International Economic Development Council,

Economic Development Journal

Jamie Beasley

Jamie Beasley is a seasoned economic development professional with a strong record of leadership in rural revitalization, small business support, and regional capacity building. She has served as Executive Director of the Pike County Chamber of Commerce and Economic Development Corporation in Illinois, leading strategic initiatives to support local entrepreneurs, attract investment, strengthen infrastructure, and grow the region's tourism economy. Jamie brings over a decade of cross-sector experience, including past leadership roles with the Northeastern Nevada Regional Development Authority and the Yukon 66 Main Street Association. Her background includes targeted work in business retention and expansion (BRE), housing development, and innovative funding strategies for rural communities.

In addition to her public-sector leadership, Jamie is the founder of Econ Dev Ops, a virtual assistant agency serving chambers of commerce and economic development organizations nationwide. The firm specializes in providing scalable support solutions to help local organizations extend their reach, improve operational efficiency, and increase community impact. As a Certified Crowdfund Better Advisor, Jamie led Pike County to become the first crowdfunding-certified economic development corporation in the United States. Her approach blends traditional and emerging tools to create practical, community-driven solutions that reduce reliance on government grants and promote local ownership. Jamie's professional focus areas include rural entrepreneurship, housing and childcare access, tourism strategy, and organizational development. She brings a data-informed, people-centered approach to her work and is recognized for her ability to align diverse stakeholders around shared goals.

Education

Bachelor of Science, Criminal Justice, University of Central Oklahoma

Master of Science, Economic Development, University of Southern Mississippi

Certified Economic Developer Coursework, Oklahoma University Economic Development Institute in Progress

Certifications

Crowdfund Better Advisor

Ethan Brown

A graduate of Pratt Institute with a Master of Science in Historic Preservation and a Bachelor's in Hospitality and Tourism Management from New York University and involvement in virtually every project the team works on, Ethan is well prepared to engage with communities. He has been involved in researching and writing histories of people and places in New York City, Upstate New York, and in towns along Route 66, as well as overseas in Italy. His graduate thesis explored the revitalization of Main Streets along Route 66 using the Albergo Diffuso, an Italian community-based heritage tourism development model that spreads guest rooms and amenities across multiple vacant buildings in historic town centers.

As a historic researcher, he has worked with the New York City Landmarks Preservation Commission, amended the Chelsea Hotel's National Register Nomination, assisted in prepared the Middletown, NY Commercial Historic District Nomination, and developed the Route 66 Historic Sites Project. He was also involved in a multidisciplinary studio that provided design, interpretation, and programming recommendations for the Prospect Park Alliance's Reimagine Lefferts Historic House initiative and served as a Community Planning Fellow assisting the Staten Island Community Board with mapping and databases.

Education

Bachelor of Science, Hospitality and Tourism Management, New York University

Master of Science with honors, Historic Preservation, Pratt Institute

Memberships, Certifications, Recognitions

Member, International Council on Monuments and Sites



Downtown Revitalization Plan

Prepared for the City of Wahoo, Nebraska

Attn: Melissa Harrell
City Manager
605 N. Broadway
Wahoo, NE 68066

Prepared by John Tiedt

Director: Community Development

jtiedt@retailstrategies.com

202-436-1466





Letter of Interest

Downtown Strategies
2200 Magnolia Ave. Suite 100
Birmingham, AL 35205

December 2025

Downtown Revitalization for the City of Wahoo

Downtown Strategies is excited to submit our proposal in response to your RFP for Downtown Revitalization. We bring a proven track record of helping communities like Wahoo strengthen their downtowns, attract investment, and create lasting economic impact. Trusted by the USDA as an *Approved Technical Assistance Provider* and the recipient of several CBDG grants, we understand what it takes to transform a downtown into a vibrant destination for businesses, residents, and visitors alike.

Our project team, detailed herein, is well equipped in both experience and bandwidth to complete the specifications of this RFP.

Through this engagement, Downtown Strategies will deliver clear, actionable strategies tailored to Wahoo by:

- Assessing current downtown market dynamics and overall economic performance.
- Identifying gaps in service, retail, and experiential offerings.
- Evaluating customer, resident, and visitor needs to ensure downtown meets expectations.
- Involving community members in a comprehensive stakeholder input session.
- Recommending revitalization strategies such as façade and structural improvements, business attraction, infrastructure enhancements, placemaking, wayfinding, and marketing.
- Reviewing current zoning policies to ensure they align with growth and development goals.

Our goal is to equip Wahoo with a roadmap that drives investment, supports local businesses, and elevates the downtown experience. We look forward to discussing your vision further and partnering with you to achieve meaningful results. Please find our detailed proposal attached.

Thank you for considering Downtown Strategies; we look forward to a potential partnership.

John Tiedt

John Tiedt

Director: Community Partnerships

Downtown Strategies via Retail Strategies, LLC



Qualifications

Firm Qualifications

Downtown Strategies specializes exclusively in downtown revitalization, market analysis, and place-based economic development. Our mission is to equip communities with actionable strategies that foster sustainable growth, enhance the business climate, and strengthen the vitality of their downtowns. With over 250 years of combined retail real estate and economic development experience, our team has worked with more than 350 communities across the United States, including several in Nebraska and throughout the Midwest.

Team Expertise

Our dedicated project team is composed of former downtown practitioners who have firsthand experience managing downtown districts, leading revitalization initiatives, and supporting small businesses. This real-world perspective allows us to understand the day-to-day challenges that communities like Wahoo face—from attracting investment and filling vacancies to activating public spaces and balancing tourism with local needs.

Together, our team brings expertise in **retail recruitment, urban planning, downtown management, and economic development**. Members have worked directly in commercial real estate, policy development, and the implementation of downtown revitalization strategies. This unique combination of practitioner insight and technical skill enables Downtown Strategies not only to analyze Wahoo's market conditions but also to deliver practical, on-the-ground solutions that result in visible progress.

For the City of Wahoo, this means partnering with a team that has walked in your shoes—one that knows how to move from vision to action and create a thriving, sustainable downtown that reflects the community's character and long-term goals.

Approach & Strengths

- **Data-Driven:** We leverage Kalibrate, the industry-leading analytics platform used by top retail brands, to provide in-depth market analysis and supply-demand insights.
- **Proven Methodology:** Our five-pillar downtown revitalization framework—Market Analysis, Policy & Administration, Design, Tourism & Promotion, and Business Recruitment—ensures that our recommendations are comprehensive and implementable.
- **Customization:** Every plan is tailored to the community's needs, aligning closely with existing plans.
- **Implementation Focus:** Unlike traditional consultants, we provide a roadmap with phased strategies tied to funding opportunities, ensuring that recommendations are actionable and realistic.

Why Downtown Strategies?

Downtown Strategies is recognized by the USDA as an "Approved Technical Assistance Provider." We understand the unique dynamics of lake communities and destination towns where tourism and permanent residency must be balanced for long-term economic sustainability. Our experience, tools, and collaborative approach make us the ideal partner to help Wahoo build on its assets, close service and retail gaps, and create a vibrant, connected downtown that serves residents, visitors, and future generations.



Previous Experience

Downtown Strategies brings extensive experience conducting market analyses, gap studies, and revitalization strategies for towns similar to Wahoo—communities with strong tourism draws, seasonal population fluctuations, and historic downtown cores.

Examples of relevant projects include:

- In the small rural town of Mount Olive, North Carolina (population 4,200), a strategic partnership with Downtown Strategies sparked a revitalization revolution. By connecting the downtown core with the University of Mount Olive and Mt. Olive Pickles—the nation’s top pickle brand—a 5-year Strategic Action Plan turned vision into action. Within just four months, dedicated local teams transformed the heart of the community through small-scale projects, proving that incremental steps can yield big momentum, even with limited resources.
- Through our process in Lena, WI, community input revealed that apathy and a lack of pride were major barriers holding the village back, even though its downtown core benefitted from a strong base of locally owned bars and restaurants. The challenge was that these businesses were spread out, which made it difficult to connect visitors to the broader district. The Strategic Action Plan focused on short-term projects that could beautify the district, strengthen connections, and boost community pride
- Clayton, NC's Strategic Plan outlined a focus on sustainable growth, economic diversity, community spaces, infrastructure investment, and public safety to maintain its small-town charm while attracting growth and opportunity. Key initiatives include a façade grant program, the establishment of a Downtown Social District to boost foot traffic, and community engagement through events like the Christmas Village and July 4th celebrations.
- In 2021, the City of Snyder partnered with Downtown Strategies to revitalize its struggling downtown. The area faced significant challenges including aging infrastructure, disconnected city organizations, and neglected downtown properties creating a negative public perception. Today, the perception of downtown Snyder is positive, and momentum is building. The reactivated Merchants' Association coordinates events and promotions, and local organizations are working together like never before.
- Before our engagement, in Zachary, LA a block of historic homes located one street off the downtown core was being used for storage by the city. In our 2020 Strategic Plan, Downtown Strategies recommended that the City sell and repurpose these National Register properties for commercial use. Within nine months of the plan’s completion, all homes were sold and reactivated with new local businesses. The success of this project transformed the area into a secondary Main Street, driving new sales tax revenue and energy into the downtown core. The City was so pleased with the results of the 2020 plan and the measurable progress achieved that they returned to Downtown Strategies in 2025 to develop a brand-new plan to build on their momentum and continue advancing their revitalization goals.

In each project, Downtown Strategies translated data-driven insights into targeted business attraction, zoning recommendations, and place-based enhancements that produced measurable outcomes.



References



Chewelah, Washington

Greg McCunn

Mayor

(509) 935-8311

mayor@cityofchewelah.org



Clayton, North Carolina

Lydia Davis

Economic Development Specialist

(919) 710-5134

ldavis@townofclaytonnc.org



Fillmore, California

David Rowlands

City Manager

(805) 312-9746

drowlands@fillmoreca.gov



Magnolia, Arkansas

Ellie Baker

Economic Developer

(870) 234-4352

eb@ccalliance.us



Project Team



Jenn Gregory
President: Downtown
Strategies
jgregory@retailstrategies.com

Jenn is the president of Downtown Strategies, where her focus on the revitalization of downtowns for our client communities. Through her Downtown Vision and Strategy Workshop process, Jenn advises communities on market analysis, tourism, economic vitality, and design updates for downtown areas.

She joined Retail Strategies with a 10-year career in community development and downtown revitalization. She previously served as the Chief Executive Officer of the Greater Starkville Development Partnership, a community development umbrella organization that consists of the Starkville Area Chamber of Commerce, Starkville Visitors & Convention Council, Oktibbeha County Economic Development Authority, and Starkville Main Street Association.

She first joined the Partnership in 2009, where she was Vice President for Tourism Development. She held the positions of Chief Operating Officer and Interim Chief Executive Officer before assuming the CEO position full-time in January 2013.

Jenn was named a "Top 50 under 40" professional by Mississippi Business Journal in 2016. She serves as President of Parents for Public Schools Starkville, was previously President of Sudduth Elementary PTO and is the Executive Director/Vice President of Operations for Bully Bloc, a non-partisan political action committee supporting Mississippi State University alumni in political positions within Mississippi.

Jenn is a graduate of Mississippi State University where she received a bachelor's degree in marketing and was honored with the inaugural Spirit of State leadership award.



Jeremy Murdock
Downtown Specialist
jmurdock@retailstrategies.com

Jeremy is the Community Development Specialist for the Downtown Strategies team where he conducts Downtown Visioning Workshops and leads partnerships with community leaders to implement strategies from the plan. He has worked on every downtown engagement undertaken in the past 5 years.

Jeremy obtained both a bachelor's and master's degree in Landscape Architecture from Mississippi State University. Following graduate school, Jeremy spent 14 years working in the field of community development at Mississippi State University. During that time, he worked with rural communities across Mississippi and throughout the surrounding states. His work focused on downtown revitalization, design, urban planning, tourism, short-term strategy development, building collaborations, and helping leaders take action to spark change in their community.

He is heavily entrenched in community development, both professionally and personally. In his own community of Starkville, Mississippi, Jeremy is an active volunteer and advocate for quality-of-life issues and has served on numerous boards and committees. Current volunteer efforts include serving as the Vice President of the Starkville Main Street Association Board of Directors and a member of the Design Committee as well as the Vice President of the Starkville Central Neighborhood Foundation. Jeremy's past volunteer efforts have included serving as the Chairman of the Starkville Planning and Zoning Commission; Chairman of the Starkville Convention and Visitors Bureau board; Chairman of the Starkville Main Street Design Committee; member of the Greater Starkville Development Partnership board; member of the Starkville Area Arts Council board; member of the Starkville Beautification Committee; and a volunteer at the Starkville Community Market.



Proposed Approach & Methodology

Customer & Community Analysis

Our Strategic Visioning Workshop will identify the customers who have the greatest opportunity to engage with downtown Wahoo and develop strategies that connect the community while attracting future consumers.

Current downtown users

Utilizing mobile data technology, we'll identify the locations of consumers that visit a defined shopping area within the community, thus providing us with a custom trade area. This trade area shows us the consumers that have the opportunity to engage with new and existing businesses in the downtown.

Connectivity

Often downtowns are physically separated from other major gathering spaces (university/campus, tourist destinations like resorts, or natural assets like lakes.) Connection can occur through physical connections (streets, sidewalks, etc.), visual connections (signage, wayfinding, design installations, art, etc.), and programmatic connections (tourism, promotions, etc.).

Stakeholder Engagement

Wahoo will partake in a **Strategic Visioning Workshop**, where our team will organize and conduct focus groups and interviews with key stakeholders with a retail focus. These stakeholders include:

- Business owners to understand hurdles of operating in the downtown,
- To property owners to see what struggles they face with owning and maintaining a commercial space,
- To residents to see what businesses or events would entice them to the downtown areas more,
- With community leaders to best understand their vision,
- And any other individual or group that has a vested interest in the downtown.

Targeting the future Wahoo consumers

A critical report utilized in our analysis is the psychographic report of the consumer base. This report will highlight the different types of consumers by breaking down their demographic characteristics, consumer preferences, consumer expenditures, and cultural ideals.

Understanding these consumer characteristics will shape who the future consumer of Wahoo will be.



Proposed Approach & Methodology

An action-oriented plan that tells you where to start

Strategic Recommendations

The heart of our approach is the creation of the custom Downtown Revitalization Strategy & Roadmap. This plan will prioritize what needs to happen first based off marrying all plans together and any short-term strategies that support the overall vision. These strategies are practical, actionable, and transformational. The plan will entail strategic recommendations that fall within four focus areas:

Policy	Design	Tourism & Promotion	Economic Vitality
Sets the foundation for the change you want to see. Guiding future growth involves a balance of incentives ("carrots") and regulations ("sticks") that support business attraction and reinvestment. Downtown Strategies will recommend policy adjustments and funding strategies—such as grants and public-private partnerships—that enable implementation of market-driven revitalization efforts.	Rather than creating static master plan drawings, we focus on actionable short-term interventions that improve the aesthetics, walkability, and overall vibrancy of the downtown. Our recommendations will include targeted placemaking and infrastructure enhancements, as well as façade and zoning improvements that strengthen connectivity along Lake Shore Drive and Main Street.	Tourism is about connecting the dots between visitors and downtown businesses and attractions. We will provide branding and marketing ideas that reposition downtown Wahoo as a unique, authentic destination that engages both residents and tourists while extending visitor spending and length of stay.	A key component of downtown revitalization is assisting the private sector and equipping local businesses with tools to compete and grow. We will recommend business attraction strategies tailored to identified market gaps and target consumer segments, driving new investment and expanding Wahoo's commercial base.

These four areas of focus are broken down even further to consider the following:

- Wayfinding Signage
- Connectivity & Walkability
- Special Events & Promotions
- Historic Preservation
- Landscaping & Streetscapes
- Public Art
- Transportation & Parking
- Messaging & Branding
- Hospitality
- Retail & Restaurant Recruitment
- Backfilling Vacancies
- Real Estate Analysis
- Supporting Entrepreneurs
- Incentives & Financial Tools
- Zoning & Codes
- Identifying Partnerships
- Catalyst Projects
- Community Input Survey Results



Proposed Approach & Methodology

Implementation Jumpstart Call

Once the plan is approved, we move into the Implementation phase of our partnership. This phase begins with an Implementation Jumpstart Call. On this call, we'll discuss early ideas for focus strategies, provide an overview of our process for launching Local Action Teams, and we'll schedule the Project Mapping Workshop.

Local Action Teams

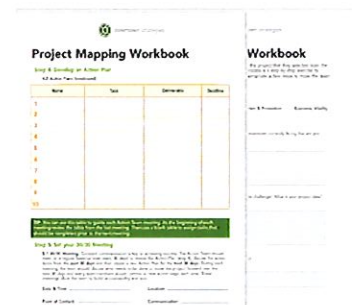
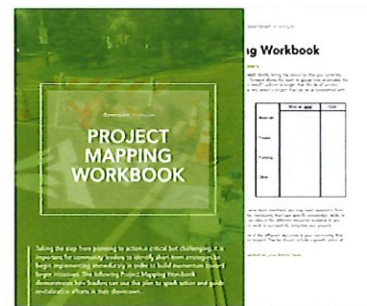
Communities that have seen immediate success revitalizing their downtown began by organizing and mobilizing a team of volunteers and empowering them to lead various projects & initiatives. Downtown Strategies will aid in the creation of **Local Action Teams** that consist of 5-8 action-oriented community members who are willing to roll up their sleeves and devote their time to moving your downtown district in a positive direction.

Project Mapping Workshop

Downtown Strategies will facilitate a **Project Mapping Workshop** to walk your Action Team members through the structured process of how to properly manage a project.

The **Project Mapping Workbook** will assist community leaders in making the link between planning and action. These steps will activate the plan and bring the ideas to life. If you and your team focuses on relentlessly "*doing the doable*," you will see a dramatic change over the next five years

Following this workshop, the **Local Action Team** will hold their first **30/30 meeting**, which focuses on what's happened the last 30 days and identifying what the priorities are for the next 30 days. Our team will virtually attend the first 30/30 meeting to provide support and troubleshoot if needed.



More Resources

Additional support from our team could include technical support, templates and trainings, connections to strategic partners, or other assistance to your team in order to get additional strategies implemented.



Proposed Approach & Methodology

Strategic Recommendations

An Implementation Matrix will also accompany the plan, detailing the order and investment required for successful implementation of each strategy. Our strategies and recommendations are based on three stages of time and monetary investment:

- little to no cost with immediate impact – *just time and energy!*
- minimal investment that requires proper partnerships & persistence
- long-term investment for substantial projects

This allows for your team to build capacity, assemble funds, and generate partnerships and resources.

To ensure the effectiveness of the Downtown Revitalization Strategy & Roadmap, Downtown Strategies will provide implementation assistance. This approach allows us to support the boots on the ground by providing accountability, benchmarks, and success stories to share with the community and stakeholders throughout the life of the partnership.

2 Tahoe City Action Team

Focus Area	Identifier	Strategy	Timeline	Level of Investment	Implementation Partners
Design	2.1	Update dated, damaged, and faded trail signage with new graphics that include the updated branding package.	Year 2	\$\$	TCDA
Design	2.1	Explore the use of sidewalk stickers as short-term, low-cost signage along the waterfront area and throughout the town center.	Year 1	\$	Action Team
Tourism & Promotion	3.1	Pilot 1 experience-based promotion or event focused on creating a curated, exclusive experience to connect the affluent customer base with local businesses, destinations, and attractions.	Year 2	\$	TCDA
Economic Vitality	4.1	Implement business compatibility assessment program for partnership matching	NOW	\$	NTC
Economic Vitality	4.1	Launch monthly partnership facilitation workshops for collaboration development	Year 1	\$	NTC
Economic Vitality	4.1	Create collaboration agreement templates for different partnership types	Year 1	\$	NTC & legal advisors
Economic Vitality	4.1	Develop seasonal partnership coordination for workforce and resource sharing	Year 1	\$	NTC & business network
Economic Vitality	4.1	Establish package development support for comprehensive visitor experiences	Year 1	\$\$	NTC & tourism partners
Economic Vitality	4.2	Negotiate temporary use agreement for former fire station programming	NOW	-	NTC & Placer County
Economic Vitality	4.2	Launch pop-up vendor program for rotating retail, food, and service vendors	Year 1	\$	NTC & local vendors





Approximate

Work Plan & Timeline

Contract Execution

Kick-off Call
Client completes Onboarding Packet
Client Submits existing plans, ordinances, code, incentives, etc.

Months 1-3

Discovery

- Generate Market Assessment
- Identify Market Gaps
- Community Input Survey
- Downtown Strategies reviews submitted documents (existing plans, ordinances, code, incentives)

Months 4-5

Customer and Community Analysis

- In-market Strategic Visioning Workshop
- Core Group Meeting
- Walking/Windshield Tour
- Stakeholder Input Session

Month 6

Market Assessment, Market Gap Analysis Report, and Data Visualizations deliverables presentation (virtual)

- Identification of market trade area using mobile data analysis
- Trade area demographics
- Market and retail GAP analysis (i.e. leakage and surplus)
- Tapestry lifestyles – psychographic profile of trade area
- Commute Patterns Report
- Identification of priority business categories for entrepreneurship, recruitment and/or local expansion
- Downtown Walkability Assessment
- Downtown Neighborhood Demographics

Months 7-8

Downtown Revitalization Strategy & Roadmap and Executive Summary Slide Deck presentation (virtual)

- Focusing on policy & administration, design, tourism & promotion, and economic vitality recommendations
- Implementation matrix

Client has 30 days to review and submit revisions
Plan is finalized with any additional edits or additions



Approximate

Work Plan & Timeline

Months 9-10



Implementation Jumpstart Call

- Decide on focus strategies
- Provide an overview of our process for launching Local Action Teams
- Schedule the Project Mapping Workshop.

Consultant team will launch Local Action Teams to encourage community support and engagement for incremental implementation.

- Action Planning Workbook Deliverable
- Project Mapping Workshop
- First Action Team Meeting

Consultant team will provide support to the Core Team for implementation of a strategy in 5-Year Downtown Strategic Action Plan.

- Strategy will be determined collaboratively depending on traction in Local Action Teams and subject matter expertise within Consultant team.

Months 10-12



First 30/30 meeting, continued technical support to local team

Month 12



Final Summary Report submitted.

Partnership Wrap-up Call to recap progress, discuss next steps, and discuss renewal of Downtown Implementation contract.

Ongoing



- Regular reports as defined by the client and consultant
- On-demand data requests
- Customer Support
- Plan implementation support beyond 12 months available in perpetuity



Budget & Fee Proposal

We appreciate the opportunity to partner with the City of Wahoo!

Our services will help Wahoo close market gaps, activate its cores, and strengthen downtown's role as the cultural and economic heart of the community.

Phase	Fees
Year 1: Requested Scope of Work and Implementation Kickstart	\$45,000
Optional Year 2: Implementation Support	\$25,000
Optional Year 3: Implementation Support	\$25,000

Retail Strategies' agreements are annual with defined prices for up to two additional years of service. The Client will have the option to extend or discontinue the agreement each year.

The total fee for completion of work is due upon execution of agreement. Should the Client request a special assignment, additional work, and/or additional travel needs not specifically referenced in the contract, we will prepare written authorization to be signed by the Client in advance of commencing any additional work.





retail strategies



retailstrategies.com | (205) 314-0386 | info@retailstrategies.com
2200 Magnolia Ave South, Suite 100, Birmingham, AL

RESOLUTION NO. 2026-03

WHEREAS, the City of Wahoo, Saunders County, Nebraska, is the owner of the following described personal property, to wit:

See Exhibit "A"

and,

WHEREAS, the City of Wahoo, Nebraska, does not have a present need to retain ownership of said above described personal property, and,

WHEREAS, the City of Wahoo, Nebraska, deems it in the best interests of the citizens of the City of Wahoo, Nebraska, that said personal property be disposed of, as set forth herein,

WHEREAS, the City of Wahoo, Nebraska, has determined that the fair market value of the above described personal property is less than \$5,000.00, as stated in the attached Exhibit "A"

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WAHOO, NEBRASKA, AS FOLLOWS:

1. That the above described personal property be sold by either sealed bid and/or public sale on a date, time, as advertised in a Notice of Sale of Personal Property posted in three public places in the City of Wahoo, Nebraska, immediately after the passage of said Resolution and not later than seven (7) days prior to the sale of said items, as shall be evidenced by a Notice of Posting of the City of Wahoo Clerk, and,
2. That pursuant to Neb. Rev. Stat. §17-503.01, confirmation of the sale of said personal property by an ordinance is not required.
3. That the City of Wahoo, Nebraska, through the Clerk of the City of Wahoo, Nebraska, shall provide a bill of sale and/or certificate of title to the above personal property indicating that said personal property is being sold "as is" without warranty as to fitness or merchantability for any purpose and that buyer thereof assumes all risks from the utilization of said personal property upon buyer's possession of said items of personal property.
4. That buyer shall receive possession of the above-described items of personal property upon payment in full of the purchase price for each item.

PASSED AND APPROVED this 13 day of January 2026

CITY OF WAHOO, NEBRASKA

By: _____
Gerald Johnson, Its Mayor

ATTEST:

Christina Fasel, Clerk

Exhibit "A"
To Resolution No. 2026-03

Items to be declared as surplus:

<u>Description</u>	<u>Estimated Value</u>
Radiation Detection Set (2)	< \$5,000.00
Historical Records	<\$5,000.00

Todd Berthelsen

From: Michael Brown <michael.brown@harrybrowns.com>
Sent: Tuesday, December 16, 2025 2:09 PM
To: Todd Berthelsen
Subject: 2024 Chevrolet 5500
Attachments: City of Wahoo.pdf

Todd,

Here is the pricing, chassis specs and tipper specs.

The pricing will show tax and license. However, being you are out of state and a government entity we would allow you to handle your own titling and license. The only thing we have in addition to the \$72,550 is a \$350 doc fee.

Our policy if we let you handle your own titling, is to allow for funds to clear before we release the MCO (new vehicle title). In the case of a check, it is about 7-10 business days. The quickest is a wire. If you were to wire, we can release the MCO with the truck in a matter of a few days.

Let me know if you think this unit may work. If it's a go I can mark it sold and start working on additional information I may need.

Thanks again for reaching out!

Michael Brown
Commercial Sales Manager

Cell: (507) 210-2672
Desk: (507) 333-1269

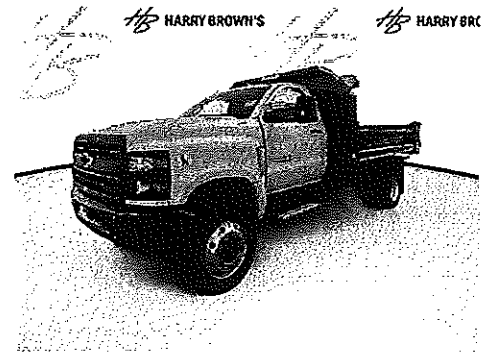


Proposal Prepared For

City of Wahoo
 berthelsen@wahoo.ne.us
 (402) 607-9616

Your Deal Breakdown

MSRP / Market Value	\$75,196.64
Savings	-\$8,266.64
Selling Price	\$66,930.00
Rebates	-\$12,300.00
Accessories	\$17,920.00
Sales Sub Total	\$72,550.00 <i>+ 350.00 Doc Fee</i>
State Taxes And Fees	\$4,987.81
Other Fees	\$1,464.50
Final Price	\$79,002.31



2024 Chevrolet Silverado MD

96283 · 1HTK1PVK6RH161009
 Trim 4WD Reg Cab Work Truck
 Exterior Summit White
 Interior Dark Ash Seats With Jet Black
 Interior Accents
 Miles 452

Your Sales Consultant

Michael Brown Jr
 mbrown@driveharrybrowns.com

Guest Signature

Manager Signature



Vehicle Locator

Dealer Information

HARRY BROWN'S FAMILY AUTOMOTIVE
 1747 GRANT ST
 FARIBAULT, MN 55021
 Phone: 507-332-7441
 Fax: 507-334-2580

1HTKJPK6RH161009

Model Year: 2024	Event Code: 5000-Delivered to Dealer
Make: Chevrolet	Order #: DDRGQN
Model: Silverado Medium Duty	Total Price including Upfit: \$95,700.00
CK56403-4WD HD Chassis Regular Cab	
PEG: 1WT-1WT	Order Type: TRE-Retail Stock
Primary Color: 01U-Special Color Upper (SEO)	Stock #: 96283
Trim: H2R-Base Cloth, Jet Black / Dark Ash, Interior Trim	Inventory Status: Available
Engine: L5D-Engine, Duramax 6.6L Turbo-Diesel V8	
Transmission: M10-RDS A1750RDS, PTO, GVWR 19.5K Max, GCWR 37K MAX	

Additional Vehicle Information

Vehicle Options

Chargeable Options	MSRP
7Y8-Batteries, Heavy-Duty Dual 1300 CCA	\$200.00
9L9-Wiring Harness (SEO)	\$15.00
A31-Power Windows	\$290.00
A52-Seats: Front 40/20/40 Split-Bench, Cloth, 3-Passenger	\$400.00
AQQ-Keyless Remote Entry	\$175.00
BTN-Top Post Threaded, Battery Jump Start Stud	\$50.00
DPN-Mirrors: Camper Style, Black, Man Fold, Pwr, Full Featr	\$355.00
E0N-Assist Steps, Aluminum	\$200.00
FPF-Equipment Emission, Diesel DPF Manual Regeneration	\$250.00
FU7-Rear Suspension, 15,500 lb, Multi-Leaf	\$50.00
G86-Axle-Limited Slip	\$395.00
GZG-GVW Rating, 19,500 Lbs	\$2,255.00
HD1-Rear Axle, 15,000 lb	\$675.00
IO5-Radio, 8" Color Screen, Bluetooth, w/ USB Port	\$600.00
K05-Heater Engine Block	\$100.00
M10-RDS A1750RDS, PTO, GVWR 19.5K Max, GCWR 37K MAX	\$740.00
NSQ-Front and Rear Fuel Tank, 65 Gallon Total	\$625.00
PTO-Engine Control-Power Take Off (PTO) Controls	\$280.00
PWV-Wheels, 19.5" x 6.75", Aluminum	\$1,095.00
VYU-Snow Plow Prep Package	\$340.00
XMF-Tires, Front 225/70R19.5G Traction, Goodyear	\$550.00
YMF-Tires, Rear 225/70R19.5G Traction, Goodyear, G622 RSD	\$1,100.00

No Cost Options

092-Rear Axle, 4.30 Ratio

ED9-Wheelbase 165 Inch 84" CA

FNP-Front Fender Extension, Painted Body Color

L5D-Engine, Duramax 6.6L Turbo-Diesel V8

N4C-Emission, 50 State

R6I-30,000 lbs. (13,607 kg) GCWR

Other Options :

01U-Special Color Upper (SEO)
1WT-1WT
719-Seat Belt, Black
9L3-Spare Tire Delete
AG1-Power Seat Adjuster (Driver's Side)
AU3-Door Locks, Power

BG9-Floor Covering: Rubberized Vinyl, Black
Body Type Description-Plow Truck
C99-Air Bag Deactivation Switch, Front, Passenger-side
F0C-Axle to End of Frame, 49"
FTN-Axle Lubricant, Front, Synthetic
FTV-Front Suspension, 7500 lbs.
GAZ-Summit White

JL1-Integrated Trailer Brake Controller
K40-Engine Brake-Exhaust

KW5-Alternator, 220 AMP
NP5-Steering Wheel: Leather Wrapped

On Lot Notes-* Family owned and Operated since 1968 *Don't wait, buy now! * Highest Volume New and Pre-Owned dealer in Southern Minnesota * Largest GM & Chrysler Inventory in Southern Minnesota * Low Pressure/Non-Commissioned Sales Staff * Award Winning Customer Reviews * Dedicated Fleet and Commercial Staff * One Stop Shop - Sales, Service, Body Shop, Carwash, and Accessories * Customer Loyalty Program * Shuttle Service * Complimentary Carwash with Service Visit * Modern, Clean, State of the Art Facilities. Conditional Rebates And Discount, see dealer for Qualification: May include: Down Payment Assistance, Trade Assistance, Manufacturer Finance Cash, Lease Loyalty, Conquest, Military Discount, Farmer Discount, Case New Holland Equipment Owners Discount, and Realtor Discount. Unconditional.

Summit White Factory MSRP: \$75,197 ABS brakes, Electronic Stability Control, Traction control.

2024 Chevrolet Silverado 5500HD Work Truck 2D Standard Cab Duramax 6.6L V8 Turbodiesel 6-Speed Automatic 4WD Price includes: \$11500 - GM Envolv Consumer Cash Program. Exp. 01/02/2026 Price includes \$17,920 in dealer added accessories.

PCJ-Vocational Specific Heavy Suspension Package

R7N-5500 HD Series

SLM-Sales Stock Orders

TR1-Lamps, Rear, Stop

U04-Horn, Single Note

UDD-Driver Information Center, 4.2" Display

UK3-Radio Controls -Steering Wheel

UQ3-Speaker System, 6

UY7-Trailer Provisions

VK3-License Plate Front Mounting Hardware

YK6-SEO Processing Option

1SZ-Option Package Discount
4D7-Interior Trim, Jet Black / Dark Ash
8E8-Bumper, Front, Black

9L7-Accessory Electrical Switches
AKP-Glass, Solar Absorbing, Tinted
AY0-Airbags-frontal, front seat and head-curtain

Body Manufacturer-BOSS

C67-Air Conditioning, Manual

EF7-COUNTRY UNITED STATES OF AMERICA (USA)

FTB-Front Axle, 7500 lbs.

FTO-Axle Lubricant, Rear, Synthetic

Fuel Type-Diesel

H2R-Base Cloth, Jet Black / Dark Ash, Interior Trim

K34-Cruise Control-Automatic, Electronic

KBK-Transmission Shift Control Calibration, Performance

MAH-Marketing Area-Us, Puerto Rico/USVI

NPR-Exhaust System, Right Side Exit, Behind Rear Wheel

P0D-Grille Guard Screen, Insect Protection

PD7-Wheel, Spare, Delete

R9N-Interior Trim Pricing Code

TG5-Compact Disc & MP3 Player

TRW-Provision, for Cab Roof Mounted Lamp / Beacon

U2J-SiriusXM Satellite Radio, Delete

UE0-OnStar Delete

UNL-Auxillary Wiring

UVC-Rear View Camera System

Upfit Model Description-Silverado 5500

VWX-Grille, Base

ZY1-Paint, Solid

Part Number	Description	Order Quantity	UOM
807-MD200-11.5-55	BRANDON 11'6" MILDSTEEL TIPPER PKG PER 54975 55" CAB SHIELD	1	EA
705-00009	PULL PLATE-5/8" NO HOLES-CHEV 4500-6500 & INT	1	EA
705-00029	1/2" PULL PLATE GUSSETTS (PAIR)	1	PR
602-B40	Forged Lashing 5/8" D-RING - 2 pieces	2	EA
602-B20	1/4" D-RING ASSY	1	EA
602-TC1007P	7 WAY TRUCK END-RV STYLE FLAT PINS	1	EA
602-RT255812	REC TUBE 2.5 X 2.5 X 12	1	EA
708-00132	ROUND BUMPER 3 1/2"ID X SCH 40 4"OD X.226 WAX 21' STD A500 GR.B	6	FT
708-00140	ROUND TUBE ICC GUSSETS & END CAPS END CAPS	1	PR
400-F.450X30R	MUD FLAP 1/2"x24"x30"	2	EA
PAINT	** SEE TEXT FOR PAINT CODE	1	EA
INSTALLATION	** INSTALLATION OF EQUIPMENT	1	EA
DISCOUNT	** DISCOUNT	-1	EA

E S T I M A T E

Ty's Outdoor Power & Service
 21611 Platteview Road
 PO Box 630
 Gretna, NE 68028
 Phone #: (402)332-5577
 Fax #: (402)332-5958

PHONE #: (402)443-6003 Ext: Luke DATE: 12/15/2025
 CELL #: (402)443-6003 ORDER #: 214391
 ALT. #: (402)443-3222 Ext: C.H.CUSTOMER #: 114850
 P.O.#: CP: JimR
 TERMS: Net 10th EOM LOCATION: 2
 SALES TYPE: Estimate STATUS: Snow Estimate
 TAG #: TECH: JimR

BILL TO 114850
 CITY OF WAHOO
 605 N BROADWAY
 WAHOO, NE 68066

SHIP TO
 CITY OF WAHOO
 605 N BROADWAY
 WAHOO, NE 68066

YEAR	MFR	MODEL NUMBER	DESCRIPTION	VIN/SERIAL #	MILEAGE/METER
------	-----	--------------	-------------	--------------	---------------

1: Job 1 Tech: RichardS []

INSTALLED PRICE ON 2024 CHEVROLET 5500HD

BOSS & SNOW EX MUNICIPALITY BID ASSIT PROGRAM 2025/2026

BOSS 9'2 STEEL DXT V-BLADE
 -SL3 LED ICE-SHIELD HEADLIGHT TECHNOLOGY
 -SNOW DEFLECTOR & PLOW SHOES INSTALLED
 -DUAL TRIP ENGINEERING
 -SMARTTOUCH HANDHELD CONTROLLER

SNOW EX HELIXX POLY V-BOX SPREADER
 -5.0 YD CAPACITY
 -NEW HELIXX CORKSCREW AUGER DESIGN
 -ELECTRIC MOTORS AND VIBRATOR EQUIPPEND
 -WORKLIGHT EQUIPPED

TODD BERTHELSEN (402) 607-9616

TY'S OUTDOOR POWER
 YOUR BIGGEST FACTORY AUTHORIZED BOSS DISTRIBUTION WAREHOUSE & #1 PREMIER DEALER
 IN THE OMAHA & LINCOLN METRO AREA

TY'S OUTDOOR POWER YOUR ONE STOP SHOP FOR SNOW EQUIPMENT
 ALSO SERVICING THESE SNOW & ICE CONTROL PRODUCTS

-SNOW EX, FISHER, VENTRAC, SALT DOGG, & MEYER-

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
BOSS	MSC18092	BLADE CRATE (SNOWPLOW),9-2,STEEL V-DXT	1	\$3,584.40	\$2,688.30	\$2,688.30
BOSS	MSC15002B	PLOW BOX, RT3-V, SH2 8-2/9-2,DXT,SL3	1	\$7,230.60	\$5,422.95	\$5,422.95
BOSS	MSC01565	SNOW DEFLECTOR	1	\$381.10	\$381.10	\$381.10
BOSS	MSC01570	SHOE,PLOW,CAST IRON W/HARDWARE	4	\$68.26	\$68.26	\$273.04
BOSS	HYD01835	BOSS QT.HYDRAULIC FLUID	3	\$13.24	\$13.24	\$39.72
BOSS	LTA16255C	UC/RT3,GM 45/55/6500,INTL CV,19+	1	\$916.70	\$687.52	\$687.52
BOSS	MSC25000	KIT-WIRING,RT3 SH2,12V	1	\$432.60	\$324.45	\$324.45
BOSS	MSC16285	ADAPTER-LIGHT,GM 45-65,INTL CV,19+,13PIN	1	\$257.50	\$257.50	\$257.50
BOSS	MSC09601	CONTROL-HANDHELD,V-BLADE,12V	1	\$381.10	\$285.82	\$285.82
SNOW	11810	HELIXX 5.0 CU YD POLY HOPPER	1	\$19,232.00	\$13,462.40	\$13,462.40
SNOW	11963	INVERTED VEE 3.2 & 4.5 CU.YD.	1	\$281.99	\$239.69	\$239.69
MISC	LG HD HOLDER	LYCOGEAR HEAVY DUTY SPREADER CONTROLLER HOLDER	1	\$63.99	\$63.99	\$63.99

E S T I M A T E

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 Phone #: (402)332-5577
 Fax #: (402)332-5958

PHONE #: (402)443-6003 Ext: Luke DATE: 12/15/2025
 CELL #: (402)443-6003 ORDER #: 214391
 ALT. #: (402)443-3222 Ext: C.H.CUSTOMER #: 114850
 P.O.#: CP: JimR
 TERMS: Net 10th EOM LOCATION: 2
 SALES TYPE: Estimate STATUS: Snow Estimate
 TAG #: TECH: JimR

1: Job 1 Tech: RichardS []

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
NT&E	45107	RATCHET TIE DOWN	4	\$25.00	\$25.00	\$100.00
Parts Job 1:						\$24,226.48
LABOR	DESCRIPTION	HRS	RATE	AMOUNT	TOTAL	
PI-01	SNOW PLOW ASSEMBLY, V-PLOW	1.5	\$116.00		\$174.00	
PI-08	INSTALL SNOW PLOW DEFLECTOR	1	\$116.00		\$116.00	
PI-05	INSTALL UNDERCARRIAGE	3	\$116.00		\$348.00	
PI-06	INSTALL TRUCK WIRING & HEADLIGHT ADAPTER	3	\$116.00		\$348.00	
SI-04	INSTALL V BOX SPREADER	5	\$116.00		\$580.00	
Hours Job 1:			13.5	Labor Job 1:	\$1,566.00	
EXTRAS	DESCRIPTION	QTY	PRICE	AMOUNT	TOTAL	
SS	SHOP SUPPLIES	1	\$20.00		\$20.00	
Extras Job 1:					\$20.00	
Subtotal Job 1:						\$25,812.48

Prices reflected on this quote are valid for 30 days and while current supplies last. However, prices are subject to change if the program or promotion the prices were quoted under is no longer in effect.

TOTAL PARTS:	\$24,226.48
TOTAL LABOR:	\$1,566.00
TOTAL EXTRAS:	\$20.00
SUBTOTAL:	\$25,812.48
TAX:	\$0.00
CASH-CHECK DUE:	\$25,812.48
CREDIT CARD DUE:	\$26,586.85

Authorized By: _____