

# State of Nebraska **Performance Report**

## **Capital Projects Fund** 2025 Report

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## Executive Summary

The State of Nebraska was awarded \$128,740,178 for the fulfillment of the goals established by the U.S. Department of the Treasury (“Treasury”) Coronavirus Capital Projects Fund (“CPF”). Pursuant to [Neb. Rev. Stat. § 81-12,245](#), CPF funds provided to Nebraska were designated as follows:

1. Congressional District 1: No less than \$40,000,000 for eligible broadband infrastructure projects.
2. Congressional District 2: No more than \$35,000,000 for the rehabilitation or expansion of existing multipurpose community facilities.
3. Congressional District 3: No less than \$40,000,000 for eligible broadband infrastructure projects within cities of the second class and villages.

A map showing [Nebraska’s Congressional Districts](#) is included as Attachment A.

The Nebraska Public Service Commission (“Commission”) administers the **1A - Broadband Infrastructure Projects** program for Congressional Districts 1 and 3, utilizing the framework of the Nebraska Broadband Bridge Program<sup>1</sup> which was established by the Nebraska Legislature in 2021 to award broadband grants to eligible entities to build out broadband infrastructure to provide service of at least 100 Mbps download and 100 Mbps upload to areas lacking service of 100 Mbps download and 20 Mbps upload or greater.<sup>2</sup>

The stated program objective for the Broadband Infrastructure Projects is to provide broadband service of at least 100 Mbps download and 100 Mbps upload to Nebraska residences and businesses in Congressional Districts 1 and 3 which currently lack reliable broadband service of 100 Mbps download and 20 Mbps upload between 2023 and 2026 through a competitive grant program.

During this reporting period, the Commission continued to administer the Broadband Infrastructure Program. Across two rounds of funding, more than \$92 million has been awarded to support broadband deployment projects that will bring service of at least 100/100 Mbps to nearly 10,000 locations in unserved and underserved areas of the state. Payments and reimbursements were issued in alignment with program structure, and a number of Round One projects have already been completed and are in various stages of close-out. Looking ahead, the Commission will continue to process reimbursements, monitor project performance, and assist subrecipients in addressing challenges.

The Nebraska Department of Economic Development (“NDED”) administers the **1C – Multi-Purpose Community Facility Projects** program for Congressional District 2.<sup>3</sup> In March 2024, NDED awarded \$35,000,000 in Capital Projects Funding to the City of Omaha to construct a new 115,000 square foot multi-purpose community facility in Levi Carter Park. The total budget for the project is \$45,000,000. Funding was appropriated for Multi-Purpose Community Facilities in Nebraska by the Nebraska

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<sup>1</sup> Nebraska Broadband Bridge Act, Neb. Rev. Stat §§ 86-1301 – 1312

<sup>2</sup> See Plan ID: CPF\_GP-000126; [CPF Award Fact Sheet - Nebraska BIP Program](#) and [CPF Award Fact Sheet - Nebraska BIP Program Rev 8.16.24](#)

<sup>3</sup> See Plan ID: CPF\_GP-000177; [CPF Award Fact Sheet - Nebraska MPCF Program](#)

Legislature with the passage of [LB 1024](#), signed into law by then-Nebraska Governor Pete Ricketts on April 18, 2022.

The Multi-Purpose Community Facility Projects program description is to provide funding for a multi-purpose community facility that enables work, education, and health monitoring in communities in Nebraska. The program objective is to utilize the multi-purpose community facility to address the social and economic challenges experienced as a result of the COVID-19 public health emergency in qualified census tracts.

The State of Nebraska has made significant progress in both programs. The following highlights the important events that have taken place to achieve the goals outlined in the distinct program plans.

## 1A Broadband Infrastructure Program

**Project:** Broadband Infrastructure Program – Nebraska Broadband Bridge Program - CPF-GP-000126

**State Administering Agency:** Nebraska Public Service Commission

**Funding Amount:** \$92,266,719.97 (revised)

**Project Start Date:** August 20, 2022

**Project End Date:** December 31, 2026

### Uses of Funds

The Commission made funding available in Congressional Districts 1 and 3 for Broadband Infrastructure projects that facilitate the deployment of broadband networks in unserved and underserved areas of Nebraska. Nebraska prioritized investments in fiber-optic infrastructure where feasible and prioritized projects that address affordability as a barrier.

At the start of the program, the State of Nebraska had allocated at least \$40,000,000 for broadband infrastructure in Congressional District 1, which includes Lincoln, Norfolk, Columbus, and Fremont. The 12 counties of Congressional District 1 differ in their demographics and needs, with county populations ranging from nearly 325,000 in Lancaster County to just over 5,000 in Polk County. At the outset, the percent of rural population without wired broadband of at least 100 Mbps down and 20 Mbps up ranged from 10.3% in Cuming County to 85% in Madison County.

Similarly, at the start of the program, the State of Nebraska allocated at least \$40,000,000 for broadband infrastructure in Congressional District 3, where in 39 of those counties, less than half of the rural population had wired broadband of at least 100 Mbps down and 20 Mbps up available, making it difficult or impossible for rural residents to work, participate in online education, or utilize health monitoring remotely. Compounding these challenges, 67 of the 80 counties in the district have population densities below 20 persons per square mile, increasing the cost and complexity of broadband buildout.

Treasury approved the Commission's initial plan on February 4, 2022.<sup>4</sup>

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<sup>4</sup> Assistance Listing Number 21.029 and Federal Award Notification Number (FAIN) CPFFN0183. See [Nebraska Capital Projects Fund Award Fact Sheet](#)

The [2023 Annual Performance Report](#) detailed the work undertaken by the Commission for the first round of broadband infrastructure funding. The Commission released an [Order Issuing Grant Awards and Results of Challenges](#) on June 27, 2023.<sup>5</sup> The Commission granted awards in Congressional District One to twenty-seven (27) projects from 10 (ten) internet service providers (“ISPs”) to bring minimum 100 Mbps download and 100 Mbps upload to 3,014 locations for a total of \$40,311,361.47 in grant funding. The Commission granted awards in Congressional District Three to thirty-eight (38) projects from ten (10) ISPs to bring minimum 100 Mbps download and 100 Mbps upload to 3,735 locations for a total of \$21,033,925.62 in grant funding.

The [2024 Annual Performance Report](#) detailed the work undertaken by the Commission for the second round of broadband infrastructure funding. The Commission released an [Order Issuing Grant Awards and Results of Challenges](#) on June 4, 2024.<sup>6</sup> The Commission granted awards in Congressional District Three to twenty-eight (28) projects from nine (9) ISPs to bring a minimum of 100 Mbps download and 100 Mbps upload to 3,213 locations for a total of \$30,921,432.88 in grant funding.

Combined for the two funding rounds, the Commission issued grant awards of \$92,266,719.97 for total project costs of \$105,565,150.31. A total of ninety-three (93) projects were approved that will benefit 9,962 locations in Congressional Districts One and Three in Nebraska. On August 16, 2024, Treasury approved Nebraska’s request to modify the funding amount for grant awards to \$92,226,719.97.<sup>7</sup>

Subrecipients are held to all of the requirements under the Nebraska Broadband Bridge Program, as listed in the Act and by order of the Commission.<sup>8</sup> Successful applicants are required to submit a [Grantee Acknowledgment and Attestation Form](#) and an executed [Capital Projects Fund Subrecipient Agreement, and Civil Rights Attestation](#).

The Commission’s payment structure for the Capital Projects Fund mirrors the pre-existing Nebraska Broadband Bridge Program, where the Commission releases 25% of the award amount within sixty (60) days of the issuance of the award. The next 25% is released nine (9) months after the issuance of the award. The final payment will be made once the project is confirmed as substantially complete and will be based on actual eligible costs. Subrecipients will be required to provide invoices, purchase orders, contracts, proof of payment and other documentation to substantiate the actual eligible cost for the

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<sup>5</sup> [Congressional District One](#) awards are available in our website. [Congressional District Three](#) awards are available on our website. In addition, we have made available the Scoring Summary for [District One](#) and [District Three](#) on our website.

<sup>6</sup> Congressional District Three [summary of awards](#) are available on our website. In addition, we have made available the [Scoring Summary](#) for Congressional District Three on our website.

<sup>7</sup> See [Nebraska CPF Treasury Fact Sheet](#)

<sup>8</sup> In particular, the deadline to complete the project is eighteen (18) months after the issuance of the award. For the first round of funding, the buildout deadline is December 27, 2024. For purposes of the second round of funding, the buildout deadline is December 5, 2025. A subrecipient can request an extension if good cause is shown.

approved project.<sup>9</sup> The subrecipient will also be required to complete the [CPF Certification of Project Completion](#), [CPF Speed Test Certification](#) and [CPF Reimbursement Request](#).

### **Activities in the Reporting Period:**

During the reporting period, the Commission continued to administer both the first and second rounds of Capital Projects Fund broadband infrastructure funding.

- A total of 55 out of 65 projects from Round One have been certified as complete, bringing broadband service of at least 100 Mbps download and 100 Mbps upload to 5,028 locations. The Commission has issued final reimbursement and closed out five projects from the first round of funding. The remaining projects are in various stages of close out.
- For Round Two funding, the Commission disbursed the first and second milestone payments (25% each) to subrecipients on August 7, 2024 and March 17, 2025, respectively, with final reimbursement payments expected upon project completion and certification.
- To support compliance and reporting, the Commission issued the [CPF Reimbursement Guide](#), the [Nebraska Broadband Reimbursement Template](#), and a [pre-recorded training webinar](#).
- The Commission reviewed and processed reimbursement requests, monitored expenditure documentation, and ensured that required reports and certifications were submitted by subrecipients in accordance with federal and state requirements.
- Ongoing compliance efforts included reviewing subrecipient quarterly reports, monitoring project progress toward buildout milestones, and maintaining records for Treasury reporting and audit purposes.
- The Commission collaborated with subrecipients to address project-specific challenges, such as speed testing issues, permitting delays, weather impacts, contractor availability, and vendor-related concerns. In some cases, the Commission worked with subrecipients to determine the appropriate path forward or alternative, which included reviewing and, when warranted, granting extensions to project deadlines.

### **Activities Planned for the Next Reporting Period:**

Looking ahead, the Commission anticipates the following activities:

- Continuing to review and process reimbursement requests for Round One and Round Two projects, issuing final payments once subrecipients submit completion certifications, actual cost documentation, speed test results, and closeout reviews are conducted.
- Monitoring subrecipient compliance with federal and state requirements, including certifications, speed testing, quarterly and annual reporting, and financial documentation.
- Supporting the Single Audit process by compiling requested documentation, responding to auditor inquiries, and ensuring any findings are addressed.

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<sup>9</sup> Determination of actual eligible cost will be evaluated based on the requirements of 2 C.F.R. § 200.403-406, the Nebraska CPF Reimbursement Guide, and the CPF [Allowed and Disallowed Cost Examples](#).

- Enhancing program administration by updating guidance documents, refining reimbursement and reporting templates, and providing technical assistance to subrecipients to address project-specific challenges (e.g., permitting, contractor availability, or testing issues) and support timely project delivery.
- Once approved, engaging and onboarding a consultant to expand administrative capacity and provide support with reimbursement reviews, compliance monitoring, and reporting activities, with a budget revision reflecting this engagement to be submitted to Treasury for consideration.
- Continuing coordination with the U.S. Department of the Treasury to meet reporting obligations, address compliance questions, and ensure consistency with federal program requirements.
- Preparing for a potential additional round of CPF funding, depending on available resources and approval from both the Commission and Treasury, including refining application materials, guidance, resources, and updating scoring criteria as appropriate.

#### **Narratives About Beneficiaries:**

Subrecipients report that households and small businesses are beginning to benefit from fiber deployment, including access to multi-gig services and improved reliability. Early impacts include enhanced connectivity for remote work, distance learning, and telehealth services. Methods used to collect and measure success include post-construction speed tests and subscriber activation data. As more projects are closed out, additional metrics on adoption and performance will be compiled to assess the full impact on communities.

#### **Notable Challenges and Status:**

Subrecipients reported a variety of challenges during the reporting period, including:

- Several projects experienced delays securing railroad and highway permits, including NDOT permit backlogs in Nebraska that impacted project timelines for Vistabeam's Lyman project and other areas. Glenwood Telecommunications, Inc. reported early permit submissions to mitigate delays for railroad and canal crossings.
- Recent changes to a highway altered the right-of-way, which required modifications to fiber placement plans. Subrecipients worked with local authorities to adapt plans without significant impact on schedules.
- Subrecipients experienced challenges in scheduling and obtaining easements. In some cases, proactive engagement with counties and municipalities allowed the subrecipient to maintain progress.
- Subrecipients reported occasional delays in receiving equipment or labor constraints. Despite these issues, most subrecipients mitigated impacts through planning and scheduling.

The Commission worked with the subrecipients to address these challenges as appropriate. In most cases, challenges were mitigated without long-term impacts on project timelines. Despite these challenges, several projects are ahead of schedule or have been completed with minimal impact.

An additional challenge the Commission has experienced is staffing changes at the Commission. In November 2024, a key program staff member resigned, and recruitment has been ongoing. To maintain consistent program administration and oversight, the Commission is evaluating the use of consultant support.

#### **Ancillary Costs and Outcomes:**

CPF funding was used exclusively for direct infrastructure costs. Subrecipients may also engage in complementary activities, outside of CPF funding, to promote broadband adoption and awareness, such as community outreach, education on subsidy programs, and workforce development support.

#### **Coordination with Other Federal Funds:**

The Commission continues to monitor and coordinate with other broadband funding opportunities available in Nebraska, including the Broadband Equity, Access, and Deployment (BEAD) program under the Infrastructure Investment and Jobs Act. Information-sharing between CPF and BEAD administration helps reduce duplication of funding while maximizing impact in unserved and underserved areas.

#### **Public Transparency:**

The Commission maintains a public docketing system and website providing access to orders, applications, guidance, forms, challenge determinations, awards, and scoring. Subrecipients are required to meet all reporting obligations. To promote transparency, the Commission makes project-level information available to the public where appropriate, including maintaining a public-facing map of program-funded project areas.

### **Addressing Critical Needs**

Equitable access is at the heart of the Nebraska Broadband Bridge Program, including grants funded through Capital Projects Fund. The program continues to prioritize bringing broadband service to areas lacking reliable service, with a minimum of 100/100 Mbps for eligible locations in awarded project areas. Areas without 25/3 Mbps service continue to be recognized as having the greatest need, and applications serving these areas are given priority consideration.

#### **Objectives:**

For purposes of CPF funding, the Commission defines communities with critical need as:

- Rural areas with low population density where broadband deployment is cost-prohibitive.
- Communities facing socio-economic barriers that affect access to work, education, and healthcare including areas with limited or unaffordable broadband service.
- Areas with no existing service at 25/3 Mbps or 100/20 Mbps.
- Communities where gaps in broadband infrastructure were made apparent or worsened by the COVID-19 public health emergency.



All applications received were required to include a Digital Inclusion Plan. Each plan must:

- Describe the applicant's process to consult with the community and consider affordability.
- Describe how the project will meet the objective of providing broadband infrastructure deployment within the project area to directly enable work, education, and healthcare monitoring.
- Describe how it will address a critical need that resulted from or was made apparent or exacerbated by the COVID-19 public health emergency.
- Identify any critical needs of the community to be served and how the project will be tailored to meet those needs.
- Specify how the project will impact access to and use of information and communication technologies by all individuals and communities in the project area, including the most disadvantaged individuals and communities.
- Describe the pricing structure of the 100/100 Mbps plan being offered to low-income subscribers. Digital Inclusion Plans that include a discounted service plan for low-income subscribers that is less than \$50.00 per month prior to Lifeline or Affordable Connectivity Program discounts or cost less than 25% less on a monthly basis than the carrier's next lowest price plan offering, whichever is lower, were given additional scoring points.
- Demonstrate how the project will be maintained over the life of the facilities, ensuring long-term viability.

Additionally, the Nebraska Legislature and the Nebraska Public Service Commission have taken steps to make more projects in very rural areas financially feasible. There is no match requirement for the Capital Projects Fund, though carriers that provided a match received additional points. The Commission also added location density to the scoring criteria, awarding up to 20 points to projects which serve rural areas. Points for location density were allocated as follows:

- Less than or equal to 10 locations per square mile – 20 points
- More than 10 locations per square mile, but less than or equal to 20 locations per square mile – 12 points
- More than 20 locations per square mile, but less than or equal to 42 locations per square mile – 5 points.

Projects approved range in density from 3.2 locations per square mile to 1,055.6 locations per square mile.

**Awareness:**

The Commission and subrecipients implemented outreach strategies to ensure communities with critical need were aware of the CPF-funded services. These efforts included:

- Public announcements via local media, Commission website postings, and community newsletters.

- Direct engagement with local governments, schools, libraries, and community organizations in rural and high-poverty areas.
- Outreach and promotional materials were distributed in English and Spanish to maximize awareness and accessibility among all residents, including non-English speakers.
- Although the Affordable Connectivity Program (ACP) has been discontinued, subrecipients continue targeted outreach to low-income households, highlighting programs such as Lifeline and, in some cases, offering separate low-cost broadband options to improve affordability.
- Subrecipients report communication with existing customers regarding fiber upgrades and new service opportunities.
- Consultation and community engagement required in Digital Inclusion Plans to ensure residents and businesses had input on project planning.

## Labor

The projects from both rounds are currently in different stages of project completion. None of the awards issued by the Commission are equal to or greater than \$5 Million Dollars; therefore, the Bacon – Davis Act does not apply.

Subrecipients are required to comply with applicable federal and state labor laws, including fair labor standards and workplace safety. Subrecipients are also encouraged to use strong labor practices, such as local hiring, apprenticeships, or other workforce initiatives, to support efficient project delivery and promote positive economic impacts.

## Community Engagement

Community participation remains integral to the CPF program. While much of the legislative and planning activity leading to LB1024, including engagement with the Nebraska Rural Broadband Task Force, NITC Community Council, and BEAD Listening Sessions, occurred in prior periods, these efforts laid the foundation for identifying unserved and underserved areas and shaping program requirements. With the creation of the Nebraska Broadband Office (NBO), many statewide stakeholder engagement efforts have transitioned, and advisory groups such as the Nebraska Rural Broadband Task Force are no longer active. However, ongoing public engagement remains a program priority.

During the 2025 reporting period, the Commission continued to maintain public-facing resources, including:

- A public docketing system and website with access to orders, applications, guidance, forms, challenge determinations, awards, and scoring.
- Project-level mapping of CPF-funded areas.
- Pre-recorded webinars, educational materials, and guidance resources to support subrecipients and inform the public.
- Responses to consumer inquiries and complaints related to broadband deployment, coordinated through a dedicated consumer advocate.

The Commission also continues to require subrecipients to report on community engagement in their compliance filings. Subrecipients have actively implemented outreach strategies to ensure households and businesses are aware of broadband offerings, including:

- Community engagement events and activities: Subrecipients report a wide range of engagement methods tailored to the local community and project status. These efforts include meetings with local government officials and boards, homeowner associations, “Lunch and Learn” sessions, county fairs, car shows, and other public events. Additional activities include door-to-door campaigns, informational packet distributions, billboards, radio advertisements, and social media outreach. During the 2025 reporting period, subrecipients hosted multiple community meetings, listening sessions, and webinars to inform and solicit input from communities served by CPF-funded projects. Participating organizations included local governments, school districts, libraries, community colleges, churches, chambers of commerce, and nonprofit organizations.
- Outreach and advertising methods: Subrecipients employed direct mail campaigns, radio announcements, social media postings, Commission website updates, and translation services where needed. Spanish-language outreach was highlighted in several projects, including ALLO and Vistabeam, reflecting local community demographics. Community consultation requirements in Digital Inclusion Plans ensured residents and businesses were aware of projects and the potential benefits they would bring.
- Communities had opportunities to provide feedback on grant applications, which the Commission reviewed and considered. Negative feedback prompted follow-up by the Commission and subrecipients to address concerns, helping to ensure that projects align with community priorities. The Commission continues to respond to consumer inquiries related to broadband availability and deployments.

Through these coordinated efforts, CPF-funded projects are not only providing access to reliable broadband but also help individuals and communities better understand and take advantage of new broadband opportunities. Outreach by subrecipients throughout 2025 shows strong local engagement, with residents, businesses, and community organizations actively participating in learning about and adopting services. These efforts not only expand access but also foster digital inclusion, ensuring that broadband projects meet the needs and priorities of the communities they serve. The work completed this year lays a solid foundation for sustained broadband adoption and meaningful use as projects reach completion.

## 1C Multi-Purpose Community Facilities

**Project:** Multi-Purpose Community Facility - CPF-GP-000177

**State Administering Agency:** Nebraska Department of Economic Development

**Funding Amount:** \$35,000,000.00

**Project Start Date:** August, 2023

**Project End Date:** December, 2026

### Uses of Funds

The Levi Carter Park Multi-Purpose Community Facility is being built in an economic redevelopment/Qualified Census Tract (QCT) zone in North Omaha. The City of Omaha estimates the new facility will provide public access, resources, and opportunities to approximately 200,000 households upon completion and enable the following:

1. Work - Computers and high-speed internet/Wi-Fi will be accessible to the public allowing youth and adults to search for employment and develop the requisite skills and knowledge to become employed. A computer lab will be available for planned and on-demand use. Two classroom facilities will be equipped for learning/teaching.
2. Education – The facility will offer after-school and out-of-school programming for youth. Activities will allow youth to acquire knowledge and skills that can be used as part of their academic programs and extracurricular programming. The facility will also specifically focus on the utilization of youth sports to develop social and emotional learning in youth. The correlation between youth sports and social and emotional learning is extremely high. Examples of the overlap include opportunities to teach teamwork and cooperation, empathy and pro-social behavior, planning and problem solving, and leadership and life skills.
3. Health Monitoring - The facility will directly enable health monitoring by providing appointment rooms allowing individuals to conduct telemedicine appointments online. Additionally, the facility will partner with local health providers to facilitate annual health screenings for youth who require physicals and desire to participate in youth sports. Community health screenings will be provided by local health providers and will be open to the public.

Capital Project Fund/Multi-Purpose Community Facilities funding awarded by NDED is being used for facility planning and design, site work, and construction.

During the past year, key teams were selected for the project, including contracts with architectural and engineering teams, an owner's representative firm, and a Construction Manager at Risk (CMAR) team. Additionally, the schematic design phase concluded and detailed cost estimates were completed by the City of Omaha in collaboration with the CMAR team. Permits and bid packages were issued for site grading, precast wall panels, utilities, paving, foundation, structural steel, and synthetic turf. A Traffic Impact Analysis was also finalized and submitted to the City's Public Works Department.

The site broke ground officially in April 2025. Grading is complete and utilities are being installed. On August 29, 2025, the building permit was issued by the City of Omaha. Pre-case panel walls are

anticipated to start being installed on September 4, 2025. There have been no recordable on-site injuries reported at the project site to date (9/3/25).

No displacement has occurred as a result of this project. Project goals and design parameters have been verified to ensure alignment across all stakeholders.

Once the project is complete and open to the public, the facility will become operational. Program revenues will help the City fund the facility and its ongoing operations.



*Utility Installation*



The following timeline demonstrates work on the project completed to-date:

EVENT	DATE
Public Information/Outreach	July – October 2024
Public Open House	October 29, 2024
Community Input Gathering	October -November 2024
Design Development/Permits/Bid letting	Oct 2024 – May 2025
Omaha City Council Approves Construction Manager at Risk	January 2025
Grading and Site Work Commences	March 2025
Groundbreaking	April 9, 2025
Construction	April 10, 2025 – Current
<b>Project Completion/Occupancy/Initiation of Operation</b>	<b>December 2026</b>



*Final Site Grading*



*Groundbreaking, April 9, 2025*

### Addressing Critical Needs

The new Multi-Purpose Community Facility at Levi Carter Park will allow the City of Omaha to serve all Omaha residents, particularly those in the northeast quadrant of the City. The population of Omaha is 486,051 (US Census Data, 2020) and the Omaha Metropolitan Statistical Area recently surpassed 1 million residents according to 2024 US Census population estimates.

The facility is being built within Levi Carter Park, which is in an economic redevelopment area and adjacent to a Qualified Census Tract. An economic redevelopment area is an area within the State of Nebraska in which: (1) The average rate of unemployment in the area during the period covered by the most recent federal decennial census or American Community Survey 5-Year Estimate by the United States Bureau of the Census is at least 150% of the average rate of unemployment in the state during the same period; and (2) The average poverty rate in the area is 20% or more for the federal census tract in the area. (Nebraska Revised Statute 77-6906, 2025)

Programming within the new facility will address health and broadband connectivity disparities in the adjacent communities and provide educational opportunities. Additionally, through the implementation of youth sports, the facility will serve as a catalyst for economic development in the surrounding community.



The targeted communities for the facility are residents of North Omaha, particularly those residents located within the Qualified Census Tracts within a 2-mile radius of the facility. The Internal Revenue Service identifies a Qualified Census Tracts (QCT) as an area where at least 50% percent of households have an income below 60% of the Area Median Gross Income (AMGI) or have a poverty rate of 25% or more. According to 2024 IRS Section 42(d)(5)(B), the City of Omaha has thirty-seven (37) QCTs. Twenty-one (21) of those are in the northeast quadrant of the city where the city proposes to locate the facility. All but two of the QCTs in the City of Omaha are east of 72nd Street. Levi Carter Park, which serves the northeast sector of the city, directly abuts QCT four and eight, and is within two miles of twelve (12) QCTs.

The facility will be accessible by public transportation as it is served by Route 16 of the Omaha Metro bus system. The facility is also .65 miles from Route 18 of the Omaha Metro bus system. The location of the facility directly abuts Qualified Census Tracts 4 and 8 and is within a mile of Qualified Census Tracts 3, 6, 7, 11 and 12.



**Levi Carter Park Multi-Purpose Community Facility Site Rendering**





**Levi Carter Park Multi-Purpose Community Facility Main Entrance Design Rendering**

## Labor

The Nebraska Department of Economic Development continues to request the Subrecipient adhere to strong labor standards for the project. The City of Omaha provided the following information in Q2 2025 regarding project labor:

The City used an RFP process to select a construction manager at risk (CMAR). In the process, the City weighed the labor availability of each firm as well as their hiring practices and ability to deliver the project on time. By engaging in a construction manager at risk delivery method, instead of using a traditional design bid build, the City believes that the construction manager will be able to identify labor ahead of time and be beholden to delivering the project on time and at the guaranteed maximum price (GMP). Within the contract for the CMAR, the City will also include a provision for the CMAR to create smaller bid packages allowing small businesses to bid and opening up the project to the local labor market. City requirements for contracting will also include professional certification and licensing mandates.

The City of Omaha hired a licensed engineering firm to serve as an Owner's Rep for the project. The Owner's Rep will be on site to provide oversight for the City and ensure that the site is a safe and healthy workplace. The City of Omaha also used due diligence in selecting a contractor that has a reputation and proven experience in providing safe and healthy workplace.

## Community Engagement

The City of Omaha hosted a public open house in late 2024 to receive feedback from the community on the design and layout of the new facility. A project website was also used for providing public information about the multi-purpose community facility and to receive feedback from the community.

<https://engage.thinkconfluence.com/lcp-activity-and-sports-complex>

The City took all contracts through the public RFP process, and all were voted on by City Council, allowing the public to comment on each contract selection. The City also included a member of the Omaha Parks Foundation in the RFP selection process to ensure that a citizen voice was represented. The City also hired a consultant to connect with community organizations that may be interested in being a program partner. Over 100 organizations have been contacted by the consultant.

## Attachment A

