



EDGE Newsletter

2023 | Quarter 2

April, May & June

Lucas Froeschl,
Executive Director

Board of Directors

Executive Board

Kevin Malone, *President*

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Ex-Officios

Amber Holle

Anthony Nussbaum

Commercial Plots For Sale

NAI FMA Hired as Realtor; Locals Consulted

EDGE and Falls City Community Redevelopment Authority (CRA) selected [Andy Widman](#) from [NAI FMA](#) in Lincoln to advertise, recruit businesses, and solicit investors for the [North Commercial Corridor](#) development. NAI FMA installed an advertising sign on the property and are regional experts in the commercial real estate development market. EDGE members Miller-Monroe and Poppe Realty have been invited to participate in the project and were consulted for their opinion prior to signing the agreement. NAI FMA does not have exclusive rights on the property and is contracted to split commissions with local realtors that generate prospects.

Representatives attended our kickoff meeting on April 12th with Mr. Widman and all entities involved are combining their efforts to achieve the best results for Falls City.

[View looking south/southwest.](#)

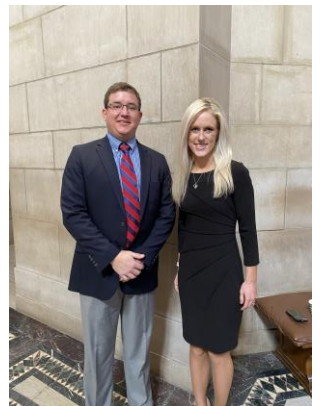


[Drone Fly Link](#) | [Press Release Link](#)

LB977 Language Revised

Electrical Bill Funding Now Distinctive to Falls City

Through an appropriations committee technical clean-up approval and working closely with Senator Slama's office, EDGE was successful updating LB977 language through AM1172 in LB818 on May 1st. The language in the bill now reads: (i) Grants to ~~any~~ city of the second class which with two first class railroads, within fifteen miles of two state borders, and which partners with public power utilities for purposes of expanding electrical system capacities and enhancing redundancy and resilience.



[Link to Language found on Page 23, Line 28](#)

Committees

Investor & Community Relations

Marc Morehead, *Chair*

Denise Daake

Bart Keller

Sarah Morris

Joleen Stoller

Marketing & Sales

Mitch Merz, *Chair*

Kelly Bletscher

Brian Daake

Jerry Duerfeldt

Don Ferguson

Steve Kottich

Kevin Malone

Steve Severin

Product Development & Public Policy

Ray Joy, *Chair*

John Caverzagie

Chris Halbert

Tim Heckenlively

Ryan Larsen

Samantha Scheitel

Beth Sickel

Merle Veigel

Contact Us

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AMES Building Available

55,000 sq. ft. Manufacturing Plant For Sale



The old AMES True Temper plant, originally manufactured in the early 1970s by another company to construct modular and RV homes, is on the market for

\$895,000. The unique widespan open-space building with 25-foot ceilings includes 28 total acres in the listing and is viewed as a potential job-creating asset for the community. Interested prospects are encouraged to contact Miller-Monroe at 402-245-2722.

[Info and pictures available at this Link](#)

Tradeshow, Conference, and Expo Season

- ✦ Presented on *Rural Housing Challenges & Opportunities* at the Nebraska Investment Finance Authority's (NIFA) annual Innovation Expo in Lincoln.
- ✦ Attended the annual Nebraska Economic Developer's Association (NEDA) banquet in Lincoln.
- ✦ Attended the Bio Fuels Expo in Omaha to learn of emerging ag markets.
- ✦ Attended Falls City High's Senior Bootcamp and Sacred Heart School to discuss current projects and educate on local career opportunities.
- ✦ Met with Senator Fischer's Director of Outreach, Ray Ringlein, to discuss local and state issues.
- ✦ Attended Mid-America Economic Development Council's (MAEDC) Best Practices Conference in Kansas City on scholarship.
- ✦ Attended ESU4's Career and Technical Education workshop in Auburn.
- ✦ Hosted USDA Housing Program specialist, Krista Mettscher, for a presentation on local housing incentives.
- ✦ Co-hosted the Nebraska Chamber President for a Business Leader Roundtable discussion on state and local issues.

EDGE Forms Falls City Area Properties, LLC

To assist land development efforts and prepare the community and surrounding area for housing, commercial, and industrial development, a new LLC was formed. Having land prepared for development can often be one of the biggest hurdles when applying for grants or recruiting potential prospects.

EDGE Welcomed 15 New Members in 2023