



FALLS CITY NEBRASKA

PASSIONATE • PROVEN • PROSPEROUS



Thank you, Beckie!

Beckie's 12 years of passionate guidance has proven prosperous for economic progress in Falls City.

Welcome, Lucas!



NEW DIRECTOR

New Executive Director, Lucas Froeschl

Froeschl succeeded Beckie Cromer in mid-March 2021, having served 2+ years on City Council with 10+ years' experience in local manufacturing. He is a 30-year resident of Falls City and was introduced to EDGE's role while on City Council.



PRODUCT DEVELOPMENT & PUBLIC POLICY

Dual Rail, Future Prosperity

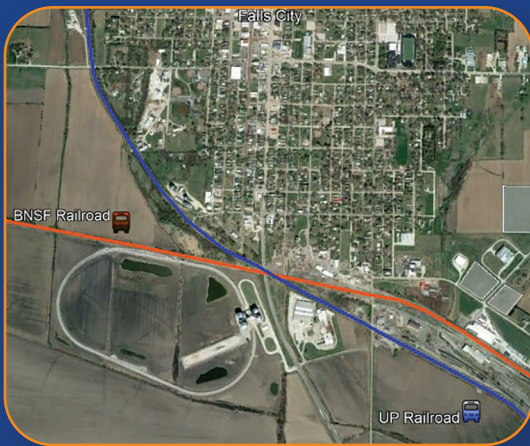
The convergence of Union Pacific and Burlington Northern/Santa Fe rail lines could be viewed as Falls City's golden ticket to future prosperity. Considered one of only three locations in the entire Midwest with this much undeveloped land at the convergence of these two rail lines, Falls City could be the missing piece to someone's puzzle. Continuing to attract businesses that desire this asset could be considered a top goal of EDGE's function.

Champions Crossing, Housing Development

In cooperation with The City of Falls City, the new Abbott Street and Shamrock Circle are complete. Utility infrastructure is in-progress and two of this phase's six lots have been sold. Marketing signage with an infographic has been installed at the site.



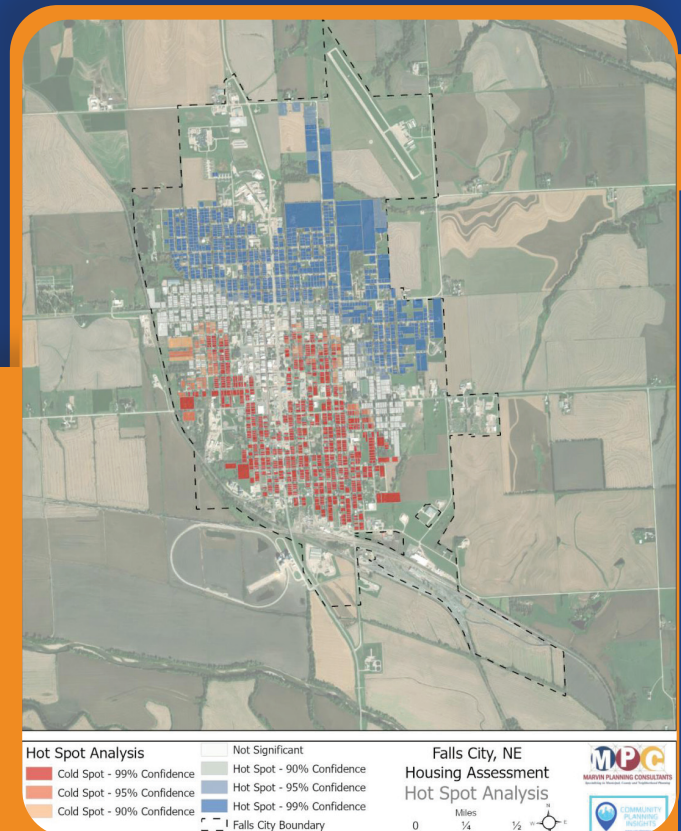
Project Hexagon, Business Opportunity



Showed interest in Falls City's access to the Union Pacific rail line to bring 45 jobs at \$60k/year with a \$400-\$500 million investment. The prospect required 100 rail-served acres (available), 200 additional acres to construct a self-supply solar power solution (available), 6MW of constant-load power (2MW available), 550psi gas line (current line is 150psi), and 104k gallons/day of wastewater (already near our 630k gallons/day capacity.) Project Hexagon is viewed as a case study for infrastructure needs to attract desirable jobs.

Housing Study, Salvaging our Stock

As suggested in our Housing Study from March, the newly-formed Housing Study Committee suggests a concentration from law enforcement on code violations for housing properties. EDGE has created a database of uninhabitable houses, vacant lots, and blighted city blocks as a guide for developers to target. The creation of a Land Bank could assist in acquiring properties for rehab or demolition. Of the 250+ properties labeled as Worn or Worn Out, over 25% had no connection to city utilities. The study was funded in-part by Nebraska Investment Finance Authority (NIFA).



North Commercial Corridor, North Hwy 73

33rd Street: Property negotiations are complete for 33rd Street, designed to connect Community Medical Center to Hwy 73 and provide an entrance into EDGE's 19-acre commercial development with highway frontage. 33rd Street is on the City of Falls City's 1 & 6-Year Street Plan.

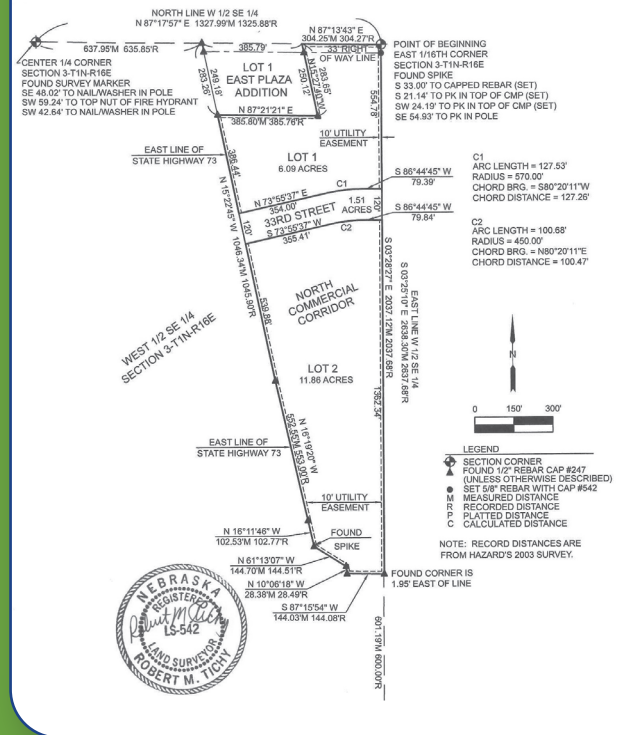


\$250k Pledge: The Community Medical Center has pledged \$250k of the projected \$865k cost to construct 33rd Street, which will provide a safer environment on Bill Schock Blvd for children attending the Aquatic Center and a highway entrance to our beautiful medical facility.

Subdivision & CRA: Per city code, the property has been platted into a city subdivision. EDGE has sold 13+ acres to our local Community Redevelopment Authority (CRA), with EDGE retaining about 6 acres.

LB840, Development Funds: EDGE has preliminary City Council approval for use of \$151k in LB840 funds for future development of the project area. A formal presentation for approval is contingent on city council approving construction of 33rd Street.

Master Plan: If 33rd Street's financial plan is green-lighted, these LB840 funds may be used for a master plan of continued development, which may include: a concept with lot layout, aerial photo, wetland map, FEMA map, grading plan, utility map, and cost estimates for site development.



SALES & MARKETING

Horsepower Genie, Thad Harms

EDGE assisted Mr. Harms in a succession plan to create the engine repair business, which purchased the assets of Sailors & Sons' machine shop.



AMES Building, Economic Asset

Awaiting guidance and feedback from the corporate asset manager, EDGE values this 150k sq. ft. wide-span steel building for future job growth and economic development. Once approved, we will advertise as an affordable 7-acre rail-served asset with room for expansion.

FAST Global Solutions, Room to Grow



"You get us the employees and we'll grow in Falls City," explained CEO/President Steve Hagstrom. With the addition of a facility in Auburn, the small package conveyor and airline baggage cart manufacturer, has positioned themselves as a leading Southeast Nebraska

employer. FAST's long-term goals include local expansion of up to 50 more jobs (total of 135) with potential expansion and upgrades to the current facility.

Sales & Marketing cont.

Vantec, Solar Solutions

Recent installation of solar panels positions Vantec, plastic injection molder, for the future with a green energy solution to limit their carbon footprint.



Falls City Foods, CDBG Recipient

Recently awarded a Community Development Building Grant (CDBG) by the Nebraska Department of Economic Development, this pet food proteins processor has automated facility operations for efficiency with more powerful freezer equipment, doubled its capacity to process meat and poultry for sale to national manufacturers, and created demand for an additional 10 full-time jobs. "We can't say enough about the economic development groups both locally and at the state level that have helped us pursue this expansion," Doug Haycock, Managing Director.



INVESTOR & COMMUNITY RELATIONS

Meetings, Manufacturing, and Career Days for Continuing Education

Executive Director Froeschl joined the Nebraska Economic Developers Association (NEDA) and networked with colleagues at various events. He hosted a representative from Omaha Public Power District for understanding of power expansion needs and our Nebraska Department of Economic Development representative for Business Retention & Expansion meetings with local industry leaders.



In April, Froeschl met with 3rd, 4th, and 5th graders for their local career day. Students learned the basic concepts of economic development and how buying local benefits Falls City.



In October, FAST Global Solutions and Southeast Community College hosted high school freshmen for a tour of their factory and education facilities.



In November, Froeschl informed 95 students at Falls City High the availability of jobs in Falls City. A high emphasis was put on healthcare and education to master a trade.

**Falls City Economic
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