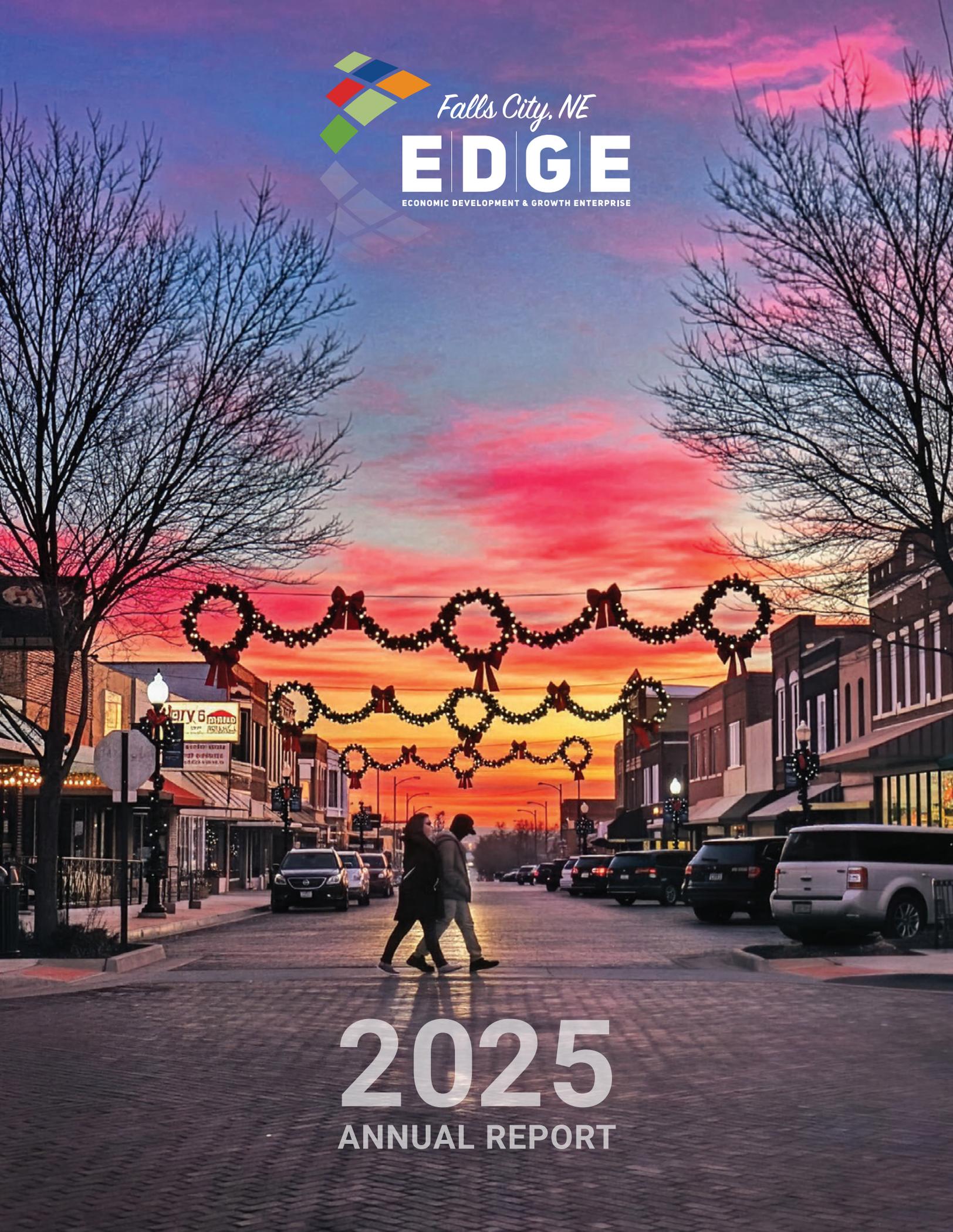




*Falls City, NE*

**EDGE**

ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE



# 2025

ANNUAL REPORT

## Nebraska Rural Generation Explores Opportunities in Falls City



[View Press Release](#)



On December 1st, City Council approved a Development Agreement (DA) with Nebraska Rural Generation, LLC to ensure reimbursement of costs associated with exploring the

feasibility of a new power generation facility in Falls City. The plant's size, total investment, and final site location within Falls City's electrical jurisdiction remain to be determined. Falls City's dual rail infrastructure was noted as an ideal

location to explore next-generation technologies. City Council also approved a Community Benefits Agreement outlining a set of measurable commitments ensuring that any future development, construction, or operation of a power generation or industrial facility delivers meaningful long-term benefits to Falls City and Richardson County. The City of Falls City and Nebraska Rural Generation will now proceed with detailed feasibility studies, engineering reviews, legal and regulatory assessments, and continued community engagement as they evaluate advancing the project to development. [▶](#)

## Citroniq Announces Partnership with ABB



As Citroniq leads the transformation of the plastics industry with its carbon negative

polypropylene, they have recently entered into a supply agreement with ABB to provide advanced automation, electrification, and digitalization solutions for their 100% biogenic polypropylene facility in Falls City—aiming to be the world's first full commercial-scale facility of its kind. The facility is scheduled to start operating in 2029 and will produce fully certified biogenic polypropylene from the established corn-based ethanol industry in the Midwest. Citroniq's strategy is to create a more sustainable plastics manufacturing platform in the US and reduce emissions in the hard-to-abate plastics sector. [▶](#)



## Mid-America Rail Campus

A land option agreement at the Mid-America Rail Campus was renewed for three years in May. EDGE is owner of this agreement that extends control of the development site through May of 2028. [▶](#)



## Tax Credits for Renewable Chemical Production Extended



EDGE Director, Lucas Froeschl, testified in favor of extending Renewable Chemical Production tax credits to the Revenue Committee on March 19th, noting these programs play a key role in landing historical project investments that improve conditions for our corn and soybean producers and lead to revenue generation for the State of Nebraska. [▶](#)



[View Testimony](#)



## NDOT Outlines Richardson County Projects

**Hwy 8 Bridge Replacements:  
At Salem and West 21st Street**

**Hwy Reconstruction:  
South Harlan and East 14th Street**

NDOT and local officials recently discussed a few construction projects planned in Falls City and Salem. NDOT officials acknowledged it may be beneficial to move one of the highway projects to the next season to avoid simultaneous closure of the Hwy 159/ East 14th Street project and South Harlan/Hwy 73 project.

- CN 13306, Salem & Falls City Bridges: Anticipated Letting Dec 2026
  - Replace Salem Bridge on Highway 8 by BNSF Railroad Crossing
  - Replace and Widen West 21st Street Bridge in Falls City by Richardson County Law Enforcement Center
- CN 13475, In Falls City: Anticipated Letting Aug 2028
  - Remove and Reconstruct Harlan Street Pavement on Hwy 73 from 20th Street south to 7th Street.
- CN 13466, Falls City to Rulo, Anticipated Letting Aug 2028
  - Mill and Resurface Roadway, Widen to 28', Culvert and Bridge Repair from mile marker 4.84 to mile marker 13.31. [▶](#)

## National Consultants Receptive to Falls City Projects

To elevate awareness of development opportunities in Falls City, EDGE Executive Director Lucas Froeschl conducted targeted outreach in Omaha, Indianapolis, Nashville, and Fort Lauderdale, meeting with leading experts in the site-selection industry. By showcasing the community's dual-rail infrastructure, the ongoing construction of a new electrical transmission line, and the secured land option agreements at the Mid-America Rail Campus, Falls City has positioned itself prominently on the radar of developers seeking high-quality industrial sites for their clients. ◆



## Meetings Held with Nebraska Delegation in Washington, D.C.



EDGE accompanied Columbus and Hastings community leaders on a Washington, DC advocacy trip at the end of March to promote development projects in Falls City. Meetings were scheduled with the Dept of Energy, Senators Ricketts and Fischer, and Congressmen Smith, Bacon, and Flood. The group also attended the weekly Nebraska Breakfast attended by all five delegates. ◆

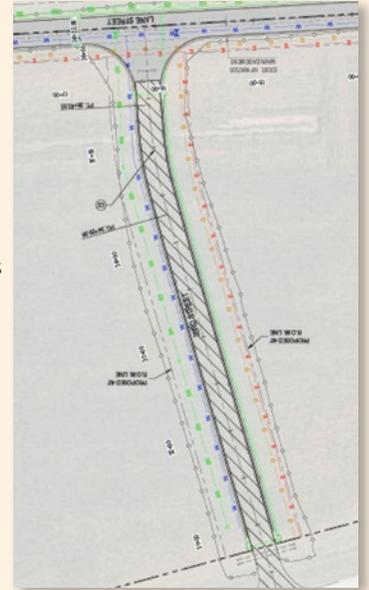
## New Electrical Transmission Line Project Underway

In Q1, The Board of Public Works passed a resolution authorizing the pursuit of Network Integrated Transmission Service (NITS) customer status and utilization of \$15 million in grant funds to enhance electrical system capabilities, redundancy, and resilience.

After over three years of groundwork to secure state funding, a language revision to legislation, and evaluating best options for Falls City Utilities and its rate payers, the Falls City Council unanimously approved the final reading of a \$20 million bond resolution. Those funds match a \$15 million state grant allocated through LB977 in 2022 to expand electrical system capabilities by enhancing redundancy and resilience. Olsson will oversee the first few phases of engineering and the project is expected to take around five years for completion. ◆

## 30% Engineering Complete at North Commercial Corridor

Midwest Engineering, Inc., owned in-part by former Falls Citian Josh Keithley, completed utility and street plan concepts for the North Hwy 73 property. Municipal infrastructure locations for electrical, water, gas, and wastewater have been identified with installation costs estimated. Public utility easements along the future Lane Street right-of-way, partially defined in a property dedication dated July 11, 1986, are also included. This 30% engineering study is considered a sales tool to attract developers and businesses interested in Falls City. Installation of this infrastructure is not planned until a development partnership is established. The business district is zoned C-3 Highway Commercial. ◆



[View Plans](#)

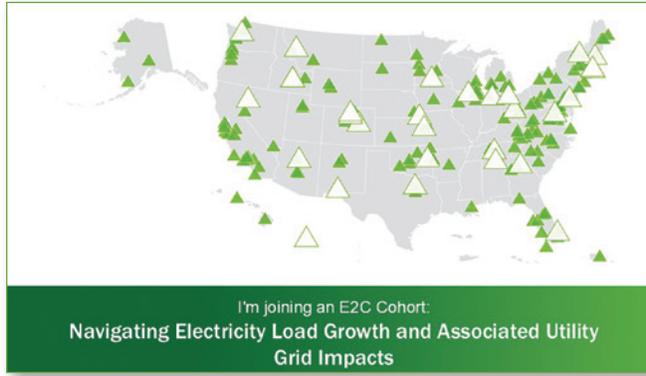
## Director Completes Rural Community Catalyst Program



The Nebraska Community Catalyst Program, funded by The Sherwood Foundation, is an 18-month initiative to empower and support driven individuals (Catalysts) in rural Nebraska, helping them develop community-driven solutions for local challenges in areas like arts, education, and economic vitality, transforming community potential into real local impact. ◆

## EDGE Participates in Department of Energy Load Growth Cohort

The DOE's Navigating Electricity Load Growth and Associated Utility Grid Impacts grant program connects energy experts and community developers once per month for six months. Strategies to prepare for and respond to increasing electricity demand driven by emerging industries were discussed and network relationships will assist local preparation.



Prior to award of this federal networking opportunity, city leadership met with the Southeast Power Pool (SPP) officials in Little Rock on January 28th to discuss best options for Falls City Utilities and future development projects. It is these relationship-building activities that will assist Falls City in maximizing its economic potential. ◆

[View Flyer](#)



## Land Bank Partners with Local Developer

The Southeast Nebraska Land Bank has entered into an agreement with BB Brothers Contractors to renovate houses at 1515 Lane and 813 Harlan. The houses were sold to the developer with the agreement that the properties are brought back to productive use by the Spring of 2026. If conditions are not met, the Land Bank has the opportunity to buy the properties back from the developer. ◆

## Utilities Installed and Lots Sold at Champions Crossing



Four of six lots on Morehead Court have been sold and utility infrastructure is installed. City Council recently approved construction of a 3-bedroom, 2-bath house with 3-car garage on lot #5 of Morehead Court for the Rural Workforce Housing Fund project #2. The house will have an unfinished walkout basement with plumbing roughed in for a third bathroom and two egress windows installed to accommodate a 4th and 5th bedroom. Construction is expected to begin in the Spring of 2026. ◆

## Director Presents at High School Career Days

EDGE is proactive educating Richardson County students of career options, updates on national trends, and informing students on local projects. In April, Humboldt Table Rock Steinhauer hosted their Postsecondary Prep program for high school students and Falls City High School hosted their College and Career Access Day in November. ◆

## Investor of the Year: Hullman's Ford Lincoln



## Building the Foundation for Growth

This year has been one of incredible progress, momentum, and collaboration where a long-term vision began taking shape in ways that will define our community's economic future for decades to come. None of this would be possible without investors, partners, and citizens who believe in Falls City's potential and share in a commitment to growth. Securing \$15 million from the State of Nebraska for a new electrical transmission line is a testament to strong partnerships and strategic value of local infrastructure investments. Every milestone achieved this year reflects the commitment of investors and local leadership who believe in this community and its future. Financial support and advocacy empower EDGE to take on ambitious projects that promise to strengthen our economy, create high-quality careers, and improve the quality of life for everyone who calls Falls City home. Thank you for your support. ◆



**FALLS CITY ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE, INC. (EDGE)**

1705 Stone Street  
Falls City, NE 68355  
402-245-2105  
[Director@FallsCityEDGE.com](mailto:Director@FallsCityEDGE.com)