



Engineering Project at North Commercial Corridor Begins

Objectives Include Mainline Utility Locations, Interior Roadway Alignment, and a Wetland Delineation for Potential Southern Access

Falls City EDGE has hired Midwest Engineering, Inc. of Lincoln to complete a 30% Preliminary Engineering Services contract for the highway development owned by Falls City Area Properties, LLC, a subsidiary of EDGE. Utility infrastructure being designed includes water main, sanitary sewer, storm sewer, electrical service, gas service, roadway embankment and pavement, and ancillary construction items. The project includes proposed access to Highway 73 via an existing paved access road on the south, as well as connection the existing 33rd Street in the interior and 35th Street to the north. The anticipated



north/south roadway, pending a wetland delineation study for cost/benefit analysis, will also require a stream crossing feature. The project prepares the site for the construction and installation of infrastructure to promote future development of the site.

North Commercial Corridor looking North with US Hwy 73 on left.

EDGE Newsletter

2024 | Quarter 2

April, May & June

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Executive Director

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Southeast Nebraska Land Bank Owns Four Properties



Organization Tasked with Preparing Infill Lots at Affordable Price for Future Development

The Southeast Nebraska Land Bank board has met regularly at City Hall on the second Thursday of the month at noon with the mission of revitalizing interior dilapidated neighborhoods that the private market has abandoned and bringing tax-delinquent properties back to productive use. An online listing of available properties will soon be available. All lot sales will require a redevelopment agreement.

Committees

Investor & Community Relations

Bart Keller, *Chair*
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Rachel Froeschl
Tracie Heckenlively
Bart Keller
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Contact Us

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Champions Crossing Offers Lot Rebate for New Homes

\$25,000 Rebate for Building \$500,000 House



[Website Link](#)

For an undetermined limited time, a 5% rebate of the cost of house construction, up to the cost of a Morehead or Dorrington Court lot, is available for eligible prospects. Eligible construction costs include primary construction,

electrical, plumbing, HVAC, concrete, and other necessities for new home development. The program is designed to incentivize the private market development of single-family homes. Visit our new website at the link above to browse lot size and pricing.



[Website Link](#)

New Units Available at Wilderness Falls 3 (55+)

Community Projects and Recent Updates

- 🚩 Discussions continue to strengthen our electrical redundancy and resilience.
- 🚩 Attended 9 different networking events, tradeshow, and conferences in Q2.
- 🚩 Kicked off the Communities Local Energy Action Program (C-LEAP) program which allows access to Department of Energy experts for assistance as we address our local electrical infrastructure needs.
- 🚩 Finalizing bids for the Rural Workforce Housing Fund project to build a house in Falls City with grant funds matched by City of Falls City.
- 🚩 Updating guidelines for the Asset Modernization Grant, originally introduced in 2014, for businesses in Richardson County.
- 🚩 Community Medical Center on track to open Community Kids Center soon.