



EDGE Newsletter

2026 | Quarter 3

July, August, September

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North Commercial Corridor Development Update

Falls City Area Properties (FCAP), a wholly owned subsidiary of EDGE, is developing the entire 17-acre North Commercial Corridor. FCAP is pursuing a line of credit with local banks to fund electric, natural gas, water, and sewer infrastructure, while ensuring project costs are not borne by utility ratepayers. Rulo Transportation LLC is completing mass grading activities to meet



NDOT drainage requirements, with excess soil being moved to create build-ready commercial lots. Josh Keithley of Midwest Engineering, Inc. is leading site design and wetland delineation efforts to support responsible development. Interest in the corridor remains strong, with one prospect prepared to purchase a lot once pricing is established and another actively evaluating the site. Initial development is focused on the northern six acres, while preserving prime Highway 73 frontage for future retail, hospitality, fuel service, and other commercial opportunities. Next steps include finalizing engineering and financial plans, obtaining subdivision approvals, ordering utility materials, establishing lot pricing with Jarrot Simon of Investors Realty, and updating the North Commercial Corridor website.

EDGE Hires Josie Friedly

Hello! My name is Josie Friedly, and I'm excited to introduce myself as the new Program Coordinator for EDGE. I started my role on September 1st and have been thoroughly enjoying my time meeting and reconnecting with everyone. I am the oldest daughter of Ben and Krystal Howard and a 2017 graduate of Falls City Public Schools. I earned a bachelor's degree from Peru State College and now live in DuBois with my husband and two daughters. I look forward to getting to better know our local business owners, community partners, and residents as I settle into this new role. As someone with a background in economic development, I cannot express enough, the great forethought and collaboration being put into every project that comes into the EDGE office. I believe that strong communities are built through connection and a shared vision for the future. I'm looking forward to working alongside the EDGE team and our community partners to help make Falls City an even better place to live, work, and do business. Thank you for the warm welcome and support as I begin this new journey. I'm excited for what's ahead and look forward to connecting with you!



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Falls City Area Properties & Champions Crossing Managers

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Rod Rowland
Kristin Poppe
Steve Kottich
Lucas Froeschl

Contact Us

Falls City Economic Development
and Growth Enterprise, Inc.
1705 Stone Street
Falls City, NE 68355
Office (402) 245-2105
Cell (402) 245-8435
Director@FallsCityEDGE.com
www.FallsCityEDGE.com

Solar/Battery Study Completed



Falls City recently completed a U.S. Department of Energy-supported study to help determine the best use of the State of Nebraska's \$15 million LB977 grant and matching \$20 million utility bond. The study found that solar and battery storage projects are not currently cost-effective without substantial subsidies, reinforcing that investment in a second transmission connection is the most practical path to improve reliability, redundancy, and capacity while protecting utility ratepayers. [Click here for link to full article.](#)

Citroniq Recognized by U.S. Corn Growers



Citroniq has been recognized as one of only two winners selected from more than 100 applicants in the 2026 Radicle Corn Challenge, a national investment competition sponsored by U.S. corn growers to identify technologies capable of creating significant new demand for corn. The award recognizes Citroniq's development of OrganiqPP®, a process that converts U.S. corn-based ethanol into 100% biogenic polypropylene for use in packaging, consumer products, automotive, and industrial applications. Company leaders say the technology will help connect American agriculture to global materials markets while creating substantial new demand for corn and supporting a more sustainable plastics industry. The recognition further validates Citroniq's commercialization efforts and its planned investment in Falls City. [Click here for link to full article.](#)

Community Updates

- 🌱 Bek Built, LLC is utilizing a Rural Workforce Housing Fund opportunity to build housing on the west side of 10th Barada.
- 🌱 W7 Design Company was approved for an Asset Modernization Grant to assist with purchase of new printing equipment.
- 🌱 Approved the new owners of Wolfe's Printing for a Small Business Gap Loan fund to assist with transfer of the business.
- 🌱 EDGE is organizing a state-supported childcare sub pool program with providers in Nebraska City, Auburn, Pawnee City, and Humboldt.
- 🌱 Falls City was approved for 60 hours of no-cost technical assistance from subject matter experts through the U.S. Department of Energy's Community Microgrid Assistance Partnership (C-MAP) to assist with transmission line project diligence.
- 🌱 There are three different construction projects underway at the Champions Crossing housing development.
- 🌱 EDGE attended NE Dept of Transportation's District 1 Commissioner meeting in Ashland to discuss Richardson County project impacts.
- 🌱 \$75,328.75 has been invested into area homes through a \$335,495 owner-occupied grant administered by Falls City EDGE.