



Falls City, NE

EDGE

ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE

PASSIONATE ■ PROVEN ■ PROSPEROUS



33rd Street Ribbon Cutting

PHOTO: Brian McKim of Falls City Journal

2022 EDGE ANNUAL REPORT



33rd Street Paves Way for Commercial Development Connects Community Medical Center to Highway 73

After 2-1/2 years of planning, construction of 33rd Street was completed in November by Rulo Transportation, LLC. The new street connects Community Medical Center to Hwy 73 and provides an entrance to the new commercial development east of the highway. A ribbon cutting was held on Monday, November 28th (see front cover).

EDGE, in partnership with the Community Redevelopment Authority (CRA), hired Snyder and Associates to prepare a master plan for the North Hwy 73 development. The engineers estimated utility installation, street, and buildout costs, designed visual concepts with proposed layouts, and shared marketability opinions for business recruitment.

In cooperation with the City of Falls City, EDGE is coordinating a marketing campaign with our website administrator, Golden Shovel, to keep the public informed in detail of ongoing development projects. A microsite has been added to promote the highway development, locally known as the North Commercial Corridor. ♦



fallscityedge.com/site-selectors/north-commercial-corridor

Pump & Pantry Expands Diesel Fuel Access



Bosselman Enterprises, headquartered in Grand Island, NE, purchased the existing Sapp Brothers Phillips 66 gas station on 15th and Harlan Street, rebranded to Pump & Pantry in December, and opened hi-flow diesel lanes where the former Mid-Town Service Center was located. Creating access to diesel fuel for the ag and transportation community has been an EDGE objective for many years. ♦

Falls City Feels Electric Partners with OPPD on Speculative Rail Site

Senator Slama's \$15m power infrastructure bill passed through the Legislature in April with zero nay votes. The funding in LB977 is designated for a city of the second class, that partners with public power, access to more redundant and resilient power. EDGE and OPPD's economic development teams are coordinating efforts for an application to apply for the funds. The Board of Public Works partnered with EDGE to hire Zulkoski/Weber lobbying firm to facilitate passage of the bill.

EDGE, in partnership with OPPD, hired Olsson to prepare a master plan for a 1,000+ acre speculative rail park development south of Falls City. The engineering firm's comprehensive site diligence with utility installation and infrastructure costing, visual concepts, and marketing material is expected to be complete sometime in early 2023. ◆



Funds Awarded to Build New Senior Housing Development

Wilderness Falls 3, a new 16-unit affordable senior (55+) housing development has been awarded \$262,600 in Federal (10 years) and State (6 years) Housing Tax Credits from the Nebraska Investment Finance Authority (NIFA), and \$500,000 in HOME Investment Partnership funds (HOME) from the Nebraska Department of Economic Development (DED). Excel Development's total project cost is estimated to be \$4,785,856 and construction is estimated to start summer of 2023. ◆



Director Attends Leadership Nebraska Conference

EDGE Director, Lucas Froeschl, was accepted to the Nebraska Chamber's 14th Leadership Nebraska class, a 9-month program founded in 2006 to identify current and emerging leaders throughout the state, enhance their leadership skills and deepen their knowledge of the challenges and opportunities facing Nebraska. ◆



City Council Considers Housing Study Committee Recommendations

As recommended by the March 2021 Housing Study, the City of Falls City hired a Code Enforcement Officer in February to help combat housing issues. In December, the City Council approved a Vacancy Ordinance that is designed to assist housing issues. EDGE hired a professional consultant to help form a Land Bank, also designed to help improve housing conditions. State statute requires forming the land bank with another municipality and discussions with other Richardson County communities have begun to find a partner for the City of Falls City. ◆

C4K Grant to Expand Childcare Capacity

Falls City Public Schools was awarded a Communities for Kids grant to expand childcare capacity and improve early childhood development and EDGE helped coordinate stakeholder meetings where community needs were discussed and ideas brainstormed. So far, the grant has been successful in expanding childcare availability for the workforce. ♦



High School Freshmen Attend Manufacturing Day

EDGE hosted Manufacturing Day on 9/23 for Falls City High and Sacred Heart freshmen at FAST Global Solutions, Vantec, and Southeast Community College. Students had the chance to view operations at local facilities and learn what types of products are manufactured in Falls City. ♦

EDGE Hosts Nebraska Representatives

On Tuesday, May 24th, EDGE hosted Congressman Adrian Smith for a discussion at the EDGE office. On Friday, June 3rd, Senator Fischer's Director of Constituent Services was also available for discussion. ♦



Airlanco Hosts Open House

An open house for plant tours at Airlanco was held in July and co-hosted by EDGE who provided hot dogs to guests and employees. ♦



Investor of the Year and Wall of Fame Inductees



2020 Investor of the Year: Falls City Mercantile



2021 Wall of Fame: Marvin Scheitel



2021 Wall of Fame: Bradley Albu



2021 Investor of the Year: Falls City Foods