



And



Elkhorn Athletic Association (EAA)

**First Interstate SportsPlex (FIS)
Valley, Nebraska**

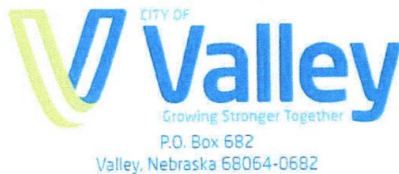
Co-Application

**Sports Arena Facility Financing Assistance Act
Application for Phase 2 funding.**

February 20, 2025

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November 22, 2024

Nebraska Department of Revenue
Attn: James R. Kamm, Tax Commissioner
PO Box 94818
Lincoln, NE 68509

Dear Commissioner Kamm:

As required by the Sports Arena Facility Assistance Act, the City of Valley, along with our co-applicant, the Elkhorn Athletic Association (EAA), respectfully requests a date to appear before the Board to obtain approval for financial assistance in constructing a multi-use sports facility in Valley.

The Sportsplex includes the addition of baseball and softball fields, along with essential infrastructure and utility lines. It will also feature permanent buildings for storage, restrooms, concessions, and play spaces. Completing this project will result in enhanced amenities and additional space for hosting larger events, which will have a significant economic impact. The City of Valley has already experienced economic development surrounding EAA's anchor facility.

Thank you for considering our request in collaboration with the Elkhorn Athletic Association. We look forward to sharing more information when the opportunity arises.

Sincerely,

A handwritten signature in blue ink that reads 'Cindy Grove'.

Cindy Grove
Mayor
mayor@valleyne.org
402-359-2251 Ext. 302

Contact information

City of Valley, Nebraska

203 N Spruce Street
Valley, NE 68064

Phone 402-359-2251

Mayor: Cindy Grove

City Administrator: Cameron Gales

City Council:

John Batchner – Council President

Cindy Grove – Mayor

Melanie Hayden

Jake Lewis

Linda Lewis

Elkhorn Athletic Association (EAA)

1402 North 203rd street
Elkhorn, NE 68022

Phone 402.289-8358

Joe Greco – Executive Director

Josh Todd – Executive Director, Development and Community Relations

Board of Directors:

Bruce O’Neel - Chairman

Jason McDonald - Vice Chair

Members at Large:

Eric Crouch

Jeff Jorth

Andy Knutson

Suzanne Rogers

Eric Stueckrath

**Letter of Support for Elkhorn Athletic Association
Board Member, Eric Crouch**



**1309 S. 204th Street, #330
Elkhorn NE, 68022**

January 13th, 2025

Governor's Office
Attn: Governor Jim Pillen
1445 K Street
Lincoln, NE 68508

Dear Governor Jim Pillen:

I am writing today to voice support for the application of Elkhorn Athletic Association (EAA) and the City of Valley in their request for financial assistance under the Sports Arena Facility Assistance Act, LB1197.

As an acting Board Member and Co-Founder of EAA I know how important approving this bill will be to the development of many young athletes in the surrounding area. I can only imagine how many lives this will change and dreams that will come true for this area to continue improving. Valley, Ne is growing and these improvements to the Sports Arena will only positively impact the businesses and create more intrigue and development in the future. I see this area being a destination for many athletes, fans, families and sports enthusiasts for years to come.

I hope this letter finds you in great health and making a speedy and full recovery from your recent accident. Please feel free to contact me with any questions or concerns. My number is 402 598 2230.

Sincerely,

A handwritten signature in black ink that reads 'Eric Crouch'.

Eric Crouch

Certificate of Good Standing State of Nebraska

STATE OF NEBRASKA

United States of America, } ss.
State of Nebraska }

Secretary of State
State Capitol
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the
State of Nebraska, do hereby certify that

ELKHORN ATHLETIC ASSOCIATION, INC.

**incorporated on March 24, 2003 and is duly incorporated under the law of
Nebraska;**

**that all fees, taxes, and penalties owed to Nebraska wherein payment is
reflected in the records of the Secretary of State and to which nonpayment
affects the good standing of the corporation have been paid;**

**that its most recent biennial report required by section 21-19,172 has been
delivered to the Secretary of State;**

that Articles of Dissolution have not been filed.

*This certificate is not to be construed as an endorsement,
recommendation, or notice of approval of the entity's financial
condition or business activities and practices.*

In Testimony Whereof,



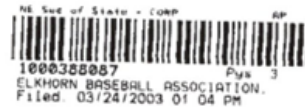
I have hereunto set my hand and
affixed the Great Seal of the
State of Nebraska on this date of

November 8, 2024

A handwritten signature in black ink, reading "Robert B. Evnen".

Secretary of State

Articles of Incorporation, State of Nebraska



ARTICLES OF INCORPORATION

OF

ELKHORN BASEBALL ASSOCIATION, INC.

The undersigned Incorporators, desiring to become incorporated for the purposes stated in these Articles, pursuant to the Nebraska Nonprofit Corporation Act and for no other purpose, hereby adopt these Articles of Incorporation.

ARTICLE I

The name of the Corporation will be Elkhorn Baseball Association, Inc.

ARTICLE II

The Corporation is a public benefit corporation defined in the Nebraska Nonprofit Corporation Act. The purposes for which the Corporation is formed is form is to support and run a youth based baseball program in the State of Nebraska and to accomplish all other legal purposes set forth Nebraska Statute Section 21-1927 RRS (1999 Cumulative Supplement).

Further, the Corporation may do any other act or thing incidental to or connect with the foregoing purposes or in advancement thereof, but not for the pecuniary gain or financial profit of any of its members, trustees, directors or officers except as permitted under the Nebraska Nonprofit Corporation Act of the State of Nebraska and the United States Internal Revenue Code of 1986.

ARTICLE III

The principal place of business of the Corporation will be in the cities of Elkhorn and/or Omaha, Douglas County, Nebraska.

ARTICLE IV

The Corporation will have members who shall have such rights as set forth in the bylaws of the Corporation. .

ARTICLE V

The Corporation will commence business on the day these Articles are filed with the Secretary of State of Nebraska. The duration of the Corporation is perpetual.

ARTICLE VI

Douglas Nodgaard whose address is 2224 South 178th Street, Omaha, Nebraska¹⁰⁸¹³⁰ is designated as the initial registered Agent of the Corporation upon whom process against it may be served and such address shall be operations initial registered office.

ARTICLE VII

It is the intention of this Corporation to qualify and remain qualified as exempt from Federal income tax under Section 501(c)(3) of the United States Internal Revenue Code of 1986, as the same may be amended from time to time. Accordingly:

- (a) The Corporation is not to have authority to issue stock;
- (b) The Corporation will not be conducted or operated for profit, and no part of the net earnings of the Corporation shall inure to the benefit of any member or private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation in the furtherance of one or more of its purposes as permitted under the Nebraska Nonprofit Corporation Act of the State of Nebraska); nor will any of such net earnings or any of the property or assets of the Corporation be used other than for the purpose of the Corporation as aforesaid;
- (c) No substantial part of the activities of the Corporation will consist of carrying on propaganda, or otherwise attempting, to influence legislation (except the extent authorized by Section 501(h) of the Internal Revenue Code of 1986), nor will the Corporation participate in or intervene in (by the publishing or distributing of statements or otherwise) any political campaign on behalf of (or in opposition to) any candidate for public office;
- (d) In the event of liquidation, dissolution, termination or winding up for the Corporation (whether voluntary, involuntary, or by operation of law), and after the payment of just debts and liabilities, none of the property or assets of the Corporation will be made available in any way to any private individual, corporation or other organization except to other corporations or organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986, as may be amended from time to time, in furtherance of the purpose for which the Corporation is created, subject as necessary to the order of the appropriate State District Court of the State of Nebraska, as provided by law; and
- (e) Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on by (a) a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United

States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE VIII

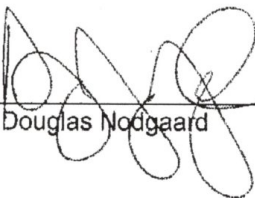
This Certificate of Incorporation may be amended from time to time by the Board of Directors at any regular meeting of the Board, or at any meeting called specifically for that purpose, providing that such amendment does not change the nonprofit and charitable character of the Corporation. Neither shall any amendment modify the general purposes of the Corporation, as stated in this Certificate. No amendments to this Certificate shall be valid or effective unless adopted by a two-thirds (2/3) vote of the Board of Directors.

ARTICLE IX

The name and address of the Incorporators are as follows:

Douglas Nodgaard
2224 South 178th Street
Omaha, NE 68130

IN WITNESS WHEREOF, the Incorporators have signed these Articles of Incorporation on this 12th day of March, 2003.



Douglas Nodgaard

Valley, NE City Resolution 2025-04

RESOLUTION NO. 2025-04

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF VALLEY AUTHORIZING SUBMITTAL OF A JOINT APPLICATION WITH ELKHORN ATHLETIC ASSOCIATION, INC. TO THE STATE OF NEBRASKA FOR ASSISTANCE UNDER THE SPORTS ARENA FACILITY FINANCING ASSISTANCE ACT; TO CALL FOR AN ELECTION UPON CONDITIONAL APPROVAL OF SUCH APPLICATION; AND TO AUTHORIZE ISSUANCE OF REVENUE BONDS FOR SUCH PROJECT.

BE IT RESOLVED by the City Council of the City of Valley, Nebraska:

Section 1. The City Council (the “**Council**”) of the City of Valley, Nebraska, (the “**City**”) hereby finds and determines as follows:

(a) The Nebraska Legislature has enacted the Sports Arena Facility Financing Assistance Act, Nebraska Revised Statutes §§ 13-3101 to 13-3110 (the “**Act**”), to promote the construction and development of eligible sports arena facilities within the State of Nebraska, with such facilities to include sports complexes and related concessions areas, parking facilities and onsite administrative offices connected with operating the sports complex.

(b) The City is a city of the second class in the State of Nebraska, and the Act provides financial support from the State of Nebraska in the form of the remittance of a portion of the State sales tax collected on certain transactions within the city limits for an approved project for a period of five (5) years (the “**Turn Back Tax**”).

(c) Under the Act, the City may join with a nonprofit corporation to jointly submit an application requesting the Turn Back Tax to finance a privately-owned sports complex under certain conditions. If the application is approved, and if the voters of the City approve of such project as an economic development project under the Act, such Turn Back Tax may be appropriated by the City and applied to pay back amounts expended or borrowed through one or more debt issues to be expended by the nonprofit corporation co-applicant to acquire, construct, improve, or equip the privately-owned sports complex.

(d) Such a privately-owned sports complex must be (i) proposed by the City co-applicant as a sports complex economic development project, (ii) located within the corporate limits of the City, and (iii) approved by the voters of the City.

(e) Elkhorn Athletic Association, Inc., a non-profit corporation organized under the Nebraska Nonprofit Corporation Act (the “**Nonprofit Corporation**”), has proposed the construction and development of a privately-owned sports complex, with such privately-owned sports complex to be financed in part with revenue bonds issued by the City and to be repaid in part from the Turn Back Tax.

(f) The Nonprofit Corporation has proposed the construction of a privately-owned sports complex consisting of an outdoor area which includes at least two competition sports venues, as defined in Section 13-3102(23) (collectively, the “**Project**”).

(g) The Project will be owned by the Nonprofit Corporation and located within the corporate limits of the City at the time of construction.

(h) It is advisable and appropriate for the City to authorize (a) the submission of a co-application with the Nonprofit Corporation for assistance under the Act by officers of the City, (b) calling an election in the City on the question of whether the Project shall be approved as an economic development project under the Act, and (c) the issuance of revenue bonds of the City to pay a portion of the Project.

Section 2. The City shall join as co-applicant with the Nonprofit Corporation for assistance under the Act on the proposed Project. The City hereby authorizes the Mayor, President of the City Council, and City Clerk (each, an “**Authorized Officer**”) to approve the form and contents of an application and all materials submitted therewith (the “**Application**”) and to execute and submit the Application on behalf of the City in pursuance of the requirements of the Act to secure Turn Back Tax for the Project to be owned by the Nonprofit Corporation.

Section 3. The Act authorizes the City to order submission of the question to the qualified voters of the City at a special election or statewide primary or general election pursuant to the Election Act on the question of whether to authorize the City to establish a sports complex economic development project and appropriate the Turn Back Tax for such Project. Upon conditional approval of the Application from the Sports Arena Facilities Financing Assistance Board under the Act (the “**Board**”), the City shall order submission of the following question to the qualified voters of the City at a special election or statewide primary or general election in accordance with the Act and the Election Act (the “**Ballot Question**”):

“The City of Valley, Nebraska, proposes to establish a sports complex economic development project by appropriating annually from state assistance received by the City pursuant to the Sports Arena Facility Financing Assistance Act for the purpose of funding a sports complex to be owned by the Elkhorn Athletic Association, Inc., a Nebraska nonprofit corporation, which may include financing through the issuance of revenue bonds to be repaid from such state assistance.

Shall the City of Valley, Nebraska establish a sports complex economic development project as described above by appropriating annually from state assistance received by the City pursuant to the Sports Arena Facility Financing Assistance Act?”

VOTE FOR or AGAINST



I vote FOR authorizing the City to establish a sports complex economic development project and appropriate state assistance to such project.



I vote AGAINST authorizing the City to establish a sports complex economic development project and appropriate state assistance to such project.

Electors voting in favor of the proposition shall blacken the oval opposite the words "FOR" following such proposition, and electors voting against such proposition shall blacken the oval opposite the words "AGAINST" following the proposition.

If a majority of the votes cast upon such question shall be in favor, then the governing body of the City of Valley shall be empowered to establish and implement a sports complex economic development project and appropriate the state assistance upon the terms and conditions contained in the Sports Arena Facility Financing Assistance Act."

Section 4. Upon the conditional approval of the Application from the Board, but only after voter approval of the Ballot Question, City may proceed with the requisite approvals to establish a sports complex economic development project and, after such approvals and upon receipt of such Turn Back Tax, appropriate the Turn Back Tax to the Nonprofit Corporation be applied to pay back amounts expended or borrowed through one or more debt issues to be expended by the Nonprofit Corporation to finance the Project.

Section 5. The City of Valley is hereby authorized to issue revenue bonds for the Project, which shall be payable from and secured by funds and property provided by the Nonprofit Corporation, including receipts attributable to the Turn Back Tax, and shall not be a pecuniary liability of the City. The City shall approve the terms of such bonds upon conditional approval of the Application and approval of the Ballot Question by the voters.

Section 6. Notwithstanding anything to the contrary contained in this Resolution, before each action is taken by the City related to the Application or calling an election for the Ballot Question, the Authorized Officers are hereby authorized to require funds from the Nonprofit Corporation sufficient to cover the costs of the City related to the Project, including preparation of the Application, calling the election for the Ballot Question, and other related costs.

Section 7. The Authorized Officers are hereby authorized to do all things and execute all documents as may by them be deemed necessary and proper to complete and submit the Application and actions contemplated by this Resolution.

PASSED AND APPROVED this 14th day of JANUARY 2025.



CITY OF VALLEY,
DOUGLAS COUNTY NEBRASKA

Cindy Grove
Cindy Grove, Mayor

ATTEST:

Christie Donnermeyer
Christie Donnermeyer, Clerk

Approved as to form: Andrew M. Sullivan
City Attorney

Executive Summary

Youth Sports in Nebraska

Elkhorn Athletic Association is pleased to present to the State of Nebraska an application to develop a sports complex of 143+ acres at 264th and East Meigs Street in Valley, Nebraska. The project is a multi-phased delivery consisting of considerations for a state-of-the-art sports campus for all skill levels.

Master Planned

The master-planned project requires a dynamic team capable of navigating several elements simultaneously, including infrastructure investment, private capital funding, and collaborations with the City, local stakeholders and donors along with the use of Public-Private-Partnership (“P3”) financing structures. It is critical that all potential team members fully appreciate the positive impact of the project and the effect it will have on a broad spectrum of local and national constituents. The value and impact of the sum of the campus will be multi-generational and have the capacity to shape the future of the City of Valley and Western Douglas County. It is this lens that provides guidance and perseverance to the development team.

The First Interstate SportsPlex project will be executed in two primary phases over an approximate period of up to 2.5 years, with the first phase of the sportsplex will be completed Q2 2025. Phase 2 will commence immediately upon passage of a city resolution approving the co-application, after conditional approval by the state of Nebraska, and after a vote of the people to approve the use of the Sports Arena Facility Financing Assistance Act as amended in LB1197.

This project will be accomplished through short-term and long-term strategic development that scales itself to the needs of local users as well as the national sports tourism industry.

Local Users and Regional Events

There are a great many families in Nebraska that enjoy participating in youth sports. Nebraska has highly skilled student athletes in all types of competitive and recreational sports. Parents in Nebraska are engaged and participate in team activities including fundraising. Coaches in Nebraska teach and nurture young individuals to compete but have fun. The only thing lacking is additional quality places to play.

FIB is and will be arguably the most comprehensive sports complex in the State of Nebraska. To meet the growing needs of local athletes and organizations as well as to start to capture economic impact from events such as regional and national tournaments, both complexes need to be improved as well as expanded.

Scope and Impact of the Project

This application is to detail how EAA will work with the city of Valley to develop the sports complex known as First Interstate SportsPlex.

The total FIS project investment is estimated at \$30 million once completed and will create up to 18+ new jobs through the management and operations of the complex.

Current projections show that FIB will draw nearly *1 million local and regional visitors to the complex annually.*

Strategy

The strategy for the FIS project requires the following three tenets of success:

- *Vision*
- *Capital*
- *Management and Operations*

The strategy requires private initiative and investment, public support and partnership, and multi-year public-private collaboration to ensure sustainable investment, infrastructure, and operations.

Elkhorn Athletic Association serves over 8,000 kids annually in 10 sports from over 75 zip codes across the region. (Over 4,500 in Baseball, Softball, and Soccer alone)

This application will show the state of Nebraska that investing in PHASE 2 of the First Interstate Sportsplex is in the best interest of the State and based on the completion of Phase 1 of the project, Elkhorn Athletic Association and co-applicant, City of Valley are poised and prepared to finish Phase 2 and complete this transformational project.

Description of Project Financing Phase 1 and Phase 2

FIS Construction Costs and scope of work for Phase 1 and estimate and scope of work for Phase 2

Assumptions/Comments:

		Description Full Scope	Complete Project Cost	2024 Phase 1 Completion April 2025	Phase 2 Scope with Budget
Phase	1	LAND PURCHASE	4,647,578	4,647,578	
Phase	1	GENERAL REQUIREMENTS	442,390	442,390	
Phase	1	SITE PRE-DEVELOPMENT FEES	434,600	434,600	
Phase	1	BASEBALL/SOFTBALL/SOCCER	4,992,130	4,992,130	
Phase	1	FINE GRADING	107,000	107,000	
Phase	1	SITE GRADING	906,618	500,000	
Phase	2	BASEBALL (INCLUSIVE) Play Structure	448,317		448,317
Phase	2	1500 sqft Concession/Storage Buidling	903,000		903,000
Phase	2	Quad of 225 Fields	2,700,000		2,700,000
Phase	2	1500 sqft RR/Concession/Storage Building	853,000		853,000
Phase	2	3000 Sqft RR/Concessions/Storage Building	1,510,000		1,510,000
Phase	2	10000 sqft Maintenance Building	3,164,000		3,164,000
Phase	2	POWER	740,575		740,575
Phase	2	WATER and SEWER	850,560		850,560
		Estimated Construction Costs (w/o Land):	17,609,799	6,476,120	11,169,452
		Estimated Construction Costs (w/Land):	22,699,767	11,123,698	11,169,452
		Professional Fees (Design through Construction) - a	2,113,176	777,134	1,340,334
		Total Costs with Land	24,812,943	11,900,832	12,509,786

Sources and Uses Phase 1 and 2

First Interstate SportsPlex (FIS)						
SUMMARY SOURCES & USES (Preliminary Structure)				LTC = Loan to cost		
Phase#1 Sports Complex with Land Purchase						
			Outdoor Sports Complex			
	Position	Provider		LTC		Total
Sources						
	First Mortgage	Pinnacle Bank	6,496,245	54.6%		\$ 6,496,245
	Public Incentive	LB566 Shovel Ready Grant	4,737,904	39.8%		\$ 4,737,904
	Public Incentive	LB262 DC Visitor Improvement Fund Grant	100,000	0.8%		\$ 100,000
	Private Donations	EAA, Foundations, Corporate, Others	566,683	4.8%		\$ 566,683
	Total Sources		\$ 11,900,832	100.0%		\$ 11,900,832
Uses						
	EAA	Sports Complex Phase 1	\$ 7,253,254			\$ 7,253,254
	Equity	Land Cost	\$ 4,647,578			\$ 4,647,578
	Total Uses		\$ 11,900,832			\$ 11,900,832
Phase #2 EAA Sports Complex						
			Outdoor Sports Complex			
	Position	Provider		LTC		Total
Sources						
	Second Mortgage	TBD Bank	271,669	2.2%		\$ 271,669
	Public Incentive	LB566 Shovel Ready Grant	1,579,301	13.3%		\$ 1,579,301
	Public Incentive	LB562 EEA Revenue Bond	215,915	1.8%		\$ 215,915
	Public Incentive	LB1197 SAFFAA Revenue Bond	10,342,901	86.9%		\$ 10,342,901
	Private Donations	EAA, Foundations, Corporate, Others	100,000	0.8%		\$ 100,000
	Total Sources		\$ 12,509,786	100.0%		\$ 12,509,786
Uses						
	EAA	Sports Complex Phase 2	\$ 12,509,786			\$ 12,509,786
	Total Uses		\$ 12,509,786			\$ 12,509,786

Project Summary Phase 1 and Phase 2

Elkhorn Athletic Association

Proposed: *First Interstate SportsPlex*

- **What and How Much: Facilities**
 - **Phase 1: Outdoor Baseball, Softball, and Soccer: \$11.90m**
 1. (6) Full size Soccer Fields convertible to (12) Half size Soccer Fields
 2. (1) Adaptive Sports Field
 3. (4) 225 ft Baseball/Softball Fields
 4. (3) 300 ft Baseball Fields
 5. (1) 375 ft Baseball Field
 6. Paved parking for 1,400 vehicles
 - **Phase 2: Outdoor Baseball, Softball and RR/Concessions Buildings: \$12.51m**
 1. (1) Adaptive Play Structure
 2. (4) 225 ft Baseball/Softball Fields
 3. (2) 1500 sqft RR/Concession/Storage Buildings
 4. (1) 3,000 sqft RR/Concession/Storage Building
 5. (1) 10,000 sqft Maintenance Building
 6. Paved parking for an additional 1,800 vehicles
 - **Estimated Ancillary Development: \$27.90m**
 1. (1) New Limited-Service Hotels
 2. (2) Fast Food Dining Restaurants
 3. (1) Casual Dining Restaurant
 4. (20k) Retail Flex Space
- **Why**
 - **Local Needs**
 1. **Quantity:** There is a local user and organization need for additional new and updated athletic facilities. This added inventory would be used to host games, camps, clinics, training/practice and tournament events.
 2. **Quality:** There is a local user and organization need for better athletic facilities. Better inventory would replace substandard or overall lack of facilities currently being used by youth sports organizations as well as by organizations such as the YMCA and the public and catholic schools' systems.
 - **EAA Only Visits, Economic Impacts and Hotel Room Night Stays**
 1. Help **promote the location** as a premier sports destination and generate **new and growing tourism revenue** for the city of Valley and Douglas County through local use, and regional, and national youth sports tournaments.

2. Visit Projections:

Year 1 Phase 1 Open: Visits	595,922
Year 3 Phase 2 Open: Visits	644,069
Year 5 Stabilized: Visits	713,960

3. Economic Impacts:

Years 0, 1 at 76.49% Average Occupancy after Phase 1 Construction Complete and Open

• Construction	\$21.40m
• Operations and Off-Site Spending	<u>\$18.44m</u>
Total Impacts	\$39.84m

Years 2, 3 at 82.17% Average Occupancy after Phase 2 Construction Complete and Open

• Construction	\$22.50m
• Operations and Off-Site Spending	<u>\$22.91m</u>
Total Impacts	\$45.41m

Year 5 at 87.58% Average Occupancy Stabilized

• Operations and Off-Site Spending	<u>\$31.04m</u>
Total Impacts	\$31.04m

4. New Event Related Hotel Room Night Stays:

Year 1 at 76.49% Average Occupancy

• Room Night Stays	12,381
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Year 3 at 82.17% Average Occupancy

• Hotel Room Night Stays	17,571
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Year 5 at 87.58% Average Occupancy

• Hotel Room Night Stays	18,729
--------------------------	--------

○ Who

▪ Involved

1. EAA, a Nebraska Not for Profit
2. City of Valley
3. Douglas County
4. HBA Architecture
5. MCL
6. Users/Tenants
7. Nebraska Not for Profits

- **Financial Participation**

1. State of Nebraska
 - LB 1197 Sales Tax Turnback for use by Sports Complexes
 - LB562 Enhanced Employment Area (EEA) or User fee within a district to pay for infrastructure type expenses.
2. City of Valley, Revenue bond issuer
3. Douglas County Board of Commissioners, Visitor Improvement Fund grant.
4. Donor Community
5. Corporate Sponsors
6. Financial Institutions

- **How (Sources and Uses)**

- **Tenets of Success**

1. The strategy for the EAA development project(s) require the following three tenets of success: *Vision, Capital, Management and Operations*.

The strategy requires private initiative and investment, public support and partnership, and multi-year public-private collaboration to ensure sustainable investment, infrastructure, and operation.

Vision: City of Valley, Douglas County, EAA managing and operating EAA, HBA and MCL Construction as constructor and ancillary development partner

Capital: City Funding options, Revenue Bond Options, Corporate Sponsorship Options, VIF Grant Options, and Donor involvement.

Management and Operations: EAA

- **When**

- **Proposed Timeline**

1. Complex Feasibility 2022-2024
2. Confirm City of Valley Co-Applicant 4Q 2024
3. Announce Sports Complex Phase 2 1Q 2025
4. Apply for LB1197 Approved by 1Q 2025
5. Vote of the people to approve the project 2Q 2025
6. Design and construction documents Phase 2 2Q-3Q 2025
7. Phase 2 Construction Begins 3Q 2025
8. Open Phase 2 3Q 2026
9. Stabilized Operations 2029

Proforma Financial Report (Sports Center)

Project Size				
Acres:		143.90		
Field and Building Inventory After:		Phase 1	Phase 2	Total
Natural Grass Multi-Purpose Soccer Fields		6		6
Adaptive Youth Baseball/Softball Fields		1		1
Adaptive Play Structure			1	1
225 ft Youth Baseball/Softball Fields		4	4	8
300 ft Youth Baseball/Softball Fields		3		3
375 ft convertible Baseball Fields		1		1
1,500 sqft RR/Concession/Storage Building			1	1
3,000 Sqft RR/Concessions/Storage Building			1	1
10,000 sqft Maintenance Building			1	1
Project Costs:				
Phase 1 Construction with Land Cost:		\$11,900,832		
Phase 2 Construction:		\$12,509,786		
Total :		<u>\$24,410,618</u>		

Total Visits per Phase - 100%			
	Visits:	YR 1 After Phase 1	779,084
	Visits:	YR 3 After Phase 2	783,855
	Visits:	YR 5 Stablized Operations	815,209
Visit Projections per Year:			
Phase 1 Construction Year 0 @		0.00%	
Year 1 After Phase 1 @		76.49%	595,922
Phase 2 Construction Year 2 @		80.49%	627,085
Year 3 After Phase 2 @		82.17%	644,069
Year 4 @		86.17%	675,424
Year 5 Stablized Operations @		87.58%	713,960
Year 6 @		91.58%	746,568
Economic Impacts:			
Phase 1 Construction and YR 1 Operations:			\$39,845,652
Phase 2 Construction and YR 3 Operations:			\$45,411,742
Year 5 Stablized Operations:			\$31,039,420

Economics - Year 1 After Phase 1 Construction			
Total Revenue:			
Local Use Revenue		\$565,485	
EAA Event Revenue		\$1,191,392	
Non-EAA Event Revenue		\$33,600	
Camp Revenue		\$68,000	
Corporate Sponsorship Revenue		\$849,084	
Concessions per facility user (Events)		\$112,601	
Souvenirs per facility user (Events)		\$112,601	
Concessions per facility user (Local/League)		\$137,050	
Souvenirs per facility user (Local/League)		\$17,131	
		<u>\$3,086,944</u>	
Occupancy Rate	76.49%	\$2,560,823	
Variable Cost of Revenue:			
EAA Event Expenses		\$353,470	
Non-EAA Event Expenses		\$4,800	
Seasonal Labor Tournament/Concessions		\$138,240	
Concessions & Souvenirs		\$189,691	
		<u>\$686,201</u>	
Occupancy Rate	76.49%	\$524,876	
Total Operating Expenses:			
Grounds & Maintenance Contract		\$180,000	
Salaries & Wages		\$395,000	
Payroll Taxes & Benefits		\$110,600	
Equipment		\$18,000	
Insurance		\$120,000	
Advertising and Promotion;I		\$50,000	
Maintenance and Maintenance Services		\$300,000	
Water/Waste Water and Electric Utilities		\$100,000	
Website Expense, Domain, Dues, and Subscriptions		\$20,000	
Professional Fees		\$40,000	
Taxes		\$100,000	
		<u>\$1,433,600</u>	
Debt, Equity and Reserve			
Cost of Construction with Land		\$11,900,832	
Private and Public Funding Sources		\$5,404,587	
Debt		\$6,496,245	
Annual Debt Service:		\$581,211	
Bond Repayment Gain/Loss		\$0	
Pre-Reserve Cashflow		\$1,183,559	
Yearly Reserve		\$591,779	
Cash Flows:		\$591,779	

Economics - Year 3 After Phase 2 Construction		
Total Revenue		
Local Use Revenue		\$860,531
EAA Event Revenue		\$1,686,794
Non-EAA Event Revenue		\$57,553
Camp Revenue (BB/SB, Soccer/FB)		\$71,791
Corporate Sponsorship Revenue		\$760,200
Concessions per facility user (Events)		\$402,271
Souvenirs per facility user (Events)		\$284,710
Concessions per facility user (Local/League)		\$271,683
Souvenirs per facility user (Local/League)		\$33,960
		\$4,429,494
Occupancy Rate	82.17%	\$3,775,146
Variable Cost of Revenue:		
EAA Event Expenses		\$480,793
Non-EAA Event Expenses		\$10,588
Seasonal Labor Tournament/Concessions		\$168,960
Concessions & Souvenirs		\$496,313
		\$1,156,654
Occupancy Rate	82.17%	\$950,387
Total Operating Expenses:		
Grounds & Maintenance Contract		\$251,321
Salaries & Wages		\$417,021
Payroll Taxes & Benefits		\$116,766
Equipment		\$19,004
Insurance		\$126,690
Advertising and Promotion		\$52,788
Maintenance and Maintenance Services		\$300,000
Water/Waste Water and Electric Utilities		\$100,000
Website Expense, Domain, Dues, and Subscriptions		\$21,115
Professional Fees		\$42,230
Taxes		\$105,575
		\$1,552,509
Debt, Equity and Reserve		
Cost of Construction		\$12,509,786
Private and Public Funding Sources		\$12,238,116
Debt		\$271,669
Annual Debt Service:		\$605,517
Bond Repayment Gain/Loss		\$55,195
Pre-Reserve Cashflow		\$666,733
Yearly Reserve		\$333,366
Cash Flows:		\$333,366

Economics - Year 5 Stabilized Operations			
Total Revenue			
Local Use Revenue		\$912,937	
EAA Event Revenue		\$1,789,520	
Non-EAA Event Revenue		\$61,058	
Camp Revenue (BB/SB, Soccer/FB)		\$120,163	
Corporate Sponsorship Revenue		\$687,000	
Concessions per facility user (Events)		\$426,769	
Souvenirs per facility user (Events)		\$302,049	
Concessions per facility user (Local/League)		\$288,229	
Souvenirs per facility user (Local/League)		\$36,029	
		\$4,623,754	
Occupancy Rate	87.58%	\$4,134,809	
Variable Cost of Revenue:			
EAA Event Expenses		\$505,134	
Non-EAA Event Expenses		\$11,124	
Seasonal Labor Tournament/Concessions		\$199,680	
Concessions & Souvenirs		\$526,538	
		\$1,242,475	
Occupancy Rate	87.58%	\$1,088,160	
Total Operating Expenses:			
Grounds & Maintenance Contract		\$394,746	
Salaries & Wages		\$438,133	
Payroll Taxes & Benefits		\$122,677	
Equipment		\$19,966	
Insurance		\$133,104	
Advertising and Promotional		\$55,460	
Maintenance and Maintenance Services		\$300,000	
Water/Waste Water and Electric Utilities		\$100,000	
Website Expense, Domain, Dues, and Subscriptions		\$22,184	
Professional Fees		\$44,368	
Taxes		\$110,920	
		\$1,741,557	
Debt, Equity and Reserve			
Cost of Construction		\$12,509,786	
Private and Public Funding Sources		\$12,238,116	
Debt		\$271,669	
Annual Debt Service:		\$605,517	
Bond Repayment Gain/Loss		\$55,195	
Pre-Reserve Cashflow		\$644,380	
Yearly Reserve		\$322,190	
Cash Flows:		\$322,190	

Nebraska State Sales Tax Calculations City of Valley

Valley 5.5% Nebraska Sales Tax Receipts for the last 5 years

Month and Year	Taxable Sales	5.5% of Taxable Sales
Jan 2019	1,367,729	\$75,225
Feb 2019	1,004,357	\$55,240
Mar 2019	1,235,597	\$67,958
Apr 2019	2,225,073	\$122,379
May 2019	2,930,706	\$161,189
Jun 2019	2,511,851	\$138,152
Jul 2019	2,915,910	\$160,375
Aug 2019	3,231,523	\$178,185
Sep 2019	2,799,319	\$153,963
Oct 2019	3,115,525	\$171,354
Nov 2019	4,365,307	\$240,092
Dec 2019	2,220,317	\$122,118
		<u>\$1,646,230</u>
Jan 2020	1,685,756	\$92,717
Feb 2020	1,580,279	\$86,915
Mar 2020	2,293,476	\$126,141
Apr 2020	2,593,292	\$142,631
May 2020	3,019,888	\$166,094
Jun 2020	3,615,196	\$198,836
Jul 2020	2,993,874	\$164,663
Aug 2020	3,162,514	\$173,938
Sep 2020	2,823,080	\$155,270
Oct 2020	2,799,065	\$153,949
Nov 2020	2,732,375	\$150,281
Dec 2020	2,713,573	\$149,247
		<u>\$1,760,682</u>
Jan 2021	1,786,348	98,249
Feb 2021	1,482,815	81,555
Mar 2021	2,138,686	117,628
Apr 2021	3,262,275	179,425
May 2021	3,228,253	177,554
Jun 2021	3,667,427	201,709
Jul 2021	3,244,543	178,450
Aug 2021	3,814,367	209,790
Sep 2021	3,902,675	214,647
Oct 2021	2,879,841	158,391
Nov 2021	3,480,238	191,413
Dec 2021	3,314,535	<u>182,300</u>

6.95% increase over 2019

		1,991,111	13.09 increase over 2020
Jan 2022	2,301,405	126,577	
Feb 2022	1,827,911	100,535	
Mar 2022	2,717,917	149,586	
Apr 2022	3,084,433	169,644	
May 2022	3,653,625	200,949	
Jun 2022	4,458,284	245,206	
Jul 2022	4,334,570	238,401	
Aug 2022	4,307,089	236,890	
Sep 2022	3,715,240	204,338	
Oct 2022	4,030,745	221,691	
Nov 2022	3,389,637	186,430	
Dec 2022	2,277,312	125,252	
		<u>2,205,499</u>	10.77% increase over 2021
Jan 2023	2,406,708	132,369	
Feb 2023	1,923,376	105,786	
Mar 2023	3,179,364	174,865	
Apr 2023	3,474,709	191,109	
May 2023	4,129,355	227,115	
Jun 2023	5,339,733	293,685	
Jul 2023	4,366,302	240,147	
Aug 2023	4,827,793	265,529	
Sep 2023	4,693,660	258,151	
Oct 2023	4,683,178	257,575	
Nov 2023	3,574,447	196,595	
Dec 2023	2,899,055	159,448	
		<u>2,502,374</u>	13.46% increase over 2022

	2024 Net Taxable Sales	2023 Net Taxable Sales	% Change	2024 5.5% Sales Tax	2023 5.5% Sales Tax
Jan 2024	1,770,792	2,406,708	-26.4	\$97,394	\$132,369
Feb 2024	\$2,926,368	\$1,923,376	52.1	\$160,950	\$105,786
				<u>\$258,344</u>	<u>\$238,155</u>

5 year total of the 5.5% State Sales Tax for Valley sales equals \$10,105,896

Average annual increase in the 5.5% State Sales Tax for the 5 years equals 11.07%

SAFFAA Revenue Bond Amortization Schedule and Payment Timeline

Revenue Bond with Repayment and Timeline									
State Incentive: LB1197 Sports Arena Facility financing Assistance act									
Repayment/Amortization Schedule									
Revenue Bond Debt	\$	12,928,626							
Term		5.00							
Rate		6.50%							
Annual P&I	\$	3,035,561							
New Assumptions	City of Valley	(2) Retail	(2) Fast Food Restaurants	(1) Casual Dining Restaurant	New Hotel Development Assumptions				
sqft		10,000	5,000	4,000	#1				
Yield/sf		150	550	435	Rooms	120			
Total	0	1,500,000	2,750,000	1,740,000	Per night/Ave	140			
Ave Occupancy Rate					Total/Day	16,800			
90.0%	0	1,350,000			Days per year	365			
State Sales Tax 5.5%	3,100,128	74,250	151,250	95,700	Net revenue	6,132,000			
				Total	Ave Occupancy Rate				
70%	2,170,090	51,975	105,875	66,990	72.0%	4,415,040			
Onsite Concessions & Souvenirs							Total	242,827	
5 year total	Concessions and Souvenirs		2,703,445		State Sales Tax 5.5%	242,827			
1 year total			\$540,689		70%	169,979		169,979	
State Sales Tax	5.50%		\$29,738		Total Sales Tax Collection/year				
Divide	1		70%	20,817	Concessions and Souvenirs	20,817		5YR/Total Rebate	
					New Lodging	169,979			
					New Retail/Restaurant	224,840			
					City of Valley	2,170,090			
					Total	2,585,725		12,928,626	
					Occupation Tax Total				
					Debt Coverage				
					Excess Occupation Tax after coverage/Funds available				
								10,342,901	

SAFFAA Bond Amortization Schedule

Repayment/Amortization Table								
				\$	12,928,626			
Month	Payment	Principal	Interest	Principal Bal	Annual DS	Interest	Principal	
1	\$252,963	\$182,933	\$70,030	\$ 12,745,692				
2	\$252,963	\$183,924	\$69,039	\$12,561,768				
3	\$252,963	\$184,920	\$68,043	\$12,376,848				
4	\$252,963	\$185,922	\$67,041	\$12,190,926				
5	\$252,963	\$186,929	\$66,034	\$12,003,996				
6	\$252,963	\$187,942	\$65,022	\$11,816,055	\$3,035,561	\$773,767	\$0	Yr 1
7	\$252,963	\$188,960	\$64,004	\$11,627,095			\$ 12,928,626	
8	\$252,963	\$189,983	\$62,980	\$11,437,111				
9	\$252,963	\$191,012	\$61,951	\$11,246,099				
10	\$252,963	\$192,047	\$60,916	\$11,054,052				
11	\$252,963	\$193,087	\$59,876	\$10,860,965				
12	\$252,963	\$194,133	\$58,830	\$10,666,832				
13	\$252,963	\$195,185	\$57,779	\$10,471,647				
14	\$252,963	\$196,242	\$56,721	\$10,275,405				
15	\$252,963	\$197,305	\$55,658	\$10,078,100				
16	\$252,963	\$198,374	\$54,590	\$9,879,726				
17	\$252,963	\$199,448	\$53,515	\$9,680,278				
18	\$252,963	\$200,529	\$52,435	\$9,479,749	\$3,035,561	\$622,290	\$2,413,271	
19	\$252,963	\$201,615	\$51,349	\$9,278,135			\$ 10,515,355	Yr 2
20	\$252,963	\$202,707	\$50,257	\$9,075,428				
21	\$252,963	\$203,805	\$49,159	\$8,871,623				
22	\$252,963	\$204,909	\$48,055	\$8,666,714				
23	\$252,963	\$206,019	\$46,945	\$8,460,695				
24	\$252,963	\$207,135	\$45,829	\$8,253,561				
25	\$252,963	\$208,257	\$44,707	\$8,045,304				
26	\$252,963	\$209,385	\$43,579	\$7,835,920				
27	\$252,963	\$210,519	\$42,445	\$7,625,401				
28	\$252,963	\$211,659	\$41,304	\$7,413,742				
29	\$252,963	\$212,806	\$40,158	\$7,200,936				
30	\$252,963	\$213,958	\$39,005	\$6,986,978	\$3,035,561	\$460,669	\$2,574,892	
31	\$252,963	\$215,117	\$37,846	\$6,771,860			\$ 7,940,463	Yr 3
32	\$252,963	\$216,282	\$36,681	\$6,555,578				
33	\$252,963	\$217,454	\$35,509	\$6,338,124				
34	\$252,963	\$218,632	\$34,332	\$6,119,492				
35	\$252,963	\$219,816	\$33,147	\$5,899,676				
36	\$252,963	\$221,007	\$31,957	\$5,678,669				
37	\$252,963	\$222,204	\$30,759	\$5,456,465				
38	\$252,963	\$223,408	\$29,556	\$5,233,057				
39	\$252,963	\$224,618	\$28,346	\$5,008,440				
40	\$252,963	\$225,834	\$27,129	\$4,782,605				
41	\$252,963	\$227,058	\$25,906	\$4,555,548				
42	\$252,963	\$228,288	\$24,676	\$4,327,260	\$3,035,561	\$288,224	\$2,747,337	
43	\$252,963	\$229,524	\$23,439	\$4,097,736			\$ 5,280,746	Yr 4
44	\$252,963	\$230,767	\$22,196	\$3,866,969				
45	\$252,963	\$232,017	\$20,946	\$3,634,951				
46	\$252,963	\$233,274	\$19,689	\$3,401,677				
47	\$252,963	\$234,538	\$18,426	\$3,167,140				
48	\$252,963	\$235,808	\$17,155	\$2,931,332				
49	\$252,963	\$237,085	\$15,878	\$2,694,246				
50	\$252,963	\$238,370	\$14,594	\$2,455,877				
51	\$252,963	\$239,661	\$13,303	\$2,216,216				
52	\$252,963	\$240,959	\$12,005	\$1,975,257				
53	\$252,963	\$242,264	\$10,699	\$1,732,993				
54	\$252,963	\$243,576	\$9,387	\$1,489,416	\$3,035,561	\$104,229	\$2,931,332	
55	\$252,963	\$244,896	\$8,068	\$1,244,521			\$ 2,349,414	Yr 5
56	\$252,963	\$246,222	\$6,741	\$998,298				
57	\$252,963	\$247,556	\$5,407	\$750,743				
58	\$252,963	\$248,897	\$4,067	\$501,846				
59	\$252,963	\$250,245	\$2,718	\$251,601				
60	\$252,963	\$251,601	\$1,363	\$0				

Bond Payment Timeline

Revenue Bond Timeline LB1197									
	Total			1 2025	2 2026	3 2027	4 2028	5 2029	POST Pay off 2030
Revenue BOND	\$ 12,928,626								
Bond Repayment Schedule									
Interest Only Payments				\$773,767					
Principle and Interest Payments					\$3,035,561	3,035,561	3,035,561	3,035,561	2,349,414
Principal Balance				12,928,626	\$ 10,515,355	\$ 7,940,463	5,280,746	2,349,414	\$ -
Sources of Repayment									
Escalation					3.00%	3.00%	3.00%	3.00%	
City Sales Tax (Existing)				2,170,090	2,235,192	2,302,248	2,371,315	2,442,455	0
Limited Service Hotel #1				169,979	175,078	180,331	185,741	191,313	0
2.5k sqft Fast Food Restaurant #1				52,938	54,526	56,161	57,846	59,582	0
2.5k sqft Fast Food Restaurant #2					52,938	54,526	56,161	57,846	0
4k sqft Casual Dining Restaurant #1				66,990	69,000	71,070	73,202	75,398	0
5K sqft Retail				25,988	26,767	27,570	28,397	29,249	0
5k sqft Retail					25,988	26,767	27,570	28,397	0
Sports Complex Revenues					20,817	21,337	21,977	22,636	0
Total Sources of Repayment				2,485,984	2,660,305	2,740,010	2,822,210	2,906,876	-
Net Gain/Loss				1,712,217	375,256	295,551	213,351	128,685	2,349,414
Debt Service Coverage remaining	2,585,725			4,297,942	3,922,686	3,627,135	3,413,784	3,285,099	935,685
Impact to Income Statement				0	0	0	0	0	0

Douglas County Area Visitor's Bureau Letter of Support



Administrative Office • 120 S 31st Ave, Suite 5107 • Omaha, NE 68131 • 402.444.4660

Omaha Visitors Center • 306 S 10th St • Omaha, NE 68102 • 402.444.7762

November 15, 2024

Nebraska Department of Revenue,

On behalf of Visit Omaha, the official tourism authority for the City of Omaha, we support Elkhorn Athletic Association's application for Turnback Tax Funds. These funds will play a crucial role in expanding and improving the infrastructure at the First Interstate Bank Complex, a significant sports tourism asset in our community.

In just the first six months of 2024, the First Interstate Bank Complex welcomed over 9,000 out-of-town visitors from major cities such as Chicago, Minneapolis, Denver, and Los Angeles. These visitors not only brought their athletic talents to Omaha but also contributed to our local economy through hotel stays, dining, shopping, and other tourism-related activities. The facility has become a new destination for regional and national tournaments, and its continued success helps sustain Omaha's reputation as a premier sports destination.

The proposed enhancements, including additional fields and the construction of permanent facilities such as restrooms, concessions, and storage, are essential to the complex's growth and functionality. These upgrades will not only improve the experience for athletes and spectators but will also allow Elkhorn Athletics to attract even larger events, further increasing visitor numbers and economic impact.

As Omaha's tourism authority, we recognize the significant return on investment that sports tourism brings to our community. The improvements proposed by the Elkhorn Athletics align with our mission to enhance Omaha's appeal as a destination while fostering economic development. The Turnback Tax Funds will provide critical support for this initiative, ensuring that Omaha remains competitive in the ever-growing field of sports tourism.

Thank you for your consideration and your continued support of Nebraska's tourism and economic development efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Ward".

Deborah Ward
Executive Director
Visit Omaha

Developer Letter of Support



December 1, 2024

Nebraska Department of Revenue
Attn: James R Kamm, Tax Commissioner
PO Box 94818
Lincoln, NE 68509

Dear Commissioner Kamm:

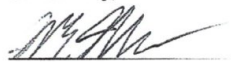
I am writing today to voice our support for the application by Elkhorn Athletic Association (EAA) and the City of Valley in their request for financial assistance under the Sports Arena Facility Assistance Act.

Prominence Global is the developer of the commercial and residential areas that surround the current First Interstate SportsPlex. Also, as a resident of the City of Valley myself I STRONGLY support their efforts.

The value that this effort will bring to the economic well-being of the City of Valley, Western Douglas County, and large parts of Eastern Nebraska is immense. This partnership will enable the full buildout of a regional sports facility that will attract hundreds of thousands of people. The critical component to success for all concerned is the financial assistance being asked for to support their buildout of the infrastructure such as electrical and associated utilities.

We ask for your support and approval of their request on behalf of all current and future citizens of Valley, Douglas County, and Nebraska.

Sincerely,



Jeff Moore
Co-Founder

Developer Marketing Material



Catalina Development Highway 275 & Meigs Street

260+ Acre Mixed-Use Development in Valley, Nebraska

Development highlights:

- 64+ acres of commercial space
- 115+ acres of single family and multifamily residential spaces
- 96+ acres of youth and amateur sports fields (over 100,000 total visitors in 2024, visitation numbers are projected to double by 2027)
- 25-acre community lake and walking trails

Catalina will feature a commercial district with retail and flex opportunities along with a residential component for single-family and multifamily construction. In addition, Catalina will include the First Interstate SportsPlex. In partnership with the Elkhorn Athletic Association, this 96-acre portion of the development is dedicated to state-of-the-art soccer and baseball and softball fields including a barrier free adaptive sports field. Visit sitesatcatalinavalley.com for complete details.

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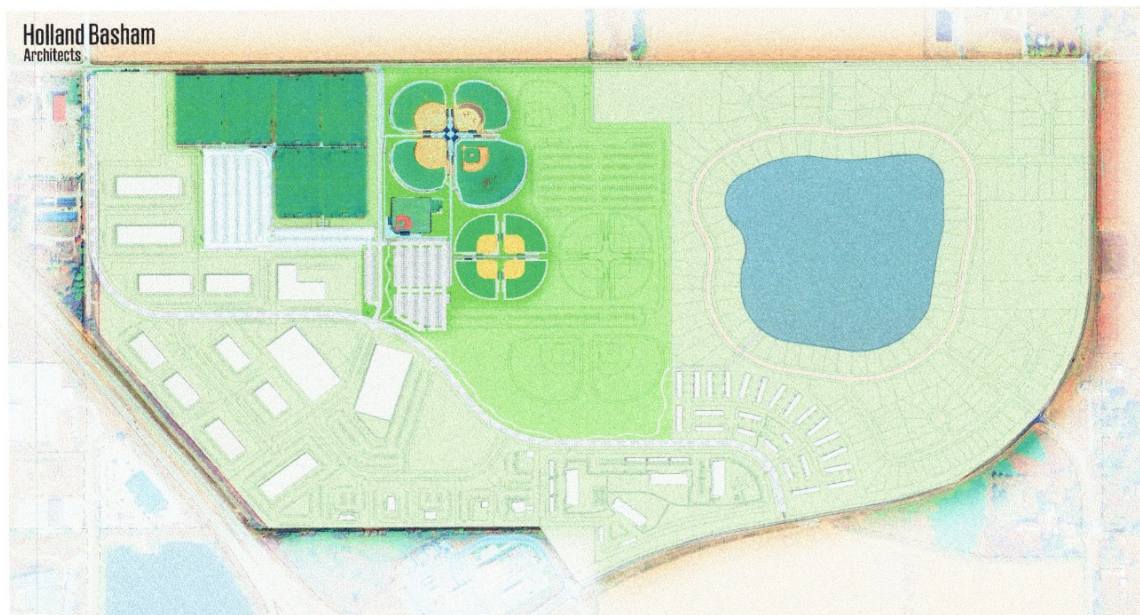
FIS SportsPlex Rendering Phase 1 with Pictures of Completed Phase







Development Map with SportsPlex Phase 1 Completed



**Holland
Basham
Architects**

Site Plan Render
First Interstate Bank Sports Complex_ EAA_ Phase 1
12/19/2024

Development Map with SportsPlex Phase 2

Planned and Ready to complete with Public and Private Funding

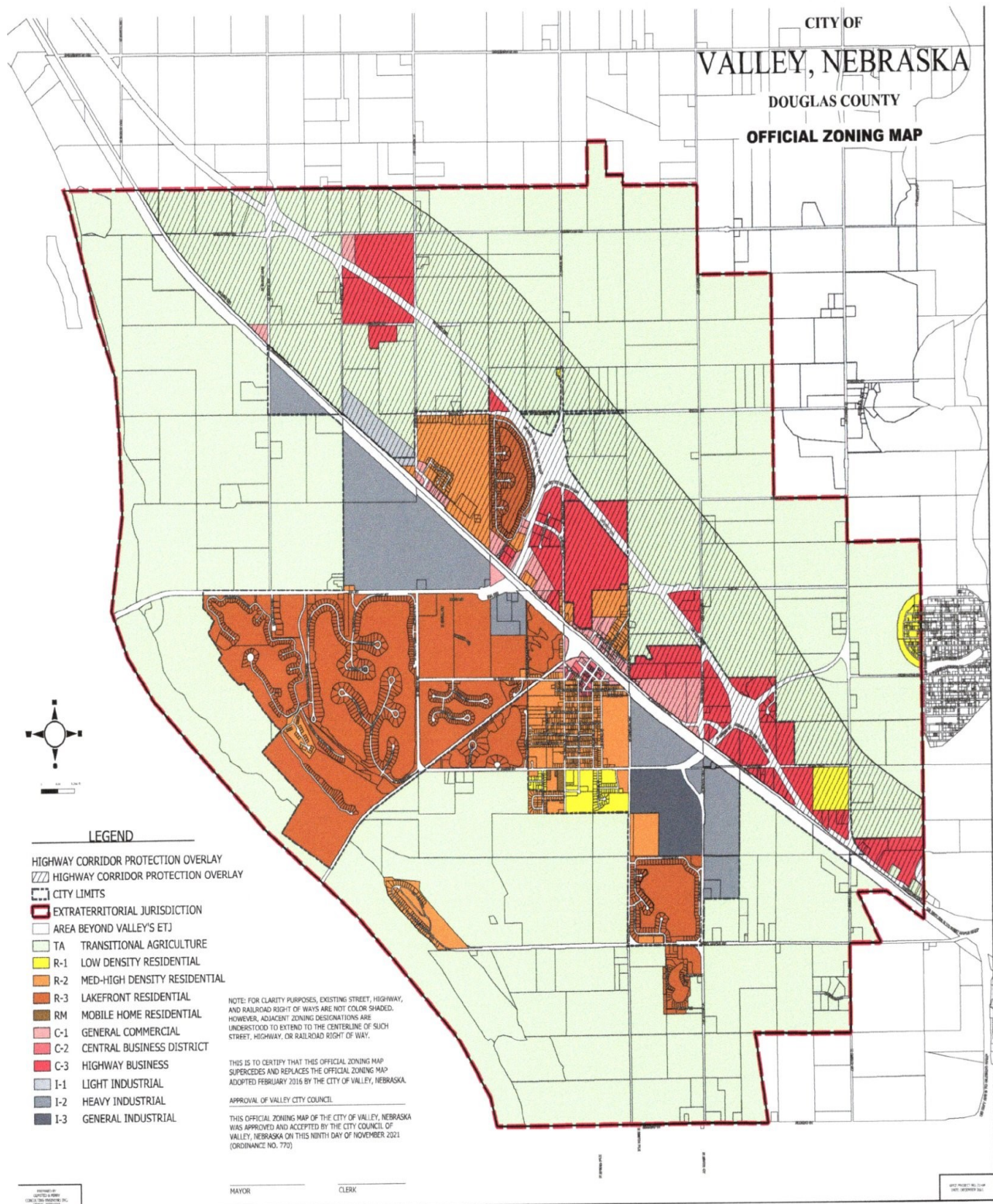


Development Map with SportsPlex Phase 3

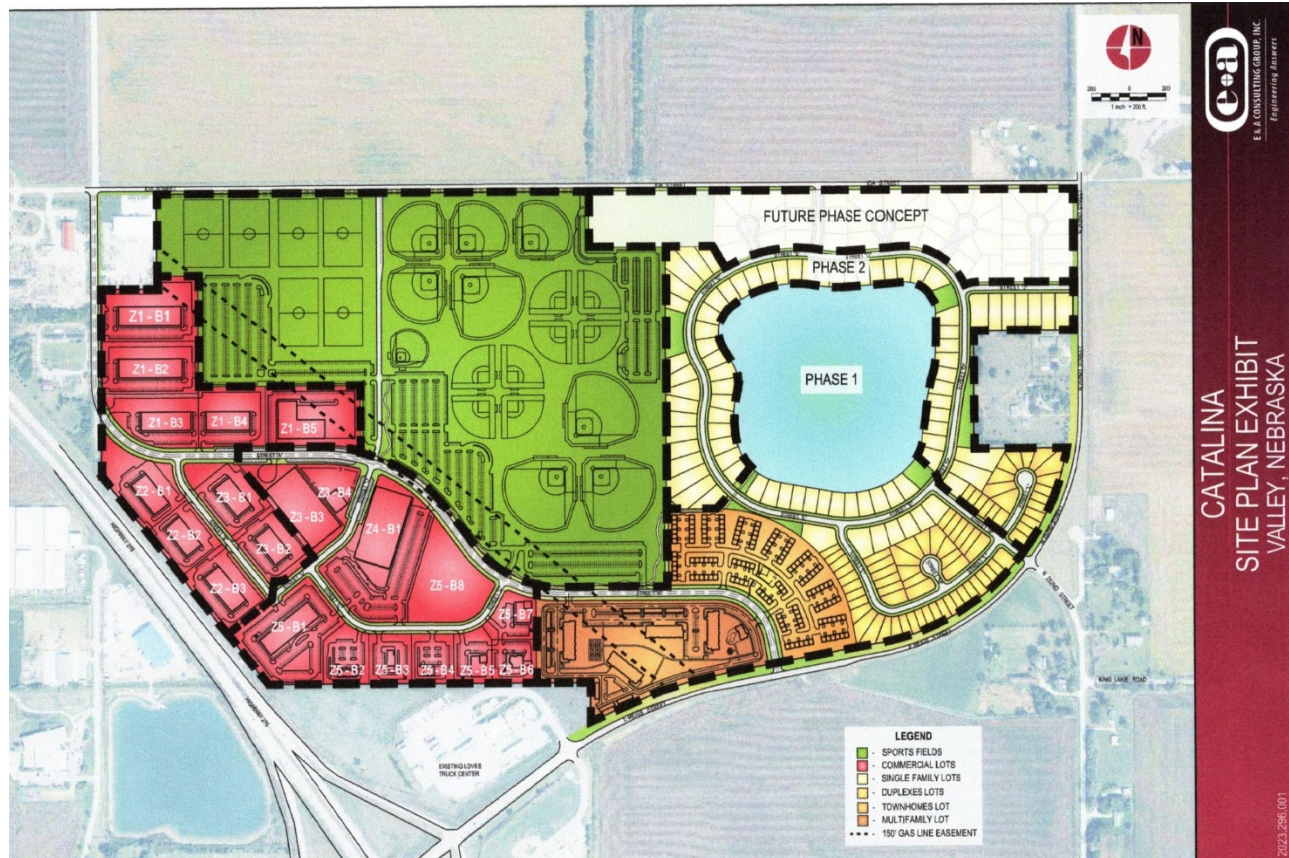
Planned and Ready to complete after Phase 2



State Sales tax to be generated within the City of Valley Program Area Map



Future Overall Program and Development Area Site Plan



Future Program area Letters of Intent



Elkhorn Athletic Association
1402 N. 203rd St.
Elkhorn, NE 68022

Nebraska Department of Revenue

To whom it may concern,

I am writing on behalf of Elkhorn Athletic Association's Board of Directors, a leading youth sports non-profit in the Greater Omaha area. It is with great pleasure that I express strong support for the development and continued growth of our organization with the addition of the First Interstate SportsPlex in Valley. As a community centered non-profit, we provide families with adaptive, recreational and competitive youth sports including baseball, softball, basketball, football, soccer, lacrosse, track and field, cheer, and volleyball. To meet the needs of local users for games, practices, and tournaments that draw out-of-town teams, Elkhorn Athletic Association has developed a multi-field baseball, softball, football, soccer complex, and more!

The role that our non-profit project plays in the community is truly invaluable. This facility not only provides opportunities for our local residents to engage in a variety of sports and recreational activities, but it also acts as a beacon to attract visitors from outside our area, creating economic development. The impact of such facilities on the local tourism industry has been and will be significant. In Phase One since May 2024 alone, we have seen over 10,000 unique out of state visitors from 27 states.

This project will consistently draw athletes, teams, and sports enthusiasts from across the region and the state, serving as a hub for tournaments, matches, competitions and other special events. These events generate a substantial influx of visitors, leading to increased hotel bookings, restaurant patronage, and overall economic growth. In November, a significant commercial and residential development was also announced, that would not have happened if the SportsPlex wasn't already serving as the anchor.

In short, LB1197 funding will accelerate the remaining phase completion complex specifically targeting construction of infrastructure lines, additional baseball/softball fields, permanent restrooms, storage, concessions and play spaces. These additions and improvements will not only add to the user experience but increase our ability to host larger events leading to more economic impact.

Thank you for considering Elkhorn Athletic Association's application for LB1197 funding for the First Interstate SportsPlex.

Sincerely,

Bruce W. O'Neel
EAA Board Chair

1402 N. 203rd St. • Elkhorn, NE 68022 • 402-289-8358 • elkhornathletics.org

12/2/2024

To Whom It May Concern,

I hope this letter finds you well. I am writing on behalf of Triple Crown Sports, a respected event management company with over 22 years of experience in organizing youth sporting events across the country. We are proud to bring the spirit of youth sports to the greater Omaha area through our widely popular Omaha SlumpBuster event, which has grown exponentially in both scale and impact over the years.

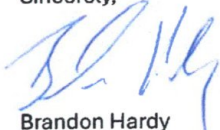
Each year, the Omaha SlumpBuster attracts over 700 participating teams from across the nation, spanning 16 playdays and utilizing 30 complexes with more than 80 fields. As our event continues to expand, we find ourselves increasingly in need of top-tier facilities within a convenient radius of the event's epicenter. The Valley SportsPlex, located just 30 minutes from our designated event areas, has emerged as a prime candidate for hosting a portion of our tournament.

Incorporating the SportsPlex into our venue roster would not only elevate the participant experience but also contribute significantly to the local economy. The addition of more fields at the SportsPlex would allow us to accommodate more teams, expanding the reach of our event and drawing more visitors to the Valley area. The influx of athletes, coaches, and families would result in higher hotel bookings, increased patronage to local restaurants, and a boost in overall tourism, directly benefiting businesses in the area.

We've already seen the positive impact of our relationship with Valley and the SportsPlex in its inaugural year. The venue's four high-quality fields have proven to be an asset to our event. By adding more fields, we are confident that the SportsPlex will become a premier destination for youth sporting competitions, continuing to foster the growth of youth sports while benefiting the local community.

Thank you for considering this important opportunity for both our event and the surrounding community. We look forward to the potential of working together to further enhance the impact of the SportsPlex and to continue providing exceptional experiences for our participants.

Sincerely,



Brandon Hardy
Midwest Regional Director
Triple Crown Sports