



A proposal to the Nebraska Sports Arena Facilities Financing Assistance Board

Co- Applicants:
 City of Omaha
 Omaha Public Facilities Corporation



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LETTER FROM MAYOR EWING

Dear Sports Arena Facility Financing Act Board,

On behalf of the City of Omaha, which is the home to over 489,000 Nebraskans, I write to introduce the Tranquility Park project and request your consideration and approval of our Sports Arena Facility Financing Act application. Tranquility Park started as a vision in 1967 and was dedicated to the city in 1970. At the dedication, Apollo 13 astronaut John Swigert Jr. pressed his boot into the ground to celebrate the name of the new park. The new park, named after the moon landing of 1969, would be a Sea of Tranquility on earth, just as the moon was a Sea of Tranquility in space.

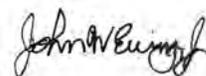
Over the course of the next five decades, Tranquility Park would become a haven for healthy childhood development and outdoor activity in Omaha. On any given day you might see kids playing soccer, mountain bikers cycling through trails, a future tennis player practicing her game at Koch Tennis, or an aspiring hockey player lugging his gear through the parking lot of the Moylan Ice rink. Omaha embraced the park, made it our own, inviting others to enjoy its experiences with us. Tranquility has hosted state tennis matches at the Koch Center, state soccer tournaments, and even the National CWS Slumbuster tournament at Kelly Ball fields. Today it is the only Nebraska Interscholastic Cycling League course in the City of Omaha.

Despite its versatility, the name Tranquility in Nebraska and throughout the Midwest is synonymous with one thing: soccer. Tranquility is our city's only public soccer complex, and has consistently provided a place for youth across our region to spend the weekend in Omaha playing The Beautiful Game. Unfortunately, the infrastructure in our park, which was once a beacon of pride, is beyond its useful life. Field flooding, sidewalk cracking, unpaved gravel parking lots, and a dated restroom and concessions building, have limited our ability to provide the experience we once celebrated. When sports organizations are choosing where to go, Tranquility is no longer considered.

We want our kids to once again have a sports home that they are proud of. We want our community to have a space that we are excited to share with others. With the help of this committee and approval of the application, we will put Nebraska in a position to compete again. Neighboring states and communities have capitalized on our limited ability to provide quality playing fields and spaces. This project is the antidote to today and has the potential to generate \$30 million in direct visitor spending annually.

In this application you will find an outline of the economic benefits of this project to the state, as well as the projected development and tourism that it will bring. The numbers support this investment. However, what sets this project apart from others, is the ability to preserve a community asset and give something greater to the next generation. I ask you to join me and lend your support in helping to move this project forward.

Sincerely,



John W. Ewing
Mayor of Omaha

CONTACT INFORMATION

City of Omaha

Mayor

John Ewing

City Council

District 1: Pete Festersen

District 2: LaVonya Goodwin

District 3: Danny Begley

District 4: Ron Hug

District 5: Don Rowe

District 6: Brinker Harding

District 7: Aimee Melton

Point of Contact:

Jacquelyn Morrison

1819 Farnam Street #300

Omaha, NE 68102

402-444-5039

Omaha Public Facilities Corporation

Board:

Don Drazdys

Andrew Brott

Donna Waller

Point of Contact:

Donna Waller

1819 Farnam St., Ste. 1007

Omaha NE 68183

402-444-5472

PROJECT DESCRIPTION¹

Summary: The City of Omaha Parks and Recreation Department, in conjunction with the Omaha Public Facilities Corporation, seeks to improve Tranquility Park, a city owned park which contains a sports arena facility. Upon completion, **the park will contain twelve to sixteen separate sports venues (multipurpose fields), two concession areas, parking facilities, and onsite administrative offices**, qualifying as a sports complex and eligible sports arena facility.

Details: The renovation of Tranquility Park will include 12-16 new multi-purpose synthetic turf fields, two new concession and restroom buildings, and improved pedestrian walkways. In addition to the fields, users will see improved vehicular access, expanded parking, lighting, and enhanced safety and technology improvements. Natural areas will be preserved and updated, along with the addition of a paved trail, a redesigned natural surface trail, and a playground.

Description Phase I (\$52 Million):

- 12 Multipurpose Synthetic Turf Fields
 - 120 yards by 80 yards
 - Championship Field
 - Field Lighting
- Operations/Concessions/Restroom Building – 5,515 sq ft
- Concessions/Restroom Building – 1,680 sq ft
- Paved Parking with Lights
- Paved Trail
- Playground

Future Phase II (\$11 Million):

- 4 Multipurpose Synthetic Turf Fields
- Concessions/Restroom Building – 1,680 sq ft
- Paved Parking with Lights
- Natural Surface Trails

Project Team:

- City of Omaha/Omaha Public Facilities Corporation
- Kiewit Building Group
- JEO Architects
- Morrissey Engineering
- Embris Group
- Dimensional Innovations
- Thiele Geotech

Project Partners:

- THOR – Trails Have Our Respect
- Nebraska State Soccer

¹ The description should be detailed enough to show that the project is an eligible sports arena or an eligible sports complex. If the project is a sports complex, the project description must show that it is a multi-venue competitive sports facility that: has at least 12 separate venues if located in a metropolitan class city.

Strengths:

Tranquility Park is a 55-year-old park with over 340+ acres in the middle of Omaha. It is centrally located in the city and is close to two main arterials in addition to a highway. Tranquility has historically been used as a soccer complex. It has name and brand recognition. Existing infrastructure makes it ideal for its current use. It is located next to an in-fill development site which has been preserved to support sports tourism at the park.

Weaknesses:

Historic images show that with the exception of the championship field, the soccer facility at Tranquility has remained largely unchanged since 1993. With dated buildings, broken sidewalks, unpaved parking lots, age-old flooding, and infrastructure that is beyond its useful life, Tranquility is no longer the complex of choice. Other states have capitalized on our inability to meet the needs of our youth. Park usage and revenue opportunities are declining, further limiting our ability to invest in the park. Specifically:

- The current natural turf fields, which are located in a flood plain, are highly impacted by rain. Rain events in spring and summer limit our ability to regularly and consistently program regional and national tournaments.
- Today the facility only has three full sized fields. Smaller fields are available for younger age groups, however our ability to serve youth over the age of 12 is limited.
- Only the championship field has lights. In late fall and early spring, park hours are limited to natural daylight. Without lights, tournament seasons and hours are limited.
- Natural turf fields require resting to preserve the grass and playability. As a result, we frequently take fields offline to replenish turf, limiting daily/local use.
- The current restroom and concession facility is over thirty years old and is not built for tournament capacity. Today we use portable toilets to supplement the restroom facilities.
- Insufficient parking causes us to rely on unpaved lots for large tournaments.
- The park lacks typical park amenities for youth/siblings not involved in organized sports.
- The park lacks a paved trail system, despite being located near two major trailheads.

Opportunities:

- A Nebraska company has agreed to partner with the city in a true public private partnership. If the park is renovated, the developer will develop their property at 120th and Fort to support the park and create a turnback tax opportunity. The developer will install retail bays and solicit a new hotel for the area.
- Improving the park will generate additional revenue for the state, city, county and local businesses. Huddle Up group estimated that the facility would generate \$30M in direct

visitor spending annually, 40,500 hotel room nights, and \$200,000 in tax revenue per tournament.

- An independent analysis showed that improvements to the park will make the park a regional and national destination. “By expanding the complex to include 12 fields, as envisioned in the proposed plan, along with the addition of a dedicated championship field, Tranquility Park would be better positioned to retain its existing events and secure new ones. This enhancement would directly support increased overnight stays and broader economic benefits for the area.”
- By installing turf fields, the facility will be able to serve multiple user groups. Current sports identified include soccer, football, lacrosse, rugby, and ultimate frisbee.
- With the addition of twelve to sixteen full sized fields and lights, local users will get more playing time and have a facility to call home.

Threats:

- Without investment in Tranquility Park, the state will continue to lose revenue to nearby states.
- Local youth will have to travel to other states for high level competition.
- Nebraska will lose its premier soccer complex and local youth won't have a soccer home.
- Without approval of the turnback tax, the private development will not occur and the development site will remain underutilized.
- The current site will continue to deteriorate and become a blight on the city.
- Local businesses and hotels will not get the benefits of youth sports tourism.

Independent Economic Impact Analysis

The current setup of three full-sized soccer fields at Tranquility Park falls short of the field quantity standards typically expected for tournament-quality facilities. This deficiency, along with the lack of key amenities such as lighting, artificial turf, permanent Wi-Fi, and adequate parking, which event organizers often prioritize when choosing championship venues, reduces the park's competitiveness in attracting larger-scale tournaments. By expanding the complex to include 12 fields, as envisioned in the proposed plan, along with the addition of a dedicated championship field, Tranquility Park would be better positioned to retain its existing events and secure new ones. This enhancement would directly support increased overnight stays and broader economic benefits for the area.

The proposed venue is planned to feature all artificial turf fields, which aligns well with industry best practices and positions the destination for long-term success. Turf not only allows for greater year-round use and fewer weather-related disruptions, but it also significantly extends the playable season, especially important in northern climates. This can create a notable economic impact during shoulder seasons while also supporting consistent use by local and community groups.

According to the Sports Venue Calculator Group, turf fields average approximately 2,800 hours of use annually, compared to just 800 hours for natural grass. This increased availability, combined with lower maintenance demands, often makes turf the more cost-effective solution over time. The decision to go fully turf-based ensures the venue is competitive, resilient, and primed to attract high-quality tournaments and events.

As part of the scope of work for this project, the Consultant Team was tasked with creating a topline impact analysis of the additional economic activity that could be generated by expanding Tranquility Park from its current three-field configuration to a 12-field complex, including one championship field. This expansion would enable the facility to meet the minimum requirements for hosting larger regional and national tournaments and would significantly enhance its competitiveness in securing events across multiple sports.

Using conservative estimates and applying a 35% capture rate for proven events that could fully utilize a 12-field complex (including one championship field), the Consultant Team projects the following additional economic activity that could be generated beyond what is currently realized with the three-field setup. These projections are based on Average Daily Rate (ADR) and visitor spending figures provided to the Consultant Team by Visit Omaha.

- 14 new state, regional, and national tournaments.
- Over 62,500 attendees associated with tournaments and competitions.
- Over \$30 million in visitor spending.
- Close to 40,500 hotel room nights.
- City Occupation Fees over \$322,000.
- County Lodging Tax of \$234,500.
- State Lodging Tax of nearly \$60,000.
- More than \$1,600,000 in State Sales Tax.
- Nearly \$451,000 in City Sales Tax.
- Total tax collections over \$2.7 million.

To illustrate the potential demand for an expanded flat field facility, the tables below highlights the number of participants in soccer, and football within various driving distances from Omaha.

SOCCKER PARTICIPANTS

Soccer Participation Rates and Market Potential Index (MPI) by Radius		
DRIVING DISTANCE	SPORTS PARTICIPATION	MPI
60 Minutes	36,995	100
120 Minutes	62,336	95
300 Minutes	295,344	90

Soccer remains a widely played sport across all radii surrounding Omaha. Within a 60-minute drive, there are nearly 37,000 soccer participants, which grows to more than 62,000 within two hours and close to 300,000 within five hours. While these participation numbers are strong, the Market Potential Index (MPI) for soccer declines slightly as the radius increases, from 100 within 60 minutes to 90 at the 300-minute range, suggesting that while participation volume is high, regional interest is close to or slightly below the national average in some areas.

Despite the modest MPI, the total number of soccer participants, especially when considering the accessibility of Omaha from multiple large population center, underscores the need for a tournament-quality soccer facility in the region. The proposed development of Tranquility Park, with 12 full-sized, lighted turf fields, positions the area to attract and accommodate soccer tournaments that require flexible scheduling, high field availability, and resilient playing surfaces. This would mark a substantial improvement from the current 3-field setup and significantly expand Omaha's potential to host regional and even national soccer events.

NICHE SPORT AND BROADER MARKET PARTICIPANTS

SPORT	TOTAL SPORTS PARTICIPATION	MPI	CORE SPORTS PARTICIPATION	MPI
Football (7-on-7)	99,792	67	42,738	105
Football (Flag)	377,069	90	150,470	102
Football (Tackle)	410,929	127	191,506	133
Football (Touch)	263,916	93	68,310	106
Lacrosse	107,481	94	45,423	92
Rugby	32,763	51	7,493	34
Soccer	770,833	95	267,752	87
Ultimate Frisbee	165,791	138	47,517	147

FOOTBALL PARTICIPANTS

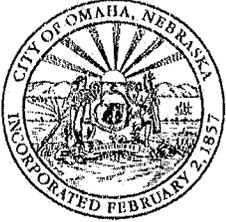
Football Participation Rates and Market Potential Index (MPI) by Radius		
DRIVING DISTANCE	SPORTS PARTICIPATION	MPI
60 Minutes	30,161	110
120 Minutes	52,349	108
300 Minutes	255,496	105

Football shows even stronger potential for facility-driven growth. Within 60 minutes of Omaha, there are over 30,000 football participants, increasing to more than 255,000 at the 300-minute mark. Notably, the MPI for football participation is above the national average at every distance, 110 at 60 minutes, 108 at 120 minutes, and 105 at 300 minutes, demonstrating that football interest in the region is consistently strong.

This is particularly relevant when considering the rising popularity of formats such as 7-on-7, flag football, and touch football, which can all be accommodated on the proposed turf fields. The extended playable season and high durability of turf make the facility ideal for both competitive and recreational football use. Given the demand and MPI strength, the development of Tranquility Park would allow the destination to meet the needs of a football-rich market while also offering scheduling flexibility for multiple formats of the game.

Ten reasons why Tranquility is economically different.

1. Tranquility park is not capitalizing on areas that are ripe for development and thereby taking money that would otherwise go to the state. Instead, it is creating an opportunity for development. The developer at 120th and Fort has said that Tranquility will create the demand needed to justify future development. **Without Tranquility, the new retail opportunities will not exist.**
2. Tranquility has historically been a hub for youth sports tourism and source of revenue generation for the state. The park, in its current form, will not be able to sustain that revenue which opens the door for other states to capitalize on it. **Renovating Tranquility will help us retain our current tournaments and attract new ones.**
3. Over 80% of the developable land surrounding Tranquility Park is already developed. **Since Tranquility can only capture any increment that occurs, the park will truly have to be additive to the area before it can capture any turnback.**
4. Tranquility is not merely shifting sales revenue from other locations in the state. In fact, historic data shows the opposite. **The top five places frequented by visitors of the park are all more than 600 yards away from the facility.** Those include Eagle Run Shopping Center, the Shoppes of Village Pointe, Shadow Lake Towne Center, Whispering Ridge, and Shoppes at Grayhawk. This will allow the state to keep 100% of revenue generated more than 600 yards from the facility.
5. Tranquility is not merely shifting tournaments away from other Nebraska facilities. **A national consultant based the economic projections on Tranquility's ability to attract 14 new tournaments to the facility, in addition to those it has previously hosted.**
6. Tranquility is being graded for 16 fields which is the threshold to become a nationally recognized facility. **Becoming a nationally recognized facility opens Nebraska to a new market for youth sports.** Currently, we do not have a national anchor facility in our state.
7. Tranquility is a city owned and operated complex. **Any profits generated will be invested directly into the park.**
8. **Tranquility will prioritize local youth first.** By bringing national competitions to Omaha, families who cannot travel will have access to high quality competition in their back yard.
9. The renovation of Tranquility **will increase all outdoor recreation opportunities** at the park by minimizing the impacts of the existing drainage way. Features such as walking trails and a playground will activate the park for the entire community.
10. **Tranquility will be open to ALL teams in Omaha.** Our number one goal is to make sure that all Omaha youth have a safe and competitive place to learn and play organized sports. **The city will not have an anchor tenant.** Instead we will work to accommodate all teams who need a sports home.



City of Omaha
John W. Ewing, Jr. Mayor

Finance Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1004
Omaha, Nebraska 68183-1004
(402) 444-5416
Telefax (402) 546-1150

Stephen B. Curtiss
Finance Director
Acting City Comptroller

November 10, 2025

Honorable President

and Members of the City Council,

ORDINANCE PROVIDING FOR THE ISSUANCE OF SPECIAL TAX REVENUE REDEVELOPMENT BONDS, OF THE CITY OF OMAHA, NEBRASKA

We present this Ordinance for your consideration in accordance with the provisions of Section 5.17 of the Home Rule Charter, which authorizes the City of Omaha to enter into lease-purchase obligations, subject to the Council's approval.

An Ordinance authorizing and approving a Lease Purchase Agreement (the "Agreement") between the City of Omaha Public Facilities Corporation (the "Corporation") and the City of Omaha, Nebraska (the "City") , to provide funds for the lease-purchase of and the financing of the costs of acquiring, constructing and equipping a sports arena facility (collectively, the "Project"); authorizing one or more Site Lease Agreements (collectively, the "Site Leases") between the Corporation and the City for the ground leasing of the Project site by the City to the Corporation; authorizing and approving one or more Bills of Sale (collectively, the "Bills of Sale") by the City to the Corporation for the sale of certain equipment to the Corporation; approving a Indenture of Trust (the "Indenture") between the Corporation and BOKF, National Association, as Trustee and Paying Agent; approving the terms and conditions of one or more series of the Corporation's Lease Revenue Bonds (the "Bonds") in the aggregate principal amount of approximately \$65,000,000, as set forth in the Indenture and the issuance and delivery thereof; delegating authority to the City Finance Director to determine for each series of Bonds authorized under such Ordinance, the final form of the Agreement, the Site Leases, the Bills of Sale and the Indenture, the final price, interest rates, principal amount, redemption provisions, and other terms and conditions thereof; and satisfying applicable federal income tax law requirements and approving the effective date hereof.



City of Omaha
John W. Ewing, Jr. Mayor

Finance Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1004
Omaha, Nebraska 68183-1004
(402) 444-5416
Telefax (402) 546-1150

Stephen B. Curtiss
Finance Director
Acting City Comptroller

Respectfully submitted,

Referred to City Council for
Consideration

Stephen B. Curtiss 11/10/25
AF Stephen B. Curtiss
Finance Director

John W. Ewing, Jr. 11/12/25
John W. Ewing, Jr.
Mayor's Office/Title

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

ARTICLE I

FINDINGS AND DETERMINATIONS

The Mayor and Council of the City of Omaha hereby find and determine:

- (a) the City of Omaha Public Facilities Corporation, a nonprofit corporation organized under Nebraska law (the "**Corporation**"), has been established for the purpose of assisting the City of Omaha, Nebraska (the "**City**") in the (i) acquisition, construction, improving, furnishing and equipping of improvements and additions to public buildings, public improvements and public transportation and (ii) the acquisition of equipment and vehicles for the benefit of the City; and
- (b) the Corporation, on behalf of the City, is constructing and equipping necessary public improvements for the operations of the existing Tranquility Park owned by the City as a sports arena facility (the "**Project**"); and
- (c) the Corporation, on behalf of the City, has acquired and equipped, or will acquire and equip, necessary equipment to support the operation of the Project (the "**Equipment**"); and
- (d) the Corporation is willing (i) to issue its lease revenue bonds in one or more series in the aggregate principal amount of not to exceed \$65,000,000 (the "**Bonds**") on behalf of the City, the proceeds of which Bonds will be used, in part, to acquire, construct, improve, install and equip the Project, and (ii) to lease the Project and the Equipment to the City; and
- (e) the City intends that the parcel or parcels of real estate leased or owned by the City, being the Project site, all within the geographical boundaries of the City and to be legally described in one or more of the Site Leases (as defined herein), constitutes a part of and be the location of the Project site; and
- (f) the City and the Corporation, pursuant to Section 5.17 of the Home Rule Charter of the City of Omaha, 1956, as amended (the "**Home Rule Charter**"), contemplate (i) entering into one or more Site Lease Agreements (collectively, the "**Site Leases**"), whereby the Corporation will lease the Project site or sites from the City, (ii) entering into one or more Bills of Sale (collectively, the "**Bills of Sale**") pursuant to which the City will sell the Equipment to the Corporation, and (iii) entering into the Lease Agreement, in connection with the Bonds and the financing of the Project (the "**Agreement**") whereby the City will lease the Project and the Equipment from the Corporation and pay as rental payments the amounts necessary timely to discharge the indebtedness created by the Corporation's issuance of the Bonds authorized hereunder; and
- (g) the Corporation is willing to enter into an Indenture of Trust (the "**Indenture**") with BOKF, National Association, as trustee and paying agent (the "**Trustee**"), setting forth the maturities, interest rates and other terms and conditions of each series of Bonds authorized

hereunder, and providing for the application of the proceeds of the Bonds to the costs of the Project; and

(h) under applicable Internal Revenue Service rulings, approval by the City Council of the issuance of the Bonds by the Corporation is required in order that the interest on the Bonds qualify for exclusion from gross income of the holders for the purpose of federal income taxation for any series of bonds issued as tax-exempt obligations, as and if applicable; and

(i) the City has determined that it is in its best interest that the Corporation issue the Bonds and apply the proceeds thereof to finance the costs of the Project and that it is necessary for the City to enter into the Agreement, the Site Leases, and the Bills of Sale, approve the Indenture and satisfy certain requirements of federal income tax law in order that the interest on the any series of bonds issued as tax-exempt obligation shall be excluded from gross income of the holders thereof for federal income tax purposes.

ARTICLE II

AUTHORIZATIONS AND APPROVALS

Section II.1. The previous formation of the Corporation is hereby acknowledged, approved and ratified by the City Council, and the Corporation is requested and authorized to do that which is necessary and appropriate in order that the Corporation may issue one or more series of Bonds on behalf of the City for the purpose of (i) financing the costs of the Project and (ii) paying costs of issuance of the Bonds.

Section II.2. The City Finance Director (the “**Finance Director**”) is hereby authorized, as documented in the hereinafter defined Award Certificate, to approve the forms of the Agreement, the Site Leases, and the Bills of Sale in accordance with the provisions of Section 5.17 of the Home Rule Charter, and within the parameters of this Ordinance, (which forms will be in substantially the same form as such agreements approved by the City with respect to the prior lease purchase financings with the Corporation) and the Mayor of the City shall execute the Agreement, the Site Leases and the Bill of Sale by and on behalf of the City, with the official seal of the City impressed or imprinted thereon and attested by the City Clerk.

Section II.3. The Finance Director is authorized and empowered to approve the form of the Indenture, as documented in the defined Award Certificate, within the parameters of this Ordinance.

Section II.4. Payment by the City of the leasepurchase rental amounts from time to time respectively due under and pursuant to the Agreement is hereby authorized and directed.

Section II.5. The Finance Director (or the City Comptroller if the Finance Director is unable for any reason to exercise such authority) is authorized and directed to approve on behalf of the City, subject to the provisions of this Ordinance, the Corporation’s designation and establishment of the following terms in connection with each series of Bonds authorized hereunder: (1) the aggregate principal amount of each series of Bonds to be issued, not exceeding in the aggregate,

the principal amount set forth in Article I, paragraph (e), (2) the years in which a principal maturity of the Bonds shall occur and the principal amount of the Bonds to mature in each of such years, maturing on such dates as he or she may determine in each year, (3) the date of final maturity of the Bonds, which shall in no event be later than 40 years from their date of issuance, (4) the date or dates upon which the Bonds shall be sold, (5) the rate or rates of interest to be carried by each maturity of the Bonds, such that the true interest cost of each series of Bonds shall not exceed 7.00% per annum, (6) the first interest payment date for the Bonds, (7) the purchase price for the Bonds, which shall be no less than 96% of the principal amount thereof (including the fee or discount of any Purchaser (as defined herein), (9) whether any series of Bonds, if so provided in the Indenture, be issued as a "draw down" bonds to be funded over time as provided in the Indenture, (10) the structure of the financing as contemplated in Section 2.6 hereof, (11) the designation of each series of the Bonds as either tax-exempt or taxable obligations and the title thereof, and (12) all other terms of the Bonds not otherwise determined or fixed by the provisions of this Ordinance.

Section II.6. The City Council hereby approves the Corporation to sell any series of Bonds pursuant to one or more of the following methods:

(a) The Corporation is authorized to sell one or more series of Bonds to D.A. Davidson & Co. (the "**Underwriter**"), as original purchaser of the Bonds. The Corporation is authorized to enter into one or more Bond Purchase Agreements between the Corporation, the City and the Underwriter in form and substance acceptable to the Finance Director.

(b) The Corporation is further authorized to place one or more series of Bonds with a private purchaser (the "**Private Purchaser**") with the assistance of D.A. Davidson & Co., as placement agent of the Bonds (the "**Placement Agent**").

(c) The Corporation is further authorized to (i) issue one or more series of Bonds directly to a bank or other institutional lender (the "**Lender**") and together with the Underwriter and the Private Purchaser, the "**Purchaser**") to evidence or secure a loan from such Lender to the Corporation or (ii) enter into a loan agreement with a Lender in lieu of issuing one or more series of Bonds, all with the assistance of the Placement Agent.

Section II.7. The issuance and delivery by the Corporation of each series of Bonds is subject to final written approval of the terms of each respective series of Bonds by the City Finance Director, as contemplated by Section 2.5 and Section 2.6 hereof, in an Award Certificate delivered by the City (the "**Award Certificate**").

Section II.8. The Mayor, City Clerk and Finance Director (or any officer of the City authorized to act in the capacity of Mayor, City Clerk or Finance Director) are hereby authorized and directed punctually to execute such instruments, certificates and documents as may be necessary and appropriate and to do all acts and things required therein by the terms, covenants, provisions and agreements of this Ordinance, the Bonds, the Agreement, the Site Leases, the Bills of Sale,

and the Indenture. The officers, employees and agents of the City are hereby authorized and directed to do all acts and things necessary to carry into effect the provisions of this Ordinance.

Section II.9. The City will accept delivery of full legal and unencumbered title (or possession, as the case may be) to the Project and the Equipment not later than the term set forth in the Agreement.

Section II.10. The City Council hereby waives the requirement that this Ordinance be published in its entirety in the official newspaper and in lieu thereof, directs the City to publish only the title of this Ordinance and a summary thereof, all in accordance with Section 2.12 of the Home Rule Charter.

ARTICLE III

EFFECTIVE DATE

This Ordinance shall be in full force and effect on the date of its passage, this Ordinance not being legislative in character and immediate effectiveness being within the provisions of Section 2.12 of the Home Rule Charter.

[Signature Page to Follow]

Ordinance No. 44510

Page 6

INTRODUCED BY COUNCILMEMBER

Daniel A. Beatty

APPROVED:

PASSED DEC 09 2025 6-0

John C. King, Jr.
MAYOR OF THE
CITY OF OMAHA

12/10/25
DATE

ATTEST:

[Signature] 12/10/25
CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

[PROPOSED BACKING]

An Ordinance authorizing and approving a Lease Purchase Agreement (the “**Agreement**”) between the City of Omaha Public Facilities Corporation (the “**Corporation**”) and the City of Omaha, Nebraska (the “**City**”) , to provide funds for the lease-purchase of and the financing of the costs of acquiring, constructing and equipping a sports arena facility (collectively, the “**Project**”); authorizing one or more Site Lease Agreements (collectively, the “**Site Leases**”) between the Corporation and the City for the ground leasing of the Project site by the City to the Corporation; authorizing and approving one or more Bills of Sale (collectively, the “**Bills of Sale**”) by the City to the Corporation for the sale of certain equipment to the Corporation; approving an Indenture of Trust (the “**Indenture**”) between the Corporation and BOKF, National Association, as Trustee and Paying Agent; approving the terms and conditions of one or more series of the Corporation’s Lease Revenue Bonds (the “**Bonds**”) in the aggregate principal amount of approximately \$65,000,000, as set forth in the Indenture and the issuance and delivery thereof; delegating authority to the City Finance Director to determine for each series of Bonds authorized under such Ordinance, the final form of the Agreement, the Site Leases, the Bills of Sale and the Indenture, the final price, interest rates, principal amount, redemption provisions, and other terms and conditions thereof; and satisfying applicable federal income tax law requirements and approving the effective date hereof.

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk’s Office.

Elizabeth Butler

Elizabeth Butler
City Clerk, City of Omaha



(SEAL)

DESCRIPTION OF THE PROPOSED FINANCING PRO FORMA

Project Expenses

Design Contract	5,383,765
Construction GMP and Preconstruction	43,768,355
Materials and Testing	150,000
FFE	1,200,000
Owners Contingency	1,200,000
Utilities	297,880
	<hr/>
	52,000,000

Project Funding Sources

Bond	46,000,000
Private Donations/Gifts	5,000,000
Grants/City Capital Improvement Program	1,000,000
	<hr/>
	52,000,000

Project Revenue (Over 25 Years)

Sports Complex Revenue ³	68,059,162
Sales Turnback	42,251,868
EEA	21,416,040
Hotel Turnback	9,114,816
	<hr/>
	140,841,887

Project Expenses (Over 25 Years)

Debt Service	78,977,248
Park Operations	47,973,392
	<hr/>
	126,950,640

Cumulative Park Income over 25 Years **13,891,247**

Bond Terms

Amount: \$46,000,000
Term: 25 years (5 years interest only)
Rate: 4.25%

Debt Service: \$78,977,248
Principal \$46,000,000
Interest \$32,977,248

³ * (Includes rentals, concessions, sponsorship, and advertising revenue)

PROPOSED OPERATING PROFORMA SHOWING LONG TERM VIABILITY

City Revenue		2027	2028	2029	2030	2031	2032
Sports Complex	68,059,162	1,775,000	1,878,250	1,984,598	2,044,135	2,105,459	2,168,623
Sales Turnback	42,251,868	278,401	884,251	1,174,562	1,307,657	1,346,886	1,387,293
EEA	21,416,040	187,179	464,385	598,218	660,645	680,464	700,878
Hotel Tax	9,114,816	250,000	257,500	265,225	273,182	281,377	289,819
Total City Revenue		2,490,580	3,484,386	4,022,602	4,285,619	4,414,187	4,546,613

City Expenses			2027	2028	2029	2030	2031	2032
Debt Service		78,977,248	1,955,000	1,955,000	1,955,000	1,955,000	1,955,000	3,460,112
Principal	46	46,000,000						1,505,112
Interest	4.25%	32,977,248	1,955,000	1,955,000	1,955,000	1,955,000	1,955,000	1,955,000
Park Operations		47,973,392	1,315,808	1,355,282	1,395,941	1,437,819	1,480,953	1,525,382
Payroll			579,558					
Salary			213,189					
Part-Time			145,000					
Seasonal			75,000					
Full Time Benefits			129,539					
Part Time Benefits			16,830					
Services			401,250					
Advertising/Printing			43,500					
Trash Service			73,000					
Security			30,000					
Pest			1,750					
Electrical Service			75,000					
Gas/Water/Sewer			60,000					
Maint Staffing/Contracts			100,000					
Celluar Phone Charges			1,500					
DotComm/Copier			10,000					
Chargebacks			2,000					
Membership/Seminar			4,500					
Supplies			245,000					
Repair Parts			25,000					
Paper/Custodial Supplies			40,000					
Office Supplies			1,000					
Consumable Equipment			25,000					
Uniforms			4,000					
Purchase/Rent Equipment			100,000					
Event Expenses			50,000					
Other Expenses			90,000					
Food Beverage Resale Items			70,000					
Credit Card Fees			20,000					
Total City Expenses			3,270,808	3,310,282	3,350,941	3,392,819	3,435,953	4,985,495

NET			2027	2028	2029	2030	2031	2032
NET			(780,228)	174,104	671,662	892,800	978,234	(438,882)
Cumulative			(780,228)	(606,124)	65,537	958,337	1,936,571	1,497,689

2043	2044	2045	2046	2047	2048	2049	2050	2051
3,001,882	3,091,938	3,184,696	3,280,237	3,378,644	3,480,004	3,584,404	3,691,936	3,802,694
1,920,338	1,977,948	2,037,286	2,098,405	2,161,357	2,226,198	2,292,984	2,361,773	2,415,659
970,179	999,285	1,029,263	1,060,141	1,091,946	1,124,704	1,158,445	1,193,198	1,221,282
401,177	413,212	425,608	438,377	451,528	465,074	479,026	493,397	508,199
6,293,576	6,482,383	6,676,854	6,877,160	7,083,475	7,295,979	7,514,858	7,740,304	7,947,834

3,460,112	3,460,112	3,460,112	3,460,112	3,460,112	3,460,112	3,460,112	3,460,112	3,460,112
2,379,061	2,480,171	2,585,579	2,695,466	2,810,023	2,929,449	3,053,951	3,183,744	3,319,053
1,081,051	979,941	874,534	764,647	650,089	530,663	406,162	276,369	141,060
2,111,486	2,174,830	2,240,075	2,307,277	2,376,496	2,447,790	2,521,224	2,596,861	2,674,767

5,571,598	5,634,943	5,700,187	5,767,390	5,836,608	5,907,903	5,981,337	6,056,973	6,134,879
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721,978	847,440	976,667	1,109,770	1,246,867	1,388,076	1,533,522	1,683,331	1,812,955
3,292,619	4,140,060	5,116,727	6,226,497	7,473,364	8,861,440	10,394,962	12,078,292	13,891,247

Gross Sales Revenue

	Totals
Sports Complex Revenue	68,059,162
Rentals	1,400,000
Concessions	175,000
Naming Rights + Sponsorships	300,000
Future	771,686,373
Starbucks	71,948,029
Casual Dining	146,591,722
Quick Service Stand Alone	43,214,702
End Cap Restaurant	103,042,625
1-2 Bay Restaurant	42,912,156
1-2 Bay Restaurant	41,665,669
End Cap Restaurant	103,042,625
Retail	66,900,608
Future West of 120th retail/restaurant Strip Center	152,368,236
Exisiting	129,686,457
Hotels	259,571,800
Hotel 1 (120 Rooms)	155,443,491
Hotel 2 (100 Rooms)	104,128,309
Total Revenue	

City Revenue

Sports Complex	68,059,162
Sales Turnback	42,251,868
EEA	21,416,040
Hotel Lodging Turnback Tax	9,114,816
Total City Revenue	



Dear Members of the Sports Arena Facility Financing Assistance Act Board,

I am writing on behalf of Wicklow Companies and the Mulhall family in support of the City of Omaha's Turnback Tax application for Tranquility Park, and to formally state our commitment to the project and its surrounding development.

Mulhall's Nursery is a Nebraska-based, third-generation family business that has grown significantly over almost 70 years since starting in a midtown Omaha garage in 1956. We live in Nebraska, own property in Nebraska, and have built our business here. As Omaha has grown during that time, some of the ground we used to grow plants on is no longer suited to that purpose. Wicklow Companies is our family's real estate entity formed to manage this ground.

Two properties owned by our family are located less than 600 yards from Tranquility Park. Following the passage of LB39 in 2021, we began working with the City of Omaha to create a plan where our private development on our undeveloped land would help generate revenue for a significant portion of the public investment in Tranquility Park.

The land involved in this project is being developed by our family utilizing Nebraska-based construction companies.

Our family has already made substantial private investments, including:

- Over \$5 million in self-funded infrastructure improvements
- The creation of Tranquility Commons, a mixed-use development designed to support Tranquility Park
- Planned private development, Tranquility Commons, will include new hotels, restaurants, retail, commercial, and residential uses, specifically to support the users of the revitalized Tranquility Park

The investments we have made were in anticipation of the turnback tax framework and would not have occurred absent the Tranquility Park expansion. When stabilized, our development is projected to generate \$30–40 million in new taxable annual sales from users of Tranquility . The sales tax from this activity will be used to help pay for the construction of the fields.

In addition to the sales tax revenue that will help fund Tranquility Park, it's important to note that our development is not receiving TIF (Tax Increment Financing). As a result, the full value of our private improvements will generate more than \$500,000 in additional property tax revenue annually.



Tranquility Commons is designed to capture new visitor spending from out-of-state families and tournament participants. This project will help keep Nebraska families from traveling out of state for youth sports while also attracting new visitors, which will create more hotel stays and added retail activity for the State.

Nebraska has been very good to the Mulhalls. We like to think we have been good for Nebraska as well. We have been Tranquility Park's next-door neighbor since its creation over 50 years ago. We look forward to being part of its revitalization and are asking for the Board's support of the City of Omaha's Turnback Tax application for Tranquility Park's Expansion to make that happen.

Sincerely,

Patrick Mulhall

Patrick Mulhall

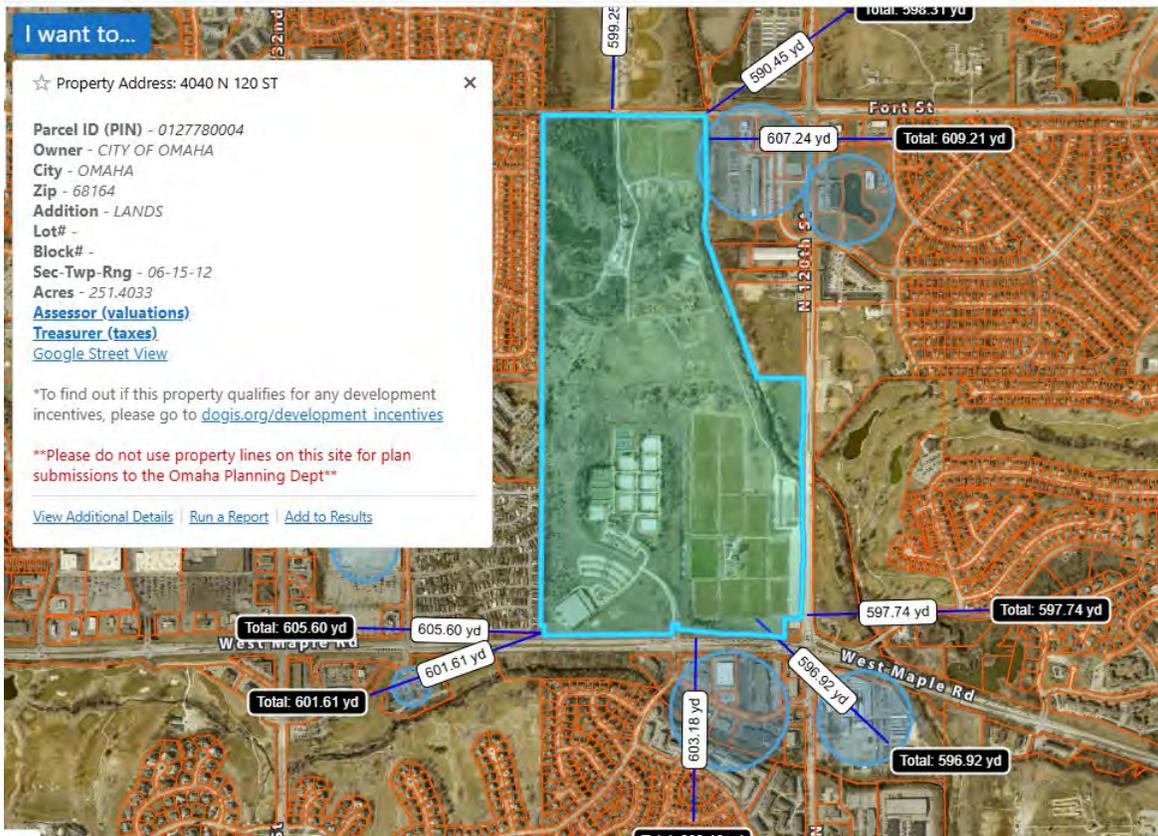
Wicklow Companies

4936 N 120th Street

Omaha, NE 68164

pmulhall@wicklowcompanies.com

SITE PLAN



Existing Retail:

- 120th and Maple
 - SW Corner
 - Pizza West
 - Dolce Fine Dining
 - Bomb Taco
 - SE Corner
 - Mulhall's Landscape
- 129th and Maple
 - NW Corner
 - Raising Canes
 - Target
 - SE Corner
 - Scooters
 - Juice Stop
 - Hiro 88
 - Benjamin's
- 120th and Fort
 - SW Corner
 - Starbucks
 - SE Corner
 - Phillips 66
 - Abelardos
 - Scooters
 - Monolith Brewing

Proposed Retail:

- 120th and Fort
 - SW Corner
 - Casual Dining
 - Quick Service Restaurant
 - End Cap Restaurant
 - (2) 1-2 Bay Restaurant
 - Hotel
 - Strip Center
 - SE Corner
 - End Cap Restaurant
 - Retail



ARTICLES OF INCORPORATION

OF

CITY OF OMAHA PUBLIC FACILITIES CORPORATION

The undersigned, desiring to form a nonprofit corporation under the Nebraska Nonprofit Corporation Act which is Sections 21-1901 to 21-1991, Reissue Revised Statutes of Nebraska, 1997, as amended, do hereby adopt the following as the Articles of Incorporation of such corporation.

ARTICLE I

The name of the corporation shall be CITY OF OMAHA PUBLIC FACILITIES CORPORATION.

ARTICLE II

The corporation shall have perpetual existence, which existence shall commence immediately upon the execution hereof.

ARTICLE III

The corporation is a public benefit corporation and is organized and shall be operated exclusively for public purposes. The purpose for which the corporation is organized is from time to time to acquire, construct, improve, furnish and equip on behalf of the City of Omaha, Nebraska improvements and additions to various public buildings and facilities that the City of Omaha, Nebraska is permitted by law to lease or own. To carry out such purpose the corporation shall have all of the powers granted by Section 21-1904, R.R.S. Neb. 1997, as now or hereafter amended, and all powers granted by any subsequent statutory authorization. The corporation shall have and exercise, in addition, all powers and rights not otherwise denied nonprofit

corporations by the laws of the State of Nebraska which are necessary, proper, advisable or convenient for the accomplishment of such purpose.

ARTICLE IV

The street address of the initial registered office of the corporation shall be: City of Omaha Law Department, 1819 Farnam Street, Suite 804, Omaha, Nebraska 68183, and the name of the initial registered agent at such address is Paul D. Kratz.

ARTICLE V

The corporation shall have no members. The affairs of the corporation shall be managed by a Board of Directors and the initial Board of Directors shall consist of the three persons, whose names and street addresses are as follows:

Karen Klein
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183

Donna Wiman
1819 Farnam Street, Suite 1004
Omaha, Nebraska 68183

Kimberly Harman
1819 Farnam Street, Suite 701
Omaha, Nebraska 68183

Each of the initial directors shall hold office until such director's death or resignation and any vacancy shall be filled as provided in the Bylaws of the corporation.

ARTICLE VI

The corporation is not organized for profit. The corporation shall have no capital stock. No part of the net earnings of the corporation shall inure to the benefit of any director or officer of the corporation or any other private person or entity. Upon dissolution, and after acquisition, construction, improving, furnishing and equipping of the real estate to be leased from time to time to the City of Omaha, Nebraska and after the payment of all of the outstanding liabilities and obligations of

the corporation, other than obligations to the City of Omaha, Nebraska, the corporation shall donate and give to the City of Omaha, Nebraska the said real estate and improvements thereon and all other assets which the corporation then possesses, free and clear of all liens and encumbrances, by appropriate conveyance without further consideration.

ARTICLE VII

The incorporators are the same persons as the initial directors and their names and addresses are set forth in Article V above.

EXECUTED this 18th day of May, 2005.

Karen Klein
Kimberly A. Naemo
Donna Wiman

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

CITY OF OMAHA PUBLIC FACILITIES CORPORATION

**incorporated on May 20, 2005 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

December 19, 2025

A handwritten signature in black ink that reads "Robert B. Evnen".

Secretary of State



City of Omaha
John W. Ewing, Jr., Mayor

Law Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 804
Omaha, Nebraska 68183-0804
(402) 444-5115

Matthew M. Kuhse
City Attorney

NOV 20 '25 PM 3:40

Honorable President

and Members of the City Council,

The attached Resolution approves an application by the City and Omaha Public Facilities Corporation (OPFC) for state assistance pursuant to the Sports Arena Facility Financing Assistance Act for the purpose of funding the acquisition and construction of a qualifying public sports facility complex at Tranquility Park. This sports complex is owned by the City and the parties will construct an approximately 12-16 multi-purpose fields, including concession areas, parking facilities, and onsite administrative offices connected with operating the sports complex.

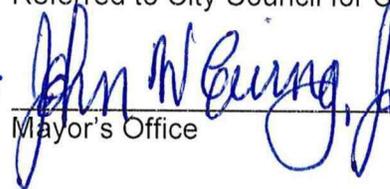
Your favorable consideration is requested.

Respectfully submitted,

Referred to City Council for Consideration:


Jennifer J. Taylor
Deputy City Attorney

11/20/2025
Date


Mayor's Office

11/20/25
Date

Approved:


Stephen B. Curtiss
Finance Director

11/20/25
Date

City Clerk Office Use Only:	
Publication Date (if applicable):	_____
Agenda Date:	11/25/25
Department:	Law
Submitter:	Jennifer Taylor

CITY OF OMAHA
LEGISLATIVE CHAMBER
 Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, Neb. Rev. Stat. §§ 1331-01 to 1331-09, the Sports Arena Facility Financing Assistance Act (the "Act"), provides for a political subdivision and nonprofit organization to jointly submit an application for state assistance, or turnback, on all or part of state sales tax collected in a designated program area, with respect to the acquisition and construction of a qualifying public stadium; and,

WHEREAS, Omaha Public Facilities Corporation., a Nebraska nonprofit corporation ("OPFC"), and the City of Omaha, Nebraska (the "City") will provide funds for the lease-purchase of and the financing of the costs of acquiring, constructing and equipping a publicly owned sports complex, including concession areas, parking facilities, and onsite administrative offices connected with operating the sports complex; and,

WHEREAS, the City and OPFC propose construction of an approximately 12 to 16 multi-purpose turf fields, (collectively, the "Tranquility Park Sports Complex"); and,

WHEREAS, the Tranquility Park Sports Complex will be publicly owned by the City; and,

WHEREAS, the City and OPFC desire to jointly apply for state assistance or turnback, of all or part of the state sales tax revenue that is collected by a nearby retailer in the designated program area, within 600 yards of the Tranquility Park Sports Complex, state sale tax revenue collected by retail operations at Tranquility Park Sports Complex during the period of time authorized by the Act; and,

WHEREAS, pursuant to section 13-3104(1) of the Act, prior to submitting an application for state assistance, the governing body of the City must first adopt an approving action describing the proposed project and anticipated financing for the same; and,

WHEREAS, Exhibit A, attached hereto and incorporated herein, describes the proposed Tranquility Park Sports Complex project and the anticipated financing for the same; and,

WHEREAS, the City and OPFC request the City Council's approval of the description of the proposed Stadium project and anticipated financing for the same as set forth in Exhibit A attached hereto, for the purpose of satisfying the requirements of section 13-3104(1) of the Act and authorizing submission of an application for state assistance thereunder.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, in satisfaction of the requirements under section 13-3104(1) of the Act: (i) the proposed Tranquility Park Sports Complex project and anticipated financing for the same, as described and set forth in Exhibit A attached hereto, is hereby approved; and (ii) the City and OPFC are hereby authorized to submit an application for state assistance towards the Tranquility Park Sports Complex under the Act in substantial accordance with the project description and proposed financing set forth in Exhibit A attached hereto.

APPROVED AS TO FORM:


DEPUTY CITY ATTORNEY

11/20/2025
DATE

Exhibit A

Project Description:

In early 2024, Omaha officials selected JEO Consulting Group for planning development and design. Early phases of the project included conceptual development and a public survey to gather community feedback. As the project moved into preliminary design, the City of Omaha selected Kiewit as the project's Construction Manager at Risk.

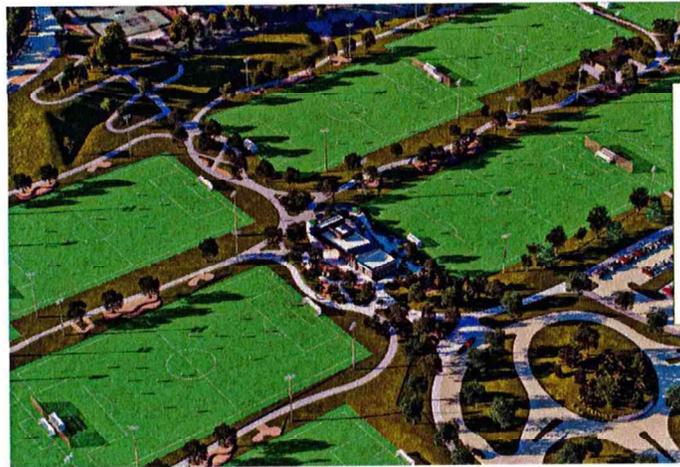
Park Improvements:

Tranquility Fields

Twelve multipurpose synthetic fields will be included with an additional four fields planned for a future phase. Improvements utilize a Park First approach: providing a safe, inclusive and inspiring environment.

What's Included

- ◆ Twelve synthetic turf fields
- ◆ Updated field layout with better circulation
- ◆ Centralized restrooms and concessions
- ◆ Improved signage and field numbering
- ◆ Accessible paths from parking to fields
- ◆ Infrastructure to support large tournaments



Why It Matters

- ◆ Turf fields extend playing seasons and reduce cancellations
- ◆ Upgrades improve flow for tournament organizers and teams
- ◆ Tranquility becomes a stronger regional draw for sports tourism
- ◆ New facilities serve clubs, leagues, and community programs



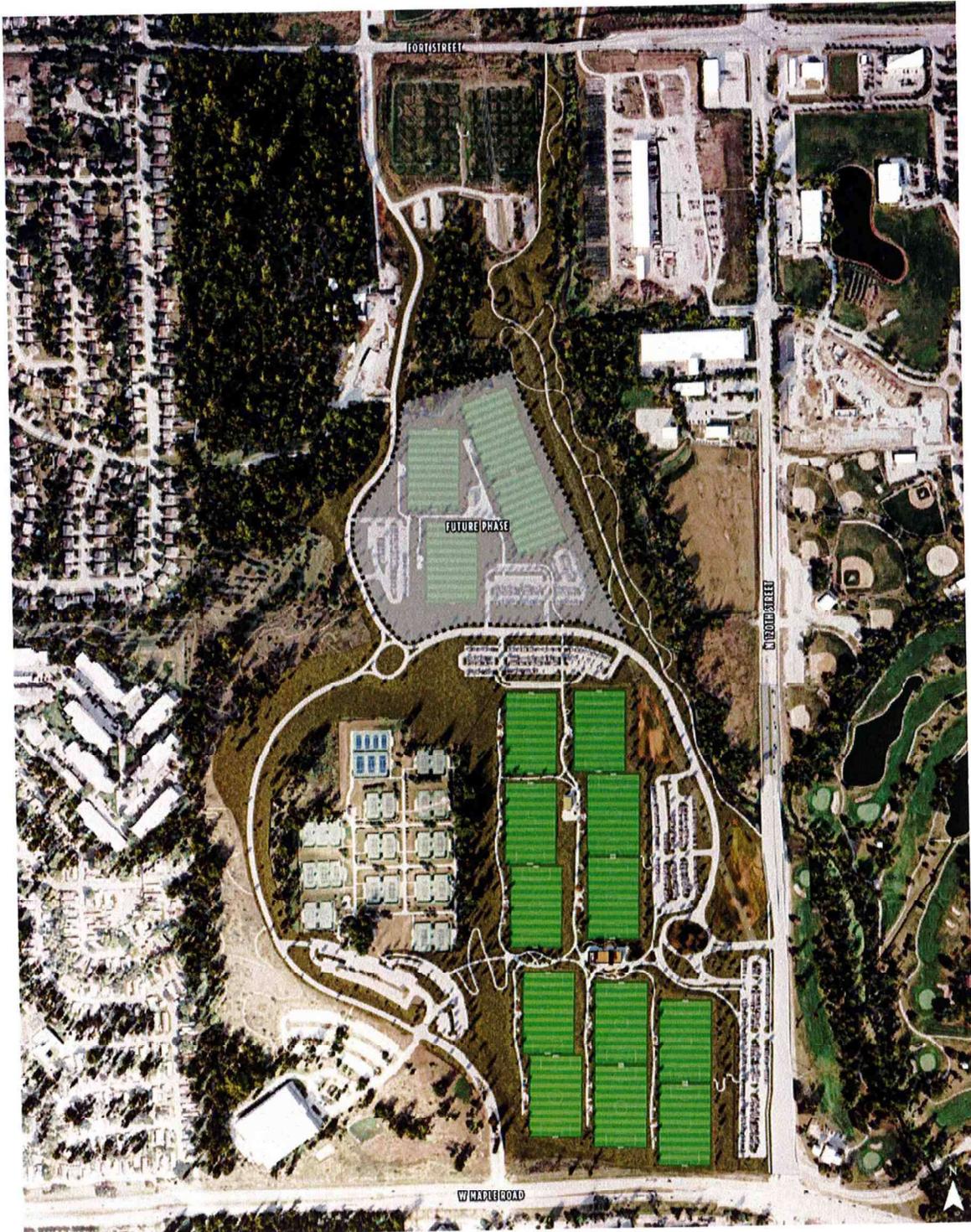
Guest Experience

Upgrades across the park are focused on making Tranquility more comfortable, accessible, and welcoming for players, families, and everyday visitors. Intertwining a park atmosphere within a premiere athletic facility provides a place to connect, unwind and enjoy an elevated guest experience.

THIS MEANS...

- ◆ **High-quality fields** supporting multiple sports at all levels of competition
- ◆ **Community connection** via a Hall of Fame legacy walk and fan experience corridor
- ◆ **Additional field use** with the integration of synthetic turf and efficient field lighting
- ◆ **Main facilities** house concessions, restrooms, park offices, ref lounges and a community huddle area
- ◆ **Natural shaded seating** and green space near spectator amenities
- ◆ **Improved wayfinding and accessibility** guiding visitors confidently across the park
- ◆ **Adjacent natural areas** offer a place to relax beyond the game





Project Financing:

The Omaha Public Facilities Corporation intends to issue one or more series of the Corporation's Lease Revenue Bonds (the "Bonds") in the aggregate principal amount of approximately \$65,000,000 to fund the acquisition, construction, and equipment for the Tranquility Park Sports Complex.

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's Office.

Elizabeth Butler

Elizabeth Butler
City Clerk, City of Omaha



(SEAL)

Adopted: NOV 25 2025 7-0
Attest: *[Signature]*
City Clerk
Approved: *John W. Euring Jr.*
Mayor

EXHIBIT E- SITE RENDERINGS











OMAHA CITY COUNCIL

OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM ST., SUITE LC-1
OMAHA, NEBRASKA 68183
Telephone (402) 444-5520
Telefax (402) 444-5263

Danny Begley
President
Brinker Harding
Vice President
Pete Festersen
LaVonya Goodwin
Ron Hug
Don Rowe
Aimee Melton

December 8, 2025

The Honorable Jim Pillen
Governor of Nebraska
State Capitol
1445 K Street
Lincoln, NE 68509

Dear Governor Pillen,

I am writing to respectfully request your support and approval of the state sales turnback tax for the Tranquility Park Sports Complex project in Omaha. Tranquility Park is in my City Council district, and I have been engaged in making this project happen for over 10 years. I have witnessed firsthand the critical need for quality athletic fields to serve our youth, and I believe this project represents a transformative opportunity for our city and state.

Omaha currently faces a significant shortage of quality athletic fields. More than 45,000 children in our community participate in organized soccer, baseball, and softball; yet we lack the infrastructure to adequately serve them. Tranquility Park, our only public soccer complex, hosts 64% of all youth league soccer games played in Omaha and serves youth from every zip code in our city.

The 50 year-old facility is in desperate need of modernization. Surrounding states—Iowa, Kansas, and Missouri—have successfully developed multi-sport complexes that attract regional and national tournaments. Independent analysis by Huddle Up Group and The Sports Facilities Advisory, confirms that expanding Tranquility Park to 12-16 fields with artificial turf, lighting, and improved amenities would position the complex to attract and retain regional and national tournaments, directly supporting increased overnight stays and broader economic benefits for our city and state.

The city has developed a responsible funding plan for Phase 1 (\$52M) with projected revenues from 2027-2046 totaling \$103,259,437:

- Sports Complex revenue: \$50,121,480 (47%)
- **State Sales Turnback tax: \$30,793,897 (31%)**
- Enhanced Employment Area tax: \$15,626,466 (16%)
- Hotel Tax: \$6,717,594 (6%)

The state sales turnback tax is essential to this funding structure. With these projected revenues, the City of Omaha can bond \$45 million, leaving a gap of \$7 million that will be addressed through increased park revenue. However, without the turnback tax, neither the city nor the state will realize the increased sales tax. This is a net positive for state revenues even with the turnback tax.

Roanoke Development has committed to developing land adjacent to Tranquility Park, including two 90-120 room hotels and 110,000 square feet of retail and restaurant space.

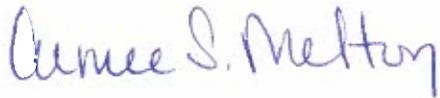
Construction on Phase 1 is underway now, with completion scheduled for Summer 2027. Your timely approval of the turnback tax is critical to maintaining this schedule and delivering these benefits to our community.

Governor Pillen, the Tranquility Park project represents a significant investment in Nebraska's youth, economic development, and community infrastructure. The state sales turnback tax is a proven mechanism that will leverage substantial private investment while creating opportunities for thousands of young athletes across our state.

I respectfully request your approval of the state sales turnback tax for this transformative project. I would welcome the opportunity to discuss this proposal with you further or provide any additional information you may need.

Thank you for your consideration and for your continued leadership on behalf of all Nebraskans.

Sincerely,



Aimee Melton

Council Member, District 7

Omaha City Council

VISITOMAHA™

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

December 11, 2025

To Whom it May Concern:

Visit Omaha enthusiastically supports the proposed expansion and redevelopment of Tranquility Park. This project is an important investment in Omaha's sports tourism infrastructure and strengthens our ability to attract new events that will benefit the local economy.

Omaha's central location makes it a prime host city for regional and national tournaments. By expanding to a 12-to-16-field complex featuring artificial turf and lighting, Omaha will be better positioned to compete in the highly sought after youth sports market.

The demand for this project is tangible. Since the announcement of the potential expansion, Visit Omaha has already connected with 62 sports organizations interested in bringing their events to our city once the project is complete. These organizations represent an array of sports, including soccer, baseball, softball, flag football, rugby, archery, quad ball, and lacrosse.

The economic impact of this development would be substantial. According to an independent analysis conducted by the Huddle Up Group, a 12-field complex could generate more than \$30 million in visitor spending annually. These projections increase to over \$36 million with 16 fields.

Beyond tourism, this project serves our local community. The expansion will allow local teams, who may lack the resources to travel, the opportunity to compete in high-level tournaments right here at home. The project has also drawn interest from developers in building retail, restaurant, and hotel facilities on adjacent land, further boosting the local tax base.

The Tranquility Park project is an economic engine that will drive tourism, support local businesses, and provide world-class amenities for our youth.

Sincerely,



Jasmyn Goodwin
Executive Director
Visit Omaha



Dear Sports Arena Facility Financing Act Board,

I am writing to you on behalf of the soccer community across Nebraska. We represent nearly 20,000 players, coaches, and referees of all ages and abilities. We are extremely thankful to have Tranquility Park as one of our main soccer hubs and are extremely grateful to the City of Omaha for its investment in the park's future. Its location and access provide opportunities for so many members of our community to play the sport we love. Tranquility Soccer Park has been an integral part of our soccer community for nearly 50 years and it is vital to our community that it remain a hub into the future.

At its peak, Tranquility has hosted national level youth soccer games, some of the highest level college soccer games, top local high school matches, and has seen teams from all over the Midwest visit Omaha to play at "TQ." Unfortunately, as communities around Omaha invested in youth sports facilities, Tranquility did not see the improvement needed to keep up. With Kansas City, Des Moines, and Sioux Falls all growing facilities, many teams from Nebraska started to leave the state. This challenged many of our leagues to retain membership and hurt the local community.

Yet in spite of all the challenges with lack of facility development, Tranquility still has continued to host hundreds of games every season. The Catholic Youth Soccer League, the Nebraska Youth Soccer League, Burke and Marian High School, Union Omaha, and many others, including flag football, adult soccer and even religious groups have continued to use the park. All this showcasing the importance of the park to our community.

Now, with Tranquility transitioning to turf and lighted fields, our kids will be able to play more games throughout the year, our clubs can host more events, and many new leagues who struggle to find fields will have a place to play. With this investment, Omaha can again become the beacon of youth sports we once were when Tranquility was developed nearly 50 years ago.

There are hundreds of children playing soccer in Omaha who play in clubs that have no "home" facilities, and the investment in Tranquility Park means that now so many of those players from all over Omaha and Eastern Nebraska, have a soccer facility to call home.

Your support for this application is appreciated on many levels, from all the local youth soccer players just starting out who get to play on quality fields and in a safe and friendly setting, to our clubs and leagues who can once again focus on attracting in the top competition from across the Midwest. Your support benefits all.

On behalf of the Nebraska State Soccer Board of Directors and soccer community, we thank you for your time and your consideration in addressing youth sports.

Casey Mann
Nebraska State Soccer
Executive Director



December 11, 2025

Mr. James R. Kamm
Tax Commissioner
Nebraska Department of Revenue

RE: Letter of Support for the Tranquility Park Redevelopment and State Sales Tax Turnback Application

Commissioner Kamm,

On behalf of the Greater Omaha Chamber and our nearly 3,000-member businesses, I am writing to express strong support for the City of Omaha’s application for state sales tax turnback assistance for the Tranquility Park redevelopment project.

Tranquility Park has served Omaha for more than 50 years and remains the city’s only public soccer complex. It is a critical piece of Omaha’s youth sports infrastructure, hosting approximately 64 percent of all youth league soccer games played in the city and serving families from every zip code. More than 45,000 Omaha youth participate in organized soccer, baseball, and softball, demonstrating the scale of demand for quality public athletic facilities.

The existing park infrastructure has exceeded its useful life. Flood plain conditions impact field quality and consistency, and the current configuration of three full sized soccer fields does not meet standards typically expected for tournament quality facilities. At the same time, surrounding states have capitalized on youth sports, and highly marketed their newer multi-sport complexes. As a result, Omaha is losing tournaments and associated visitor spending to newer facilities in neighboring states. Without reinvestment, this economic activity will continue to occur outside Nebraska.

The proposed redevelopment would expand Tranquility Park into a modern, multi field complex capable of supporting regional and national tournaments. Independent analysis indicates that a 12-field configuration could support 14 such tournaments annually, attracting more than 62,000 attendees and generating over 40,500 hotel room nights. This activity is projected to produce more than 30 million dollars in direct visitor spending each year. The state sales tax revenue associated with this activity would not be generated without the project.

For these reasons, the use of state sales tax turnback is appropriate and consistent with the intent of the program. The turnback mechanism allows the State to reinvest a portion of new, project driven tax revenue in order to make the development feasible, while ensuring that the State benefits from economic activity that would otherwise be lost to competing markets.

Beyond direct economic impact, the Tranquility Park redevelopment supports broader statewide goals related to population growth and workforce attraction. Omaha's strong quality of life measures is a point of pride for the city and a key factor in attracting and retaining talent. Investments in public amenities that serve families, support youth, and enhance livability play an important role in brain gain and long-term population growth. Tranquility Park contributes directly to those outcomes.

The project also enables coordinated private investment through the Tranquility Commons development, which includes a hotel with a minimum of 100 rooms, retail space, restaurant uses, and residential units. This public private partnership further strengthens the long term economic and fiscal impact of the project.

The Greater Omaha Chamber supports the City of Omaha's application because the Tranquility Park redevelopment represents a practical, data supported investment that advances economic development, quality of life, and competitiveness goals for both Omaha and the State of Nebraska. We respectfully encourage approval of the City's state sales tax turnback request.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Heath Mello". The signature is written in a cursive style with a large, stylized initial 'H'.

Heath Mello
President & CEO

OMAHASPORTS COMMISSION

December 12, 2025

State of Nebraska
Attn: Governor Pillen
PO Box 94848
Lincoln, NE 68509-4848

Re: Letter of Support for Turnback Tax Application – Tranquility Park

Dear Governor Pillen & Committee-

I am writing to express strong support for the turnback tax application submitted for the planned upgrade and transformation of Omaha's only multi-field soccer complex, Tranquility Park. This project represents a critical investment in both the local community and the broader economic vitality of our region. By modernizing and expanding this facility, Omaha will be better positioned to serve youth athletes, local clubs, and regional and national athletic organizations, while resulting in sustained job creation, hotel occupancy, and incremental tax growth. This strategic reinvestment ensures that public dollars are used efficiently to unlock economic activity, strengthen community assets, and position Omaha as a competitive destination for sports tourism and future economic development.

The proposed improvements will directly benefit thousands of local families that are driving the growing demand for high-quality sports infrastructure, providing safe, accessible, and well-maintained fields that support player development, physical health, and community engagement. Local athletic organizations rely on this complex as a central hub for practices, leagues, and tournaments, and these upgrades will significantly enhance their ability to operate and grow participation. Importantly, this project ensures that Omaha remains inclusive and competitive in its ability to offer opportunities for athletes of all ages and skill levels.

Beyond its local impact, the upgraded soccer complex will play a vital role in advancing sports tourism and the economic impact driven to our community. Enhanced facilities will allow Omaha to attract regional and national tournaments, bringing visiting teams, families, and spectators who contribute to hotel stays, dining, retail activity, and local tax revenues.

The turnback tax is vital, allowing our community to reinvest locally generated tax into this asset. The long-term success of the facility along with the developments and private investments that surround the complex will create a significant multiplier effect to grow the tax base well beyond the initial public investment.

For these reasons, I strongly encourage approval of this turnback tax application. Thank you for your consideration and continued support of projects that strengthen our communities.

Sincerely,



Lindsay Toussant Brown
Omaha Sports Commission, Executive Director
lindsay@omahasports.org