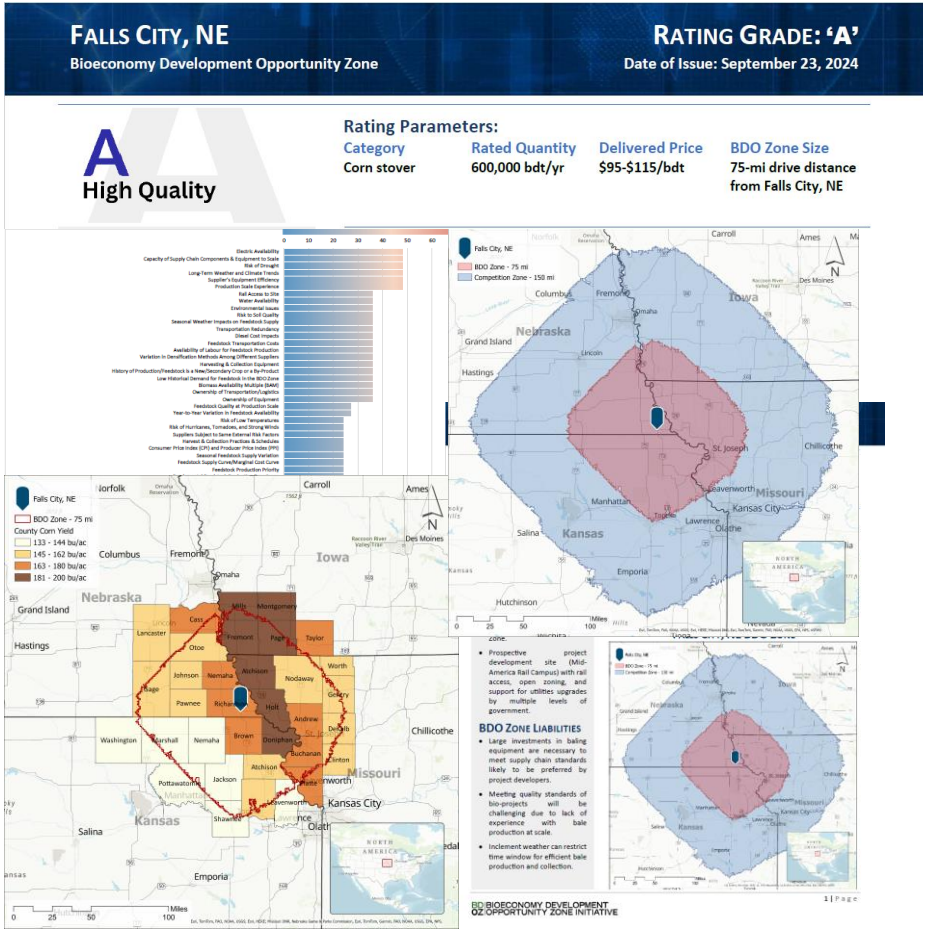
Falls City, NE
BDO Zone Rating: ‘A’

- ✓ Rating Parameters: 600,000 bdt/yr of corn stover at delivered price of $95-$115/bdt
- ✓ Regional experience in bale production, storage, and transport
- ✓ Most areas within the BDO Zone have above-average crop yields
- ✓ Existing and planned corn stover bio-projects are located over 200 miles away
- ✓ Potential project development site with rail access, open zoning, and support for utilities upgrades by multiple levels of government

View and download the Falls City, NE BDO Zone Rating **here**.



BD | THE BIOFUEL DEVELOPMENT
OZ | OPPORTUNITY ZONE INITIATIVE

BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

Mid-America Rail Campus

Falls City, Nebraska

Nebraska BioEconomy Initiative
BDO Zone 'A' Rating for Corn Stover

Lucas Froeschl
Executive Director
Falls City Economic Development
and Growth Enterprise, Inc. (EDGE)
2/27/2025



Falls City EDGE

- Mission: *Encourage economic development and growth to improve the business conditions of the Falls City area.*
- Public/Private non-profit Consortium formed in 2006
  - 130 member-investors
- Economic Development Structure
  - 1970s: Volunteers created Falls City Industrial Park
  - 1990-2005: City-operated Economic Development
  - 2006-present: Community Collaboration
    - 19 Board Members
    - Three Committees
      - Investor and Community Relations
      - Product Development and Public Policy
      - Marketing and Sales



Falls City, NE
EDGE
ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE

MID-AMERICA
RAIL CAMPUS

SOUTHEAST
NEBRASKA
LAND BANK

EDGE Objectives

- Contracted by City of Falls City and Richardson County
- Developments: Industrial, Commercial, Residential, & Community
  - Leverage undeveloped land along Railroads
  - Options on 1,017 acres along Union Pacific mainline
  - Acquired 19 acres on US Hwy 73 for Retail Development
  - Partnered with Hospital on 27-acre Housing Development
  - Created state's first regional Land Bank in Summer of 2023
- Branding Strategies
  - Alignment with Nebraska BioEconomy Initiative
  - BDO Zone was an effort of our Marketing & Sales Committee
  - Southeast Nebraska Land Bank funded by City and EDGE
  - Microgrid Generation Asset Destination



Speculative Rail Site Investment

Falls City, NE EDGE
ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE

MID-AMERICA RAIL CAMPUS

FALLS CITY NEBRASKA
Strategically Positioned. Building for the Future.

November 2009

Falls City reviews strategic plan and shifts focus toward capitalizing on our unique Dual Rail asset. Union Pacific Railroad and Burlington Northern Santé Fe mainlines intersect creating a dual rail site opportunity.

NEBRASKA possibilities...endless™

June 2010

Falls City is one of 6 communities selected for Phase II of the Speculative Rail Site Planning Initiative which originally included 19 applications focused on a total of 30 sites.

Falls City determines targeted industry focus resulting from a Nebraska Department of Economic Development visit.

December 2009



Nebraska Department of Economic Development plans to invest in Speculative Rail Sites and Falls City submits a grant application for funding up to $1 million.

July 2010



Finalist for $1 Million Grant

Falls City, NE
EDGE
ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE

MID-AMERICA
RAIL CAMPUS



Falls City, NE
EDGE
ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE

MID-AMERICA
RAIL CAMPUS

McCallum Sweeney Consulting

Companies Decide Where to Build

October 2010

Falls City hosts site visit from McCallum Sweeney based in South Carolina. Lead site selection consultant made the following comment during the site review, "I thought the 2 MW of available power was a typo when reviewing your application. I'm not going to lie; 2 MW is a big problem but other than that everything is in good shape."

Falls City eliminated from grant process due to electrical capacity. Director of Nebraska Department of Economic Development noted, "Your site ranked high in a variety of categories, however the amount of electrical capacity is of serious concern."

December 2010



your energy partner
OPPD
Omaha Public Power District

January 2011

Falls City leaders met with OPPD representatives to discuss the future of power in the Falls City area.

Falls City, NE
EDGE
ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE

MID-AMERICA
RAIL CAMPUS

Dave Heineman
Governor

STATE OF NEBRASKA
DEPARTMENT OF ECONOMIC DEVELOPMENT
301 Centennial Mall South
P.O. Box 94666
Lincoln, Nebraska 68509-4666 USA
Phone (402) 471-3111
Toll Free (800) 426-6505
Fax (402) 471-3778
Statewide Relay (800) 833-0920 (voice)
www.neded.org

January 23, 2012

Ms. Beckie Cromer
Executive Director
Falls City Economic Development & Growth Enterprise (EDGE)
1705 Stone Street, PO Box 574
Falls City, NE 68355

Ms. Cromer,

The Department has denied funding the Site and Building Development Fund application submitted by Falls City Economic Development and Growth Enterprise, Inc., as the information provided in the application indicates that the City of Falls City does not have sufficient electrical capacity to service potential businesses and industries locating on the site. The Department does not invest in sites with insufficient utility service to potential customers.

Falls City's available workforce, location, and community attributes demonstrates it is poised for economic development. However, the City's low level of electrical capacity restricts the ability for community growth and competitiveness both for the expansion of existing businesses and for today's business recruitment projects.

The Department suggests discussing this electrical capacity issue with Sen. Heidemann. If you would like to discuss the Department's concerns or the denial of the application in further detail please contact Dan Curran, Business Development Director, at dan.curran@nebraska.gov or 402-471-6513.

Sincerely,

Gary Hamer
Deputy Director
Nebraska Department of Economic Development

Cc: Sen. Lavon Heidemann

DED Director Letter & Local Investments

- "DED does not invest in sites with insufficient utility service to potential customers."
- Local Directive: Focus on what you can control.

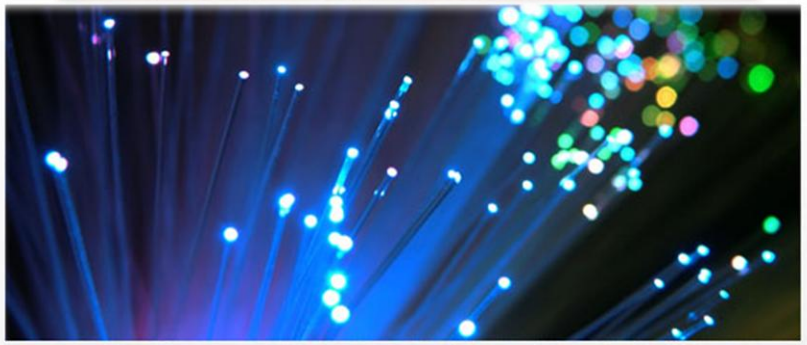
BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

$115m in 10 Years















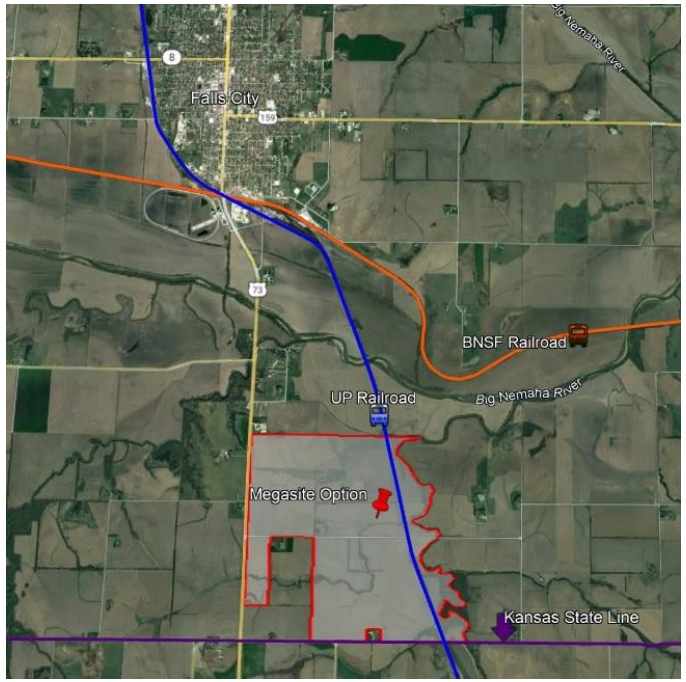


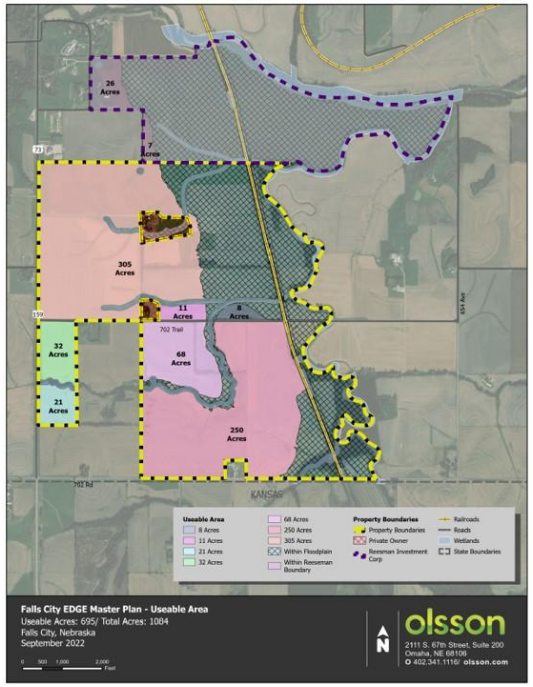
Falls City, NE
EDGE
ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE

MID-AMERICA
RAIL CAMPUS

Site Control & State Funding

- 2018: Secured 1,017 acres along Union Pacific
- 2019: New Electrical Infrastructure Study by Public Power District
- 2021: Coordinate Introduction of LB977 with Senator Slama







Falls City, NE EDGE
ECONOMIC DEVELOPMENT & GROWTH ENTERPRISE

Electrical Infrastructure Upgrade Funding

- 2022
  - $15 million approved in Spring through LB977
  - First discussion with Ecostrat about BDO Zones
  - Options on 1,017 acres extended through 2025
- 2023
  - LB977 language updated specific to Falls City
  - Mid-America Rail Campus Branding Strategy Identified

MID-AMERICA RAIL CAMPUS

FALLS CITY UTILITIES

ZULKOSKI • WEBER
Government Relations



The FALLS CITY JOURNAL

Volume 155 - Number 16 | www.fcjournal.net | 1709 Stone Street, Falls City, Nebraska | Wednesday, April 20, 2022

Electric upgrade bill approved

Introduced by Senator Julie Slama in January, LB977 was passed, appropriating $15 million to Falls City to "expand and strengthen its electrical grid."

The bill, passed on April 12 with a 42-0-7 vote, will provide for grants from the Site and Building Development Fund for expanding electrical system capacities and a transfer to the fund from the Cash Reserve Fund.

In her recent column, Senator Julie Slama, the sponsor of the bill, said, "The electrical grid in Falls City has kept away many potential development prospects over the past couple of years and has hurt residents in the city. By investing this money into Falls City, we will be able to bring more businesses to the area, creating jobs

(Continued on Page 3)



Mid-America Rail Campus Branding Strategy

- 2024
  - 100-page Site Diligence Plan for 1,017-acre development
  - Nebraska BioEconomy Initiative
  - Productive & Consistent Corn and Soybean Yields
  - BioTech Innovation Hub in Southeast Nebraska



BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

AVAILABLE SITE
1,017 ACRES

Mid-America Rail Campus



Citroniq Announcement

- July 2023: Hosted co-founders for site visit
- September 2024: "We'd like to take another look at Falls City
- November 2024: Announced $5 billion project
  - Q1 2026: Break Ground
  - Q1 2029: Operational
- Awaiting formal Federal Loan Program approval
- Manufacture bio-polypropylene
  - Feedstock is ethanol instead of petroleum
- Land Usage: 420 of 1,017 acres
- https://www.fallscityedge.com/media/userfiles/subsite_136/files/rail%20megasite/Citroniq%20Fact%20Sheet%202024.pdf









Falls City Industrial Park

- Current Industries
  - Airline Luggage Cart Manufacturing
  - Small Parcel Conveyor Systems
  - Grain Bin Drying System Manufacturing
  - Grain Handling Facility on BNSF
  - Rail Car Repair
  - Pet Food Manufacturing
- Industrial Sites Available
  - 10.1 acres
  - 5.7 acres
  - 4.4 acres
  - 3.2 acres
- Largest Area Employers
  - Healthcare
  - Education
  - Municipal Operations
  - Manufacturing
  - Retail Trade
  - Construction



Local Workforce & Social Stats

- Richardson County is a Net Negative Commuter County
  - 2021 Available Jobs: 2,987
  - 2021 Resident Workers: 4,373
  - 1,386 more workers than jobs available
  - The workforce exists right here; perhaps commuting for other opportunities.
- Population: 38,481 within 25-mile radius
- Labor Force: 20,730 within 25-mile radius
- Investment Targets
  - Agriculture
  - Manufacturing
  - Shipping/Distribution
- Can we create 350 to 500 High Wage, High Skill, and High Demand Jobs next 20 Years?



Planning for Future Growth



- Housing
  - Hired Code Enforcement Officer
  - Passed City Vacancy Ordinance
  - Created Southeast Nebraska Land Bank
  - Discussions with Developers to build Housing
  - Champions Crossing: Manages 28-lot Housing Development
- Falls City Area Properties
  - Manages Industrial Park Assets & Recruit Investments
  - Carry On the Mission of Falls City Industrial Development Corporation
- Childcare
  - Hospital operates Community Childcare Center for Working Parents
- Commercial
  - North Commercial Corridor: 19-Acre Highway Development
- Community Programs
  - Tax Increment Financing
  - Municipal-owned utilities: Electric, Gas, Water, & Wastewater

Contact Us

Falls City EDGE
Lucas Froeschl
Executive Director

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Cell: 402-245-8435
Email: Director@FallsCityEDGE.com

https://www.fallscityedge.com/

https://www.fallscityedge.com/mid-america-rail-campus

https://www.fallscityedge.com/news/newsletter-archive/?cat=Newsletter