



2022 Annual Progress Report

GOAL Create, grow and recruit businesses, jobs and investment in Sarpy County

Landed Projects

Number of Landed Projects

4

- Thunder
- Google Expansion
- META Expansion
- Hormel Expansion

Capital Investment

\$618,100,000

Total Jobs

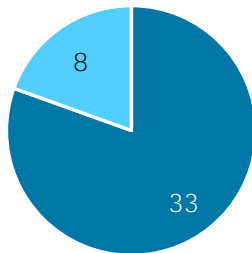
305

305 New Jobs | 0 Retained Jobs

Project Pipeline

41 Opportunities

33 New to Market | 8 Existing Business



■ New to Market / Start Up ■ Retention / Expansion

3 Prospect Visits

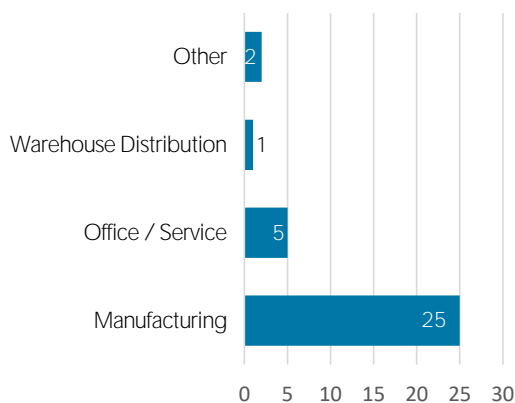


Existing Business Visits: 37

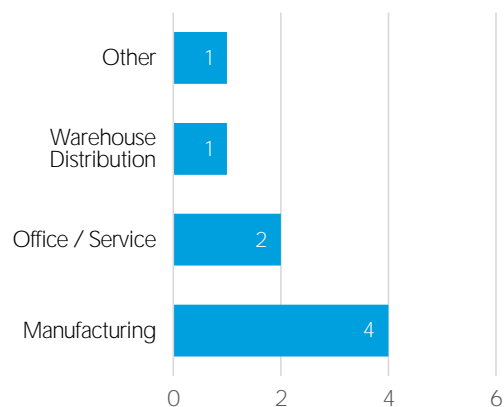
Business Assurances: 17

Business Interactions

New To Market



Retention & Expansion



GOAL Deliver relevant and high quality investor programs, events, services and information.

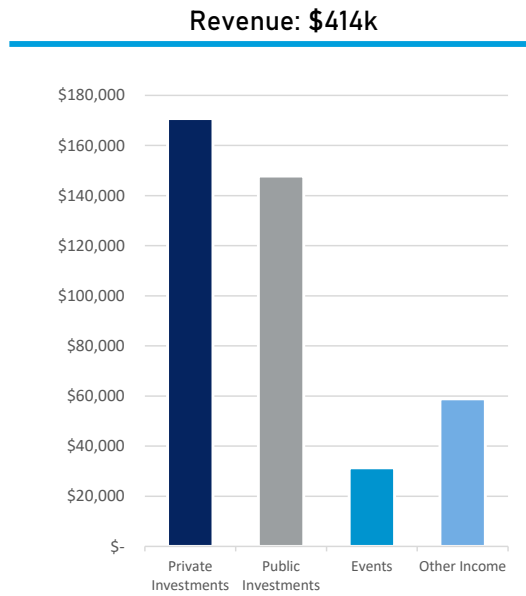
Investor Base

New Investors		Dropped Investors	
Actual	Goal	Actual	Goal
1	5	5	2
\$3,750	\$7,500	\$7,075	\$5,200

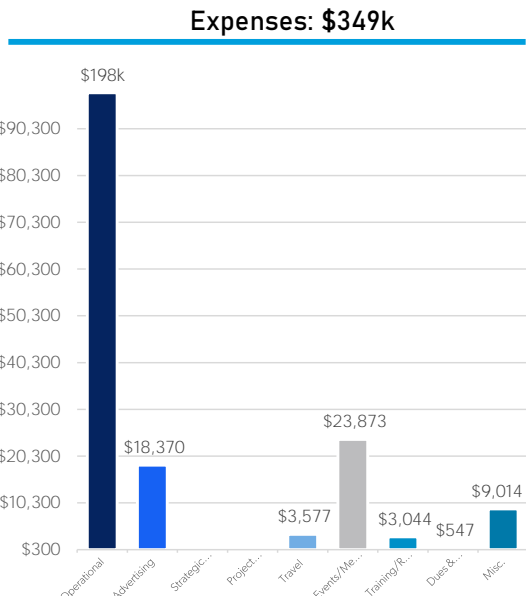
Event Engagement

Events	Total Board & Investor Participation
Happy Hours: 2	Happy Hours: 42
VIP Reception: 1	Vip Reception: 77
Investor Meetings: 3	Investor Meetings: 128
Board Meetings: 4	Board Meetings: 124
Annual Meeting: 1	Annual Meeting: 204

Organizational Resources



Revenue Budget: \$376,325



Expense Budget: \$495,991

Strategic Meetings

Speaking Engagements	6
Site & Project Meetings	38
Investor Relation Meetings	42
Business/Community Interactions	108



Sarpy County Labor Force Statistics				
Month	Labor Force	Employment	Unemployment	Rate
January	98,977	96,581	2,396	2.4%
February	99,157	96,933	2,224	2.2%
March	100,179	97,952	2,227	2.2%
April	100,884	99,058	1,826	1.8%
May	100,973	99,095	1,878	1.9%
June	101,162	98,732	2,430	2.4%
July	101,328	99,021	2,307	2.3%
August	101,238	99,079	2,159	2.1%
September	100,823	98,857	1,966	1.9%
October	101,423	99,350	2,073	2.0%
November	101,128	99,029	2,099	2.1%
December	100,661	98,414	2,247	2.2%

Single Family Housing Permits Issued						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Sarpy County	2022	13	7	11	6	37
	2021	78	123	75	58	334
Bellevue	2022	45	45	27	30	147
	2021	39	71	54	33	197
Papillion	2022	119	105	101	64	389
	2021	127	119	124	118	488
La Vista	2022	0	0	0	0	0
	2021	1	0	0	1	2
Gretna	2022	179	125	98	63	465
	2021	35	49	60	99	243
Springfield	2022	11	7	2	0	20
	2021	2	5	6	12	25
TOTALS	2022	367	289	239	163	1,058
	2021	282	367	319	321	1,289

Single Family Housing # of Platted Lots Issued						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total
Sarpy County	2022	1	65	2	0	68
	2021	277	0	136	561	974
Bellevue	2022	10	216	84	0	310
	2021	0	263	0	0	263
Papillion	2022	139	392	0	431	962
	2021	173	0	38	153	364
La Vista	2022	0	0	0	0	0
	2021	0	0	0	0	0
Gretna	2022	120	351	23	175	669
	2021	0	143	424	52	619
Springfield	2022	0	0	0	0	0
	2021	0	0	0	0	0
TOTALS	2022	270	1024	109	606	2,009
	2021	450	406	598	766	2,220

Commercial Projects Permitted Over \$400,000				
Quarter	Project	Address/Location	Community	Valuation
2nd	Meta	14715 Capehart Drive	Springfield	\$ 227,748,061
4th	SRP4A - DC Fit-Out, Electrical Yard, Mechanical Yard	15203 Gold Coast Road	Papillion	\$ 209,000,000
4th	Nebraska Vietnam Memorial	11695 S 108th Street	Papillion	\$ 54,000,000
3rd	Google SRP4A Core & Substation	15203 Gold Coast Road	Papillion	\$ 52,000,000
3rd	R&R Warehouse 1, 2, 4 & Storage	14910 Gold Coast Road	Papillion	\$ 35,870,982
1st	Senior Living Facility & Parking Garage	10890 S 208th Street	Gretna	\$ 26,161,621
2nd	Google (Outside utilities only)	15203 Gold Coast Rd	Papillion	\$ 21,000,000
4th	Papio Waste Water Treatment Plant - Biogas Conditioning Building	15705 Harlan Lewis Rd	Bellevue	\$ 20,158,751
1st	SRP2A - Chiller Building	14865 Gold Coast Road	Papillion	\$ 19,846,106
1st	I-80 Logistics - Shell Building	9009 S 135th Street	Papillion	\$ 15,832,986
1st	Hy-Vee Store	10855 S 191st Street	Gretna	\$ 13,443,208
3rd	Gretna Elementary School	8220 South 170th Street	Gretna	\$ 13,095,082
3rd	Vestara Clubhouse & Storm Shelter	708 Flint Drive	Papillion	\$ 12,000,000
2nd	City Centre Parking Garage	7875 South 84th Street	La Vista	\$ 12,000,000
3rd	Warehouse shell	14685 Rodina Street	Springfield	\$ 7,276,623
2nd	MCL Construction	14558 Portal Circle	La Vista	\$ 5,902,933
2nd	Lightedge Omaha Equipment Building Upgrade	1148 American Parkway	Papillion	\$ 5,767,996
4th	Thompson Turner - Turtle Creek	16501 Fairview Road	Papillion	\$ 5,357,100
4th	Baxter Toyota Addition	4685620	La Vista	\$ 4,685,620
3rd	Destiny II	9742 South 142nd Street	Papillion	\$ 4,594,186
1st	Liberty Middle School Addition	10820 Whitmuss Drive	Papillion	\$ 4,500,000
4th	Rumsey Station Elementary School	110 Eagle Ridge Dr	Papillion	\$ 4,400,000
2nd	Target (remodel)	718 N Washington St	Papillion	\$ 4,387,483
2nd	HH SR - Shine Shop	15005 Crest Rd	Papillion	\$ 4,375,000
3rd	The Link Project	8303 Central Park Plaza	La Vista	\$ 4,298,539
4th	Volkswagon Renovation	7108 S 124th Circle	La Vista	\$ 4,275,000
1st	XPO TI	13576 Cornhusker Road	Papillion	\$ 4,145,086
3rd	Papillion Manor (remodel)	610 South Polk Street	Papillion	\$ 4,000,000
2nd	Graepel Phase 2 Addition	13220 Lynam Dr	Papillion	\$ 3,600,000
3rd	Hamilton Heights Daycare	10325 South 71st Terrace	Papillion	\$ 3,500,000
4th	St. Charles Borromeo Addition	7790 S 192nd Street	Gretna	\$ 3,457,798
2nd	Mega Storage Self Storage	21923 Fowler Drive	Gretna	\$ 3,324,278
3rd	New Mixed Use Building	20040 Hampton Drive	Gretna	\$ 2,456,064
1st	Beardmore Hyundai Remodel	1203 Fort Crook Road	Bellevue	\$ 2,400,000
4th	Childrens Medical Clinic	10705 Hillcrest Plz	La Vista	\$ 2,367,818
2nd	Rotella's Italian Bakery	6949 South 108th Street	La Vista	\$ 2,250,000
2nd	Storage Suites LLC	12009 Roberts Rd	Papillion	\$ 2,000,000
4th	Lock Box Storage	10106 S 36th Street	Bellevue	\$ 1,996,824
3rd	7 Bay Mixed-Use Retail	11717 Bryan Street	Gretna	\$ 1,995,688
1st	Commercial Building	14218 S 220th Street	Gretna	\$ 1,859,224
3rd	Titanium Fire Sprinkler Co Building 1 & 2	20005 Husker Drive	Gretna	\$ 1,770,020
1st	Shell and Tenant Improvements (Ross Store)	7849 Towne Center	Papillion	\$ 1,677,007
3rd	Elite Learning Academy	17541 Oakmont Drive	Gretna	\$ 1,663,145
1st	Sarpy County Administration Remodel	1210 Golden Gate Drive	Papillion	\$ 1,543,145
4th	Lincoln's Pub & Dak Shak	7861 Main St Ste-J & K	La Vista	\$ 1,529,820
4th	More Space Storage	9518 S 120th st	Papillion	\$ 1,500,000
3rd	Walmart (addition)	10504 South 15th Street	Bellevue	\$ 1,496,843



3rd	Spec. Warehouse	13423 Chandler Road	La Vista	\$	1,400,000
2nd	G&S Inc.	18960 Edna Street	Sarpy	\$	1,361,500
2nd	New Commercial Building	21611 PLATTEVIEW RD	Gretna	\$	1,312,650
2nd	Platte River Concrete (addition)	9555 South 147th Street	Gretna	\$	1,263,500
1st	Strip Mall Shell	12434 Southport Pkwy	La Vista	\$	1,200,000
2nd	Saint Matthew's the Evangelist	12330 South 36th Street	Bellevue	\$	1,200,000
4th	Cold Storage Warehouse - Foundation	Schram Rd	Papillion	\$	1,002,470
4th	Northshore TI	12655 Cumberland Drive	Papillion	\$	1,000,000
3rd	Omaha Multi-Sports Complex	8101 Eastport Parkway	La Vista	\$	1,000,000
2nd	Settje Agi-Services & Engineering	9800.5 Hupp Road	La Vista	\$	1,000,000
2nd	HOMEGOODS	7549 Towne Center	Papillion	\$	1,000,000
4th	Alpine Village Apartments Garage Replacements	7100 S 86th Street	La Vista	\$	955,076
4th	Rocket Car Wash - Foundation	19111 Oakmont	Gretna	\$	910,661
3rd	St. Charles Borromeo Catholic Church (addition)	7790 South 192nd Street	Gretna	\$	864,449
2nd	Omaha Rug/Spa (Addition)	10345 Chandler Circle	La Vista	\$	848,920
4th	Werner Park Renovations	12356 Ballpark	Papillion	\$	800,000
4th	Abante Holdings	13356 Centech Rd	La Vista	\$	756,700
4th	Goldfish Swim School - TI	10601 S 72nd St	Papillion	\$	750,000
2nd	Goldfish Swim School - Tenant Interior Finish	10601 S 72nd St	Papillion	\$	750,000
2nd	ESU #3	6949 South 110th Street	La Vista	\$	720,000
3rd	Today's Dental	2207 Longo Drive	Bellevue	\$	714,221
2nd	FedEx Ground Fuel Facility	11414 S 150th St	Papillion	\$	695,250
4th	Commercial - PQ - S10 Sixplex Tuckunder	Freeboard Dr	Papillion	\$	660,000
4th	Commercial - PQ - S11 Sixplex	Pintail Dr	Papillion	\$	660,000
4th	Commercial - PQ - S9 Sixplex Tuckunder	Cornhusker	Papillion	\$	660,000
4th	Commercial - PQ - S12 Sixplex	Pintail Dr	Papillion	\$	660,000
4th	Commercial Building	20467 Highway 50	Sarpy	\$	650,000
3rd	TJ Cable	902 South Street	Gretna	\$	643,650
3rd	Charter West (remodel)	919 Village Square	Gretna	\$	631,061
2nd	Interstates Omaha	11414 S 145th St	Papillion	\$	630,000
2nd	Tidal Wave Auto Spa	16170 Stevens Pointe Circle	Gretna	\$	602,690
4th	Aspen Creek Apartments - Parking Garages	187th & Oakmont Dr	Gretna	\$	576,948
2nd	KCP (TI)	14173 South 2209th Street, Suite 100	Gretna	\$	522,518
4th	Apartment Building & Garage	1608 Grandview Ave	Papillion	\$	512,791
4th	Clubhouse Re-Roof	1604 Grandview Ave	Papillion	\$	512,791
4th	Parking Lot Addition	14321 Cornhusker Rd	Papillion	\$	500,000
2nd	Midland Garage Door MFG Co. Footings & Foundation	14685 Rodina Street	Springfield	\$	497,600
2nd	Bellevue Medical Center	2500 Bellevue Medical Center Drive	Bellevue	\$	490,930
3rd	Allora Apartments Clubhouse	16751 Morgan Avenue	Gretna	\$	468,450
3rd	Wise Heavy Equipment B (remodel)	10722 Sapp Bros Drive	Gretna	\$	444,425
4th	YETI - TI	21215 Nebraska Crossing Dr	Gretna	\$	429,562
2nd	First National Bank	20640 Highway 370	Gretna	\$	423,029
4th	Ford Storage	14910 Gold Coast Road	Papillion	\$	420,000
3rd	Ford Storage Warehouse (TI)	14910 Gold Coast Road	Papillion	\$	420,000
4th	Titanium Fire & Sprinkler	20009 Husker Dr	Gretna	\$	401,920
4th	UNMC ENT Clinic - Interior Remodel	3802 Raynor Parkway	Bellevue	\$	400,000
4th	Oxbow Animal Health	11902 S 150ths Street	Papillion	\$	400,000
3rd	Oxbow Animal Health (addition)	11902 South 150th Street	Papillion	\$	400,000
2nd	Midland Garage Door MFG Co. Footings & Foundation	14685 Rodina Street	Springfield	\$	497,600
2nd	Bellevue Medical Center	2500 Bellevue Medical Center Drive	Bellevue	\$	490,930
2nd	First National Bank	20640 Highway 370	Gretna	\$	423,029



Papillion 2022 Annual Return on Investment Report

GOAL Create, grow and recruit businesses, jobs and investment in Sarpy County

Project Insight

Number of Landed Projects
in Papillion

3

- Google Expansion
- Papillion Foods Phase 2
- Project Thunder

Capital Investment
in Papillion

\$390,100,000

Total Jobs
in Papillion

205 New Jobs

Opportunities

Projects
in Papillion

13

Prospect Visits
in Papillion

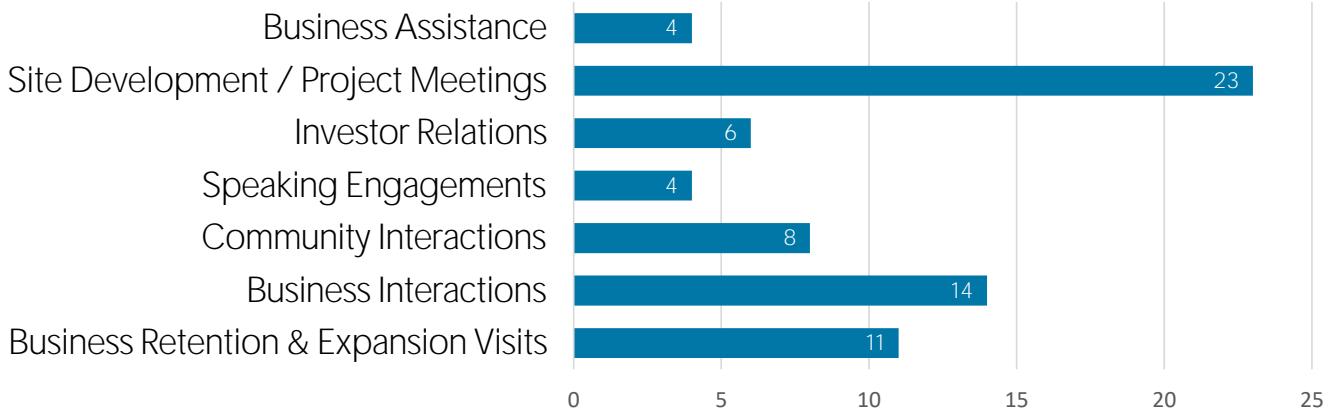
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Site & Building Submissions
in Papillion

5

- R&R South; Stovall West; I-80 Ridge South; Thrasher Business Park; I-80 Logistics Hub

In Your Community



Grow Sarpy 2022 Business Retention & Expansion Survey Summary

27 completed BRE surveys (40 total BREs)

130 employees: median size of businesses

3600 employees: represented by businesses

Industry breakdown: 10 construction, 5 office/business/data center, 6 manufacturing, 3 warehouse/distribution, 2 financial, 1 hospitality/entertainment

Workforce

- 16% average employee growth over the past year
 - 13 reporting an increase
 - 8 reported little to no change
 - 1 reported a decrease in employment
- 100% of businesses expect to grow or maintain employment levels next year
 - 17 expect to grow
 - 7 expect to remain level
- 19: median number of employees businesses could hire immediately
- 1 company anticipates 1000+ hires in 2023 & 1 company plans and additional 250 by end of 2023

Skills

- A wide variety of skills and jobs types were reported as needed. Skilled labor was most frequently noted, but the need for unskilled labor with dedication to learn the job and reliable attendance was high in demand
- Specific jobs most in need included: distribution center workers, CDL drivers, skilled tradesmen, and various management positions

Looking Forward

- 6 companies intended to invest in new facilities over the next 1-3 years. (Mix of moving to a larger facility or building an additional facility location)
- 9 companies plan to renovate or expand their current facilities
- 3 companies plan to make a major equipment purchase
- There is significant potential for expansion among businesses if demand continues and flex/industrial properties are available

Advantages & Disadvantages

Employers repeated advantages stated last year citing central location, access to transportation corridors, and high demand for services in the area.

- Businesses also routinely had high praise for the communities they reside in

Finding Labor continued as the most frequently referenced challenge for businesses. Other common concerns included:

- Increased costs and uncertainty concerning procurement of materials
- Lack of available properties for expansions

Other concerns heard include:

- Location specific concerns about state of surrounding developments, limited inventory for expansion of heavy industrial users, and shortage of housing/transit options for their employee base with one business stating they provide stipends for Uber/Lyft Rides

