



City of Omaha
Jean Stothert, Mayor

RECEIVED

14 JUL 11 PM 11:05

CITY CLERK
OMAHA NEBRASKA

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

James R. Thele
Director

July 22, 2014

Honorable President

and Members of the City Council,

The attached Resolution transmits the South Omaha Surgical Center Tax Increment Financing (TIF) Redevelopment Project Plan located at 3201 South 24th Street. The redevelopment project plan proposes the adaptive re-use and conversion of a former bar, which has sat vacant for approximately 1 ½ years, into an out-patient surgical center. The center will include a waiting room(s), reception areas, two pre-operation/examination rooms, patient and employee bathrooms, office space for office staff and a janitorial/mechanical room. The Planning Board recommended the approval of this redevelopment project plan at the July 2, 2014 public hearing.

Dr. Jorge Sotolongo is an OB-GYN doctor who is the founder of the Metro OB GYN Clinic in South Omaha located at 3213 South 24th Street, adjacent to this redevelopment site. Dr. Sotolongo has a vision of creating a thriving medical campus in South Omaha that serves its diverse population. The proposed South Omaha Surgical Center (SOSC) helps to further his vision as he partners with Dan Borvan. Dan is a prominent anesthesiologist with many years of experience in the field of health care in Chicago, Illinois. Together, Dr. Sotolongo and Dan Borvan are putting together a team of medical professionals and other staff members to operate the outpatient surgical center.

This TIF project will be an economic boost to the South Omaha Community as it will generate up to 60 new jobs, of which 20 are FTE positions such as registered nurse, management, technical, accounting, and sales/marketing. The SOSC will collaborate with existing neighborhood health care clinics such as the Hope Center, One World Community Health Care Center, and the Ponca Tribe Clinic as well as many local family practice and internal medicine physicians/clinics. This collaboration will ensure that all patients in Omaha's ethnically diverse communities have affordable access to high quality services.

The Redevelopment Project Plan recommends the City's participation in the redevelopment of his project site through the allocation of TIF in an amount up to \$239,651.00 to offset TIF eligible costs such as acquisition, rehabilitation costs, site work, architectural and engineering fees, and public improvements as required. The total estimated project costs are \$2,676,945.00, but are subject to change as the final costs come in.

Your favorable consideration of this Resolution will be appreciated.

Respectfully submitted,

Referred to City Council for Consideration:



James R. Thele
Planning Director *BAK* *7.7.2014*
Date

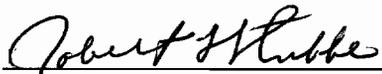


Jean Stoehl
Mayor's Office *7/10/14*
Date

Approved:



Stephen B. Curtiss
Finance Director *opt* *7/9/14*
Date



Robert G. Stubbe, P.E.
Public Works Director *7-8-14*
Date

2048 dlh

Notice of Publication and Public Hearing: July 24, 2014 and July 31, 2014

Public Hearing: August 12, 2014

CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, the primary objectives of the City of Omaha's Master Plan and Community Development Program are to encourage additional private investment and infill development within inner-city neighborhoods; and to eliminate conditions which are detrimental to public health, safety and welfare, by developing vacant, underutilized property within these neighborhoods; and,

WHEREAS, the redevelopment project site located at 3201 South 24th Street is within a designated community redevelopment area, as the area meets the definition of blight and substandard per the Community Development Law and is in need of redevelopment; and,

WHEREAS, this South Omaha Surgical Center Tax Increment Financing (TIF) Redevelopment Project Plan for the redevelopment project site was approved by the City of Omaha Planning Board at their July 2, 2014 meeting, and previously approved by the TIF Committee; and,

WHEREAS, the project site for the South Omaha Surgical Center Tax Increment Financing (TIF) Redevelopment Project Plan is located at 3201 South 24th Street and is legally described in Exhibit "A" which is attached hereto and herein incorporated by reference; and,

WHEREAS, the South Omaha Surgical Center Tax Increment Financing (TIF) Redevelopment Project Plan proposes to re-purpose the existing bar structure into an out-patient surgical center and retain most of the surface parking lot, as described in Exhibit "B", attached hereto and herein incorporated by reference; and,

WHEREAS, this Resolution seeks approval of South Omaha Surgical Center Tax Increment Financing (TIF) Redevelopment Project Plan recommends the City's participation through the allocation of TIF in an amount up to \$ 239,651.00 to offset TIF eligible costs such as acquisition, rehabilitation costs, site work, architectural and engineering fees, and public improvements as required, for a project with total estimated costs of \$2,676,945.00; and,

By.....
Councilmember

Adopted.....
.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

Page 2

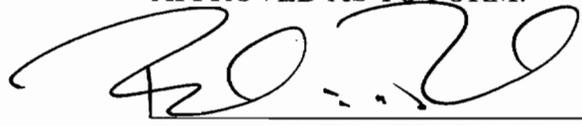
WHEREAS, the Plan presents a project based on estimated figures and projections that are subject to change as project costs are finalized, and is required to comply with all Planning Department requirements and Planning Board recommendations; and,

WHEREAS, Section 18-2108 of the Nebraska Revised Statutes requires the City of Omaha to adopt a redevelopment plan before taking an active part in a redevelopment project; including the division of ad valorem taxes for a period not to exceed fifteen years under Sections 18-2147 through 18-2150, Revised Statutes of Nebraska; and,

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

THAT, the attached South Omaha Surgical Center Tax Increment Financing (TIF) Redevelopment Project Plan located at 3201 South 24th Street and proposes to re-purpose the existing bar structure into an out-patient surgical center and retain most of the surface parking lot, and recommends the City's participation through the allocation of TIF in an amount up to \$239,651.00 to offset TIF eligible costs such as acquisition, rehabilitation costs, site work, architectural and engineering fees, and public improvements as required; containing a provision for the division of ad valorem taxes under Section 18-2147 through 18-2150, Revised Statutes of Nebraska, as recommended by the City Planning Department, be and hereby is approved.

APPROVED AS TO FORM:


DEPUTY CITY ATTORNEY

07/03/2014
DATE

2048 dlh

By.....
Councilmember

Adopted.....
.....
City Clerk

Approved.....
Mayor



Thompson, Greenstein & Corner, Inc.
10030 Capital Hill
Omaha, NE 68114
P: 402.330.9800 F: 402.330.5666
td2.com

Survey Type:
**AS-BUILT
SURVEY**

THIS DRAWING SHOWS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS ON THE EAST 60' OF THE WEST 93' OF THE NORTH 112.20' OF TAX LOT 25 IN THE SW 1/4 OF THE NW 1/4 OF SECTION 34-15-13 OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



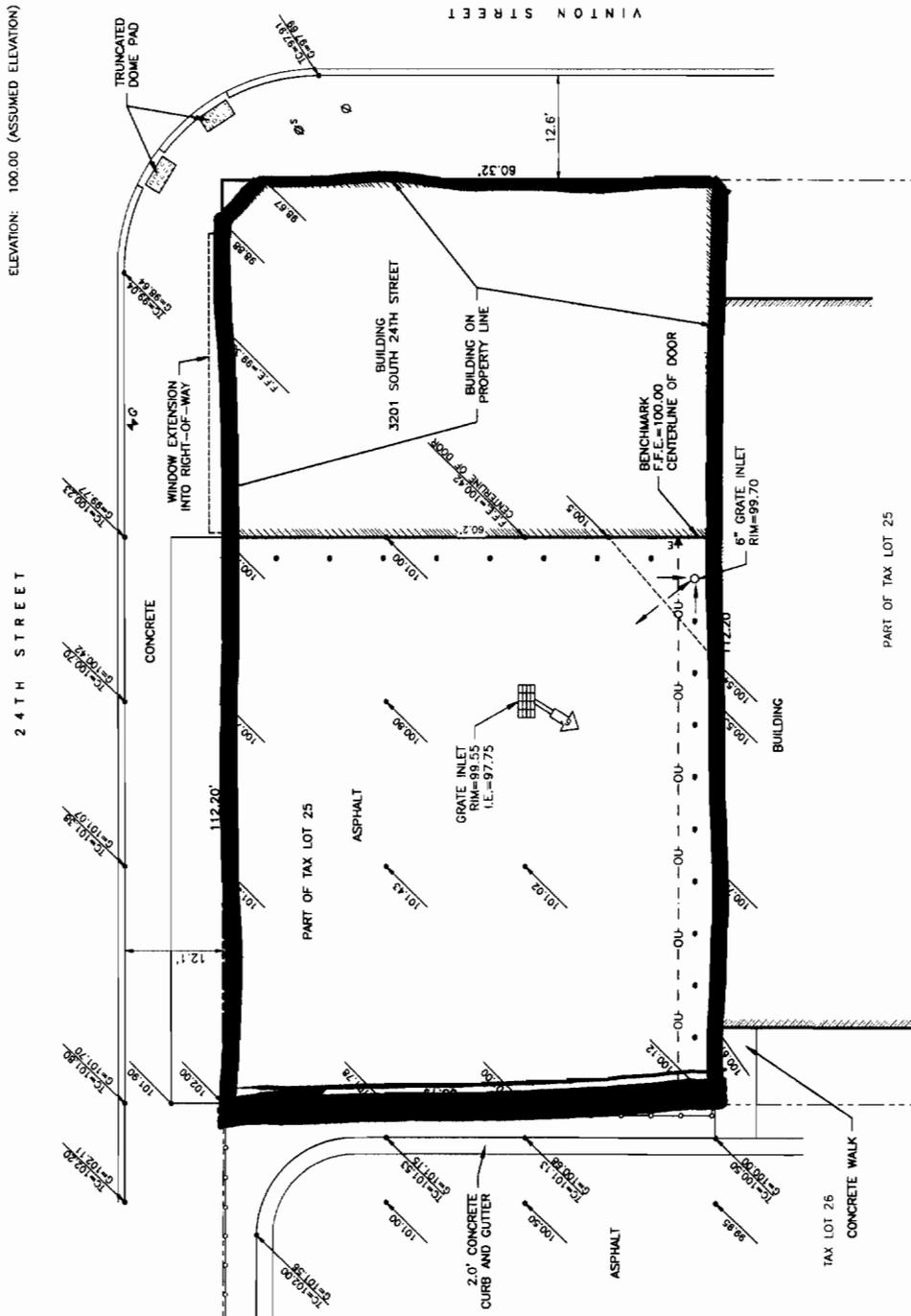
MAY 28, 2013
JAMES D. WARNER
NEBRASKA RLS 308

BENCHMARK

DESCRIPTION: THE FINISHED FLOOR AT THE EAST DOORS ON THE SOUTH SIDE OF BUILDING AT THE SE CORNER OF THE BUILDING.

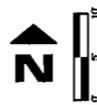
ELEVATION: 100.00 (ASSUMED ELEVATION)

LEGEND	
⊙ ^S	SIGNAL POLE
⊙	LIGHT POLE
⊙ ^C	GAS VALVE
⊙ ^B	BOLLARD
IE	INVERT ELEVATION
—OU—	OVERHEAD UTILITY LINE
—F—	IRON FENCE
⊙ ^E	ELECTRICAL METER
FTE	FINISHED FLOOR ELEVATION
100.00	SPOT ELEVATION
TC=100.00	SPOT ELEVATION TOP OF CURB
GA=100.00	SPOT ELEVATION GUTTER
→	DIRECTION OF SURFACE DRAINAGE



Client Name:
**DR. JORGE
SOTOLONGO**

Location:
THE EAST 60' OF THE WEST 93' OF THE NORTH 112.20' OF TAX LOT 25 IN SW 1/4 OF THE NW 1/4 OF SECTION 34-15-13 OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



Revision Dates

No.	Description	MM-DD-YY

Job No.: 1434-208-1
Drawn By: MRS
Reviewed By: JDW
Date: 05/28/2013
Book: 13/18
Pages: 24-27

Sheet Number:
SHEET 1 OF 1

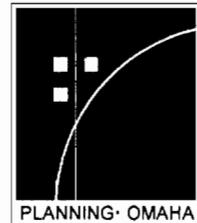
SOUTH OMAHA SURGICAL CENTER TIF REDEVELOPMENT PROJECT PLAN

3201 SOUTH 24TH STREET

AUGUST 2014



Jean Stothert, Mayor City of Omaha



James Thele, Director
Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street, Ste. 1111
Omaha, Nebraska 68183

INTER-OFFICE COMMUNICATION
City of Omaha, Nebraska
Planning Department

TO: Chairman and Members of the Planning Board

FROM: James Thele, Planning Director

DATE: June 25, 2014

SUBJECT: SOUTH OMAHA SURGICAL CENTER TIF REDEVELOPMENT PROJECT PLAN
3201 South 24th Street
Case #C3-14-116

Project Summary

Dr. Jorge Sotolongo is an OB-GYN doctor who is the founder of the Metro OB GYN Clinic in South Omaha located at 3213 South 24th Street, adjacent to this redevelopment site. The Metro OB GYN Clinic is a TIF redevelopment project which was approved by the City Council May 2008. Dr. Sotolongo has a vision of creating a thriving medical campus in South Omaha that serves its diverse population. The proposed South Omaha Surgical Center (SOSC) helps to further this vision. Dr. Sotolongo's partner in the SOSC development, Dan Borvan, is a prominent anesthesiologist with many years of experience in the field of health care in Chicago, Illinois. Together, Dr. Sotolongo and Dan Borvan are putting together a team of medical professionals and other staff members to run the operations of the outpatient surgical center. This TIF project will be an economic boost to the South Omaha Community as it will generate up to 60 new jobs, of which 20 are FTE positions such as registered nurse, management, technical, accounting, and sales/marketing.

The SOSC will collaborate with existing neighborhood health care clinics such as the Hope Center, One World Community Health Care Center, and the Ponca Tribe Clinic as well as many local family practice and internal medicine physicians/clinics. This collaboration will ensure that all patients in Omaha's ethnically diverse communities have affordable access high quality services. Currently, One World Community Health Center, the Hope Center and the Ponca Tribe Clinic provide only family practice care. The already announced future relocation of the surgical services area from Alegent-Creighton Medical Center to Bergan-Mercy Medical Center will create a void for these types of services in the south, east and north Omaha geographical areas. Access to quality, affordable surgical services for all residents of south, east and north Omaha is a core principle for the SOSC. This surgical location will be easy to reach and convenient for these populations. The SOSC will complement their services by providing ambulatory surgical care to patients, no duplication of services will occur. As the need grows, expansion options are available to the east of the site.

Project Description

This redevelopment project site is currently a bar that has sat vacant for approximately 1 ½ years at the corner of South 24th and Vinton Streets. The redevelopment project plan proposes to completely re-purpose the existing structure and convert it into an outpatient surgical center. The space will include a waiting room and reception areas, patient and employee bathrooms and a janitorial/mechanical room. Basement access will be available. The project will involve removing interior walls and re-insulating and re-roofing the structure. Interior floor coverings and wall coverings will be installed of a type needed for a surgical facility. More specifically, the concept for the layout of the building is as follows:

- Two pre-operation/examination rooms will be built and equipped. A fully equipped surgery room with nurse's station and sterile work area will be on the main level in addition to two recovery rooms. (Costs are being finalized for this space and for an elevator in the building.)
- The basement will be rebuilt to include a staff lunch room, a conference room and space for community meetings. A fully equipped laundry room in the basement is in addition to a laundry area available on the main level. Storage area in the basement will be available.
- Parking behind the building will allow for one stall per 500 square feet.

The project is anticipated to be completed by late fall 2014.

No Building Permit will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance.

The project site is located within a Community Redevelopment Area, meets the requirements of Nebraska Community Development Law and qualifies for the submission of an application for the utilization of Tax Increment Financing to cover costs associated with project development as submitted for approval through the Tax Increment Financing process. The project is or will be in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

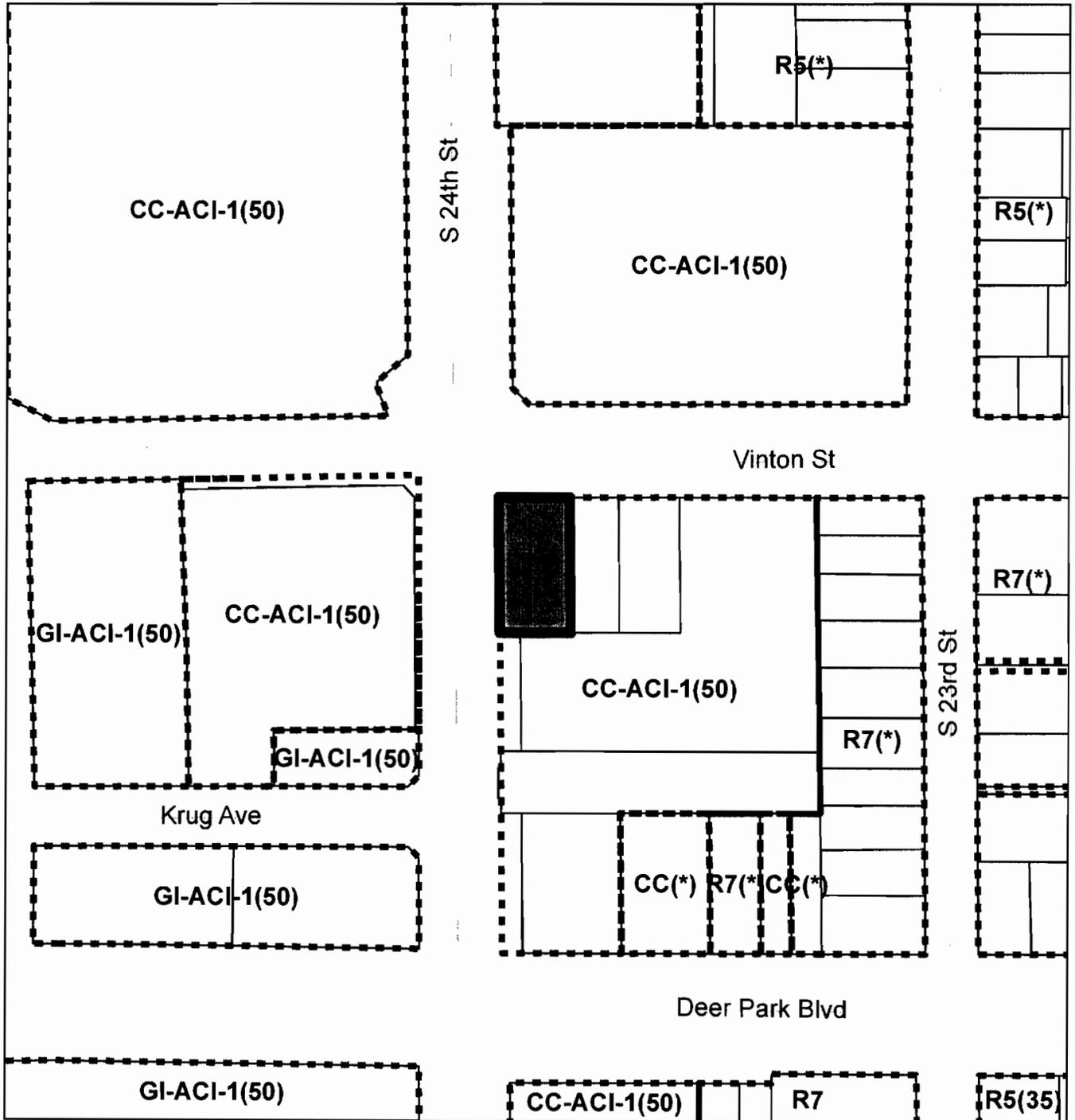
DEPARTMENT RECOMMENDATION: Approval.

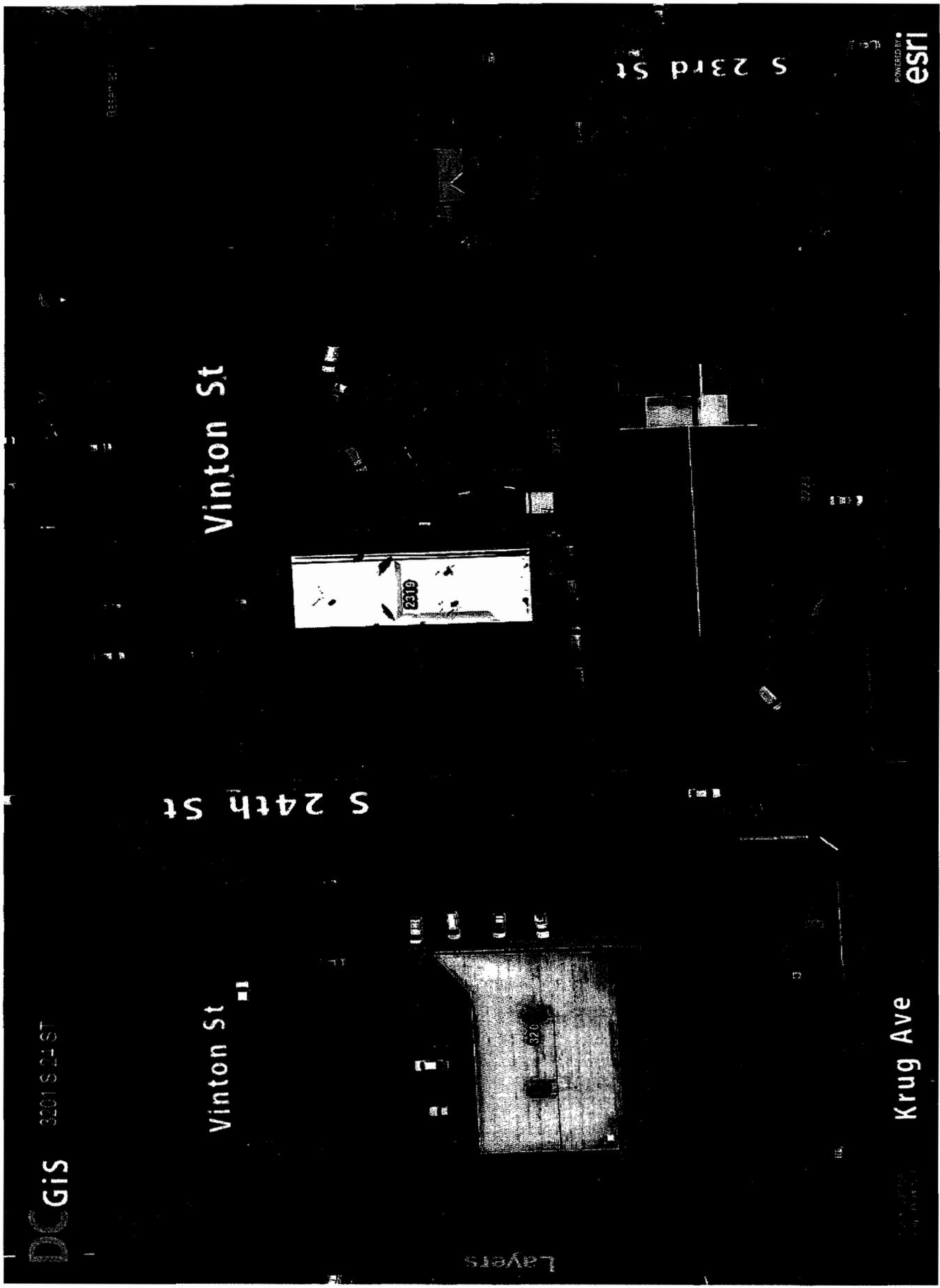
ATTACHMENTS

General Vicinity Map
Project Plan

CASE: C3-14-116
APPLICANT: Planning Department on behalf of the City of Omaha
REQUEST: Approval of the SOUTH OMAHA SURGICAL CENTER TIF REDEVELOPMENT
PROJECT PLAN
LOCATION: 3201 South 24th Street

SUBJECT AREA IS SHADED - JULY 2014





INTER-OFFICE COMMUNICATION

Date: June 19, 2014

To: TIF Committee:
James Thele, Stephen Curtiss, AL Herink, Paul Kratz, Robert Stubbe,
Todd Pfitzer, Cassie Seagren, Gail Braun

From: Bridget A. Hadley - City Planning

Applicant: City of Omaha Planning Department

Project Name: South Omaha Surgical Center TIF Redevelopment Project Plan

Location: 3201 South 24th Street

Project Summary

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Project Finance Summary - Sources & Uses

Sources of Funds	
Owner Equity, estimated*	\$ 437,294.00
Other Financing – Biz Capital, estimated*	\$2,000,000.00
Tax Increment Financing*	\$239,651.00
Total Sources of Funds	\$2,676,945.00
Uses of Funds	
Land and Building Acquisition	\$87,000.00
Hard/Rehabilitation Construction Costs	\$1,700,000.00
Capital/Equipment Costs	\$495,826.00
Financing Fees	\$53,750.00
Start-up Costs	\$91,000.00
Soft Costs – Working Capital	\$249,369.00
Total Uses of Funds	\$2,676,945.00

***Note: The maximum TIF loan, based primarily on the appraisal and supporting cost information, will cause an increase in the equity contribution and/or the Biz Capital SBA loan per the term sheets included with the TIF application. After talking with the applicant’s representative and Biz Capital, the changes to the equity and/or loan will not be a problem. Biz Capital is comfortable with Dr. Sotolongo and Dan Borvan’s financial strength.**

Land Use and Zoning

The property has been used as a bar, but is currently vacant. The proposed use is an outpatient surgical center.

The site is zoned CC-ACI 1 with no proposed changes.

Utilities and Public Improvements

Standard utilities (electrical, water, sewer) exist at the site. Burial of existing electrical cables are contemplated. New sidewalks and basic streetscaping are also anticipated.

Transportation

No transportation issues.

Cost Benefit Analysis (from the TIF Application)

1. The use of TIF will not result in tax shifts. Actual level of taxes will continue to flow to the current taxing entities and only the increased value of revenues resulting for the improvements will be applied to the cost of the improvements.
2. This project will not generate community public service. Currently, a police station and a fire department are located within close proximity to the proposed location. There is a bus line that currently services the main streets near the proposed location.
3. The development of the surgical center will not have a negative impact on employers/employees of South Omaha. On the contrary, the SOSC will provide much-needed services to those in the community that experience pain management related injuries and are in need of surgical procedures but wish to avoid the inconvenience and loss of work time that necessarily accompanies hospitalizations. The benefit to employers and employees will be in minimizing down time and loss of income.
4. There will be no negative impact to employers/employees outside the boundaries of the redevelopment area. Again, the surgical center will offer employers outside the boundaries a solution when their employees encounter work related injuries.
5. Other impacts:
 - a. The development of the SOSC will provide a two million dollar investment into a distressed community.
 - b. The SOSC will provide a location for prominent physicians to come to South Omaha to provide high quality health care services at low cost to the people of South Omaha and surrounding communities.
 - c. Once the SOSC is open, it will add a minimum of sixty new high paying employment opportunities within the facility.
 - d. In addition, the surgical center will generate opportunities for small businesses to provide housekeeping services, maintenance, lab services, laundry and linen services and many other contracted services to ensure the surgical center is properly functioning.

TIF Justification

The project site is located within a Community Redevelopment Area, meets the requirements of Nebraska Community Development Law and qualifies for the submission of an application for the utilization of Tax Increment Financing to cover costs associated with project development as submitted for approval through the Tax Increment Financing process. The project is/or will be in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

This TIF redevelopment project plan epitomizes redevelopment and revitalization efforts through the adaptive re-use of a vacant bar and converting it into an outpatient surgical center. It will provide a much needed outpatient surgical services within the eastern section of Omaha, which may lead to a need for additional medical services, thereby growing the provision of health care at the South 24th and Vinton site in South Omaha. Creating 20 full-time jobs in the medical profession is an integral part of this project. In addition, this redevelopment project plan removes blight and substandard conditions from the corner of S. 24th and Vinton rehabilitation. Ultimately, this project plan will enhance the tax base for various taxing jurisdictions.

TIF will be used to offset costs such as acquisition, rehabilitation costs, site work, architectural and engineering fees, and public improvements as required. The total estimated project costs are \$2,676,945.00. TIF Eligible costs are as follows:

Acquisition	\$ 87,000.00
<u>*Rehab Construction Costs</u>	<u>\$1,560,193.00</u>
Total	\$1,647,193.00
<u>TIF Fees</u>	<u>\$ 3,500.00</u>
Total TIF Eligible	\$1,650,693.00

*Notes: excludes Developer Fees, Materials and Supplies, Miscellaneous

The TIF is 9.0% of the total project costs.

Request: The TIF request is for up to \$239,651.00, inclusive of capitalized interest. The owner/applicant anticipates a final project value of \$1,165,000.00 based on an after rehab appraisal dated May 2, 2014. Using the interest rate of 4.25%, the current levy rate of 2.19974% and other assumptions of the TIF calculation spreadsheet supports the TIF request. See attached TIF calculation spreadsheet(s).

TIF Fee Schedule: \$500.00 application fee paid; the processing fee of \$3,000.00 will be billed; no administrative fees. Total fees will be \$3,500.00.

Recommendation: Approval

ATTACHMENTS

TIF Application

TIF Calculation Spreadsheet

Applicant: South Omaha Surgical Center

PRO FORMA

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Principal	Interest at 4.25%	Total	Loan Balance	Capitalized Interest	Interest at 4.25%
0	0 \$	0 \$	0 \$	2.19974	\$	- \$	- \$	0 \$	0 \$	0 \$	\$225,000	4781	4781
0.5	1 \$	0 \$	0 \$	2.19974	\$	- \$	- \$	0 \$	0 \$	0 \$	\$229,781	4883	4883
1.5	1 \$	0 \$	0 \$	2.19974	\$	- \$	- \$	0 \$	0 \$	0 \$	\$234,664	4987	4987
2	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$6,714	\$5,093	\$11,807	\$239,651	0	5093
2.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$6,857	\$4,950	\$11,807	\$232,937	0	4950
3	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$7,003	\$4,804	\$11,807	\$226,080	0	4804
3.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$7,152	\$4,655	\$11,807	\$219,077	0	4655
4	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$7,304	\$4,503	\$11,807	\$211,925	0	4503
4.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$7,459	\$4,348	\$11,807	\$204,621	0	4348
5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$7,617	\$4,190	\$11,807	\$197,162	0	4190
5.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$7,779	\$4,028	\$11,807	\$189,545	0	4028
6	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$7,944	\$3,863	\$11,807	\$181,766	0	3863
6.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$8,113	\$3,694	\$11,807	\$173,822	0	3694
7	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$8,286	\$3,521	\$11,807	\$165,709	0	3521
7.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$8,462	\$3,345	\$11,807	\$157,423	0	3345
8	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$8,642	\$3,165	\$11,807	\$148,961	0	3165
8.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$8,825	\$2,982	\$11,807	\$140,319	0	2982
9	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$9,013	\$2,794	\$11,807	\$131,494	0	2794
9.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$9,204	\$2,603	\$11,807	\$122,481	0	2603
10	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$9,400	\$2,407	\$11,807	\$113,277	0	2407
10.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$9,600	\$2,207	\$11,807	\$103,877	0	2207
11	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$9,804	\$2,003	\$11,807	\$94,277	0	2003
11.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$10,012	\$1,795	\$11,807	\$84,473	0	1795
12	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$10,225	\$1,582	\$11,807	\$74,461	0	1582
12.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$10,442	\$1,365	\$11,807	\$64,236	0	1365
13	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$10,664	\$1,143	\$11,807	\$53,794	0	1143
13.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$10,890	\$917	\$11,807	\$43,130	0	917
14	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$11,122	\$685	\$11,807	\$32,240	0	685
14.5	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$11,358	\$449	\$11,807	\$21,118	0	449
15	1,084,334	0 \$	1,084,334	2.19974	\$	11,926	11,807	\$11,600	\$207	\$11,807	\$9,760	0	207
					\$322,002	\$3,213	\$318,789	\$241,491	\$77,298	\$318,789		\$14,651	

NOTE: This information is provided to assist in analyzing the specific request to the TIF committee. This information is subject to change based on actual tax assessments. This schedule assumes a 69.5% real estate valuation and a 1.0 debt coverage ratio. The actual TIF amount available to fund site specific project cost will change based on the cost of public improvements.

ASSUMPTIONS:
 1. Assume No Pre-Development Base
 2. Loan Amount: \$225,000
 3. Interest Rate: 4.25%
 4. Project Hard Cost: \$1,560,193
 5. Increment Base: \$1,084,334

Original Loan Amount \$225,000
 Capitalized Interest \$14,651
 Loan Balance Remaining \$0

Est. Annual Incremental Tax Payment \$ 23,852

Max. Potential \$239,651

Tax Increment Financing (TIF) Application

Project Name: South Omaha Surgical Center

Project Legal Description: Legal Description: The east 60 feet of the west 93 feet of the north 112.2 feet of tax lot 25 in the SW ¼ of the NW ¼ of the section 34-15-13 of the 6th P.M., Douglas County, Nebraska.

Project Address: 3201 South 24th Street, Omaha, NE 68108

Property Owner/Applicants Name: South Omaha Surgical Center Realty, LLC

Principals:

Jorge Sotolongo, MD

Home Address: 13404 Bedford Avenue, Omaha, NE 68164

Phone Number: 402-880-9656

Email address: jfsotolongo29@icloud.com

Dan Borvan, Master of Science Degree in Nurse Anesthesia

Home Address: 1861 Grand Prairie Drive, New Lenox, IL 60451

Phone number: 708-253-7258

Email: dborvan@gmail.com

Estimated Total Project Cost: \$2,676,945.00

TIF Request: \$371,670.00

New Construction: NO

Rehabilitation: YES

Proposed Project Size:

Gross Sq Ft: 5,342

Net Sq Ft: 4,929

Of Acres: 0.155

Lot Parcel Sizes: 60.25' x 112.20'

LIHTC Project: NO

Historic Tax Credit: NO

Previous Zoning: R7 Residential

Current Use: BAR

Proposed Use: AMBULATORY SURGICAL CENTER

Current Zoning: CC-AC11

Proposed Zoning: CC-AC11

Current Annual Real Estate Taxes: \$1,651.54

Property Information

Parcel Number: 0230780000

Key Number: 3078 0000 02

Property Address: 3201 SOUTH 24 STREET

Legal Description: LANDS SECT 34 TOWN 15 RANGE 13

Current Assessed Tax Valuation: \$77,400.00

Tax Information for 2013

Taxable Value: \$77,400.00 [Assessor's Valuation Page](#)

Tax Levy: 2.19974 [Lewy Info](#)

Tax Amount: \$1,651.54 [Make a Payment](#)

Narrative:

Omaha has become an inclusive community. A community that values diversity and develops infrastructure embracing cultural differences and moves forward in full partnership with employers, colleges and universities, non-profit organizations and health care providers to attract and retain diverse ethnic, multicultural and multilingual people to promote business success, social development and community engagement.

The SOSC will provide access to high quality surgical services to all people. The Center's goal is to build a diverse, multicultural and multilingual team of surgeons and nurses to support the growth of South Omaha but also the growth in surrounding communities such as North Omaha, Bellevue, Ralston, Papillion, Council Bluff, East Omaha, Elkhorn and other communities within a 25 miles radius.

The owner, Dr. Jorge Sotolongo, currently sees patients from Fremont, Norfolk, Columbus, Schuyler, Clarinda, Denison and Harlan. People travel from as far as Texas to seek health care services from Dr. Sotolongo's multicultural and multilingual team. Once the SOSC is open, it will attract people from multiple locations and create substantial business growth for Omaha.

In addition, the SOSC will collaborate with existing health care neighborhood clinics such as the Hope Center, One World Community Health Care Center, and the Ponca Tribe Clinic as well as many local family practice and internal medicine physicians/clinics, to ensure that all patients in our ethnically diverse communities have affordable access high quality services. Currently One World Community Health Center, the Hope Center and the Ponca Tribe Clinic provide only family practice care. The SOSC will complement their services by providing ambulatory surgical care to patients; therefore, no duplication of services will occur.

Furthermore, the already announced future relocation of the surgical services area from Alegant-Creighton Medical Center to Bergan-Mercy Medical Center in West Omaha will leave a huge gap for these types of services in the south, east and north Omaha geographical areas. Access to quality, affordable surgical services for all residents of south, east and north Omaha is a core principle for the SOCS. Our surgical location will be easy to reach and convenient for these populations.

The SOSC project will contribute substantially to the local economy with a remarkable initial investment of over two million dollars for construction, medical equipment and the initial six months start-up expenses. The SOSC project will create fifty (50) to sixty (60) new job opportunities and, in doing, so will contribute to the economic development of this community and its families.

The SOSC is committed to meeting the health surgical needs of multicultural, multilingual and diverse Hispanic, African-American, Asians, Sudanese, Burmese and other minority populations residing in south, east and north Omaha by eliminating health, cultural and linguistic barriers and facilitating easy access to surgical care.

A. Detailed Project Description:

- The structure currently standing on the property is owned by South Omaha Surgical Center Real Estate, the principals of which are Dr. Sotolongo and Mr. Borvan. It will be redesigned and updated to provide a location for an outpatient surgical center. The space will include a waiting room and reception areas, patient and employee toilets and a janitorial/mechanical room. Basement access will be available.
- Two pre-operation/examination rooms will be built and equipped. A fully equipped surgery room with nurse's station and sterile work area will be on the main level in addition to two recovery rooms. There will be adequate space for soiled material and a laundry chute will allow access to the basement laundry area.
- The basement will be rebuilt to include a staff lunch room, a conference room and space for community meetings. A fully equipped laundry room in the basement is in addition to a laundry area available on the main level. Storage area in the basement will be available.
- Parking behind the building will allow for 1 stall per 500 square feet. This amount of parking is typical for locations offering hospital services.
- The project will involve removing interior walls and re-insulating and re-roofing the structure. Interior floor coverings and wall coverings will be installed of a type needed for a surgical facility.

Project Data-South Omaha Surgical Center 24th And Vinton

Total Building Area Remodeled: 2,874 SF

Total Land (TIF) Area: 2,874 SF

Price Per Sq Ft: \$298 to \$345.00

B. Land Use Plan:

The bar currently located on the identified land stands vacant and will be remodeled to house the SOSOC.

C. Zoning-Current and Proposed:

- Current-CC-AC1
- Proposed-CC-AC1

D. Public Improvement: Sidewalks will be needed along the 24th Street and Vinton Street corridors. Burial of existing electrical cables and other infrastructure will be needed.

E. Historical Status:N/A

Sources of Funds

Owner Equity	\$ 305,275.00
Biz Capital	\$2,000,000.00
TIF Financing	\$ <u>371,670.00</u>

Total: **\$2,676,945.00**

Use of Funds-(complete where applicable)

1. Land Acquisition& Building Acquisition	\$ 87,000.00
2. Construction Hard Costs or Rehabilitation Costs	\$1,700,000.00
3. Capital/Equipment Costs	\$ 495,826.00
4. Financing Fees(SBA Fee, Closing Costs)	\$ 53,750.00
5. Start-up costs	\$ 91,000.00
6. Soft Cost	\$ <u>249,369.00</u>

Total Uses of Funds and Total Project Costs: **\$2,676,945.00**

Project Data-South Omaha Surgical Center 24th And Vinton

Total Building Area Remodeled: 2,874 SF

Total Land (TIF) Area: 2,874 SF

Price Per Sq Ft: \$298 Up to \$345.00

Development Financing Plan: Attached

Bank Construction Loan (Biz Capital) \$2,000,000.00

Interest Rate: WSJ Prime Rate plus 1% (4.25% as of 6/13/2014) fixed for 60 months then readjusting on the 61st month; then readjusting on the 97th month; then readjusting on the 132nd month.

Amortization: 12 year term, interest only for 12 months, 11 years amortization

Term: 12 months interest only proceeded by 132 Monthly Principal & Interest Payments in the amount of \$18,994. The payments will fully amortize the loan over 11 years.

TIF Loan (Biz Capital) \$371,670.00 *(to be revised to reflect TIF Loan Amount)*

Interest Rate: Wall Street Journal Prime Rate plus 1% (4.25% as of 6/13/2014) fixed for 60 months; then readjusting on the 61st month; then readjusting on the 97th month; then readjusting on the 132nd month.

Amortization: As dictated by the semi-annual TIF funding. The payments will fully amortize the loan over 12 years.

Term: Twelve year term.

Evidence That The Project Meets Criteria

1. The project is located within a blighted Community Redevelopment area.
2. The use of TIF will not result in a loss of pre-existing tax revenues to the county, city or other taxing jurisdictions. Since the location where the SOSC will be built has been vacant for more than a year, no sales tax revenue has been generated. Sales taxes will be generated from those taxable services and supplies. Once the surgical center is built, it will generate increased property taxes for the county and other taxing jurisdictions.
3. This project is not economically feasible without the use of Tax Increment Financing (see Application Requirement E). TIF ensures the rehabilitation of the current structure, the addition of needed infrastructure and enhancement of the location. It is only with the help of TIF that the currently vacant land will be put to use as a needed service to the community.
4. The SOSC furthers the objectives of the City's Comprehensive Plan by creating an opportunity to business leaders to invest in a distressed community, to revitalize the environment, rehabilitate the existing structure, and create jobs in underserved communities. Revitalization of the 24th & Vinton corner, where the SOSC will be located, will help encourage more investment to this areas, thereby strengthening areas that haven't seen new investment for years. This project will use state-of-the-art- equipment and technology combined with a highly skilled, compassionate, multi-lingual and culturally competent staff to deliver cost effective ambulatory surgical care to South Omaha and its surrounding communities. The land is currently occupied by a vacant bar and an aged, deteriorating building. The project will complement the revitalization of the Vinton Business District to make South Omaha a stable and safe community for all. Once the SOSC is open, it will attract people from different cities and surrounding communities to create substantial business growth for Omaha.

Cost-Benefits Analysis

1. The use of TIF will not result in tax shifts. Actual level of taxes will continue to flow to the current taxing entities and only the increased value of revenues resulting for the improvements will be applied to the cost of the improvements.
2. This project will not generate community public service. Currently, a police station and a fire department are located within close proximity to the proposed location. There is a bus line that currently services the main streets near the proposed location.
3. The development of the surgical center will not have a negative impact on employers/employees of South Omaha. On the contrary, the SOSC will provide much-needed services to those in the community that experience pain management related injuries and are in need of surgical procedures but wish to avoid the inconvenience and loss of work time that necessarily accompanies hospitalizations. The benefit to employers and employees will be in minimizing down time and loss of income.
4. There will be no negative impact to employers/employees outside the boundaries of the redevelopment area. Again, the surgical center will offer employers outside the boundaries a solution when their employees encounter work related injuries.
5. Other impacts:
 - a. The development of the SOSC will provide a two million dollar investment into a distressed community.
 - b. The SOSC will provide a location for prominent physicians to come to South Omaha to provide high quality health care services at low cost to the people of South Omaha and surrounding communities.
 - c. Once the SOSC is open, it will add a minimum of sixty new high paying employment opportunities within the facility.
 - d. In addition, the surgical center will generate opportunities for small businesses to provide housekeeping services, maintenance, lab services, laundry and linen services and many other contracted services to ensure the surgical center is properly functioning.

INVESTMENT COST SUMMARY

Project Timeline: Starting July-Completed by October

3 Year Pro-Forma: Attached

ROI Analysis-“But For: Attached

Provide Employment Information

Job Creation/Retention Figures

Permanent Jobs (FTEs)	20
Part-time Jobs	40
TOTAL	60

Total Jobs CREATED	60
TOTAL	60

Job Creation/Retention Types	Mark As Needed
Management	X
Technical	X
Register Nurse	X
Sales/Marketing	X
Clerical/Administration	X
Clerk/Services	X
General Labor	X
Billing/Coding	X
Accounting	X
Material Management	X
Scheduling	X
Collection	X
Front Desk	X
Cleaning Services	X
Laundry Services	X

Snow Removal Services	X
Yard Services	X

Anticipated Annual Payroll for Full-Time & Part-Time Jobs

2015	\$1,040,773.00
2016	\$1,297,740.00
2017	\$1,708,140.00

Estimated Number of Construction Jobs Created As A Result Of This Project: 30

Estimated time for construction is 4 months

\$15.00/hr X 8 hours a day	=	\$120.00/a day
\$120.00/day X 5 days	=	\$600.00/week
\$600.00/week X 4 weeks	=	\$2,400.00/month
\$2,400.00/month X 4 months	=	\$9,600.00 per worker

Anticipated Payroll for Construction Jobs=\$288,000.00

Dr. Jorge Sotolongo will be the authorized signor for the South Omaha Surgical Center TIF Application

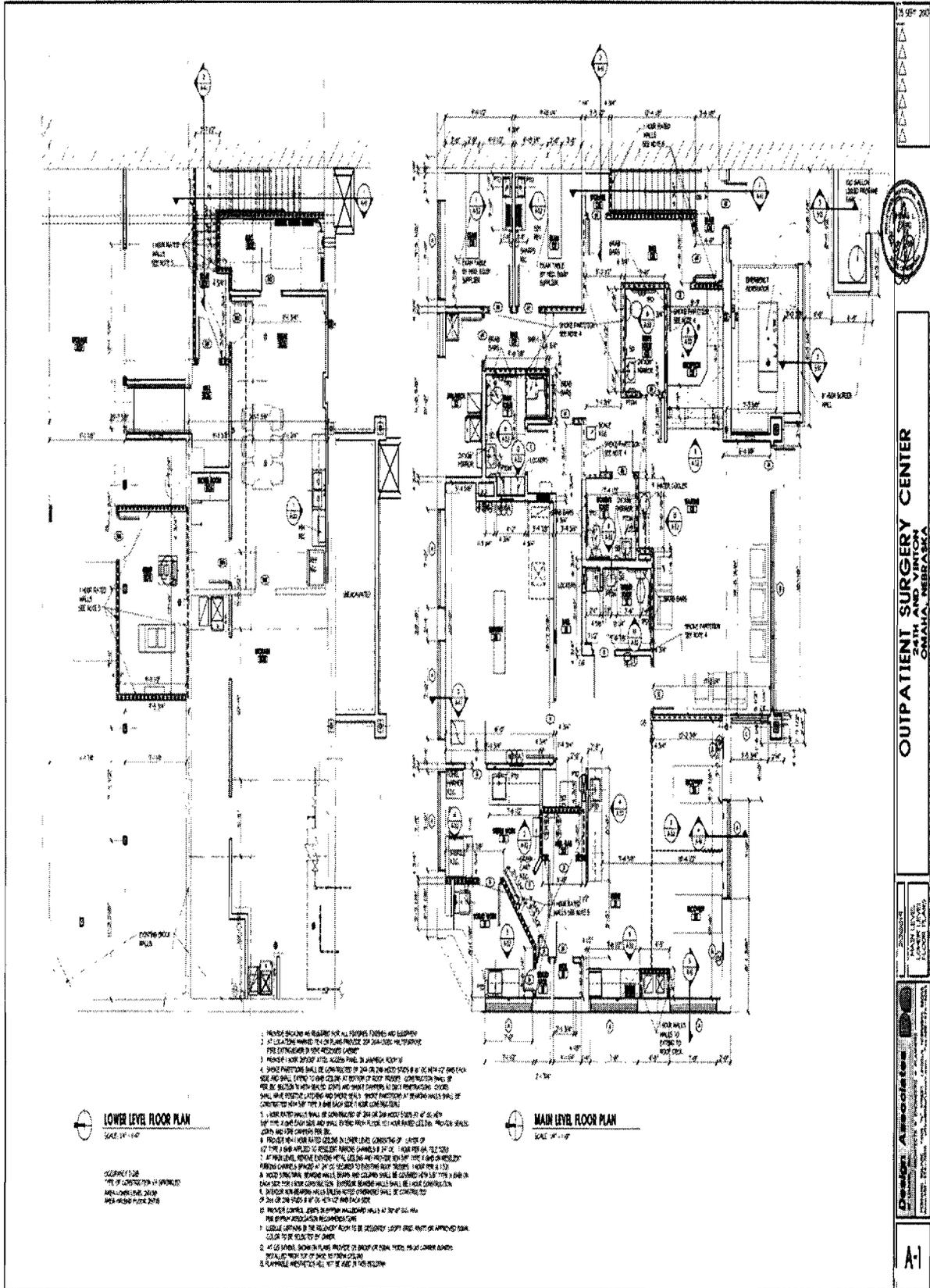
**Statement and Demonstration That the Project
Would Not Proceed Without the Use of TIF**
Application Requirement "E"

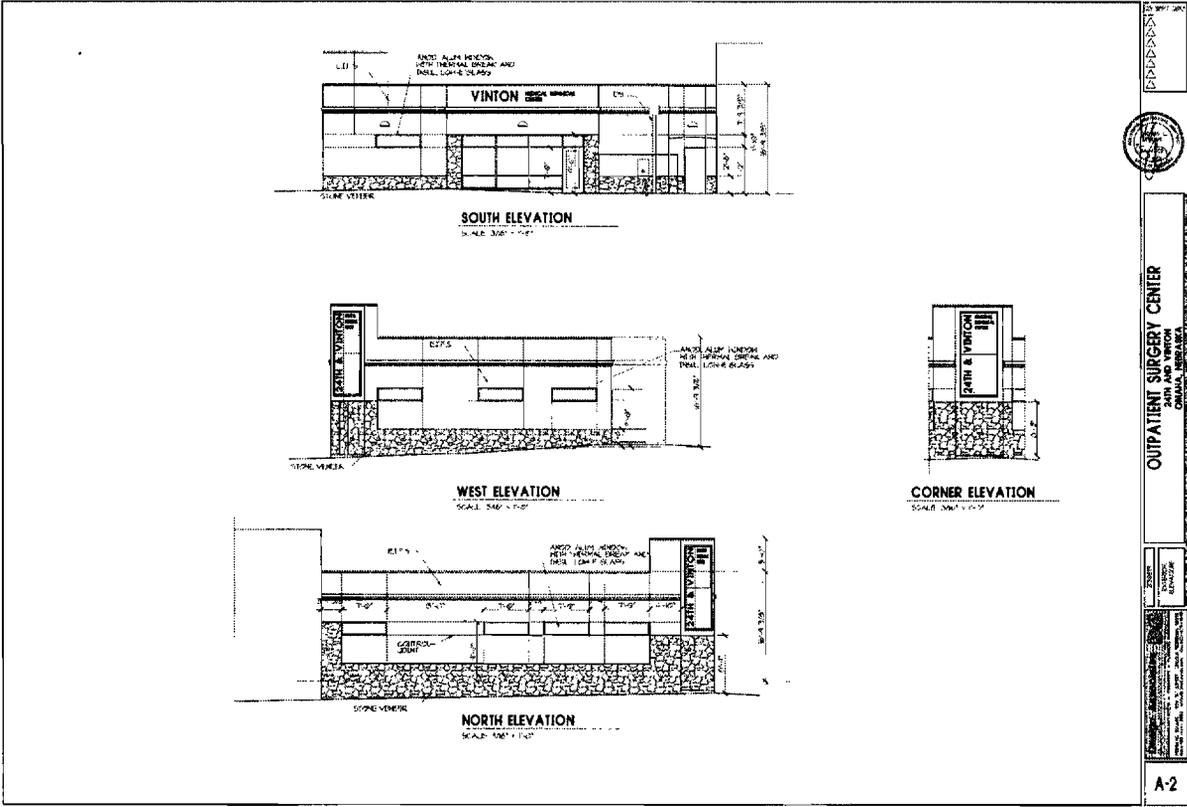
Without the successful incorporation of Tax Increment Financing, it will not be economically feasible to proceed with this project. TIF, in addition to the owners' available equity (the existing building and land), the owners' personal contributions to the project and business financing options, forms the critical basis for this project to be economically viable.

Below is a summary of the project costs with and without TIF:

	WITH TIF	WITHOUT TIF
Sources of Funds		
Owner Equity (Value of existing land/bldg.)	\$ 87,000.00	\$ 87,000.00
Other Financing-BIZ	\$2,000,000.00	\$2,000,000.00
Owner Contribution	\$ 218,275.00	\$218,275.00
TIF Financing-USBANK	\$ <u>371,670.00</u>	<u>\$00.00</u>
Total:	\$2,676,945.00	\$2,305,275.00
	Cost of Project: \$2,676,945.00	\$2,676,945.00
Shortfall		(\$371,670.00)

Without Tax Increment Financing, there will be insufficient financing available to complete the rehabilitation/construction portion of the project. The partners have determined that they will not be in a position to begin the project without TIF. In addition to the \$1,787,000.00 rehabilitation and construction costs of the project (which includes the owners' equity value of the existing land and building) and equipment costs of \$495,200.00, significant start up costs such as payroll, organizational expenses and other TIF ineligible, out of pocket costs for the project total \$1,269,366.00. The total cost of the project cannot be met without TIF financing.





12 11 10 9 8 7 6 5 4 3 2 1
 VINTON
 OUTPATIENT SURGERY CENTER
 1000 W. 10TH ST.
 CHANDLER, ARIZONA 85224
 FAIR & VINTON ARCHITECTS
 1000 W. 10TH ST.
 CHANDLER, ARIZONA 85224
 A-2

Tax Increment Financing (TIF) Application

Project Name: South Omaha Surgical Center, Realty LLC

Project Legal Description:Legal Description: The east 60 feet of the west 93 feet of the north 112.2 feet of tax lot 25 in the SW ¼ of the NW ¼ of the section 34-15-13 of the 6th P.M., Douglas County, Nebraska.

Project Address:3201 South 24th Street, Omaha, NE 68108

Property Owner/Applicants Name: South Omaha Surgical Center Real Estate

Principals:

Jorge Sotolongo, MD

Home Address: 13404 Bedford Avenue, Omaha, NE 68164

Phone Number: 402-880-9656

Email address: jfsotolongo29@icloud.com

Dan Borvan, Master of Science Degree in Nurse Anesthesia

Home Address:1861 Grand Prairie Drive, New Lenox, IL 60451

Phone number: 708-253-7258

Email: dborvan@gmail.com

Estimated Total Project Cost:\$2,676,945.00

TIF Request: \$371,670.00

New Construction:NO

Rehabilitation: YES

Proposed Project Size:

Gross Sq Ft: 5,342

Net Sq Ft: 4,929

Of Acres: 0.155

Lot Parcel Sizes: 60.25' x 112.20'

LIHTC Project: NO

Historic Tax Credit: NO

Previous Zoning: R7 Residential

Current Use: BAR

Proposed Use: AMBULATORY SURGICAL CENTER

Current Zoning:CC-AC11

Proposed Zoning:CC-AC11

Current Annual Real Estate Taxes: \$1,651.54

Property Information

Parcel Number: 0230780000

Key Number: 3078 0000 02

Property Address: 3201 SOUTH 24 STREET

Legal Description: LANDS SECT 34 TOWN 15 RANGE 13

Current Assessed Tax Valuation:\$77,400.00

Tax Information for 2013

Taxable Value: \$77,400.00 [Assessor's Valuation Page](#)

Tax Levy: 2.19974 [Lewy Info](#)

Tax Amount: \$1,651.54 [Make a Payment](#)

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- Parking behind the building will allow for 1 stall per 500 square feet. This amount of parking is typical for locations offering hospital services.
- The project will involve removing interior walls and re-insulating and re-roofing the structure. Interior floor coverings and wall coverings will be installed of a type needed for a surgical facility.

Project Data-South Omaha Surgical Center 24th And Vinton

Total Building Area Remodeled: 2,874 SF

Total Land (TIF) Area: 2,874 SF

Price PerSq Ft: \$298 to \$345.00

B. Land Use Plan:

The bar currently located on the identified land stands vacant and will be remodeled to house the SOSOC.

C. Zoning-Current and Proposed:

- Current-CC-AC11
- Proposed-CC-AC1

D. Public Improvement: Sidewalks will be needed along the 24th Street and Vinton Street corridors. Burial of existing electrical cables and other infrastructure will be needed.

E. Historical Status:N/A

Sources of Funds

Owner Equity	\$ 305,275.00
Biz Capital	\$2,000,000.00
TIF Financing	\$ <u>371,670.00</u>

Total: **\$2,676,945.00**

Use of Funds-(complete where applicable)

1. Land Acquisition & Building Acquisition	\$87,000.00
2. Construction Hard Costs or Rehabilitation Costs	\$1,700,000.00
3. Capital/Equipment Costs	\$ 495,826.00
4. Financing Fees(SBA Fee, Closing Costs)	\$ 53,750.00
5. Start up costs	\$ 91,000.00
6. Soft Cost	\$ <u>249,369.00</u>

Total Uses of Funds and Total Project Costs: \$2,676,945.00

Project Data-South Omaha Surgical Center 24th And Vinton

Total Building Area Remodeled: 2,874 SF

Total Land (TIF) Area: 2,874 SF

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Development Financing Plan: Attached

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Interest Rate:WSJ Prime Rate plus 1% (4.25% as of 6/13/2014)fixed for 60 months then readjusting on the 61st month; then readjusting on the 97th month; then readjusting on the 132nd month.

Amortization: 12 year term, interest only for 12 months, 11 years amortization

Term: 12 months interest only proceeded by 132 Monthly Principal & Interest Payments in the amount of \$18,994. The payments will fully amortize the loan over 11 years.

TIF Loan (Biz Capital) \$371,670.00

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Amortization: As dictated by the semi-annual TIF funding. The payments will fully amortize the loan over 12 years.

Term: Twelve year term.

Rehabilitation Construction Costs

Rehabilitation Construction Costs

Land/Building Acquisition	\$	87,000.00
Architectural Design		75,000.00
Developer Fees		170,000.00
Materials and Supplies		31,807.00
Demolition		29,148.00
Site Preparation		15,000.00
Exterior Removal Brick		6,444.00
Structural Steel (Unload & Erect)		9,000.00
Concrete (Interior & Repair)		3,000.00
Exterior Concrete		43,684.00
Aluminum, Glass and Glazing		17,763.00
Electrical (including generator)		153,000.00
Test & Training – Generator		600.00
Plumbing		196,590.00
Painting		14,113.00
Carpentry Labor		42,500.00
Roofing		25,700.00
Plus 60 mil men		750.00
HVAC & Medical Gases		138,735.00
Green area		12,000.00
Excavation & Burial of Electrical Cables		65,000.00
Landscaping		5,000.00
Sprinkler System		18,000.00
Fire Sprinkler New Water Service		22,000.00
Floor Covering		29,000.00
Dry wall (Insulation/Channels)		58,600.00
Doors Frames & Hardware		27,000.00
Elevator & expansion of main floor/basement		465,657.00
Miscellaneous (Med Containers, Curtains, etc.)		25,000.00

Total Costs \$1,787,000.00
Less Land/Building Acquisition (87,000.00)

\$1,700,000.00

Evidence That The Project Meets Criteria

1. The project is located within a blighted Community Redevelopment area.
2. The use of TIF will not result in a loss of pre-existing tax revenues to the county, city or other taxing jurisdictions. Since the location where the SOSC will be built has been vacant for more than a year, no sales tax revenue has been generated. Sales taxes will be generated from those taxable services and supplies. Once the surgical center is built, it will generate increased property taxes for the county and other taxing jurisdictions.
3. This project is not economically feasible without the use of Tax Increment Financing (see Application Requirement E). TIF ensures the rehabilitation of the current structure, the addition of needed infrastructure and enhancement of the location. It is only with the help of TIF that the currently vacant land will be put to use as a needed service to the community.
4. The SOSC furthers the objectives of the City's Comprehensive Plan by creating an opportunity to business leaders to invest in a distressed community, to revitalize the environment, rehabilitate the existing structure, and create jobs in underserved communities. Revitalization of the 24th & Vinton corner, where the SOSC will be located, will help encourage more investment to this areas, thereby strengthening areas that haven't seen new investment for years. This project will use state-of-the-art- equipment and technology combined with a highly skilled, compassionate, multi-lingual and culturally competent staff to deliver cost effective ambulatory surgical care to South Omaha and its surrounding communities. The land is currently occupied by a vacant bar and an aged, deteriorating building. The project will complement the revitalization of the Vinton Business District to make South Omaha a stable and safe community for all. Once the SOSC is open, it will attract people from different cities and surrounding communities to create substantial business growth for Omaha.

Cost-Benefits Analysis

1. The use of TIF will not result in tax shifts. Actual level of taxes will continue to flow to the current taxing entities and only the increased value of revenues resulting for the improvements will be applied to the cost of the improvements.
2. This project will not generate community public service. Currently, a police station and a fire department are located within close proximity to the proposed location. There is a bus line that currently services the main streets near the proposed location.
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INVESTMENT COST SUMMARY

Project Timeline: Starting July-Completed by October

3 Year Pro-Forma: Attached

ROI Analysis-“But For: Attached

Provide Employment Information

Job Creation/Retention Figures

Permanent Jobs (FTEs)	20
Part-time Jobs	40
TOTAL	60

Total Jobs CREATED	60
TOTAL	60

Job Creation/Retention Types	Mark As Needed
Management	X
Technical	X
Register Nurse	X
Sales/Marketing	X
Clerical/Administration	X
Clerk/Services	X
General Labor	X
Billing/Coding	X
Accounting	X
Material Management	X
Scheduling	X
Collection	X
Front Desk	X
Cleaning Services	X
Laundry Services	X

Snow Removal Services	X
Yard Services	X

Anticipated Annual Payroll for Full-Time & Part-Time Jobs

2015	\$1,040,773.00
2016	\$1,297,740.00
2017	\$1,708,140.00

Estimated Number of Construction Jobs Created As A Result Of This Project: 30

Estimated time for construction is 4 months

\$15.00/hr X 8 hours a day	=	\$120.00/a day
\$120.00/day X 5 days	=	\$600.00/week
\$600.00/week X 4 weeks	=	\$2,400.00/month
\$2,400.00/month X 4 months	=	\$9,600.00 per worker

Anticipated Payroll for Construction Jobs=\$288,000.00

Dr. Jorge Sotolongo will be the authorized signor for the South Omaha Surgical Center TIF Application

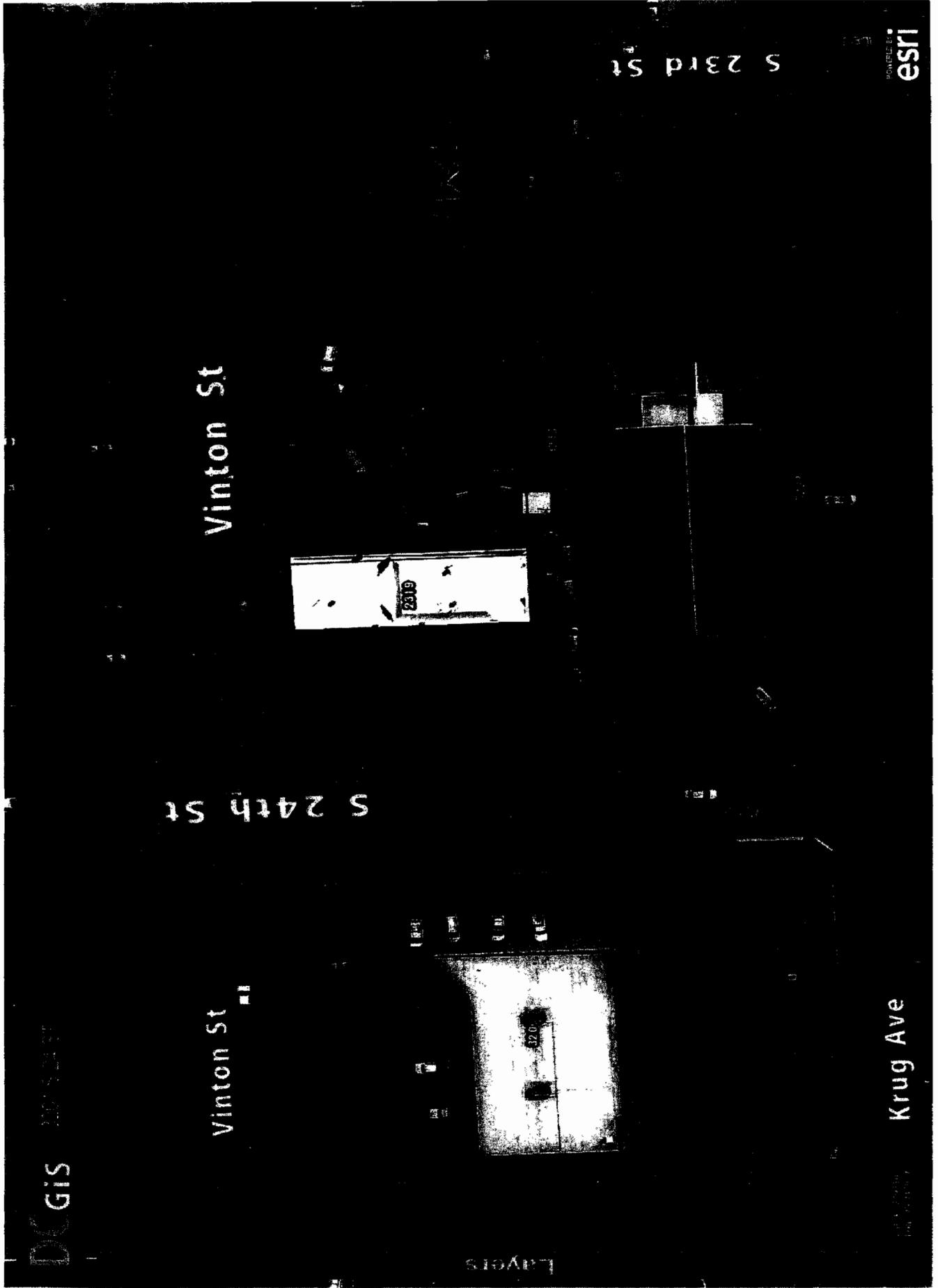
**Statement and Demonstration That the Project
Would Not Proceed Without the Use of TIF**
Application Requirement "E"

Without the successful incorporation of Tax Increment Financing, it will not be economically feasible to proceed with this project. TIF, in addition to the owners' available equity (the existing building and land), the owners' personal contributions to the project and business financing options, forms the critical basis for this project to be economically viable.

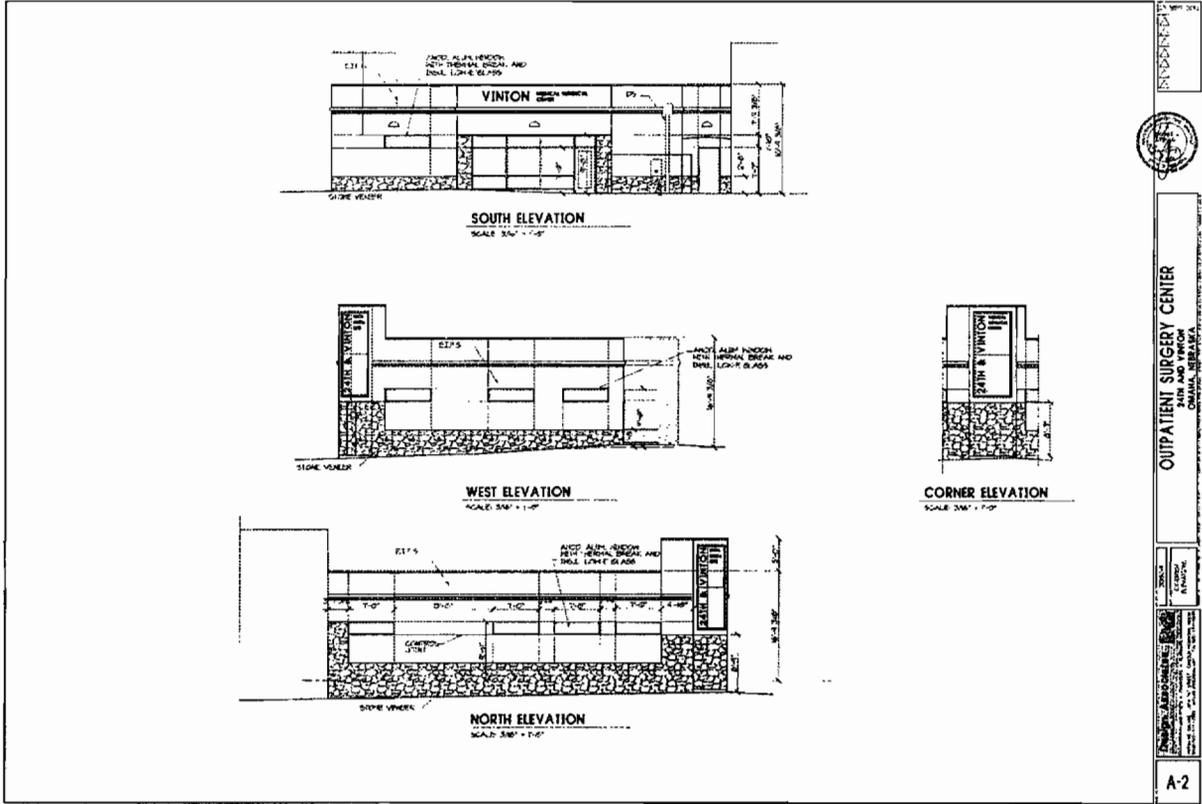
Below is a summary of the project costs with and without TIF:

	WITH TIF	WITHOUT TIF
Sources of Funds		
Owner Equity (Value of existing land/bldg.)	\$ 87,000.00	\$ 87,000.00
Other Financing-BIZ	\$2,000,000.00	\$2,000,000.00
Owner Contribution	\$ 218,275.00	\$218,275.00
TIF Financing-USBANK	\$ <u>371,670.00</u>	<u>\$00.00</u>
Total:	\$2,676,945.00	\$2,305,275.00
	Cost of Project: \$2,676,945.00	\$2,676,945.00
Shortfall		(\$371,670.00)

Without Tax Increment Financing, there will be insufficient financing available to complete the rehabilitation/construction portion of the project. The partners have determined that they will not be in a position to begin the project without TIF. In addition to the \$1,787,000.00 rehabilitation and construction costs of the project (which includes the owners' equity value of the existing land and building) and equipment costs of \$495,200.00, significant start up costs such as payroll, organizational expenses and other TIF ineligible, out of pocket costs for the project total \$1,269,366.00. The total cost of the project cannot be met without TIF financing.

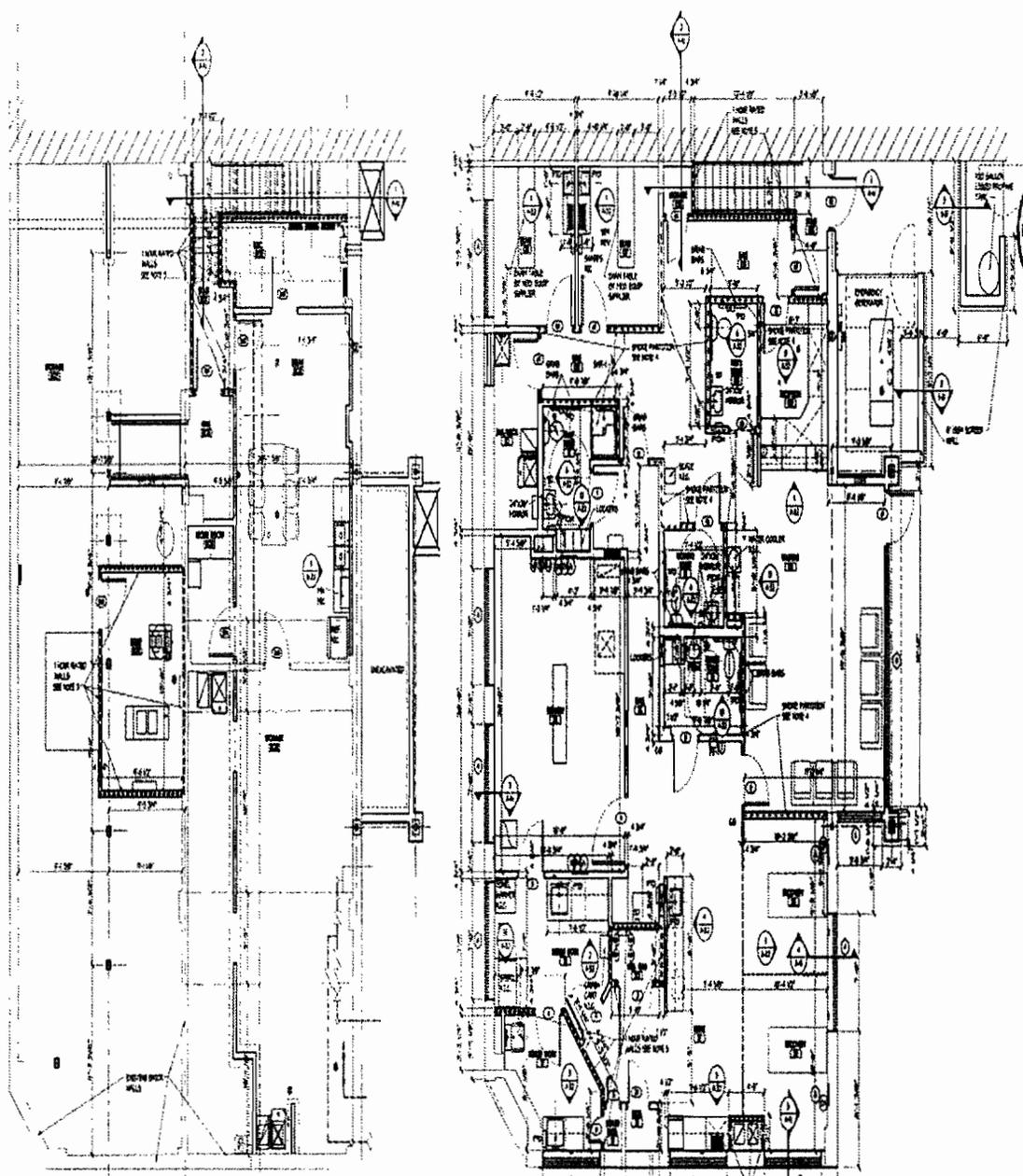


SITE PLAN



INDIANAPOLIS

OUTPATIENT SURGERY CENTER
 DANIEL J. VINTON
 ARCHITECT
 OMAHA, NEBRASKA
 PROJECT NO. 15-001
 SHEET NO. A-2
 DATE: 11/15/15



OUTPATIENT SURGERY CENTER
GENERAL CONTRACTOR

LOWER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

DATE: 08/11/05
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN

MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1. PROVIDE CURBS AS REQUIRED FOR ALL FINISH FLOORS AND BARRIERS.
2. ALL LOCATIONS MARKED WITH AN 'X' ARE PROVIDED FOR JOINTS AND REPAIRS. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE CONTRACTOR.
3. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
4. FLOOR FINISHES SHALL BE COMPLETED TO THE TOP OF THE FLOOR SLAB AT ALL JOINTS AND PROVIDE SET AND SHALL EXTEND TO THE BOTTOM OF THE FLOOR FINISH. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FLOOR FINISHES AND SHALL PROVIDE PROTECTION AT ALL JOINTS AND PROVIDE PROTECTION AT ALL JOINTS AND PROVIDE PROTECTION AT ALL JOINTS AND PROVIDE PROTECTION AT ALL JOINTS.
5. HIGH WARD WALLS SHALL BE COMPLETED TO THE TOP OF THE FLOOR SLAB AT ALL JOINTS AND PROVIDE SET AND SHALL EXTEND TO THE BOTTOM OF THE FLOOR FINISH. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FLOOR FINISHES AND SHALL PROVIDE PROTECTION AT ALL JOINTS AND PROVIDE PROTECTION AT ALL JOINTS.
6. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
7. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
8. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
9. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
10. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
11. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
12. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
13. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
14. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.
15. PROVIDE FLOOR JOINTS AT ALL WALLS, CORNERS, AND ROOM DIVISIONS.

DATE: 08/11/05
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN

B I Z

C A P I T A L

TERM SHEET South Omaha Surgical Center

THIS TERM SHEET IS INTENDED AS AN OUTLINE ONLY AND DOES NOT PURPORT TO SUMMARIZE ALL THE TERMS, CONDITIONS, COVENANTS, REPRESENTATIONS, WARRANTIES OR OTHER PROVISIONS WHICH WOULD BE CONTAINED IN DEFINITIVE LEGAL DOCUMENTATION OF THE FINANCING TRANSACTION CONTEMPLATED HEREIN. THE ACTUAL TERMS AND CONDITIONS UPON WHICH THE LENDER MIGHT EXTEND CREDIT TO THE BORROWER ARE SUBJECT TO SATISFACTORY REVIEW OF DOCUMENTATION, AND SUCH OTHER TERMS AND CONDITIONS AS MAY BE DETERMINED BY THE LENDER AND ITS COUNSEL.

LENDER: BizCapital BIDCO I, LLC (and/or any affiliate)

BORROWER(S): South Omaha Surgical Center Realty, LLC

PERSONAL GUARANTOR(S): Jorge Sotolongo, Elvira Rios and Daniel Borvan

CORPORATE GUARANTOR: South Omaha Surgical Center, LLC
S&R Development, LLC,
Borvan Properties, Inc.

PURPOSE OF LOAN: Renovations to commercial building for new surgery center

LOAN PROGRAM: Conventional

LOAN AMOUNT(S): \$371,670

LOAN SOURCES & USES:

ITEM	BORROWER	BIZ-CAPITAL
Attorney Fees estimated	\$4,000	
Renovations/construction		\$371,670
TOTAL	\$4,000	\$371,670

SBA 7a loan: Lender will provide borrower with a separate SBA 7a loan in the amount of \$2,000,000 to complete the construction of a surgery center, equipment, vehicles, and working capital. A separate term sheet will be provided.

INTEREST RATE: Wall Street Journal Prime Rate plus 1% (4.25% as of 6/13/2014) for 60 months then readjusting on the 61st month; then readjusting on the 97th month; then readjusting on the 132nd month.

TERM SHEET

TERM:	12 year term
REPAYMENT TERMS:	As dictated by the semi-annual TIF funding. The payments will fully amortize the loan over 12 years.
PRE-PAYMENT PENALTY:	none
COLLATERAL:	Assignment of TIF District tax receipts Second lien position to all collateral in SBA 7a loan with Lender subject to a first lien amount of \$2,000,000.
LIFE INSURANCE:	N/A
LEGAL:	All legal, including income tax and regulatory matters shall be satisfactory to the Lender. Borrower must notify Lender of any pending or prior lawsuits, liens and judgments against the guarantor or subject business.
NO DEFAULT, NO MATERIAL ADVERSE CHANGE:	No default or un-matured default shall exist on the Initial Funding Date. No change in the condition (financial or otherwise), operations, performance, properties or prospects of the Borrower or Guarantor(s) shall have occurred prior to the Initial Funding Date.
CUSTOMARY DOCUMENTS:	Receipt by the Lender of other customary closing documentation, including, without limitation, legal opinions, all in acceptable form and substance.
COSTS AND EXPENSES:	All costs and expenses incurred in the due diligence, preparation and administration of this transaction, including all legal expenses and AUP reports shall be paid by the Borrower.
GOVERNING LAW:	The Loan Documents shall be governed by the substantive laws of the State of Nebraska (without reference to conflict of law principles).
DOCUMENTATION:	May be a combination of Internally Prepared and Attorney Prepared.

TERM SHEET

CONDITIONS TO LENDING

- a) Loan approval of the Lender and the Small Business Administration ("SBA") under the terms & conditions presented.
- b) The Borrower must be qualified under federal and state NMTC laws and regulations.
- c) The Loan Documents shall be in form and substance acceptable to the Lender.
- d) Usual and customary due diligence.
- e) TIF approval satisfactory to Lender

NEEDS LIST TO BEGIN UNDERWRITING

- 1. Completed SBA Package
- 2.

ORAL AGREEMENTS OR COMMITMENTS TO LOAN MONEY, EXTEND CREDIT OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT INCLUDING PROMISES TO EXTEND OR RENEW SUCH DEBT ARE NOT ENFORCEABLE. TO PROTECT YOU (BORROWER) AND US (LENDER) FROM MISUNDERSTANDING OR DISAPPOINTMENT, ANY AGREEMENTS WE REACH COVERING SUCH MATTERS ARE CONTAINED IN THIS WRITING, WHICH IS THE COMPLETE AND EXCLUSIVE STATEMENT OF THE AGREEMENT BETWEEN US, EXCEPT AS WE MAY LATER AGREE IN WRITING TO MODIFY IT; AND, IN ANY EVENT, AS SUPERSEDED BY LOAN DOCUMENTS SIGNED BY YOU AND ACCEPTED BY US.

If you are in agreement with the above please sign and return this document with a check in the amount of **\$2,000** which will be credited to closing costs and fees at closing. If not accepted prior to **6/18, 2014**, the terms presented in this term sheet will expire.

Agreed to:

Borrower:

South Omaha Surgical Center Realty, LLC

By: _____
S&R Development, LLC
Jorge Sotolongo, M.D, Managing member

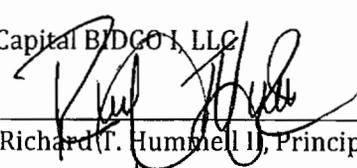
Dated: _____

By: _____
Borvan Properties, Inc.
Daniel Borvan, Managing Member

Dated: _____

Agreed to:

BizCapital BIDCO I, LLC

By: 
Richard F. Hummel II, Principal

Dated: 6/13/14

B I Z

C A P I T A L

TERM SHEET South Omaha Surgical Center, LLC

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LENDER: BizCapital BIDCO I, LLC (and/or any affiliate)

BORROWER(S): South Omaha Surgical Center Realty, LLC and South Omaha Surgical Center, LLC, Co-Borrowers

PERSONAL GUARANTOR(S): Jorge Sotolongo and Elvira Rios (husband and wife)
Daniel Borvan

CORPORATE GUARANTORS: S&R Development, LLC
Borvan Properties, Inc.

PURPOSE OF LOAN: CRE Construction, Equipment, Closing Costs and Working Capital

LOAN PROGRAM: SBA 7a Loan

LOAN AMOUNT(S): **\$2,000,000**

LOAN SOURCES & USES:

7(a) PROJECT COSTS AND USE OF FUNDS:				
PROJECT ITEM	TOTAL COSTS	BizCapital SBA	Borrower	TIF/Biz-Capital
Existing Building	\$87,000		\$87,000	\$0
Building Improvements/construction	\$1,700,000	\$1,211,055	\$117,275	\$371,670
Organizational Expenses	\$91,000		\$91,000	\$0
Equipment	\$495,826	\$495,826		
SBA Guaranty Fee	\$53,750	\$53,750		\$0
Closing Costs	\$27,500	\$17,500	\$10,000	\$0
Working Capital	\$221,869	\$221,869		\$0
TOTAL	\$2,676,945	\$2,000,000	\$305,275	\$371,670

TERM SHEET

EQUITY INJECTION:	\$305,275 of which \$87,000 is CRE already owned and recently appraised
Conventional TIF Loan:	Lender will provide a second loan in the amount of \$371,670 to be used for construction. A separate term sheet will be provided. This loan will be repaid by the semi-annual TIF funds.
EARNEST MONEY DEPOSIT:	\$5,000
AUP FEE:	\$7,500 – estimated cost of independent 3rd party audit to verify the transaction complies with all NMTC program requirements.
INTEREST RATE:	Wall Street Journal Prime Rate plus 1% (4.25% as of 6/13/2014) for 60 months then readjusting on the 61st month; then readjusting on the 97 th month; then readjusting on the 132 nd month.
AMORTIZATION:	12 year term, interest only for 12 months, 11 years amortization
REPAYMENT TERMS:	12 months Interest Only preceded by 132 Monthly Principal & Interest Payments in the amount of \$18,994. The payments will fully amortize the loan over 11 years.
PRE-PAYMENT PENALTY:	none
COLLATERAL:	<p>First commercial mortgage on commercial real estate known as South Omaha Surgical Center located at 3201 South 24th Street, Omaha, NE 68108 with an appraised market value “as completed” of \$1,165,000. Appraisal has been completed.</p> <p>Blanket Security Agreement on all equipment now owned or hereafter acquired.</p> <p>First commercial mortgage on commercial real estate at the following two addresses: 1) 2323 Vinton Street, Omaha, NE 68108 and 2) 2319 Vinton Street, Omaha, NE 68108. These two combined properties are expected to appraise to \$665,000. They are owned by S&R, LLC which is owned by Jorge Sotolongo and Elvira Rios.</p>

TERM SHEET

First residential mortgage on residential condo owned by Daniel Borvan located at 800 S. Wells, #501, Chicago, IL 60611. The property was purchased in 2010 for \$140,000.

Second commercial mortgage on office condo owned by Windy City Anesthesia, PC, located at 21120 Washington Parkway, Frankfort, IL 60423. The property is expected to appraise at \$185,000 with a first mortgage lien in the approximate amount of \$85,000.

If the properties do not appraise, the working capital may be reduced or additional collateral pledged.

LIFE INSURANCE: N/A

LEGAL: All legal, including income tax and regulatory matters shall be satisfactory to the Lender.

Borrower must notify Lender of any pending or prior lawsuits, liens and judgments against the guarantor or subject business.

**NO DEFAULT, NO MATERIAL
ADVERSE CHANGE:**

No default or un-matured default shall exist on the Initial Funding Date. No change in the condition (financial or otherwise), operations, performance, properties or prospects of the Borrower or Guarantor(s) shall have occurred prior to the Initial Funding Date.

CUSTOMARY DOCUMENTS:

Receipt by the Lender of other customary closing documentation, including, without limitation, legal opinions, all in acceptable form and substance.

COSTS AND EXPENSES:

All costs and expenses incurred in the due diligence, preparation and administration of this transaction, including all legal expenses and AUP reports shall be paid by the Borrower.

GOVERNING LAW:

The Loan Documents shall be governed by the substantive laws of the State of Nebraska (without reference to conflict of law principles).

DOCUMENTATION:

May be a combination of Internally Prepared and Attorney Prepared.

CONDITIONS TO LENDING

TERM SHEET

- a) Loan approval of the Lender and the Small Business Administration ("SBA") under the terms & conditions presented.
- b) The Borrower must be qualified under federal and state NMTC laws and regulations.
- c) The Loan Documents shall be in form and substance acceptable to the Lender.
- d) Usual and customary due diligence.

NEEDS LIST TO BEGIN UNDERWRITING

1. Completed SBA financial package

ORAL AGREEMENTS OR COMMITMENTS TO LOAN MONEY, EXTEND CREDIT OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT INCLUDING PROMISES TO EXTEND OR RENEW SUCH DEBT ARE NOT ENFORCEABLE. TO PROTECT YOU (BORROWER) AND US (LENDER) FROM MISUNDERSTANDING OR DISAPPOINTMENT, ANY AGREEMENTS WE REACH COVERING SUCH MATTERS ARE CONTAINED IN THIS WRITING, WHICH IS THE COMPLETE AND EXCLUSIVE STATEMENT OF THE AGREEMENT BETWEEN US, EXCEPT AS WE MAY LATER AGREE IN WRITING TO MODIFY IT; AND, IN ANY EVENT, AS SUPERSEDED BY LOAN DOCUMENTS SIGNED BY YOU AND ACCEPTED BY US.

If you are in agreement with the above please sign and return this document with a check in the amount of **\$5,000** which will be credited to closing costs and fees at closing. If not accepted prior to **6/18/2014**, the terms presented in this term sheet will expire.

Agreed to:

Borrower:

South Omaha Surgical Center-Real Estate, LLC
and South Omaha Surgical Center, LLC, Co-
Borrowers

By: _____
South Omaha Surgical Center, LLC,
Jorge Sotolongo, M.D, Managing member

By: _____
South Omaha Surgical Center, LLC
Daniel Borvan, Managing Member

Agreed to:

BizCapital BIDCO I, LLC

By: 
Richard T. Hummel II, Principal

Dated: 6/13/14

Dated: _____

NBDC Financial Disclaimer

The accompanying report, including financial projections, has been prepared based upon information and assumptions provided by the client and limited industry information as available.

Financial projections may not be in accordance with generally accepted accounting principles, and may not reflect the actual financial outcome of the business. They should not be relied upon by potential investors. Investors are advised to conduct their own diligence review. The Nebraska Business Development Center makes no claims regarding the accuracy of the attached pro forma statements.

SOUTH OMAHA SURGICAL CENTER
Projected Income Statements
Three Year Summary For Years Ending July 31, 2015, 2016, & 2017

	31-Jul-2015	% of Sales	31-Jul-2016	% of Sales	31-Jul-2017	% of Sales
Revenues						
Revenue - Cases	\$ 1,671,944	58.2%	2,089,930	58.2%	2,298,923	58.2%
Revenue - Facility Fees	1,200,000	41.8%	1,500,000	41.8%	1,650,000	41.8%
Total Revenue	\$ 2,871,944	100.0%	\$ 3,589,930	100.0%	\$ 3,948,923	100.0%
Less Cost of Services	736,200	25.6%	737,100	20.5%	739,860	18.7%
Gross Profit	\$ 2,135,744	74.4%	\$ 2,852,830	79.5%	\$ 3,209,063	81.3%
Start-up Expenses	-	0.0%	-	0.0%	-	0.0%
Marketing Expenses	123,500	4.3%	43,750	1.2%	19,550	0.5%
General & Admin. Expenses	941,929	32.8%	976,367	27.2%	976,917	24.7%
Depreciation Expenses	200,095	7.0%	200,095	5.6%	200,095	5.1%
Profit Before Interest & Taxes	\$ 870,219	30.3%	\$ 1,632,618	45.5%	\$ 2,012,501	51.0%
Interest Expense - Loan	80,899	2.8%	75,323	2.1%	69,510	1.8%
Total Interest Expense	\$ 80,899	2.8%	\$ 75,323	2.1%	\$ 69,510	1.8%
Profit Before Taxes	\$ 789,320	27.5%	\$ 1,557,295	43.4%	\$ 1,942,991	49.2%

SOUTH OMAHA SURGICAL CENTER
Schedule of Cost of Goods Sold
Three Year Summary For Years Ending July 31, 2015, 2016, & 2017

	31-Jul-2015	% of Sales	31-Jul-2016	% of Sales	31-Jul-2017	% of Sales
Cost of Services						
Medical Supplies	\$ 600,000	20.9%	600,000	16.7%	600,000	15.2%
Drugs/Medications	120,000	4.2%	120,000	3.3%	120,000	3.0%
Equipment Rental	7,200	0.3%	7,200	0.2%	7,200	0.2%
Equipment Repair	2,400	0.1%	2,400	0.1%	4,800	0.1%
Medical Waste	600	0.0%	900	0.0%	960	0.0%
Laundry and Linen	6,000	0.2%	6,600	0.2%	6,900	0.2%
Cost of Services	\$ 736,200	25.6%	\$ 737,100	20.5%	\$ 739,860	18.7%

SOUTH OMAHA SURGICAL CENTER
Schedule of Marketing Expenses
Three Year Summary For Years Ending July 31, 2015, 2016, & 2017

	31-Jul-2015	% of Sales	31-Jul-2016	% of Sales	31-Jul-2017	% of Sales
Marketing Expenses						
Advertising/Marketing	\$ 82,000	2.9%	28,500	0.8%	12,000	0.3%
Public Relations/Community	37,000	1.3%	13,000	0.4%	6,000	0.2%
Dues/Subscription/Memberships	4,500	0.2%	2,250	0.1%	1,550	0.0%
Total Marketing Expenses	\$ 123,500	4.3%	\$ 43,750	1.2%	\$ 19,550	0.5%

SOUTH OMAHA SURGICAL CENTER
Schedule of General & Administrative Expenses
Three Year Summary For Years Ending July 31, 2015, 2016, & 2017

	31-Jul-2015	% of Sales	31-Jul-2016	% of Sales	31-Jul-2017	% of Sales
General & Admin Expenses						
<u>Personnel Costs:</u>						
Salaries/Wages	\$ 457,000	15.9%	\$ 457,000	12.7%	\$ 457,000	11.6%
Payroll Taxes	63,980	2.2%	63,980	1.8%	63,980	1.6%
Workers Comp	3,040	0.1%	3,840	0.1%	3,840	0.1%
Payroll Processing	11,733	0.4%	14,820	0.4%	14,820	0.4%
Benefits	-	0.0%	39,600	1.1%	39,600	1.0%
<u>Operational Expenses:</u>						
Property Insurance	4,200	0.1%	4,200	0.1%	4,200	0.1%
Vehicle Insurance	10,000	0.3%	10,000	0.3%	10,000	0.3%
Building Repairs/Maintenance	2,575	0.1%	2,575	0.1%	2,700	0.1%
Property Taxes	27,327	1.0%	27,327	0.8%	27,327	0.7%
Housekeeping	6,000	0.2%	6,000	0.2%	6,000	0.2%
Security	6,175	0.2%	6,175	0.2%	6,300	0.2%
Electric/gas	25,400	0.9%	26,400	0.7%	26,400	0.7%
Telephone	12,700	0.4%	13,200	0.4%	13,200	0.3%
Internet Expense	3,600	0.1%	3,600	0.1%	3,600	0.1%
IT Contract Services	1,200	0.0%	1,200	0.0%	1,200	0.0%
IT Initial Support & Computers & Server	21,400	0.7%	2,400	0.1%	2,400	0.1%
Answering Services	1,200	0.0%	1,200	0.0%	1,200	0.0%
<u>Contractual Expenses:</u>						
Bank Fees	6,175	0.2%	6,175	0.2%	6,600	0.2%
Licensing & Credentialing	8,500	0.3%	8,500	0.2%	5,000	0.1%
Contract Services	12,000	0.4%	12,000	0.3%	12,000	0.3%
Collection Fees	1,550	0.1%	1,975	0.1%	2,100	0.1%
Other Outsourced Services	-	0.0%	-	0.0%	-	0.0%
Office Supplies	24,000	0.8%	24,000	0.7%	24,000	0.6%
Postage/Shipping	6,000	0.2%	9,500	0.3%	13,800	0.3%
Coding	6,000	0.2%	6,350	0.2%	6,750	0.2%
Printing/Forms	3,200	0.1%	4,100	0.1%	2,400	0.1%
<u>Professional Development:</u>						
Education/Training	4,500	0.2%	6,000	0.2%	6,000	0.2%
Travel	1,400	0.0%	2,400	0.1%	2,400	0.1%
Meals/Entertainment	2,100	0.1%	2,400	0.1%	2,400	0.1%
Employee Appreciation	1,200	0.0%	1,200	0.0%	1,200	0.0%
<u>Professional Services:</u>						
Legal Fees	1,200	0.0%	1,200	0.0%	1,200	0.0%
Accounting Fees	8,575	0.3%	9,050	0.3%	9,300	0.2%
Insurance for Vehicle	18,000	0.6%	18,000	0.5%	18,000	0.5%
Professional Liability Fees	180,000	6.3%	180,000	5.0%	180,000	4.6%
Total G&A Expenses	\$ 941,929	32.8%	\$ 976,367	27.2%	\$ 976,917	24.7%

SOUTH OMAHA SURGICAL CENTER
Schedule of Depreciation Expenses
Three Year Summary For Years Ending July 31, 2015, 2016, & 2017

	31-Jul-2015	% of Sales	31-Jul-2016	% of Sales	31-Jul-2017	% of Sales
Depreciation Expenses						
Medical Equipment Depreciation	61,689	2.1%	61,689	1.7%	61,689	1.6%
Other Equipment Depreciation	9,143	0.3%	9,143	0.3%	9,143	0.2%
Amortization of Organizational Expense	57,783	2.0%	57,783	1.6%	57,783	1.5%
Building Depreciation	3,480	0.1%	3,480	0.1%	3,480	0.1%
Construction Costs Depreciation	68,000	2.4%	68,000	1.9%	68,000	1.7%
Total Depreciation Expenses	\$ 200,095	7.0%	\$ 200,095	5.6%	\$ 200,095	5.1%

SOUTH OMAHA SURGICAL CENTER
Cash Flow Statement
Three Year Summary For Years Ending July 31, 2015, 2016, & 2017

	31-Jul-2015	31-Jul-2016	31-Jul-2017
Cash In Flows			
BizCapital SBA Financing	\$ 2,000,000	\$ -	\$ -
TIF Financing	371,670	-	-
Equity	351,939	-	-
Sales	2,565,421	3,513,299	3,910,607
Total Cash In Flows	\$ 5,289,030	\$ 3,513,299	\$ 3,910,607
Cash Out Flows			
Capital Expenditures	\$ 2,571,740	\$ -	\$ -
Expenses Paid:			
Cost of Services	736,200	737,100	739,860
Marketing Expenses	123,500	43,750	19,550
General and Admin. Expenses	741,834	976,367	976,917
Loan Payments:			
Interest - Loan	80,899	75,323	69,510
Principle - Loan	131,207	136,783	142,597
Owner Draw	-	-	-
Total Cash Out Flows	\$ 4,385,381	\$ 1,969,323	\$ 1,948,433
Net Increase in Cash	\$ 703,554	\$ 1,543,976	\$ 1,962,174
Net Cash Flow	\$ 703,554	\$ 2,247,530	\$ 4,209,704

SOUTH OMAHA SURGICAL CENTER
Balance Sheet
Three Year Summary For Years Ending July 31, 2015, 2016, & 2017

	31-Jul-2015	% of Assets	31-Jul-2016	% of Assets	31-Jul-2017	% of Assets
Assets						
Current Assets						
Cash	\$ 703,554	20.8%	\$ 2,247,530	46.8%	\$ 4,209,704	63.8%
Accounts Receivable	306,523	9.1%	383,154	8.0%	421,469	6.4%
Total Current Assets	\$ 1,010,077	29.9%	\$ 2,630,683	54.8%	\$ 4,631,173	70.1%
Fixed Assets						
Notes Receivable	-	0.0%	-	0.0%	-	0.0%
Major Equipment	431,826	12.8%	431,826	9.0%	431,826	6.5%
Accumulated Depreciation	(61,689)	-1.8%	(123,379)	-2.6%	(185,068)	-2.8%
Building and Land	87,000	2.6%	87,000	1.8%	87,000	1.3%
Accumulated Depreciation	(3,480)	-0.1%	(6,960)	-0.1%	(10,440)	-0.2%
Construction Costs	1,700,000	50.3%	1,700,000	35.4%	1,700,000	25.7%
Accumulated Depreciation	(68,000)	-2.0%	(136,000)	-2.8%	(204,000)	-3.1%
Office Equipment	64,000	1.9%	64,000	1.3%	64,000	1.0%
Accumulated Depreciation	(9,143)	-0.3%	(18,286)	-0.4%	(27,429)	-0.4%
Total Fixed Assets	\$ 2,140,514	63.3%	\$ 1,998,201	41.6%	\$ 1,855,889	28.1%
Other Assets						
Capitalized Organizational Expense	288,914	8.5%	288,914	6.0%	288,914	4.4%
Accumulated Amortization	(57,783)	-1.7%	(115,566)	-2.4%	(173,348)	-2.6%
Total Other Assets	\$ 231,131	6.8%	\$ 173,348	3.6%	\$ 115,566	1.8%
Total Assets	\$ 3,381,722	100.0%	\$ 4,802,233	100.0%	\$ 6,602,628	100.0%
Liabilities						
Current Liabilities						
Accounts Payable	-	0.0%	-	0.0%	-	0.0%
Current Portion of Loan	136,783	4.0%	142,597	3.0%	148,657	2.3%
Total Current Liabilities	\$ 136,783	4.0%	\$ 142,597	3.0%	\$ 148,657	2.3%
Long Term Liabilities						
Notes Payable	-	0.0%	-	0.0%	-	0.0%
Long Term Portion of Loan	1,732,010	51.2%	1,589,413	33.1%	1,440,756	21.8%
Total Long Term Liabilities	\$ 1,732,010	51.2%	\$ 1,589,413	33.1%	\$ 1,440,756	21.8%
Other Liability (TIF)	371,670	11.0%	371,670	7.7%	371,670	5.6%
Total Liabilities	\$ 2,240,463	66.3%	\$ 2,103,680	43.8%	\$ 1,961,083	29.7%
Equity						
Owners Equity	351,939	10.4%	351,939	7.3%	351,939	5.3%
Retained Earnings	789,320	23.3%	2,346,614	48.9%	4,289,605	65.0%
Current Net Income	-	0.0%	-	0.0%	-	0.0%
Total Equity	\$ 1,141,259	33.7%	\$ 2,698,553	56.2%	\$ 4,641,544	70.3%
Total Liabilities and Equity	\$ 3,381,722	100.0%	\$ 4,802,233	100.0%	\$ 6,602,628	100.0%

STATE OF NEBRASKA

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

Secretary of State
State Capitol
Lincoln, Nebraska

I, John A. Gale, Secretary of State of the
State of Nebraska, do hereby certify that

SOUTH OMAHA SURGICAL CENTER REALTY, LLC
a limited liability company filed a Certificate of Organization on March 5,
2014.

I further certify that attached is a true and correct copy of the above
mentioned Certificate of Organization.

*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

March 5, 2014



John A. Gale
Secretary of State

WHEREAS, South Omaha Surgical Center Realty, LLC, a Limited Liability Company under the laws of the State of Nebraska, is the current owner of record of real property located at 3201 South 24th Street, Omaha, Nebraska, (hereinafter referred to as “the Property”); and

WHEREAS, South Omaha Surgical Center Realty, LLC, is seeking to develop and rehabilitate the Property and to oversee the construction on and development of a surgical center, the South Omaha Surgical Center, to be used by prominent physicians to provide high quality health care services to the South Omaha Community; and

WHEREAS, South Omaha Surgical Center Realty, LLC, is authorized to conduct such business pursuant to its Operating Agreement; and

WHEREAS, in order to be successful in this endeavor, it is necessary for South Omaha Surgical Center Realty, LLC, to seek tax increment financing from the City of Omaha in order to finance the project; and

WHEREAS, South Omaha Surgical Center Realty, LLC, wishes to authorize its Manager, Jorge F. Sotolongo, to act on behalf of South Omaha Surgical Center Realty, LLC, and to sign whatsoever documents may be necessary to apply for, accept and otherwise facilitate the pursuit of tax increment financing with the City of Omaha.

NOW, THEREFORE, BE IT RESOLVED by the Members of South Omaha Surgical Center Realty, LLC, that Jorge F. Sotolongo is hereby authorized to act on behalf of South Omaha Surgical Center Realty, LLC, and to sign whatsoever documents may be necessary to apply for, accept and otherwise facilitate the successful pursuit of tax increment financing with the City of Omaha.

DATED THIS 25 day of June, 2014.

X 

Jorge F. Sotolongo, Member



Daniel Borvan, Member



Real Estate Transfer Statement

FORM 521

- To be filed with the Register of Deeds.
- Read instructions on reverse side.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number DOUGLAS - 28		3 Date of Sale Mo. <u>4</u> Day <u>16</u> Yr. <u>14</u>		4 Date of Deed Mo. <u>4</u> Day <u>15</u> Yr. <u>14</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) S&R Development, LLC Street or Other Mailing Address 13404 Bedford Ave. City Omaha State NE Zip Code 68164 Telephone Number 402-345-9132				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) South Omaha Surgical Center Realty, LLC Street or Other Mailing Address 3201 South 24th St. City Omaha State NE Zip Code 68108 Telephone Number 402-880-9656			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status		(B) Property Type				(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Unimproved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home	

8 Type of Deed
 Quit Claim
 Warranty
 Corrective
 Sheriff
 Conservator
 Land Contract
 Executor
 Partition
 Personal Rep.
 Mineral
 Trust
 Bill of Sale
 Cemetery
 Transfer on Death
 Joint Tenancy
 Other _____

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer
 Sale
 Auction
 Gift
 Exchange
 Foreclosure
 Life Estate
 Revocable Trust
 Irrevocable Trust
 Court Decree
 Partition
 Satisfaction of Contract
 Transfer on Death
 Joint Tenancy
 Other (Explain.) _____

11 Was ownership transferred in full? (If No, explain the division.)
 YES NO 1/2 Transfer

12 Was real estate purchased for same use? (If No, state the intended use)
 YES NO _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 YES NO
 Spouse Parents and Child Brothers and Sisters Family Corp., Partnership or LLC
 Grandparents and Grandchild Step-parent and Step-child Aunt or Uncle to Niece or Nephew Other _____

14 What is the current market value of the real property?
\$77,400

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 YES NO \$ _____ %

16 Does this conveyance divide a current parcel of land?
 YES NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)
 YES NO _____

18 Address of Property
3201 South 24th Street
Omaha, NE 68108

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Sean T. Mullen
12829 West Dodge Rd. #204
Omaha, NE 68154

20 Legal Description
See Attached.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	77,400	00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	77,400	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Sean T. Mullen (402) 391-1066
 Print or Type Name of Grantee or Authorized Representative Telephone Number

sign here Attorney for Grantee
 Signature of Grantee or Authorized Representative Title Date 4/16/14

Register of Deeds' Use Only

26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ _____	28 Deed Book	29 Deed Page	For Dept. Use Only
--	--	--------------	--------------	--------------------

CERTIFICATE OF ORGANIZATION
OF
SOUTH OMAHA SURGICAL CENTER REALTY, LLC

This Certificate of Organization is being executed by the undersigned for the purpose of forming a limited liability company pursuant to the Nebraska Uniform Limited Liability Company Act. The undersigned, being duly authorized to execute and file this Certificate of Organization, does hereby certify as follows:

1. Name. The name of the limited liability company is SOUTH OMAHA SURGICAL CENTER REALTY, LLC.

2. Purpose. The purpose for which the limited liability company is organized is to engage in the business of acquiring, investing in, holding, and selling real estate and to engage in all other lawful business for which a limited liability company may be organized under the laws of the State of Nebraska.

3. Initial Designated Office. The initial designated office of the limited liability company in Nebraska is 3201 South 24th Street, Omaha, NE 68108.

4. Registered Agent. The name and address of the limited liability company's registered agent in Nebraska is Sean T. Mullen at 12829 West Dodge Road, Suite 204, Omaha, NE 68154.

5. Capital Contributions. The members have contributed property in accordance with Exhibit "A."

6. Additional Capital Contributions. Additional contributions to the capital of the limited liability company shall be made at such times and in such amounts as the members shall consent to as provided in the Operating Agreement among the members.

7. Management. The limited liability company shall initially be managed by one or more managers who shall hold the offices for the term and have the responsibilities accorded to them as set forth in the Operating Agreement. The names and addresses of the initial managers are as follows:

<u>Name:</u>	<u>Address:</u>
S & R Development, LLC	13404 Bedford Avenue Omaha, NE 68164
Borvan Properties, Inc.	21120 Washington Pkwy. Frankfort, IL 60423

At such time as said managers, or their successor, as more specifically provided in the Operating Agreement among the members, fail to serve as managers, management of the limited liability company shall be vested in the members. The names and address of the initial members are as follows:

<u>Name:</u>	<u>Address:</u>
S & R Development, LLC	13404 Bedford Avenue Omaha, NE 68164
Borvan Properties, Inc.	21120 Washington Pkwy. Frankfort, IL 60423

8. Duration. The period of the limited liability company shall commence on the date that this Certificate of Organization is filed with the Nebraska Secretary of State and shall continue in perpetuity, unless sooner terminated pursuant to the Operating Agreement among the members.

9. Internal Affairs. The regulations governing the internal affairs of the limited liability company are set forth in the Operating Agreement among the members.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Organization this 3rd day of March, 2014.



Sean T. Mullen, Organizer

EXHIBIT A

<u>MEMBER</u>	<u>PROPERTY CONTRIBUTED</u>	<u>PERCENTAGE OWNERSHIP</u>
S&R DEVELOPMENT, LLC	Real Property located at 3201 South 24 th St., Omaha, NE 68108	50.00%
BORVAN PROPERTIES, INC.	\$250,000	50.00%

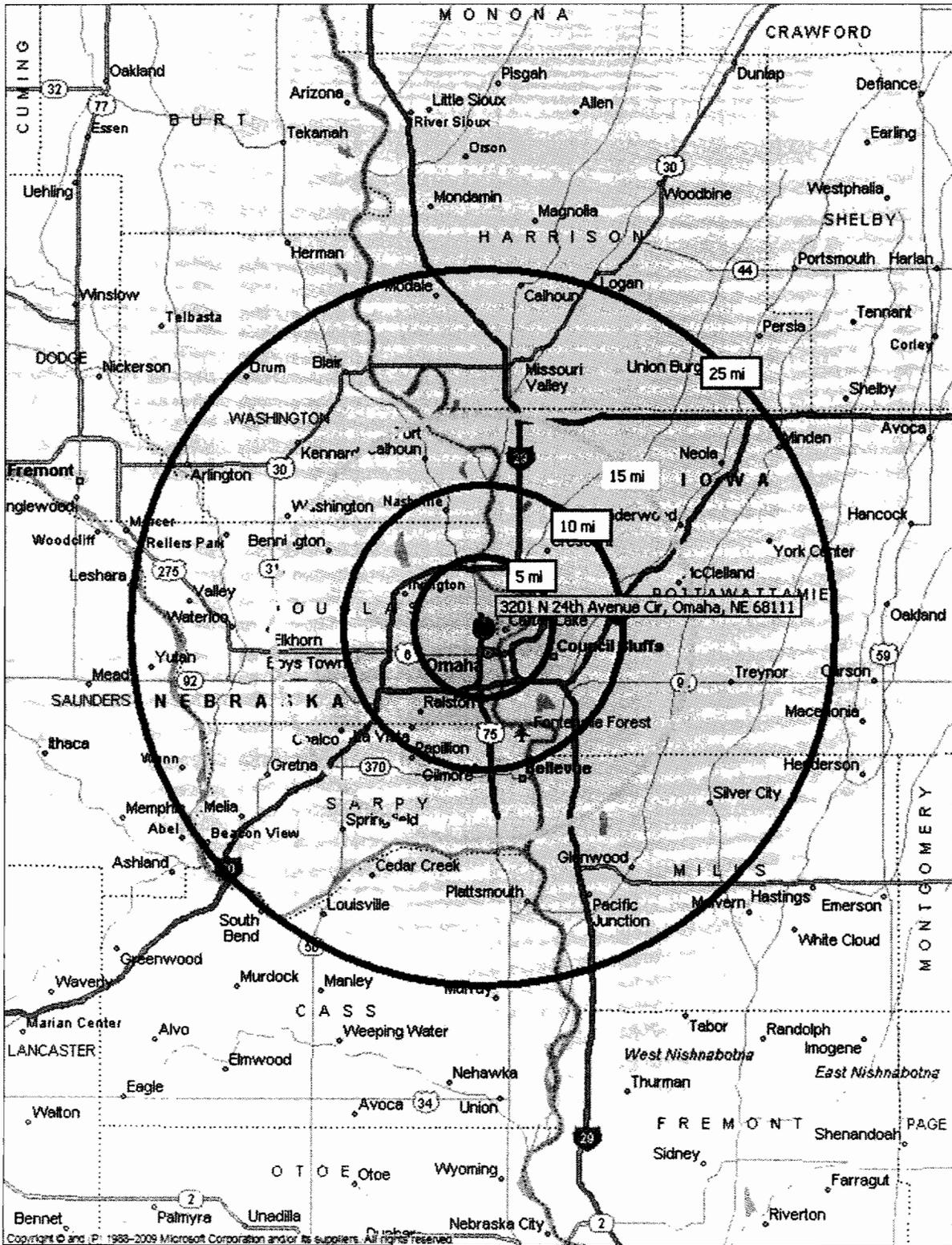
**ATTACHMENTS
ADDITIONAL INFORMATION**

South Omaha Surgical Center(SOSC)LLC

The SOSC is a new organization and a modern health care facility. It will provide state-of-the-art equipment and technology which, combined with a highly skilled and compassionate staff, will make possible the delivery of cost effective surgical care and surgical services to Omaha and its surrounding communities. These services will be less expensive than hospital-based medical options and provide a more convenient alternative to inpatient procedures. In addition, it will provide outpatient surgical services in a location that is void of these services. SOSC would also create new job opportunities, provide access to health care and enhance the quality of life for the citizens of South Omaha and the surrounding communities. The center will be led by an experienced team with over thirty years of expertise and health care experience to patients of all ages.

The SOSC will strive to provide access to high quality services to all people. The center's goal is to build a diverse, multicultural and multilingual team to support the growth of South Omaha but also the growth in surrounding communities such as north Omaha, Bellevue, Ralston, Papillion, Council Bluff, east Omaha, Elkhorn and other communities within a 25 miles radius.

Please see attached map.



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Owners' Biographies

-Dr. Jorge Sotolongo: Dr. Sotolongo is a visionary individual whose leadership and ideas have provided high quality health care for women of all ethnicities, particularly Latino women. He was born in Havana, Cuba. He received his Bachelor of Science in Pre Med, Magna Cum Laude, from the University Of Puerto Rico School Of Medicine. He completed his OB GYN internship and residency at the San Juan Municipal Hospital. Dr. Sotolongo is certified by the American Board of Obstetrics and Gynecology, and is fluent in English and Spanish.

Dr. Sotolongo was the creator and force behind the Metro OB GYN clinic, in November 2000, which currently has six clinics serving the Omaha community. The Metro OB GYN clinics provide obstetrical and gynecological services to women. At the Metro OB GYN clinics, the patients are treated respectfully, with compassionate and individualized care. Everyone at Metro OB GYN clinics works hard to make sure the patients have the best possible health care experience. Every patient receives meaningful high quality care at every stage of his or her treatments. As a dependable health care provider, Dr. Sotolongo hires bilingual and bicultural physicians and support staff to ensure that his Spanish-speaking patients fully understand the services provided to them. Regularly, Dr. Sotolongo provides basic health education via the Hispanic Radio Stations and conferences. With many years 'experience providing care, Dr. Sotolongo and his staff are able to address a variety of women's needs and preferences.

Daniel Borvan: Dan Borvan is a prominent anesthesiologist, born and raised in Chicago, Illinois, with many years of experience in the field of health care. He understands that every business thrives in a very dynamic environment which, in turn, has a deep impact on the business.

Windy City Anesthesia was founded by Dan Borvan in 1995. Dan received a Master of Science Degree in Nurse Anesthesia from Bradley University. He has served his country in both United States Army and the Air Force Reserve, achieving the rank of Captain, and earning the U.S. Army Certificate of Achievement. In addition to over twelve years of experience providing office-based anesthesia services, Dan spent eight years in trauma anesthesia at Olympia Fields Hospital and Medical Center. In service to the anesthesia field at large, he is also a Past President of the

Illinois Association of Nurse Anesthetists, (2007-2008), as well as a member of the Illinois Society of Advanced Practice Nurses.

VISION: To be the preferred surgical center in the state of Nebraska. The SOSC will make every effort to facilitate health care and enhance the quality of life of all people equally, with passion, integrity, compassion and respect. The SOSC team will make sure to understand patients' needs in order to better serve them.

MISSION: The South Omaha Surgery Center is committed to delivering the highest quality patient care in an ambulatory setting. SOSC uses state-of-the-art equipment and technology combined with a highly skilled and compassionate staff to deliver cost effective care to South Omaha and its surrounding communities.

The center was created to respond to a need for high quality health care services for the fast growing Hispanic population and other ethnicities in this geographical area. SOSC is committed to maintaining a personalized health care environment that results in patient, surgeon and employee satisfaction. Its highest aim will be to provide high quality surgical services in an outpatient surgical facility for those procedures which do not require an overnight stay in a hospital.

The SOSC's purpose is to provide quality medical and surgical care to patients. It will also provide the medical community with a facility in which medical and surgical procedures can be safely carried out on a short stay basis, and strive to:

- Ensure that all patients treated at the facility receive quality, non-discriminatory, medical care.
- Ensure a high level of professional responsibility and performance.
- Initiate and maintain rules of self-assessment and continuous quality improvement.
- Provide, directly or indirectly, support services that enhance or otherwise contribute to the overall mission and purpose of South Omaha Surgery Center.

Specialties

Colonoscopies

Orthopedic

Podiatric

Pediatric

Veins

Pain Management Related to Work Injuries

Obstetrics

Circumcisions

Feet & Ankles

Hands

Gynecology

Cosmetic Surgeries

Market Opportunity

The diverse population in Omaha is growing at a faster rate than the US. It is becoming a diverse population with Hispanics now totaling 10% of the population and Asian Americans being about 2.0%. County and city governments continuously expand services to keep up with the population growth.

The Hispanic, Sudanese, Somali and Asian communities in Omaha are largely characterized by being family-oriented. The SOSC team involvement in local community organizations and events will allow us the opportunity to leverage our relationships with potential patients and increase the patient base. Through years of working with diverse communities, the current leadership of the SOSC *has* acquired customer insights that will be capitalized by penetrating the local Hispanic and other diverse markets.

Based on over 30 years of collective experience with a diverse audience, the SOSC team will be able to quickly establish personal relationships of trust with members of South Omaha and surrounding communities. This diverse competency will be of tremendous value in quickly earning the communities' trust and respect. Once trust is earned, it will be a fairly quick and seamless process for current patients and non-patients to trust and promote the SOSC.

Environment

The SOSC will conduct business Monday through Friday, 8:00 am to 6:00 pm. Saturday and evening hours will be scheduled on an as needed basis. SOSC will conduct surveys to ensure that hours of operation meet the needs of our patients.

The surgical center's proposed location provides easy access and parking for patients. The building will be such that it will reflect the organization's brand. The surgical center will provide adequate customer service space as well as the capacity to house a strong team. The center will be setup to provide a welcoming and comfortable environment for the team and patients.

We will create a family-friendly environment that will make sure to show SOSC core values of compassion, dignity and respect. The waiting area will include information regarding public and preventive health information. The materials will reach a diverse customer base. Any customer who walks into the center will see himself or herself reflected in the materials. The walls will be decorated with art and photos that promote healthy life styles, highlight the Hispanic, African-American, Asian and American cultures, and offer quality photography of local landmarks.

Staff will have access to a conference/break-room decorated with success/winning team quotes. A team environment will continuously reinforce the mission of providing premier health care services to patients. In the break-room, a kitchenette will provide the team quiet space for lunch, snacks, and coffee. Patient amenities can be provided from this space, also.

Patient Service

Electronic patients' records will be updated with information every time there is contact with the patient and all team members will have access to this information. Phone calls will be answered promptly and courteously at all times. Any phone calls that are missed and messages received will be returned that same day. Team members ensure patients are first priority in the center and that their needs are met. Annual surveys will be implemented to measure customer satisfaction.

Marketing Strategy

The use of digital tools will ensure patients, as well as potential patients, know about all the services provided at the center. Internet optimization will be utilized to direct people looking for a surgical center in Nebraska to the SOSC. Facebook, LinkedIn, Yahoo, Twitter and other internet leads will be also used to ensure that the center develops a strong business presence.

These actions will help the surgical center connect with the fastest growing patient segments, i.e. college students, women and Hispanics. The surgical center will be always seen as an active member of the community. The goal for the center's community involvement track will be to be seen as members of the community volunteering time to support worthwhile charities. Our involvement in the community will allow us to build strong and meaningful relationships with corporations, non-profits, colleges and universities, small business and government entities.

To Differentiate Ourselves From The Competition, SOSC Will Implement Things Like:

- **Grand Opening:** Invite community leaders, physicians, government and other entities that currently serve Hispanics and other minority populations in South Omaha.
- **Support North and South Annual Community Health Fairs:** Display the center's banner, participate in screenings and provide educational material to participants.
- **Healthy Living, Patients' Education and Pain Management Work Related Workshops:** In collaboration with Metro-OBGYN, government and other community organizations, staff will develop workshops throughout the community and offer them in the center.
- **Lutheran Family Services Refugee Day:** SOSC plans to partner with Lutheran Family Services, which is the major organization that sponsors and integrates new immigrants in Nebraska. Display banner to highlight services provided at the center, disseminate brochures with information on healthy living and preventive care and provide workshops.
- **Participate in community events that foster diversity and inclusion:** Such as Citizenship ceremonies, Chinese New Year, Diwali-Festival of Lights, ICAN-Women Conference, Heartland Latino Leadership Conference, Minority Health Annual Conference.
- **Customer luncheons/meetings:** Connect with HR leaders of top companies to introduce the center's Pain Management Work Related Services to develop and strengthen relationships.

- **Social Networking:** Maximize the use of all available digital tools (website, Facebook, twitter & LinkedIn).
- **Traditional Marketing:** Purchase mailing lists to send letters, newspaper and radio ads, billboards, place ads in church newsletters, participation in community events, engagement in public speaking opportunities, send annual holiday and bilingual birthday cards to patients.
- **Memberships:** Become a member of the Ambulatory Surgical Center Association National, Omaha Chamber of Commerce, Hispanic Chamber of Commerce, Metro Omaha Business Center & Community Neighborhoods Association.
- **Leverage Existing Relationship:**
 - Colleges And Universities
 - Community Family Practice and Specialize Physicians
 - Department Of Health And Human Services
 - Family Black Health Fair
 - Lutheran Family Services
 - HLLC
 - ICAN
 - LGBT Association Of The Midlands
 - Midland Young Latino Professionals Association
 - Nebraska Latino Commission
 - Omaha And Surrounding School System
 - Charles Drew Health Clinic
 - One World Community Health Center
 - The Ponca Tribe Clinic
 - Small Businesses Corporations
 - Sudanese Center
 - The Chamber Young Professional Network Omaha and others
 - UNMC South Omaha And North Omaha Community Care Council
 - Urban League of Nebraska
 - Women On A Mission

Market Competition Analysis

Why This Project Will Be Financially Successful

This project will be financially successful because it involves two strong health care professionals that are fully financially committed to invest in the project.

Additionally, many other high profile health care professionals would like to part of the project to provide health care services. In addition, the center will build strong relationship with the City of Omaha, community leaders, family practice Practitioners, and neighborhood associations.

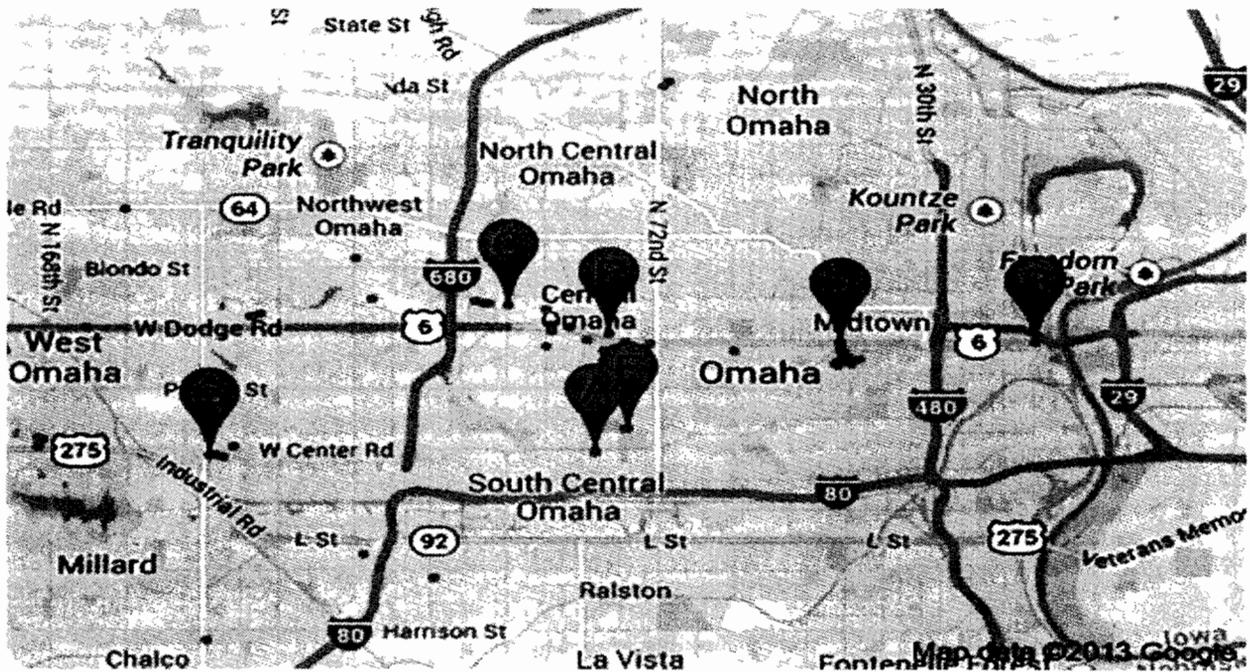
There is no “one true method” or tool to forecast a successful Surgical Health Center. It will depend on many practical considerations. These include among other factors:

- The lack of adequate access to surgical services in South Omaha. Currently there are not medical centers providing surgical services on this area.
- Finding the appropriate mix of financing options and funding incentives will make the most cost-effective sense for the South Omaha Surgical Health Center.

Who are our competitors?

At the present time, there is no surgical center in South Omaha located or serving the geographical area where the SOSOC is planning to provide ambulatory surgical services. The SOSOC’s competitors are in other areas of the city, leaving a gap in South Omaha. The following surgical centers are located in west Omaha and downtown Omaha currently serving individuals in west and downtown Omaha leaving out the South Omaha area:

Currently, the residents of South Omaha travel to North Omaha to the Alegent-Creighton Medical Center or Midtown to the University of Nebraska Medical Center or into West Omaha in order to access any type of surgical services.



■ Omaha SurgicalCenter:
8051 W Center Rd, Omaha, NE

■ Advanced SurgeryCenter
111 S 10th St, Omaha, NE

■ Dermatology Specialists of Omaha
909 N 96th St #201, Omaha, NE

■ Aesthetic Surgical Images
8900 W Dodge Rd, Omaha, NE

■ Nebraska Cardiac Care
339 N 78th St, Omaha, NE

■ Bergan Mercy Medical Center
7500 Mercy Rd, Omaha, NE

■ Heartland Center for Reproductive Medicine, PC
7308 S 142nd St, Omaha, NE

What is our competitive advantage?

- Access is a core criterion for the SOSC. The location is easy to reach and convenient for the target population.

- The recent official announcement stating the closing of the Alegent-Creighton Medical Center surgical services area within the next couple of years and the relocation of their surgical center to Bergan-Mercy Medical Center.
- Increased travel time to Bergan-Mercy Medical Center in West Omaha.

Why Will The Patients From South Omaha Will Go To Us And Not To Them?

The SOSC will be located on 24th and Vinton Street, which is very convenient for the people of South Omaha and surrounding communities such as North Omaha, Council Bluff and Bellevue. The center will be able to serve community members within a 25 mile radius. In addition, one of our objectives is to build a multicultural and bilingual team to accommodate the diverse community that is in tremendous need of low cost high quality health care services. The following are key factors that make the SOSC the prime destination for the patients of South Omaha and surrounding communities:

- Convenient location
- SOSC will meet the health needs of the Hispanic and other diverse populations in South Omaha by eliminating health, cultural and linguistic barriers and by facilitating easy access to surgical care.
- Shorter travel-time to access surgical services.
- SOSC will focus on serving the needs of specific populations and cultural groups within this geographic area.
- South Omaha and its surrounding communities are rational and logical geographic areas for the delivery of surgical health services.

Team Development and Expectations

After hiring, the Center's team members will participate on an initial on-boarding process. They will be provided with clear expectations, roles and responsibilities as well as a definite understanding of The SOSC values in

with the business will operate. Each member of the team will be required to participate on training opportunities and continue education immediately after hiring.

Additionally, quarterly cross-functional, leadership and team building training sessions will be implemented to continued development and integration of the team. Team members will be required and supported to attend professional development opportunities, which will be used as an avenue to help the center surpass its goals. In the spirit of accountability, bi-weekly meetings will be implemented for alignment. In the spirit of alignment, the administrator will schedule periodically one-on-one meeting to review team member's goals. Additionally, quarterly board meetings will be implemented to ensure alignment. Surveys will be conducted on an annual basis to measure customer satisfaction.

Team Compensation

Either team members will be compensated with a base salary or hourly wages- The team will have a combination of exempt and non-exempt staff. In order to retain, nourish and recognize team members for their high performance, an incentive program will be established.