



OMAHA-COUNCIL BLUFFS METROPOLITAN AREA PLANNING AGENCY  
2222 Cuming Street, Omaha | (402) 444-6866  
Training Room - Lower Level

#### HEARTLAND 2050 REGIONAL PLANNING ADVISORY COMMITTEE (H2050 RPAC)

Heartland 2050 is a community driven initiative pulling in stakeholders from across the region to think big and work towards a common vision for our six county region anchored by the Omaha-Council Bluffs metro area.

#### MEETING MINUTES

Friday, October 7, 2022 | 10:00 a.m. – 12:00 a.m..

**ATTENDEES:** Keith Station, Ashley Rae Turner, Fred Conley, Jeff Spiehs, Jeff Beiermann, Matt Wyant, Martha Bruckner, Derek Miller, Heather Gamon, Michaela Valentin, Mike Jensen, Eva Roberts, Vicki Quaites-Ferris, Nancy Pridal, Kent Holm, Guillermo Diaz, Jason Kubicek

**GUESTS:** Brandon Garrett, Mayor Don Groesser, Crystal Sierra, Kellie Johnston-Dorsey, Cydney Franklin, Bill Lukash, Angela (Omaha Documenters), Nick Viavant

**MAPA STAFF:** Mike Helgerson, Laura Heilman, Sue Cutsforth, Grant Anderson, Isabelle Fleming, Lindsey Button, Shawna Silvius, Court Barber

**A. Welcome and Introductions** – Keith Station, Committee Chair

**B. Approval of Minutes from August 5, 2022 meeting** - Keith Station, Committee Chair

- a. Minutes approved

**C. Choice Neighborhoods Update**

- a. Speakers:
  - i. Kellie Johnston-Dorsey, Provisional Assistant Director, Omaha Planning Dept.
  - ii. Cydney Franklin, Chief Operating Officer, Seventy Five North Revitalization Corp
  - iii. Crystal Sierra, Project Manager, Canopy South
  - iv. Bill Lukash, Vice President of Development, Brinshore Development
- b. Speakers provided an update on the Choice Neighborhoods projects in Omaha
  - i. Find more information at <https://planninghcd.cityofomaha.org/choice-neighborhoods>
  - ii. Canopy South works in the Southside Terrace-Indian Hill neighborhood: <https://sochoice.org/>
  - iii. Seventy Five North works in the Highlander/North 30th Street neighborhood: <https://planninghcd.cityofomaha.org/cnigrant>
- c. Grant awards:
  - i. Had received a \$25 million Choice Neighborhoods Implementation Grant for the Highlander/North 30th Street neighborhood in 2019
  - ii. Also received a \$1.3 million Choice Neighborhoods Planning and Action Grant for the Southside Terrace/Indian Hill neighborhood in South Omaha in 2019
  - iii. Recently announced (September 2022) a new \$50 million award for the Southside Terrace/Indian Hill neighborhood in South Omaha
- d. Three major program goals
  - i. Housing: Replace distressed housing with high-quality mixed income housing

#### HEARTLAND 2050 GUIDING PRINCIPLES

EQUITY | INCLUSIVITY | EFFICIENCY | LOCAL CONTROL/REGIONAL BENEFIT



- ii. People: Improve household outcomes
- iii. Neighborhood: Make neighborhood improvements that spur development
- e. Program overview
  - i. Works closely with Omaha Housing Authority to rehome residents displaced because of the demolition of housing authority complexes
    - 1. Required to replace every lost public housing unit
  - ii. Only builds mixed income developments
    - 1.  $\frac{1}{3}$  is reserved for those displaced from public housing units,  $\frac{1}{3}$  is subsidized housing and  $\frac{1}{3}$  is market rate housing
  - iii. Additional work, including a new curb appeal program for the North 30th Street Corridor, helps improve surrounding neighborhood

**D. Ralston Developments: The Hinge, The Granary & Burlington Avenue Extension - Mayor Don Groesser, City of Ralston**

- a. Mayor Groesser provided information on several new developments in Ralston
  - i. Projects were outlined in a 2014 long range plan:  
<http://www.hdrpi.com/ralstonsmartplan/>
  - ii. There is a Hinge Master Plan as well; find more information at:  
<https://www.cityofralston.com/planning-commission/pages/ralston-%E2%80%9DChing%E2%80%9D-master-plan>
- b. Plan highlights:
  - i. Connectivity is key part of plan
  - ii. Wanted to attract the 40,000 vehicles traveling on 72nd Street into Ralston
  - iii. Study indicated the need to attract younger residents and better housing
  - iv. Granary commercial district focuses on entertainment
  - v. Next project - Hillcrest Landing - \$50 million residential development - 219 units
  - vi. Applying for Creative District designation
  - vii. Working on Burlington Avenue Extension project to alleviate truck traffic on Main St.

**E. MAPA Project Selection Committee Update - Court Barber, MAPA**

- a. MAPA staff are proposing a new Regional Funding Committee to replace multiple existing project selection committees
  - i. Project selection committees determine how MAPA federal transportation funding is utilized
    - 1. MAPA hosts an annual call for projects and the project selection committees determine which projects to fund
    - 2. MAPA Transportation team will not do an Annual Call for Projects this year as all available funding is currently programmed
  - ii. This proposal is intended to streamline MAPA administration of multiple committees as well as be inclusive of wider community thoughts and needs in funding determinations
  - iii. Currently, two RPAC members self-select and sit on the selection committee for the Heartland 2050 Mini-Grant program

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- iv. It is proposed that five members from RPAC would sit on the new committee, which would make decisions about all of the transportation federal funding MAPA receives
    - v. Bylaws will be developed that outline how those RPAC members are chosen
  - b. December RPAC Meeting
    - i. Will be held jointly with MAPA's Transportation Technical Advisory Committee (TTAC)
    - ii. Meeting will be held off-site to accommodate both groups (location TBD)
    - iii. RPAC & TTAC members will vote on whether to recommend the establishment of the new Regional Funding Committee to the MAPA Board, who will make the final decision
- F. Additional Business** - Keith Station, Committee Chair
- G. Committee Updates** - Committee Chairs
  - a. Natural Resources - Kyle Madsen
  - b. Housing and Development - Jeff Spiehs
  - c. Infrastructure - Derek Miller
  - d. Equity and Engagement - Ashley Rae Turner
- H. MAPA Updates**
  - a. Annual Meeting Recap
  - b. Heartland 2050 Baby Steps Giant Leaps Discussion Toolkit
  - c. Upcoming MAPA Strategic Planning
  - d. Heartland Robotics Cluster Build Back Better Grant Award
- I. Community Updates**

Adjourn

#### **Future Meetings & Events:**

H2050 Regional Planning Advisory Committee – December 2, 2022 **\*\*will be off-site\*\***