

Together For Good



Lincoln
Community
FOUNDATION

SPRING 2025



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"Heritage" by Eddie Dominguez is on display at the Loren C. Eiseley Branch Library, 1530 Superior Street.

Greetings:

Happy Spring!

As we leap forward into the new life and vibrant colors of the season, it's a wonderful time to reflect on how our community is made brighter by everyone's unique gifts, experiences and backgrounds. With just a touch of TLC, we can all bloom where we are planted, and this is certainly exemplified in the stories we uplift in this Spring issue of Together for Good.

Last month I had the opportunity to attend the dedication of Lincoln's latest work of public art. Acclaimed artist Eddie Dominguez shared with the guests that he created "Heritage" to reflect both family narratives and the landscapes of his childhood in New Mexico and his current home in Nebraska.

This ceramic carved torso is on display at the Eiseley Branch Library by way of a unique partnership between the Museum of Nebraska Art, the City of Lincoln and Public Art Lincoln – a fiscally sponsored fund at LCF. What a delight to view this bold and beautiful sculpture while listening to the artist describe his process and his inspiration.

We hope you enjoy this collection of stories full of bright and bold moments – like leaders advancing community conversations about Black Led Philanthropy, individuals creating legacies of generosity that sow seeds of success for both students and nonprofits and a new model for building collaborative, affordable housing.

We are grateful to uplift and celebrate these examples of our friends and neighbors stepping up for the community. It's true that when philanthropy is nurtured with purposeful action, we all flourish.

Thank you for all you do in service of our community and each other.



Gratefully,
Tracy
Tracy Edgerton,
President/CEO

Welcome new staff & board members

LCF is pleased to welcome two new members to its team of professionals and three new members to its board of directors – folks who are committed to building a better, stronger community for people today and generations to come.



As Director of Community Engagement & Partnerships, **AMANDA BARKER** focuses on LCF's community leadership work and policy advocacy while strengthening local partnerships with nonprofits and other stakeholders. Prior to joining LCF, Amanda served as Senior Advisor to the Mayor for the City of Lincoln.



SUSAN CROTEAU joins our Philanthropy Services team in the role of Director of Planned Giving, helping donors create meaningful charitable plans with a focus on future gifts. Susan previously spent more than 11 years with the University of Nebraska Foundation in a variety of roles from Senior Associate General Counsel to Vice President of Board Relations.



Dr. Kathy Farrell

Additionally, three new members were elected to LCF's board of directors in February: **DR. KATHY FARRELL**, University of Nebraska–Lincoln, College of Business; **KASSY KNUDSON**, Lincoln Industries; and **JOHN OLSSON**, Olsson.



Kassy Knudson

Officers for 2025 include Mark Hesser, board chair, Pinnacle Bancorp, Inc.; Lauren Pugliese, vice chair, McCarthy Capital; Jasmine Kingsley, secretary, Hudl; Susie Keisler-Munro, treasurer, Assurity, and Marilyn Moore, past chair, retired Bryan College of Health Sciences and Lincoln Public Schools.



John Olsson

LCF recognized for national philanthropic standards

Lincoln Community Foundation recently received re-accreditation with the nation's highest standard for philanthropic excellence. National Standards for U.S. Community Foundations® establish legal, ethical, effective practices for community foundations everywhere.

The National Standards for U.S. Community Foundations® program requires community foundations to document their policies for donor services, investments, grantmaking and administration. With more than 500 community foundations already accredited nationwide, the program is designed to provide quality assurance to donors, as well as to their legal and financial advisors.

"Every day the LCF team leans into our core value of integrity," said President, Tracy Edgerton. "By striving to do our work with integrity at the forefront, we build trust within the community. This accreditation reflects our promise to Lincoln that we will act with uncompromising honesty in everything we do."



DONOR PROFILE

Chuck & Carol van Rossum

Chuck's legacy shines through new scholarship program

By Mary Kay Roth

Carol van Rossum and her late husband, Chuck, probably never imagined they would make such a momentous difference in the lives of so many young people.

But thanks to a thoughtful decision to use their named scholarship fund and participate in the Lincoln Community Foundation's new Student Success Scholarship program – that's exactly what they are doing.

"This scholarship fund is close to my heart, it speaks to everything my husband believed in and symbolized," said Carol. "I was fortunate to talk to him about our estate planning while he was living, and we both wanted our legacy to live on as long as possible...to last in perpetuity."

The couple established several funds through the Lincoln Community Foundation, but the student scholarship is perhaps the most precious to them.

And though the Charles F. and Carol A. van Rossum Scholarship Fund was created years ago, the Foundation only recently founded the new Student Success

Scholarship Fund as a place that existing scholarships – like Carol and Chuck's – might find a better fit.

"I never dreamed I would actually see it working, but I've been so blessed to see this scholarship in action," said Carol. "I've been lucky enough to read about the students who receive the scholarships through their thank-you letters. It warms my heart, and I know Chuck would have loved all of this."

The couple helped set up criteria for their scholarship, geared toward first-generation graduates who demonstrate community service, financial need and quality academic marks.

But Carol attributes the couple's estate planning success to the Lincoln Community Foundation.

"I would say the biggest plus is that they listened to what we wanted. They didn't tell us what we should do. We were able to determine where we wanted our resources to go – how our money could match our passions and aspirations."

After all, philanthropy runs deep in both their families.

"My dad was a pilot in World War II and endured a POW camp for nine months after his plane was shot down," she said.

He survived and returned home to run the family seed company, but also to serve as a model citizen.

"He was such a people person, involved in all parts of the community. And he would always give back. I grew up watching his generosity and spirit of giving."

Chuck's mother, meanwhile, had a heart of gold and also gave of herself, Carol said. "Chuck was just like her. He truly never knew a stranger."

It's probably no accident these two spirits came together.

Carol attended college at Illinois State, working to earn an education degree. But a very unexpected and fateful phone call changed her life.

She explained that her roommate had a boyfriend who would phone from Florida, but on one call another young man got on the phone – claiming he had paid for the call and wanted to talk to someone.

“

Your generosity is a reminder that there are kind-hearted individuals and organizations devoted to making a difference in the lives of students like me. It motivates me to strive for excellence, and to one day be in a position to pay it forward. Thank you from the bottom of my heart for believing in me and investing in my future.

– Riya, Student Success Scholarship recipient

”

Carol was handed the phone and had her first conversation with Chuck van Rossum.

The rest is history. After letter writing and eventually meeting, the two married in 1972 and since Chuck was enlisted in the Air Force, the family was assigned to places around the world – from Indiana to the Netherlands to Germany to Alaska to Nebraska and Illinois.

The couple had two children, and eventually Chuck retired from the Air Force to work first at an Illinois university – then in Student Affairs at the University of Nebraska-Lincoln.

“He was a big Husker fan, and we had a sweet spot in our hearts for Nebraska,” said Carol.

They loved living in Lincoln and, somewhere along the way, began developing an estate plan that

included a partnership with the Lincoln Community Foundation.

“Chuck passed away 10 years ago, but we were lucky to have this discussion while he was still living,” said Carol. “I thought it was important to establish something with Chuck’s name to honor his legacy. What’s more, we really liked this community and found we could leave our contributions to all our favorite causes, everything dear to our hearts.”

Jump-starting Student Success

The Lincoln Community Foundation’s Student Success Scholarship Fund was implemented in 2024 to provide scholarship awards that were renewable, flexible and led to degree completion, according to Trish Reimer, Grants and Scholarship Manager for LCF.

“We wanted to see how we could use some of our existing scholarship funds in a way that aligned more with our vision statement – to create a community where everyone is thriving, working together, to build a better tomorrow,” said Trish.

The van Rossum Scholarship fund, along with seven other scholarship funds, partnered to disburse significant awards in 2024, providing five students with amounts up to \$5,000 per student – with an

opportunity to renew the award for up to four years (\$20,000 total).

“We are so grateful for Carol and Chuck. They epitomize the breadth of tools the Foundation has available for donors that wish to give and demonstrate how they could establish funds that align with their passions,” said Trish. “Their generosity is humbling.”

If you are interested in helping students pursue their post-secondary education and want to learn more about the Student Success Scholarship Fund, contact Susan Crotteau at 402-474-2345 or susanc@lcf.org.





Back row, left to right: Tracy Edgerton, Lincoln Community Foundation; Alynn Sampson, Matt Talbot Kitchen & Outreach; Leah Droge, Friendship Home of Lincoln; Michaela Kumke, Food Bank of Lincoln; Pete Allman, Lighthouse; Macala Carter, Center for People; Pastor Tom Barber, People's City Mission; Front row, left to right: Tom & Sue Tallman

Lincoln Community Foundation receives momentous estate gift benefiting local nonprofits

Last fall, LCF had the pleasure of delivering some very exciting and even unexpected news to a group of local nonprofit leaders. Seven organizations have been named by the estate of Mark H. Tallman to each receive approximately \$90,000 a year over the next 10 years.

The nearly \$7 million legacy gift will benefit Center for People, Food Bank of Lincoln, Friendship Home of Lincoln, Lighthouse, Matt Talbot Kitchen & Outreach, People's City Mission and Lincoln Community Foundation in support of Give to Lincoln Day matching funds.

"This extraordinary gift is a representation of Mark's quiet, yet visionary philanthropy," said President, Tracy Edgerton. "Through his estate plan, he found a unique way to make a difference and support these essential organizations throughout the next decade."

This fund will be held and invested at the Foundation for 10 years, providing the selected nonprofits with annual distributions starting in 2025.

"Mark supported Lincoln in a variety of ways throughout his lifetime," said Chip DeBuse, LCF's vice president for development. "His legacy gift will establish a pipeline of critical support into our community through the work of these nonprofits."

Mark Hall Tallman was born in Madison, WI, to Hazel Abel Tallman and Gene Hall Tallman. He spent most of his life in Lincoln, graduating from Lincoln Southeast High School in 1967 and Princeton University in 1971. Mark was the owner and president of DATA SOURCE MEDIA for 38 years. He died on January 23, 2024.

"Mark was always pro-Lincoln," said Mark's brother, Tom Tallman. "He wanted to leave his estate to charity to make it easier for these organizations to live out their mission and continue to do great work for the community."

IN MEMORIAM

Our community lost several generous members of LCF's Legacy Society and Lincoln Benefactors in the past year. We are grateful for their foresight and commitment to building a better tomorrow for all Lincolniters.

Barbara Heckman
Sharon Doll
Elizabeth V. Beynon
Dr. Mae Colleen Jones
Virginia Dula

Marian Statton
Phyllis J. Pauley
James Stange
Mark H. Tallman
Joan Kruse Rogers

Meet Marcy

Q&A by Justy Gortemaker

Marcy Haas' journey to running her own business is one of resilience and transformation. Community support has helped turn her passion into a successful venture – **SWEET THINGS BY MARCY** – now located in the Lincoln Community Foundation Barbara Bartle Garden

How did Sweet Things by Marcy begin?

Sweet Things by Marcy officially launched in October 2020, but my love for baking started when I was just six years old. When my husband was diagnosed with cancer and I faced a potential furlough, I turned to baking as a form of therapy. What began as a personal passion quickly turned into something much bigger.

With the encouragement of my friends and neighbors, I started selling my baked goods from home. Due to high demand, I rented the Kinder Bites commercial kitchen, baking on nights and weekends. In 2024, I made the move to Culinary Kitchen. The flexibility of my own space has helped me expand my menu and business.

How has Lincoln shaped your business journey?

Our community has been instrumental in every step of my journey. The availability of free or low-cost farmers' markets, such as East Campus Discovery Days,

gave me a platform to introduce my desserts to a wider audience and the confidence to continue following my dream. My favorite collaboration so far has been with James Arthur Vineyard, where I do wine and dessert pairings. I also provide pairings for events at The Post and was recently a featured baker at the Downtown Lincoln Association's Chocolate Lover's Fantasy event.

The connections I've made have been just as valuable. When I joined the Chamber of Commerce, I never expected my son's casual seating arrangement at my ribbon-cutting event to lead to my next business space! He happened to sit next to someone who introduced me to Kevin Knudson with Culinary Kitchen – proof of the kind of magic that happens in a community like Lincoln.

How can someone purchase items from your business?

Customers can preorder a variety of baked goods and I also provide desserts for local businesses like Lila Mae's Southern Kitchen and Canyon Joe's Barbecue. I offer lunch options at my Culinary Kitchen service window Wednesday-Friday, especially during community events in the garden. I am also available for event catering and can even provide a hassle-free homemade dinner for your family.



Do you have a favorite item on your menu?

I only bake what I love, so everything I make is special to me! My sons, Matthew and Chris, definitely have their favorites. Matthew always requests sweet potato pie for his birthday, while Chris prefers German chocolate cake.

How can our community support Sweet Things by Marcy?

The best way to support Sweet Things by Marcy is to follow along on social media, attend local pop-ups and spread the word. Every purchase, share or review and even just a kind word helps small businesses like mine continue to grow.



Explore the menu, place an order and stay updated on upcoming events!

1413 N Street
sweetthingsbymarcy.com

  @SweetThingsByMarcy



From left to right: Troy Branch, Connie Edmond, Delonte Johnson and Denise Williams.

Celebrating Black Led Philanthropy

By Liz McCue

“We’re better together,” said Connie Edmond, CEO of E&L Associates in Lincoln. “Not just one demographic. Not just one neighborhood. But the entire community, philanthropists together in unity.”

As a board member of Lincoln Community Foundation, Connie has joined with other leaders in advancing community conversations about Black Led Philanthropy. She also served as a panelist in their most recent event on financial literacy in early February.

She hopes that these conversations create a snowball effect, encouraging more people to participate in future events and discussions focused on Black Led Philanthropy.

“Everybody will walk away with a different takeaway,” she said. “Whether that’s skills and knowledge they can apply in their own lives or opportunities and connections they can build by meeting other attendees. It’s all for the community’s benefit.”

Ameritas’s Black and African

American Bison Strong resource group hosted the February panel in partnership with the Black Led Philanthropy group, LCF and United Way of Lincoln and Lancaster County.

The gathering was the latest in a series of community discussions developed from this collaboration. Prior events included an introductory session held at The Post in August, and a November panel of five nonprofits focused on the education and support of youth at Integrative Behavioral Health Services.

This group was formed out of a desire by both LCF and United Way to learn how they could better support the work already happening in Lincoln's Black community, and to find ways to partner, promote and uplift existing philanthropy.

"It's part of our mission to show how charitable giving and philanthropy is something we all can participate in," said LCF President Tracy Edgerton. "We have a platform and knowledge that can amplify the work of our Black community members, to help connect our neighbors to the projects and organizations that reflect their values."

The two organizations first met with a small group of Black leaders in the summer of 2023 to figure out what a partnership could look like. The conversations were rich, and necessary, said Peter Ferguson, one of the early participants. Peter has served on United Way's board, is one of the advisers for the annual Rev. Dr. Martin Luther King, Jr. Youth Rally, coordinator of culture, inclusion, and scholar development and assistant supervisor of recruitment for Lincoln Public Schools.

"We probably have of the longest standing philanthropic giving that this community has seen," he said. "Giving may be more informal — there's no campaign, no giant check, no temperature graphic showing a goal. Instead, it's giving through church, through fraternities and sororities and through family."

Those first conversations recognized that ongoing and historical philanthropy, and how LCF and the United Way could work together to "celebrate and grow the acts of philanthropy — time, talent and treasure — and perhaps even consider some collective activities," said Meagan Liesveld, executive director for United Way of Lincoln and Lancaster County.

Both Peter and Tracy described it as catalyzing in the way that it brought people together to gather information and ideas, and to act on them. There were folks in the room with connections to nonprofits, to city government, to schools, with a broad range of knowledge and expertise.

"It felt like being at the right place at the right time," said Mo Boyd, second vice president, human relations - talent development at Ameritas and chair of the Black Led Philanthropy group.

Mo was also part of the early conversations. At first, he thought it was simply a good opportunity to work with community leaders he knew and some he was not as familiar with yet.

"I found myself being extremely engaged, being happy to ask a lot of questions, very participative and really wanting to take my experiences in Nebraska and outside of Nebraska and bring some of the thought leadership that I had developed over the years back to my home state," Mo said.

Lincoln is one of the most welcoming places he's lived, Mo shared, and he was excited to help "strengthen the community in a way that continues to feel welcoming and warm for everyone."

Over time, more voices were added to the group, and they created a survey to learn how Lincoln's Black community engages with charitable causes, what is most

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Peter Ferguson and Rally scholars present the Rev. Dr. Martin Luther King, Jr. Youth Rally mural, commissioned by artist Jevon Woods.

Celebrating Black Led Philanthropy

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important to the community and to identify opportunities for future engagement. Four areas of focus were identified: education, financial literacy, mental health and mentorship.

“At the end of our year of listening, it is the hope that we may be able to determine one or two areas of deepest interest that this group of philanthropists and community members might be able to focus in on and support in some way together,” said Meagan.

A date for a fourth event hasn’t been set yet, but the results have already shown success. For the first two events, nearly 60 people attended and 80 registered for the February event at Ameritas.

“It says the community is responding to the events, and they like what they’re seeing,” said Mo.

The financial literacy panel also marked the opening of a month-long installation at Ameritas of the Rev. Dr. Martin Luther King, Jr. Youth Rally mural, titled ‘Walk Together,’ was created by local artist Jevon Woods and commissioned by the Rally Planning Committee to celebrate 30 years of the Rev. Dr. Martin Luther King, Jr. Youth Rally. Committee members welcomed the attendees with inspiring speeches to begin the conversation.

“Our youth have, not just for the last 30 years, but also throughout



Mo Boyd (center), second vice president, human relations - talent development at Ameritas and chair of the Black Led Philanthropy group chats with attendees after the February panel on financial literacy.

time, been the leaders in the philanthropic movements,” said Peter. “It’s important to have a seat at the table alongside older community members, both to learn from them and be part of the conversations that impact their future.”

Along with Connie Edmond, panelists included fellow financial experts Troy Branch, second vice president for individual advanced markets at Ameritas, Delonte Johnson, director of security engineering and operations at Ameritas, and Denise Williams, account and client manager at Ameritas. The event was emceed by Mo Boyd.

“People can be traumatized by financial experiences,” shared Connie, so they don’t talk about it.

The panelists turned that stigma on its head, sharing from their own experiences and their connections with one another. It was clear that

participating in the panel was more than something they were doing for work, but rather a way to give back to the community.

That’s something else Connie emphasized, that money isn’t the only way to engage in philanthropy.

“Everybody thinks it’s about money, but God has gifted you with talents,” she said. “Philanthropy can be a time investment – through mentoring, advocating and volunteering. It could be through skills and knowledge.”

“Every one of us can be a philanthropist,” agreed Tracy. “The value of philanthropy isn’t just in the people who have the capacity to give high amounts of money. It’s in each of us, in our capacity to love and care, and support the causes that reflect the values of our Lincoln community.”

Paving a path for women through philanthropy

By Jenny Chapin



Jean Jeffrey knows what it's like to be the only woman at the table.

While pursuing her CPA in the early 1960s, she walked into her first business class to see a lecture hall full of men – with just one seat open in the middle of the room.

During her career, she volunteered her time and often found herself to be the only woman on several service boards.

“They’d always make me treasurer,” laughed Jean.

Throughout it all, Jean fearlessly made her own way as a woman in a male-dominated industry. Her mother had worked as a bookkeeper, which gave her a taste of the accounting world when most women were pursuing teaching or nursing. She credits these experiences to not only her worldview – but her passion for helping women and children through her philanthropy.

Jean recently reflected on her journey that started back in the College of Business at the University of Nebraska-Lincoln (UNL).

“Being one of the only women in that scene – the professors knew you,” said Jean.

When she found that open seat in her business class, she caught the

eye of her future husband, Michael, who sat in the front row.

“I beat him in the class,” she winked.

Jean was from York; Mike was from Lincoln. In college, they made lifelong friends with other couples, many of whom were Mike’s fraternity brothers from Beta Theta Pi.

“We basically had to draw straws to pick which weekend in June we’d each get married,” said Jean.

After graduation, Jean found landing a job as a CPA to be challenging.

“The Bis Ad College placement office actually had printed on the synopsis of the businesses interviewing for positions, whether women should apply,” said Jean. “Only two firms would interview me in the accounting area.”

Jean eventually found her “yes” through the national firm Peat, Marwick, Mitchell.

Mike was committed to the Army through ROTC after a deferment to complete law school at UNL. He then went into Judge Advocate General’s Corps (JAG) and was stationed in Virginia, South Korea and New York. Jean joined Mike in Seoul, South Korea for six months after completing tax season back in Lincoln.

While serving in JAG at a post in New York City, Mike attended New York University for his master’s in tax law. From New York, they went to Florida before returning to Lincoln.

“I’m a Midwesterner at heart,” said Jean.

Mike joined his father’s law practice before eventually opening his own. Jean opened her own accounting firm, and they raised their two daughters back in the town where they met. Jean is an extrovert and was naturally drawn to service roles in the community.

“When I was younger, I gave of my time, and that’s helped me focus my philanthropy locally now. I’ve seen the need so dramatically,” said Jean.

Mike battled heart disease from a young age, so they both retired early to enjoy their time together.

“After Mike passed way in 2009, I went back on a few boards and felt even more compelled to give,” said Jean.

When it came time to think about her own estate plans, Jean turned to the Lincoln Community Foundation.

“After serving on the Foundation’s

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Paving a Path

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board, I was familiar with what they did and how they can help you think about your philanthropy,” she said.

Jean set up her legacy plan through a Donor Advised Fund which is now fully funded. In addition, she opened a Lincoln Forever Fund to support future needs and opportunities in the community through the Foundation’s unrestricted endowment. More recently, Jean has also started utilizing Qualified Charitable Distributions (QCD) from her IRA.

“I did not start giving through my IRA as soon as I should have,” she said. “It’s just a great tool if you have much of an asset for an IRA. If you need to take your minimum distribution, a QCD counts for that.”

The federal government requires you to withdraw and pay taxes on a portion of your IRA fund balance when you reach a certain age. However, by using a QCD, those funds may be distributed directly to charitable organizations without paying taxes on the amount transferred.

Jean plans to continue using QCD’s, especially when it comes to supporting her favorite causes during the Foundation’s annual giving event – Give to Lincoln Day – each May.

“I’ve always believed in giving back to the community because I felt pretty fortunate,” she said. “I know what it’s like for women to face challenges and discrimination. I’m grateful to be in a position to help.”



Participate in Give to Lincoln Day via IRA QCDs

The 14th Give to Lincoln Day is just around the corner! This annual giving event benefiting local nonprofits kicks off May 1 and builds up to Lincoln’s One Big Day of Giving on Thursday, May 29. Eligible donors can now use a Qualified Charitable Distribution (QCD) from their IRAs to support their favorite local causes during Give to Lincoln Day.

If you have an IRA and would like to make a QCD to support this year’s Give to Lincoln Day, please follow these steps:

- 1. Decide the total amount you wish to donate** with your IRA QCD for Give to Lincoln Day.
- 2. Contact your IRA administrator** to request a check for this amount from your IRA as a QCD. Checks must be made payable and mailed to Lincoln Community Foundation.

Lincoln Community Foundation
Attn: Rhonda Page
215 Centennial Mall South, Suite 100
Lincoln, NE 68508

Please ask your administrator to include your name and “QCD” in the memo line. Checks must be received at the Foundation by May 29 to count towards the event.
- 3. Select the nonprofit(s) you’d like to donate to.**
All participating nonprofits will be listed on GiveToLincoln.com after April 28.
- 4. Download and complete the IRA QCD form found on LCF.org with your selected nonprofit(s) name and amount of your donation(s).** Your donations should equal the total amount of your QCD check. Please note there is a \$100 minimum donation per organization. Forms may also be requested by contacting Rhonda Page at 402-474-2345 or rhondap@lcf.org.
- 5. Return the completed form to the Foundation by Friday, May 16.**

For more information on IRA QCDs and Give to Lincoln Day, contact Chip DeBuse at 402-474-2345 or chipd@lcf.org.





Leveraging community investments for modern affordable housing

By Liz McCue

It took around a decade and the collaboration of dozens of individuals and organizations to reach a groundbreaking ceremony held on Nov. 6. But within two years, Center Terrace will bring 125 affordable apartments, community space and a medical clinic to 1000 S. 13th St. in the South of Downtown neighborhood.

The five-story building will offer one-, two- and three-bedroom apartments feasible for residents making 50-60% of Lincoln's median household income. The name highlights both the location's past as the home of CenterPointe

and the building's rooftop deck, said Carina McCormick, housing advocate and treasurer for the South of Downtown Community Development Organization (SDCDO) board of directors.

Carina is a resident of the neighborhood and has been involved in efforts to improve the area even before SDCDO was created in 2016. She also served as board president in 2023, and worked closely with organizations, including Lincoln Community Foundation, that helped make the Center Terrace project a reality.

"It's a remarkable number of organizations and institutions that have made this possible," said Rich Herink, LCF's consultant for strategic partnerships. "Not to just build it, but to build it so it could be rented out to people with half the median income."

Both Rich and former LCF President Barbara Bartle helped SDCDO build connections that support the mission of the foundation to improve the Lincoln community and the goals of Center Terrace.

LCF helped SDCDO in initially

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Leveraging community investments

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purchasing the land for Center Terrace, a loan since repaid after being turned over to Hoppe Development, which will oversee construction and manage the completed property. A second, low-interest loan, along with loans from the Woods Charitable Foundation and the Cooper Foundation, and funds from an anonymous donor, will ensure units can be rented at 50% of Lincoln's median household income for years to come.

A model for collaborative, affordable housing

The question was always “how can we help drive these costs down to make it affordable,” said Rich. Anyone can build an apartment complex to be rented at market value, he noted, but many residents in the South of Downtown make far less than Lincoln's median household income, recorded at \$67,846 according to the 2022 census.

That's where a network of local and state agencies came together. Along with foundations, SDCDO and Hoppe Development worked with the city of Lincoln for tax-increment financing designated specifically to support low-income housing in the neighborhood, along with \$300,000 for public improvements. Lincoln Electric System provided funds to increase the building's energy efficiency, further providing savings for future residents.



LCF staff gathered at the November groundbreaking for Center Terrace.

The Nebraska Department of Economic Development administered ARPA grants that support both Center Terrace and Clinic With A Heart, a free, local healthcare clinic that will move into commercial space on the first floor, and Community Development Resources helped structure the philanthropic loans and ARPA grants. Low-income housing tax credit was allocated by the Nebraska Investment Finance Authority, with tax equity provided by WNC.

Multiple banks collaborated on a syndicated loan for construction – Horizon Bank, Pinnacle Bank, BankFirst and West Gate Bank – and Cedar Rapids Bank and Trust provided a permanent bond.

Additionally, Congressman Mike Flood has advocated for \$2.2 million in 2025 community project funds to support Center Terrace and public space improvements around it, including street crossings, sidewalks, lighting and a pocket

park, according to his website.

“This project is a model for how to collaborate with neighborhoods and serve communities,” said Jake Hoppe, Hoppe Development managing partner, at Center Terrace's groundbreaking.

Built for the community

Hoppe Development's commitment to collaboration was one of the reasons Carina and other SDODC board members supported handing the development of Center Terrace to the company.

“It's all very community driven,” she said, from incorporating feedback from residents to working with the Lux Center for the Arts to commission murals on the building when construction is completed.

The design of the building, by architectural firm Alley Poyner Macchietto, was also chosen to complement the character in the surrounding neighborhood.



SDODC Board President Kile Johnson addresses the crowd on November 6, 2024.

“There had always been an effort to make Center Terrace fit within the environment of the existing neighborhood,” said Carina. “That played into the design, to make it look like three smaller buildings instead of one large apartment complex.”

The South of Downtown stretches from Tenth Street through 17th Street and L Street south to A Street, and includes parts of the historic Everett, Near South and Capitol View neighborhoods. Residents are primarily renters (more than 90%), and median household income for the neighborhood is just \$20,826, according to the city’s South of Downtown Redevelopment & Strategic Plan.

A resident panel consulted throughout the project, as well as surveys of residents and neighborhood engagement led by SDODC and NeighborWorks, identified priorities for Center Terrace. At the top was

affordability for current South of Downtown residents – but so was communal space, a park and off-street parking.

“I’m just excited to see people move in,” said Carina.

She noted that Center Terrace will offer individuals and families safe, healthy, accessible homes. The building will have an elevator, and in-unit washers and dryers, which aren’t available in many apartments in the neighborhood. A garage on the first floor will provide close parking for tenants and Clinic With a Heart.

Center Terrace will also be built around a public “pocket” plaza that can support events, mobile healthcare clinics and food trucks, in response to resident requests. A small park and public community room will also provide neighbors with space for entertainment, celebration and connection.

Feedback from residents at a

community forum held by SDODC was “overwhelmingly positive,” Carina said, for Center Terrace’s design and the opportunities it will open to the neighborhood. Both she and current SDODC Board President Kile Johnson agreed the inclusion of Clinic With A Heart is a win for the community.

“It became a natural fit,” said Kile.

The move will give Clinic With A Heart dedicated space in a location accessible to uninsured or low-income patients both new and current. A StarTran bus stop is already present at the site, and bike lanes and well-marked crosswalks are part of the intended public improvements.

The work that went into Center Terrace won’t end once construction is completed, though. Instead, it will serve as a benchmark for what affordable housing development could look like in both Lincoln and elsewhere. The Hoppes manage developments across Nebraska and can apply the combination of tax credits and philanthropy along with comprehensive community engagement to support even more communities.

In the meantime, affordable housing projects and programs will continue for the South of Downtown, utilizing housing trusts and TIF-backed rental rehabilitation funding. LCF has worked hand-in-hand with SDCDO since the organization was founded and will continue to seek opportunities to improve the Lincoln community and the lives of its residents.



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LCF announces retirement of Vice President for Finance, Scott Lawson

Lincoln Community Foundation recently announced that Vice President for Finance and Administration, Scott Lawson, will retire as of April 30.

Since 2010, Scott has overseen LCF's financial system, including financial management, investment monitoring, human resources and information systems.

"We were fortunate to have Scott at the financial helm during a period of extraordinary growth for the Foundation," said President, Tracy

Edgerton. "His leadership and integrity have built essential trust for this organization in our community, and this trust helps us extend our network for good both now and into the future."

When Lawson joined LCF in 2010, the organization recorded \$797,000 in gift revenue and \$64 million in assets. In 2024, LCF received gift revenue of \$44 million and now has assets totaling \$250 million. During the past 15 years, the organization has granted more than \$175 million to local nonprofits and has raised more than \$66 million through Give to Lincoln Day.



"These numbers speak to the incredible generosity of our community," said Scott. "I am immensely proud of what has been accomplished during my tenure. It is an honor and privilege to be a part of this organization."

Join Lincoln's One BIG Day of Giving!

Give to Lincoln Day is Thursday, May 29.
Go to **GiveToLincoln.com** between May 1 and May 29 and give BIG to the nonprofits you love.

Every donation makes a bigger impact on Give to Lincoln Day because nonprofits also get a proportional share of a \$650,000 match fund provided by Lincoln Community Foundation and generous sponsors.

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