



FREMONT

Project Silicon Heartland



Dear Mr. Overhue:

The Greater Fremont Development Council is pleased to have the opportunity to showcase Fremont's prospering economic landscape to Project Silicon Heartland.

We have provided a site option that would serve as an excellent location for Project Silicon Heartland to locate their facilities with room for growth in the future, and great access to US-Highway 275 to get Silicon Heartland's products out onto the road and on its way to their customers—and for the company to easily access our region's workforce.

As you may be aware, Greater Fremont serves as a hub for manufacturing serving both a regional and a national market, providing Project Silicon Heartland. Some of the elements that continue to sustain Fremont's vibrant economy include:

A Growth Oriented Mindset:

The City of Fremont and Dodge County have a vision to continue growing our successful manufacturing economy. The community has successfully attracted new manufacturing projects, and seen existing industry expand. We are actively pursuing the State of Nebraska's Municipal Inland Port Authority Act, that if awarded, will help to catalyze development of a 1,500-acre industrial park. Pursuit of this legislation recently gained unanimous support from both Dodge County Board of Supervisors, and the Fremont City Council.

Quality Labor Force:

- With proximity to Omaha, Fremont has access to a regional workforce of over 500,000 people; Greater Fremont's employment base is diversified and highly skilled. In fact, the region has a workforce participation rate of 67.5% demonstrating our Midwest Work Ethic is alive and well.

Superior Transportation Connections:

- Located on US – Highway 275, Fremont has easy access to the crossroads of the transcontinental Interstate 80 (the major east-west freight transportation corridor in the country) and Interstate 29 as part of the Canada-Mexico interstate connection. There are over 8,000 licensed motor carrier operations in the state with over 815,000 trucks, including 2 of the top 10 carriers in North America. Over 90% of the continental United States lies within 2 trucking days.

Cost of Doing Business:

- Nebraska is a cost leader for businesses in the Midwest and around the U.S. According to KPMG's study of the nation's most competitive cities for business, our cost of doing business index is 94.3 overall—more than 5 percent less than the U.S. baseline. And Nebraska's aggressive and very beneficial incentive programs will be able to provide tax credits, sales tax refunds and potential property tax exemptions as well to assist the project.

We look forward to future visits with you and your client. Should you have any questions regarding the material provided, please feel free to contact me directly via my cell phone at 308-340-4436.

Sincerely,

Megan Skiles

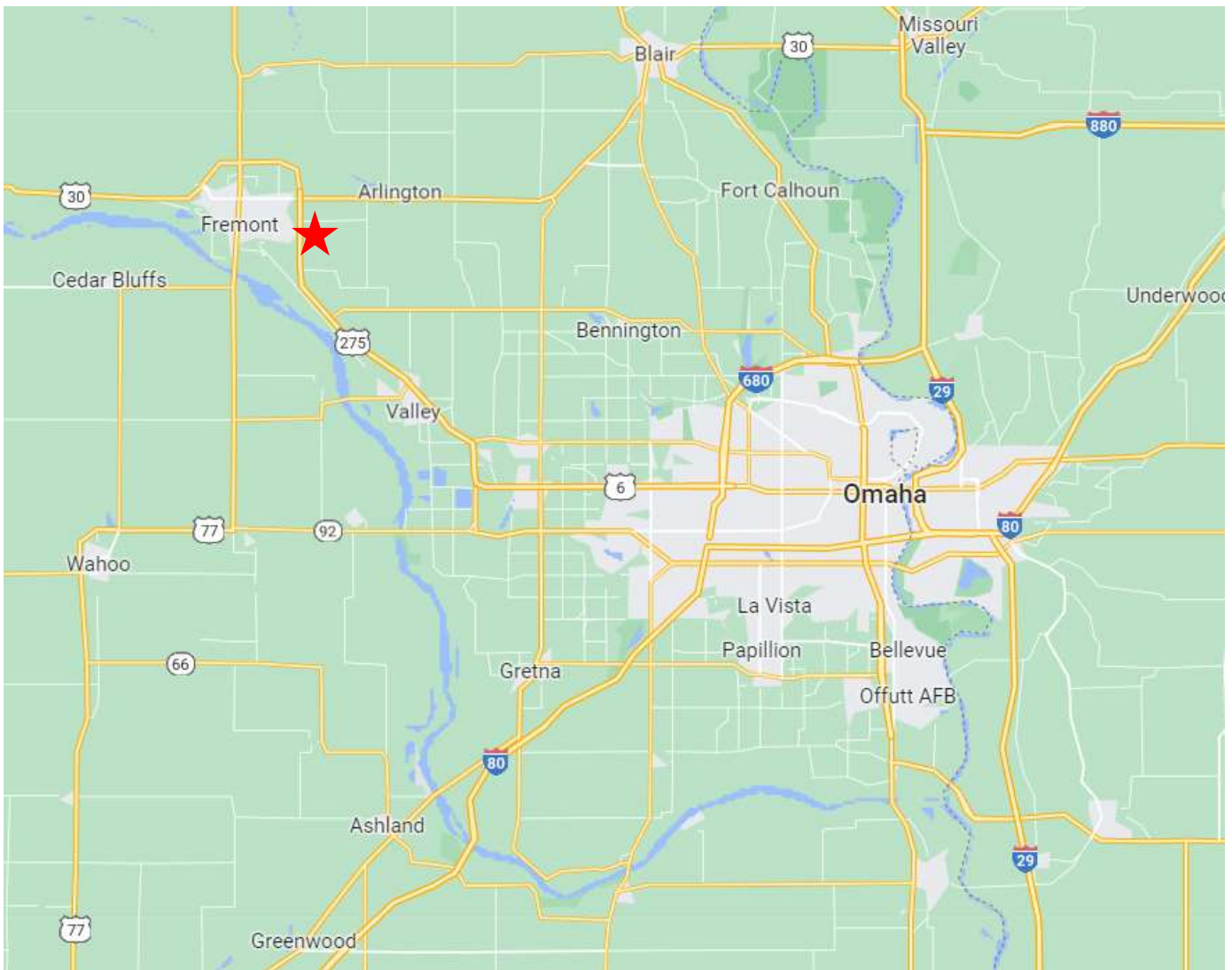
Megan Skiles

Executive Director, Greater Fremont Development Council



Fremont Logistics Hub

The Fremont Logistics Hub is located approximately 15 minutes from Northwest Omaha. The Fremont Logistics Hub provides up to 1,500 acres of flat ground along Highway 275/West Dodge Expressway. All utilities are present or within 1 mile giving the site a quick development timeline. Rail access to Union Pacific mainline. Learn more about Nebraska's premier large-scale site in the following pages:



Nebraska Municipal Inland Port Authority Act

In 2021, the State of Nebraska passed the Nebraska Municipal Inland Port Authority Act as a mechanism to acquire and develop large commercial and industrial sites. Five Municipal Inland Port Authorities can be created across the state and will be governed by a board of commissioners. The Port Authority has the power to issue revenue bonds, acquire and hold real estate, apply for grants and take out loans. The Port Authority will partner with the City of Fremont and Dodge County to plan and develop the district. The city applied for designation under the Act and expect to receive designation in 2023.

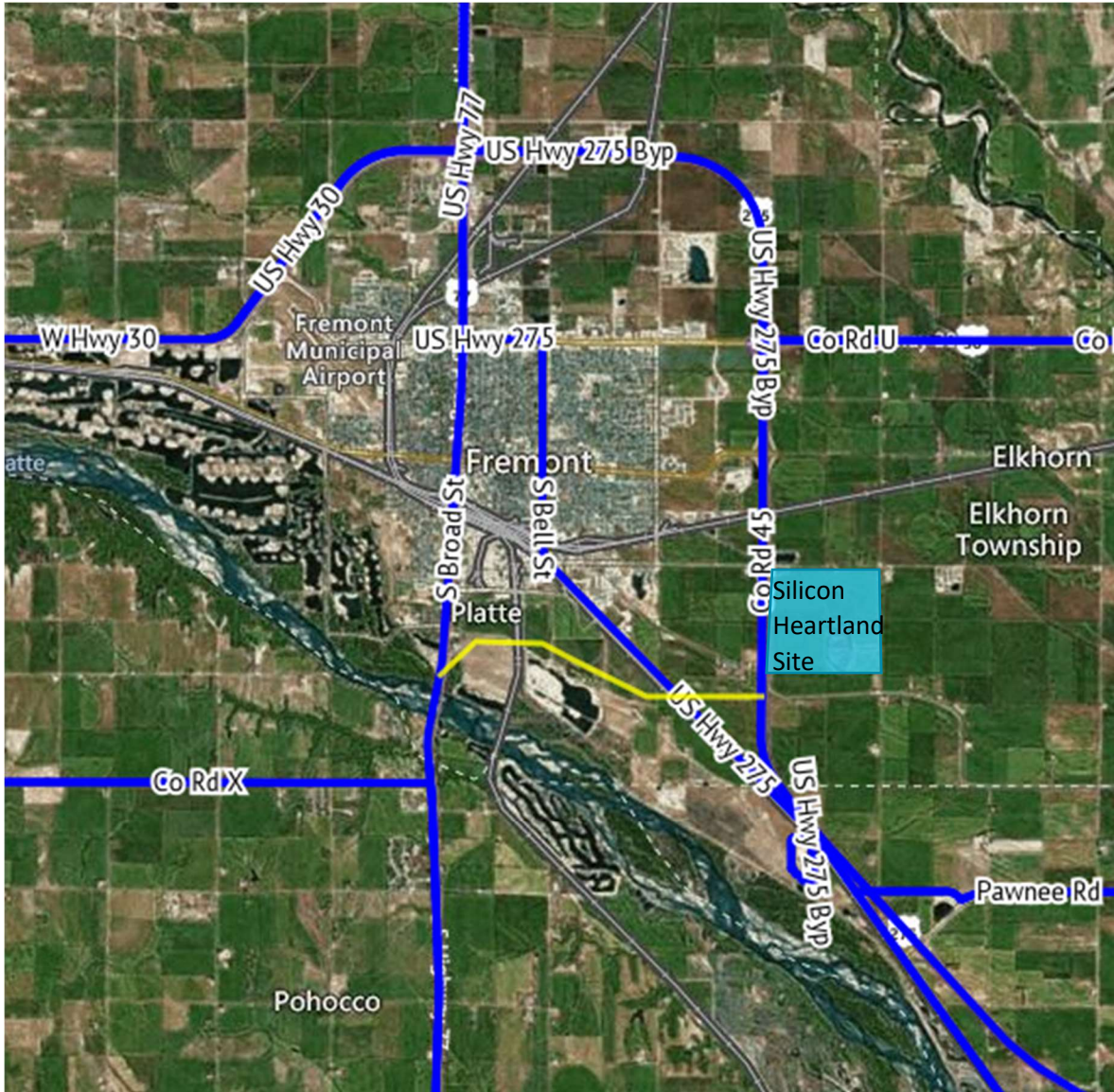
Locating in the future Municipal Inland Port Authority District will give tenants an additional financing mechanism for site development, particularly for shared infrastructure, required for industrial development. Project Silicon Heartland would work with the newly appointed Port Authority Board once created to explore potential shared costs for development.

In the future, the Port Authority District plans to offer rail ramps to allow for better connections to markets on the coasts and internationally.



Transportation Network

The site is located adjacent to the four-lane divided highway 275. A new southern beltway is currently under construction to connect 275 to HWY 77. The beltway is just a quarter-section south of the site and will provide a second access point to HWY275 in the future. Fremont is also served by U.S. Highways 30, 275 and 77. Fremont is located 35 miles from the intersection of I-29 and I-80, providing easy access to both north-south and east-west major transportation corridors.



Renewable Utilities

Wastewater into Natural Gas

The Fremont Department of Utilities has responded to the large wastewater demands of its manufacturing industry with a renewable solution. Fremont's wastewater treatment plant has four anaerobic lagoons, specifically for the community's high strength waste industries. These lagoons allow eligible manufacturers to

send their waste to the lagoons with higher allowable loading limits. The lagoons provide the pretreatment, and capture methane gas and scrub it, converting it to a renewable natural gas. The majority of renewable natural gas is then used to power the wastewater treatment plant and any remaining renewable natural gas is injected into the city's natural gas pipeline. Through this process the city receives renewable energy credits from the EPA. The four lagoons can capture methane gas off of a total capacity of 25.6M gallons of waste. The WWTP has area available for construction of up to 4 additional lagoons (additional 25M gal/day) if needed. The system was built for continued industrial growth in the community and was planned for additional phases in the future if needed.



Electricity Generation

This site will be served by the Fremont Department of Utilities and Omaha Public Power District jointly, giving more options for redundancy and fantastic reliability.

The **City of Fremont Department of Utilities** has a total generation capacity of 210 megawatts. Of that generation, 32% comes from renewable sources including wind generation, solar generation, and hydro generation. The **Omaha Public Power District (OPPD)** current fuel sources for generation are low-sulfur coal, wind, solar, landfill gas, natural gas and fuel oil and hydroelectric, in 2021, OPPD served 35% of its retail sales from renewable energy. Additionally, OPPD's new Platteview Solar facility that will provide an additional 81 MW of renewable energy is expected to come online in 2023.

Foreign Trade Zones 19

Dodge County is served by Omaha's Foreign Trade Zone (FTZ) 19. Under FTZ 19's Alternative Site Framework, subzones can easily be established in 30-90 days depending on the use of the subzone. This will provide a strategic advantage for inputs coming into the district and potential tenants importing and exporting goods.

Population Density = Robust Workforce

Fremont has a population of 27,000 and Dodge County a population of 37,000. Additionally, the site's proximity to Omaha, coupled with Douglas county's population growth west provides potential employers with a robust workforce. There are over 300,000 people within a 25-minute drive time radius of the community.

Concentration of Manufacturing

Fremont and Dodge County are already a manufacturing and value-added ag hub in the State of Nebraska. In fact, Fremont's manufacturing sector is 2.89 times more concentrated than the national average, and contributed \$0.6B to Dodge County's GDP in 2021. This means there are 4,000 people working in manufacturing in Dodge County, and 19,500 within a 30-minute drive time radius.



Additionally, Greater Fremont has a track record of developing new industries in our state from the ground up. In 2017 Costco d.b.a. Lincoln Premium Poultry broke ground on a \$450 million chicken processing plant here in Nebraska. In two short years, the plant was constructed and 1,200 positions were filled to allow the Fremont plant processes 2 million chickens per week, enough to meet 43 percent of Costco's national rotisserie supply and 33 percent of its raw chicken supply. The plant has an annual impact of \$1.2 billion on the Nebraska economy.

Other major manufacturing employers in Greater Fremont include Wholystone Farms, Valley Irrigation, Structural Component Systems, Fremont Beef Company, and Royal Canin.



Community Information

The city of Fremont has seen tremendous growth over the past five years. There have been numerous existing industry expansions, as well as new companies to the area that have created over 2,000 jobs in the community. Housing developments brought in new multifamily and single-family residential options adding over 500 housing units since 2019. Further growth is anticipated with a focus on creating a new industrial district to serve the region, continued housing developments, and new investment in public amenities and infrastructure.

The community continues to offer a great quality of life with over 300 acres of state parks that provide water recreation, an active historic downtown with dining and boutiques, one of the US’s largest YMCA’s, as well as a great Arts Association. All of this in a community with a small-town feel, just 25 minutes from a major metropolitan area. Learn more about our community in the section below.

Demographics

Community Demographic Summary						
	Percent			Value		
	City of Fremont	Fremont -25 Minute Drive Time	USA	City of Fremont	Fremont - 25 Minute Drive Time	USA
Demographics						
Population (ACS)				29,135	316,218	326,569,308
Male	49.1%	49.1%	49.2%	14,310	155,340	160,818,530
Female	50.9%	50.9%	50.8%	14,825	160,878	165,750,778
Median Age ²				39.2	37.2	38.2
Under 18 Years	24.0%	27.5%	22.4%	6,996	86,887	73,296,738
18 to 24 Years	10.2%	7.0%	9.3%	2,986	22,050	30,435,736
25 to 34 Years	11.7%	13.0%	13.9%	3,397	41,095	45,485,165
35 to 44 Years	11.4%	14.1%	12.7%	3,333	44,694	41,346,677
45 to 54 Years	10.9%	12.7%	12.7%	3,185	40,143	41,540,736
55 to 64 Years	12.8%	11.9%	12.9%	3,720	37,617	42,101,439
65 to 74 Years	10.1%	8.3%	9.4%	2,930	26,268	30,547,950
75 Years and Over	8.9%	5.5%	6.7%	2,589	17,465	21,814,867
Race: White	92.7%	88.9%	70.4%	26,998	281,101	229,960,813
Race: Black or African American	1.3%	3.7%	12.6%	369	11,666	41,227,384

Race: American Indian and Alaska Native	0.9%	0.3%	0.8%	262	826	2,688,614
Race: Asian	0.6%	3.0%	5.6%	180	9,549	18,421,637
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.2%	36	223	611,404
Race: Some Other Race	1.6%	1.0%	5.1%	463	3,110	16,783,914
Race: Two or More Races	2.8%	3.1%	5.2%	826	9,744	16,875,542
Hispanic or Latino (of any race)	15.8%	5.7%	18.2%	4,590	18,094	59,361,020
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	66.6%	73.3%	63.2%	15,156	174,763	164,759,496
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	88.5%	90.6%	82.4%	8,800	113,953	105,137,520
Armed Forces Labor Force	0.0%	0.3%	0.4%	1	601	1,143,342
Veterans, Age 18-64	4.7%	4.6%	4.5%	786	8,495	8,920,267
Veterans Labor Force Participation Rate and Size, Age 18-64	90.4%	86.2%	76.8%	711	7,320	6,853,673
Median Household Income ²				\$57,064	\$88,994	\$64,994
Per Capita Income				\$28,462	\$42,692	\$35,384
Mean Commute Time (minutes)				18.7	21.0	26.9
Commute via Public Transportation	0.0%	0.2%	4.6%	0	419	7,044,886
Educational Attainment, Age 25-64						
No High School Diploma	12.5%	3.4%	10.5%	1,707	5,616	17,929,220
High School Graduate	30.8%	16.1%	25.4%	4,204	26,452	43,289,555
Some College, No Degree	23.3%	20.7%	20.5%	3,179	33,927	34,959,338
Associate's Degree	12.6%	9.8%	9.3%	1,724	16,024	15,776,790
Bachelor's Degree	13.6%	33.1%	21.6%	1,860	54,268	36,888,244
Postgraduate Degree	7.1%	16.9%	12.7%	964	27,691	21,630,870
Housing						
Total Housing Units				13,117	128,000	138,432,751
Median House Value (of owner-occupied units) ²				\$128,004	\$229,241	\$229,800
Homeowner Vacancy	0.0%	0.5%	1.4%	0	480	1,129,755
Rental Vacancy	3.8%	6.9%	5.8%	203	2,304	2,704,553
Renter-Occupied Housing Units (% of Occupied Units)	41.3%	25.3%	35.6%	5,018	30,540	43,552,843

Occupied Housing Units with No Vehicle Available (% of Occupied Units)	7.8%	3.5%	8.5%	945	4,266	10,344,521
Social						
Poverty Level (of all people)	11.6%	5.0%	12.8%	3,265	15,715	40,910,326
Households Receiving Food Stamps/SNAP	12.3%	4.5%	11.4%	1,497	5,455	13,892,407
Disconnected Youth ³	4.5%	1.6%	2.5%	64	254	433,164
Children in Single Parent Families (% of all children)	35.9%	19.6%	34.0%	2,364	16,511	23,628,508
Uninsured	9.1%	4.4%	8.7%	2,605	13,710	28,058,903
With a Disability, Age 18-64	10.4%	6.6%	10.3%	1,728	12,149	20,231,217
With a Disability, Age 18-64, Labor Force Participation Rate and Size	50.6%	58.9%	43.2%	874	7,155	8,740,236
Foreign Born	8.0%	5.2%	13.5%	2,327	16,300	44,125,628
Speak English Less Than Very Well (population 5 yrs and over)	7.6%	2.3%	8.2%	2,080	6,809	25,312,024

Source: JobsEQ®

1. American Community Survey 2015-2020, unless noted otherwise

2. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

3. Census Population Estimate for 2020, annual average growth rate since 2010.

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Industry

A location quotient (LQ) measures the concentration of a region's industry compared to the nation. When firms in a specific industry aggregate in a region, increasing the LQ, it is often because of some competitive advantage in the area, such as geographic location, human resources or natural resources. If an industry has a location quotient of 1.00 or higher, Greater Fremont possesses a competitive advantage in that industry compared to the nation.

In the Manufacturing industry (NAICS 310) as a whole, Greater Fremont has an LQ of 2.92, meaning that the industry is 2.9 times larger than you would expect in a region of this size. The chart below gives an overview of the 5 largest industries in our community.

Top 5 Industries in Fremont, NE (2021Q3)				
NAICS	Industry	Employees	Avg Ann Wages	LQ
31	Manufacturing	4,572	\$51,421	2.92
44	Retail Trade	2,560	\$32,223	1.28
62	Health Care and Social Assistance	2,343	\$46,470	0.83
61	Educational Services	1,604	\$45,866	1.04
72	Accommodation and Food Services	1,306	\$15,682	0.87
	Total - All Industries	19,176	\$45,666	1.00

Education

Fremont Public Schools

Fremont Public Schools are a class A district serving a growing and diverse community from preschool to twelfth grade while retaining the accessibility one would expect in a small town like ours. Whether you are new to the community or your children have previously attended FPS, we extend to you our sincerest of welcomes to Fremont Public Schools. Our district, which covers more than 60 square miles in area, includes more than 4,700 students, 377 certified staff, and 346 classified staff district-wide.

In April 2007 our school system became the first public school system in the state to receive “District Accreditation” which is the highest level granted by AdvancED, a regional accreditation agency. With that recognition, Fremont Public Schools is proud to join a small handful of other districts in meeting those rigorous requirements. In April of 2016, Fremont Public Schools became the first school district in Nebraska to receive a second five-year extension of that classification.

With a commitment to everything from early childhood development, to award-winning vocational training, to partnerships with local higher education, we are confident that Fremont Public Schools will continue to be a positive influence on the lives of our students.



Howard Elementary School students breaking ground at the site of their new elementary school.

In September of 2021, the citizens of Fremont voted to pass a \$123 million, no tax levy increase, bond issue to reinvest in Fremont Public Schools. The bond issue will pay for the construction of 3 new elementary schools, and major updates to the high school.

As part of this bond issue, ***Fremont High School will begin construction on a new 30,000 square foot Career and Technical Education Center, to open in the fall of 2023. Students will be exposed to training for high paying high growth career opportunities right here in Fremont. Area businesses will have the opportunity to engage with students and advise on curriculum for this important talent pipeline. Fremont High School is eager to partner with industry to help train tomorrow's workforce!***

Career education currently provided:

- Diesel Tech
- Welding
- Health Occupations
- IT
- Criminal Justice

Additional curriculum to be added with the new CTE:

- Automation & Robotics
- Industrial Maintenance Tech
- Construction Tech
- Automotive Tech



Rendering of collaboration space in the new Career and Technical Education Center

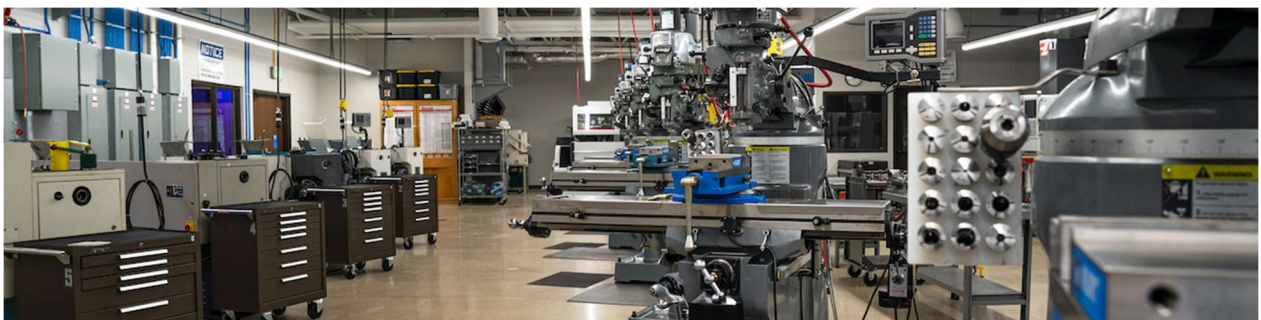
Archbishop Bergan Catholic School

Archbishop Bergan Catholic School, a ministry of St. Patrick's Parish, is a parochial, college preparatory school for young people in grades Pre-Kindergarten through 12. Our school was established in Fremont in 1913 and is proud to be part of the Fremont community for over one hundred years. Archbishop Bergan is accredited by the AdvancED Accreditation Organization, is part of the Archdiocese of Omaha Catholic Schools system, and a proud member of the National Catholic Education Association.

Metropolitan Community College

Metropolitan Community College is a comprehensive, full-service public community college supported by the taxpayers of Dodge, Douglas, Sarpy and Washington counties. Its purpose is to provide high quality educational programs and services, primarily in career preparation and general education, to people of all ages and educational backgrounds. MCC offers more than 100 one- and two-year career programs, including robust programs in electronical and industrial technologies, as well as completely customizable programs to help support the training needs of area industry.

General support courses, classes for business and industry and continuing education courses also are important parts of the College's service to the community. The Workforce Innovation Division offers training, certification programs, and partners with local business to provide innovative and customized training solutions utilizing cutting-edge technology, in addition to supporting individuals with continued education, training and career development opportunities that bridge the skills gap between education, technology and today's workforce.



New precision manufacturing lab at Metro Community College South Campus.

Midland University

Founded in 1883, Midland University is a private liberal arts college located in the heart of Fremont, Nebraska and just 20 minutes from Omaha. About 1,400 students from across the map attend Midland University. Nearly 60% of students reside on campus, creating a thick campus community. With a 10:1 student to faculty ratio, and an average class size of 18, students have full access to professors who know them by name. Midland University provides a close-knit community for faculty, staff, students, friends and alumni! Midland University prides itself in the number of students participating in internships in the community and welcomes new partnerships with area businesses.

Housing

In recent years the community has been focused on increasing the housing stock in the community and has brought over 500 housing units and 400 buildable lots online in the past 5 years alone. Additionally, the opportunity for between 900-1,500 units have been identified for infill development in the future, and the City is currently developing a Housing Affordability Action Plan. The housing stock in Fremont is diverse and ranges from downtown and suburban setting apartments, new townhomes, historic and newly constructed single-family homes, to custom-build lakefront properties.



Quality of Life Amenities

Fremont has the best of both worlds being far enough from the city of Omaha to have a rural, small town feel, but close enough to have all the amenities of a big city within a 20-minute drive. Fremont has a vibrant downtown, several lake communities, the Fremont Lakes State Park, an event calendar full of festivities and community-wide celebrations, and the largest YMCA indoor aquatics center in the country.



Above: Part of Fremont's historic downtown. Several buildings in the downtown district, including the May Brother Building, have undergone major revitalization projects in the past couple of years to provide wonderful coffee shops, an art gallery, boutiques, restaurants, and apartments in the heart of Fremont.



Top left: Performers after a cultural dance during Fremont's Annual Hispanic Heritage Festival. Top right: families visiting their student's temporary exhibit at Fremont Area Art Association's Gallery 92 West. Bottom left: Shriners wave to the crowd during a parade to celebrate Fremont's namesake during the annual John C. Fremont Days celebration.



Serene mornings and sun-soaked afternoons at Fremont State Lakes.

