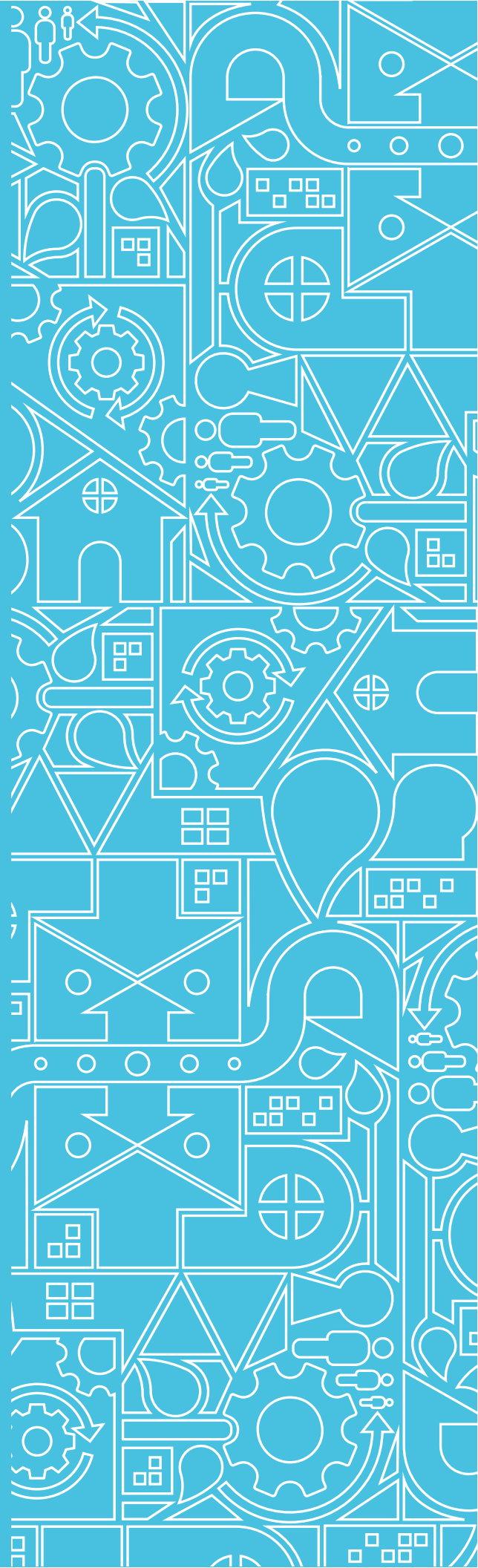




SPARK

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# Goodbye, 2022!



Spark's word for 2022 was growth. We grew capacity with 5 new (and amazing) team members. We grew in every facet of our work - our projects, breaking ground in Brown Park and completing Phase I of the North Omaha Trail; our programming, creating the ChangeMaker Academy; our emerging developer pipeline, with the fall 2022 Developer Academy cohort; and our lending portfolio, with \$1.2 million deployed. We also grew in our ability to navigate change - building out our shared leadership structure so that our founding Executive Director could leave the organization to build her family business, and our team could continue to thrive. Growth, indeed! And every step of the way we grew our partnerships with community leaders, neighbors, and partner organizations.



**Angela Smith**  
*Interim Executive Director*



**Manne Cook**  
*Director of Urban Planning & Design*



**Angel Starks**  
*Director of Learning & Development*



**Guillermo Diaz**  
*Developer Capital Coach*



**Nicky Sullivan**  
*Operations Administrator*



**Brittany Parker**  
*Community Development Manager*



**Clarice Dombeck**  
*Urban Development Coordinator*



**Bri Full**  
*Advocacy Coordinator*



**Freddy Valera**  
*Multimedia Specialist*

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“The work of Spark is not only unique in our community but it is essential. There are few organizations that authentically engage community members the way they do and I am proud to support their work!”

– *Cammy Watkins*

*2023 Spark Board President*

## 2022 Spark Board of Directors

**Carmen Tapio, President**

North End Teleservices

**Cammy Watkins, Vice President**

Inclusive Communities

**Andrea Kathol, Secretary**

Field Day Development

**OJ Spooner, Treasurer**

Retired Banker

**Nancy Pridal**

Lamp Rynearson

**Dr. Athena Ramos**

University of Nebraska Medical Center

**Annette Smith**

Black Dog Management

**Dr. Ralph Lassiter**

Mt. Moriah Baptist Church

**Jeffrey Kemp**

Creighton University

## 2022 Spark Capital Board of Directors

**Suzi Sterba, President**

American National Bank

**Daniel Padilla, Secretary**

Lending Link Omaha

**OJ Spooner**

Retired Banker

**Dr. Ralph Lassiter**

Mt. Moriah Baptist Church

**Rishi Bhakar**

Tenaska

**Jesse Sitz**

Baird Holm, LLP



Juneteenth



Pull Up & Vibe

Fabric Lab, a Spark initiative launched in 2021, really found traction in 2022. Located at 2514 North 24th Street, this space serves as a community hub and design center in the heart of North Omaha. Fabric Lab’s goal is to increase the number of Black urban and community development professionals - architects, engineers, developers, planners, community organizers, civic leaders, and others. Just a few of our powerhouse collaboration events in 2022 include Juneteenth JoyFest led by Alajia McKesson, Pull Up & Vibe led by Kiera Marshay, and the Townhall series hosted by Preston Love, Jr. All Fabric Lab’s efforts rely upon collaboration with community leaders, neighbors, and locally-owned businesses. Check out what’s in store for 2023 @fabric\_lab\_omaha!

In addition to supporting urban and community development in North Omaha, Fabric Lab gained two new neighbors with the opening of Stable Gray and The Network Spot. These businesses are part of the Fabric LLC initiative and bright spots in the economic development of the area. Stable Gray was the Omaha Chamber’s Small Business of the Year in 2022 and the Network spot was founded by North End Teleservices, a INC 500 company.



**1,500+** Community Members Attended



**32** Public Events Hosted



**6** Fellowships Completed

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Trail Walk



Tree Planting

The first phase of the North Omaha Trail was completed in October of 2022. Spark partnered with Keep Omaha Beautiful to officially “open” the Trail with a Community Tree Planting event to ensure that Nebraska-native trees provide adequate shade and spectacular natural beauty along the route. The Trail represents a substantive investment in public health infrastructure and a catalyst for community development in North Omaha. The Trail creates opportunities to enhance quality of life, art, history, and culture, health and mobility, and holistic community development.

Next up for the Trail is public art and wayfinding and a continuation of community-led events - walks, runs and bike rides!



**2** Miles of Multi-Modal Trail constructed



**175** Trees Planted



**\$2.5** Million Invested

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1612 South 32nd Ave

Spark Capital invests in neighborhood transformation. In 2022, we supported a variety of real estate development projects, primarily focusing on housing development and preservation. Of the \$1.2 million invested, 100% went to supporting housing projects and the creation of 105 units, 85 of which are intended for families earning between 60-80% of the area median income. As our initial loans are repaid, the capital raised from local philanthropy and banks will revolve and support new projects in the future - growing the good for years to come!



**105** Housing Units



**\$1.2** Million Invested



**\$21.7** Million Leveraged



**500+** Technical Assistance Hours provided

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Building on the groundwork Spark and its housing partners across the state completed the year before, 2022 saw the allocation of millions of federal American Recovery Plan Act (ARPA) funds to grow Nebraska's housing ecosystem. Our collaborative ARPA efforts resulted in two key wins: \$20 million from the City of Omaha, matched by \$20 million from local philanthropy for affordable housing development and preservation, and \$360 million from the state for Omaha Economic Recovery transformational projects. This once-in-a-lifetime funding will have a tremendous impact on housing in our community.



**\$20** Million City ARPA Funds Secured for Affordable Housing



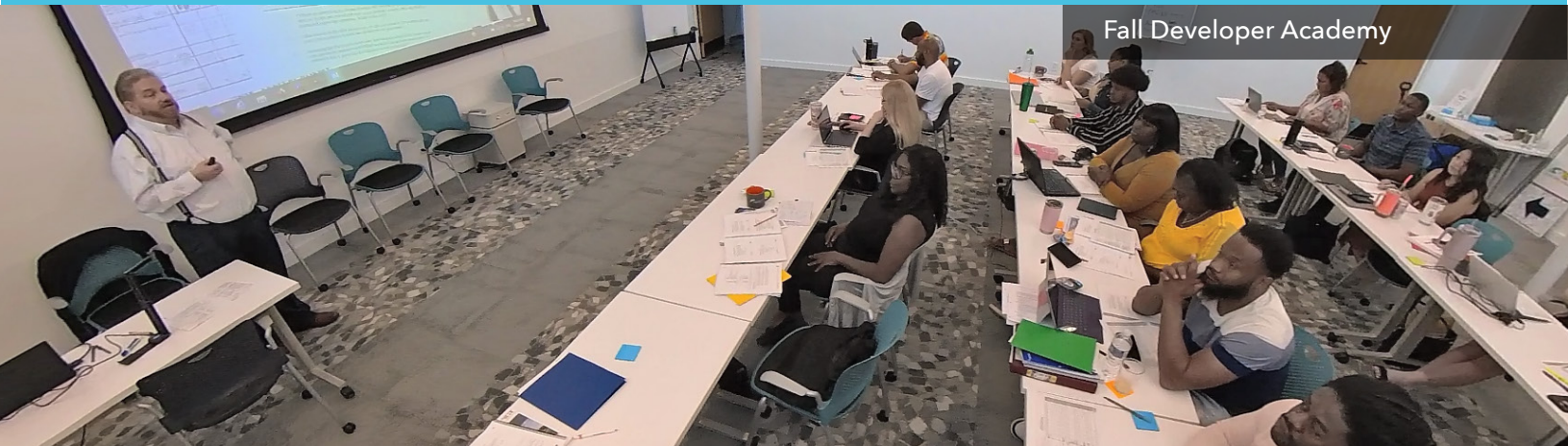
**\$360** Million State ARPA Funds Secured for Eastern Omaha



**5** Legislative Housing Bills Drafted for 2023 Session



Affordability & Forever North Study adopted



We continued to train the next generation of real estate developers with our fall 2022 Developer Academy session and 9 Deep Dive webinars. This intensive work to educate and connect emerging developers is vital to our mission. Our goal is to increase the number of mission-aligned housing developers - particularly developers of color and individuals who reside in the neighborhoods being redeveloped. Spark relies on our partners at the National Development Council and instrumental in these ongoing technical assistance initiatives, as are the field of more than 40 local real estate professionals who volunteer to mentor our emerging developers.

If you are interested in addressing the lack of affordable housing in disinvested areas of Omaha OR designing new developments within Omaha's urban core by becoming a real estate developer, then we encourage you to consider applying!



**200+** Deep Dive attendees



**19** New Developer Academy Graduates



**71%** Average Increase in Knowledge of Core Concepts



**\$32** Million Grants Secured by Graduates



**\$100** Million Secured Loans by Graduates



# Donors



Thank you to our generous 2022 grantors, donors, and sponsors! Our work to help transform disinvested neighborhoods into prosperous and thriving communities would not be possible without your support.

Alley Poyner Macchietto Architecture  
Access Bank  
Amazon Smile  
Angel Starks  
Angela Smith  
Annette & Paul Smith  
Baird Holm, LLC  
Bank of the West  
BVH Architecture  
Christian Gray  
Christophe Becke  
Christopher Stratman  
Clarice Dombeck  
Corey Leon  
Corinne Wardian  
David Loren Construction  
Department of Treasury  
Environmental Protection Agency  
First National Bank of Omaha  
Freddie Mac  
Front Porch Investments  
Greenslate  
Guillermo Diaz  
Jamie Berglund  
Jeffrey Kemp  
Jendayi Frazer  
Jennifer and Ken Reed-Bouley  
Katie Weitz  
Kiewit Companies  
Lamp Rynearson  
Laura Shiffemiller  
Lloyd Hoshaw  
Locale Real Estate Group  
Lozier Foundation

Midwest Housing Equity Group  
Nancy Pridal  
National Development Council  
Nebraska Investment Finance Authority  
Nichole Sullivan  
Nick Hummel  
Oliver Spooner  
Olsson  
Omaha Community Foundation - Fund for Omaha  
Omaha West Rotary Club  
Peter Kiewit Foundation  
REACH, Greater Omaha Chamber  
Robert B Daugherty Foundation  
Roman Dimaksyan  
Sherwood Foundation  
Sokolof Foundation  
State of Nebraska Department of Economic  
Development  
Suzi Sterba  
United Way of the Midlands  
US Bank  
Weitz Family Foundation  
Wells Fargo  
Westgate Bank  
William & Ruth Scott Family Foundation  
Winsley Durand



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# 2022 Financial Information



## Assets

Cash	\$ 3,802,455
Contributions receivable, net	1,056,633
Loans receivable, net	1,474,758
Other receivables	14,122
Property & equipment, net	490,651
Operating lease right of use asset	9,627

**Total Assets: \$ 6,848,246**



## Liabilities and Net Assets

### Liabilities:

Accounts payable	18,949
Accrued expenses	22,368
Refundable advance	568,539
Operating lease liability	9,722
Notes payable	350,500

**Total Liabilities: \$ 970,078**



### Commitments:

Without donor restrictions:	
Undesignated	3,605,279
Board Designated - Brown Park	25,000
With donor restrictions	2,247,889

**Total Net Assets: \$ 5,878,168**

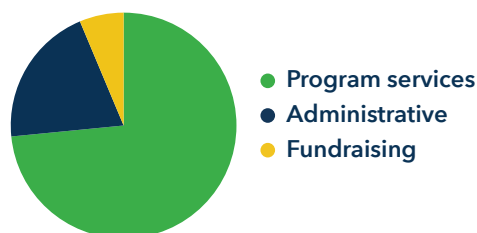


**Total Liabilities and Net Assets: \$ 6,848,246**



## Revenue

Grants	1,507,051
Sponsorship & fees	29,881
Investment income	6,277
Other income	53,074
Released from Restrictions	683,741
<b>Total Revenue</b>	<b>2,280,024</b>



## Expenses

Program services	809,110
Administrative	222,868
Fundraising	69,668
<b>Total Expenses</b>	<b>1,101,646</b>

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1111 N 13th Street, Suite 311, Omaha, NE 68102

402-819-4885 | [info@sparkcdi.org](mailto:info@sparkcdi.org) | [www.sparkcdi.org](http://www.sparkcdi.org)

