



A Center We Call HOME!

**OCCA Building Town Hall Meeting
11/13/2015 7:30 PM at UNO**

Agenda

- Why We Need A New Center (Zheng Hong)
- Center Overview (Linda)
- Center Annual Cost Estimate (Li Li)
- Center Operations Plan (Guo Li)
- Your Ideas & Supports – Donor/sponsorship (Li Mei)
- Most Frequently Asked Questions and Answers
- Your Question Time (All)
- Next Steps and Timelines (Zheng Hong)

Why We Need A New Center

- Preserving Our Heritage
- Gathering Place to Promote Friendship and Cultural Diversity
- Continuing and Growing Our Current Programs
- Expanding Future Programs and Services

OCCA Building Overview

8206 Blondo St., Omaha, NE 68134



OCCA Building Overview

- Currently a church
- 3.02 Acres
- 35,000 SF parking for 85 cars
- Meeting room: seating 245
- Full kitchen with 100 capacity dining room
- 8 – 10 classrooms
- 5-6 Offices with meeting room on the second floor
- Library
- A 3 bedroom house and 2-3 building lots included

Pictures of the Building



Auditorium, Parking, 3-brm House



OCCA Operation Plan

- Grounds Management Plan
- Maintenance Management Plan
- Security Plan
- Custodial Management Plan
- Building Scheduling Management Plan

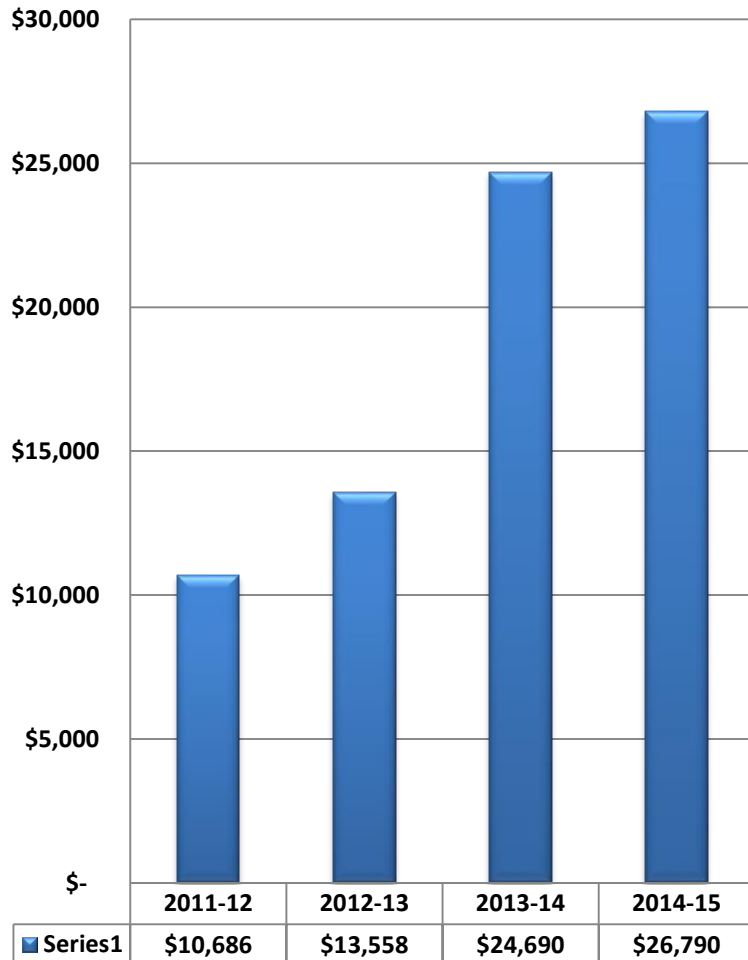
OCCA Building Basic Cost Estimates

- Purchase price: \$572,500
- Mortgage Loan: \$2810 /month
- Insurance: \$6500 /year
- Utilities: \$900 /month (\$455 OPPD)
- Building Maintenance/Repair: \$500/month
- Internet/Phone/etc: \$300/month

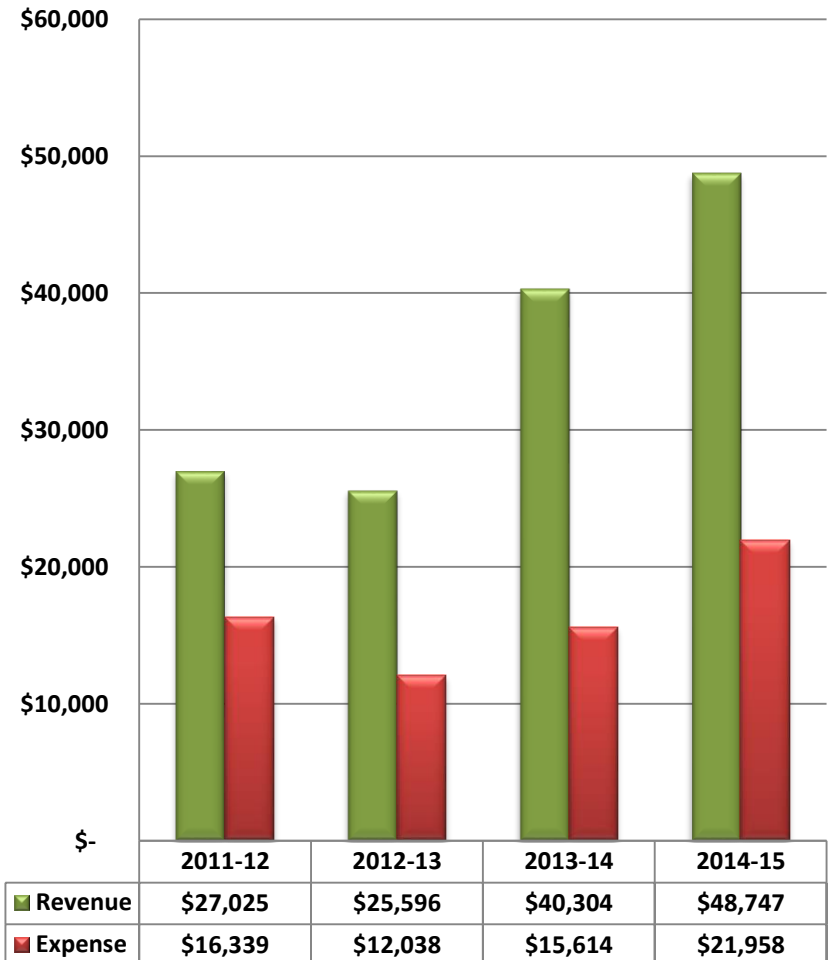
Estimated Cost: \$60,000 /Year

OCCA Annual Income and Expense

Net Income



Revenue and Expense



2014-2015: Not including \$50,000 Building Donation

2013 – 2014 Revenue and Expense

Revenue	Amount	Percentage
Company Donation	\$ 16,950	42%
Individual Donation	\$ 10,765	27%
Sales - ticket/membership	\$ 6,798	17%
Passport Renewal	\$ 1,920	5%
Auction	\$ 1,589	4%
Sales-Museum	\$ 1,283	3%
Volunteerism	\$ 1,000	2%
Total	\$ 40,304	100%

Expense	Amount	Percentage
Facility Rental	\$ (5,370)	34%
Food	\$ (3,940)	25%
Show Related Fee	\$ (1,500)	10%
Costume	\$ (1,210)	8%
Decoration	\$ (885)	6%
Printing/Program	\$ (868)	6%
Supply	\$ (600)	4%
Kids Acitivity	\$ (479)	3%
Transportation	\$ (416)	3%
Service	\$ (240)	2%
Special Guests	\$ (107)	1%
Total	\$ (15,614)	100%

OCCA Projected Expense

Expense	2014	2016 - 2018	2019 - 2020
Facility Rental	\$ (5,370)	\$ (6,444)	\$ (7,733)
Food	\$ (3,940)	\$ (4,727)	\$ (5,673)
Show Related Fee	\$ (1,500)	\$ (1,800)	\$ (2,160)
Costume	\$ (1,210)	\$ (1,452)	\$ (1,743)
Decoration	\$ (885)	\$ (1,062)	\$ (1,274)
Printing/Program	\$ (868)	\$ (1,042)	\$ (1,250)
Supply	\$ (600)	\$ (720)	\$ (864)
Kids Acitivity	\$ (479)	\$ (574)	\$ (689)
Transportation	\$ (416)	\$ (499)	\$ (599)
Service	\$ (240)	\$ (288)	\$ (346)
Special Guests	\$ (107)	\$ (128)	\$ (154)
Building		\$ (60,000)	\$ (72,000)
Total	\$ (15,614)	\$ (78,737)	\$ (94,485)

2016 – 2018: 20% increase comparing to 2014

2019 – 2020: 20% increase comparing to 2018

OCCA Projected Income

Revenue	2014	2016 - 2018	2019-2020
Sponsorship	\$ 16,950	\$ 20,000	\$ 25,000
Donation	\$ 10,765	\$ 16,000	\$ 17,000
Sales - ticket/membership	\$ 6,798	\$ 10,000	\$ 12,000
Passport Renewal	\$ 1,920	\$ 1,900	\$ 1,900
Auction	\$ 1,589	\$ 1,500	\$ 3,000
Sales-Museum	\$ 1,283	\$ 1,200	\$ 1,200
Volunteerism	\$ 1,000	\$ 1000	\$ 1500
Rental Services		\$ 15,000	\$ 17,000
New Programs		\$ 10,000	\$ 15,000
Chinese School		\$ 3,000	\$ 4,000
Grants			\$ 5,000
Total	\$ 40,304	\$ 79,600	\$ 99,900

Donor Recognition Program

The Chapel has been made possible by a generous gift from
JANET M. WEST

THESE BOOK SHELVES
ARE THE GIFT OF
MR. AND MRS. JOHN C. KUNKEL
1955

Thank You

Marijke Riddering Weaver
Sitara Monica Perez Anne-Marie Ungerer
J. Richard Fisher Dorothee Lang
Jaime Delgado Marcio Barrios Mary Ann Buckley Dan Winckler
Jessica Masters David Gross & Mieke Strand Gregory Primosch
Laura Lou Freshwater Rodolfo Castelli Asad Chisbei Natalin Wu
Tony Cuzzento Joliana Schwartz & Kar Annara Korba Leandro Fessia
Steve Adams psthini Ian Shaw Timothy A. Stark susan goos Latara Porché
Cameron Paterson Dave Bushe Marx Martin
Sophieark Phear Bonnie G. Deca Geoffrey Roy
Jake Doran Scott W Norton Emily Rosenbaum Robbie Lowe
Nigel Roberts Rhonda Bowen Nikki Stephan Heidi L Peter Harris
Dan Carey Oliver Jakubiec Gina Seong
Zachary Ryan Duan Gesgra Brendan Schiigel Frank Espinoza
Robin Mellings Carol Gesga Andrew Cronk
J. Nathan Matias Aram Zucker-Scharff
Robyn Graham



鑽石級捐贈者 Diamond Donors

陳漢賢伉儷慈善信託基金
Chan Hon Yin Couple Charity Trust
張安德慈善基金
Cheung On Tak Charity Foundation
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伍聚宜慈善基金有限公司
Wu Jieh Yee Charitable Foundation Ltd.



Sponsorship Program



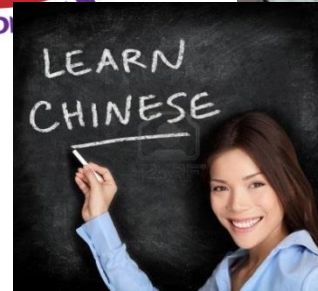
We invite companies to align our programs and services to enhance theirs!

We ask our members/supporters to utilize

Their companies donation matching fund programs.

Programs and Services

- Education Programs
- Senior Programs
- Social Services
- Workforce
- Language Programs
- Culture and Community Programs
- Cultural Events (and Rentals)



FAQs

Why did OCCA choose to pursue this building?

- A good fit for Chinese School
- Central location in Omaha to serve the community better
- Large Meeting Hall to seat over 250 people
- Full Kitchen with Social/Dinning Area for 100+ people
- Many offices for future program/services
- A three bedroom house can be rented
- Space for Senior Programs and Dance Programs

FAQs



Who made the decision?

The OCCA board formed a building search committee nearly two years ago. The committee presented its recommendation to the board, and the board approved the purchase.

OCCA owns the property.

FAQs



Did OCCA consider other options?

Yes. With the help of an experienced commercial real estate firm, we considered and reviewed each available property within our target area. After investigating all of the options, we focused on this Blondo property.

FAQs

How will OCCA pay for this building?

The board has already begun taking steps toward launching a capital campaign. The capital campaign includes:

- Sponsorship from local companies and community
- Programs, Events, and Services
- Fundraising
- Rental Income
- Membership
- Grants

FAQs



Will purchasing this new building impact tuition?

No. In fact, we believe that purchasing the building will help us control our facility location, rent expenses, and continue to provide an affordable Chinese language education.

FAQs

How can I learn more?

- Go to our web site :

Link : www.omahachinese.net

- Or Email us at omahachinese@gmail.com

Question & Suggestions – We want to hear from you!



Next Steps and Timelines

- 12/07/2015 -Building Special Permit Application Due
- 12/12/2015 -Member Open House (TBD)
- 12/15/2015 -Neighborhood Town Hall Meeting (TBD)
- 01/06/2016 -City Planning Committee Hearing
- Feb, 2016 -City Council Approval on Special Permit
- Feb, 2016 -OCCA Takes Possession of the Building
- Opening Ceremony –To Be Determined