



# UNION OMAHA

## Union Omaha Stadium and Mixed-Use Project | May 2026

### Frequently Asked Questions

#### **Stadium Planning**

##### **Who is building the stadium?**

Union Omaha will build the stadium in partnership with the City, who will own the stadium. Union Omaha has selected Hines as the development lead for the stadium, with HOK as the design partner. Other identified partners include RDG Planning & Design and the Sports & Entertainment practice group at global real estate services firm JLL. The group has in-depth experience with sports anchored mixed-use development projects across the US. Union Omaha will coordinate with the City on construction and financing as will be outlined in future agreements between the parties.

##### **Where will the stadium be located?**

The project will rise on a largely unused site north of Cuming Street, roughly across the street from Charles Schwab Field, that Union Pacific Railroad currently owns. The tract of land is east of the Millwork Commons area. Drone footage of the area and a rendering of the stadium can be found [here](#).

##### **How large will the stadium be?**

The stadium will include approximately 6,500 fixed seats, with overall capacity reaching about 8,500 with the berm and standing-room spaces.

##### **What are the estimated costs to build the stadium?**

Total cost to build the stadium is estimated at about \$140 million. This includes all hard and soft costs associated with the stadium.

##### **Will Union Omaha's new plans also include youth facilities and programming?**

Union Omaha will continue to work with community partners to ensure connectivity between and among the soccer club and area youth. Union Omaha wants groups of all ages to have access to the stadium facilities once it opens.

The stadium will bring professional soccer to the heart of Omaha, creating a premier venue for matches, community events, and youth engagement. As part of the larger mixed-use district, it reflects Union Omaha's commitment to community impact by hosting youth tournaments, school championships, and learning opportunities that connect young people to the excitement of the game and inspire the next generation of players and fans.

##### **What is the plan for parking?**

Union Omaha is working with the City of Omaha and will work with adjacent developments on parking.

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## **What types of housing and mixed-use things will there be?**

The location offers ample space for a modern stadium, new housing, entertainment, retail and public areas. The result will be a vibrant destination that adds energy and purpose to the city's urban core. Part of the stadium plan is adjacent mixed-use development to create a complete and vibrant fan experience and urban neighborhood. The overall district is expected to be an approximately \$330 million investment.

## **Financing Tools**

### **How is the stadium being financed?**

In addition to private investment, the project uses four financing tools that work together. The key idea is simple: they rely on new revenue created by the development—not existing taxpayer dollars.

#### **1) Tax Increment Financing (TIF)**

TIF uses the increase in property taxes created by new development. The project still pays full property taxes, but the new taxes paid by the project on new valuation the project creates helps fund eligible improvements. For the stadium, those revenues help pay down construction costs. After 20 years, all new property taxes go to the taxing entities such as the Omaha Public School District and the City.

#### **2) Occupation Tax (Enhanced Employment Area)**

This is a small, additional sales tax applied only within the district.

- The existing sales tax still goes to the city and state as usual
- The additional tax is new revenue generated by the project itself and helps support development costs

#### **3) State Turnback Tax**

This allows 70 percent of new state sales tax generated near the stadium, up to \$1.25 million per year for 20 years, to be used to support the project for a limited period.

- It applies only to a limited area around the stadium, which in this case currently generates almost no sales tax – thus, this is all new revenue
- The state still receives a 30 percent of all new sales taxes in the area immediately and receives all of it after 20 years

#### **4) City Financing (Lower Borrowing Costs)**

The city can borrow at lower rates than private developers. By using its financing ability, the city can build the stadium more efficiently reducing overall costs and making the project feasible. The city will own the stadium, which ensures long-term control and viability, and the vast majority of the debt service will be paid for by Union Omaha and private developers. The project combines these tools all working together to fund a stadium and district that would not happen otherwise.

- New property tax growth
- New sales tax generated on-site
- A state incentive tied to new activity
- The city's lower-cost financing and ownership of the stadium
- Private investment

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## **Is existing taxpayer money being used?**

The only new public money is for public infrastructure. The site currently has no roads, sidewalks, sewer or water. Beyond that, if the project isn't built, the new revenue doesn't exist, thus no taxpayer money is in use. All financing tools are tied to new revenue created by the project:

- New property value and property tax revenues
- New sales activity and sales tax revenues
- New economic development

## **Why is the city buying the land and owning the stadium?**

This is a key part of the structure—and a major benefit to the public.

- The city owns the stadium and the land beneath it, giving it long-term control
- The developer purchases the surrounding mixed-use land from the city of setting the city's cost for the stadium land
- The project makes ongoing lease payments to the city meaning the team ultimately pays for the stadium the city owns
- Revenue generated by the project helps pay down the stadium over time

This means the city ends up with a major public asset, supported by the project it enables.

## **How is the city protected financially?**

The agreement includes multiple safeguards:

- Developer equity – the team, as developer of the stadium, will contribute approximately 15 percent of the cost of the stadium as equity, even though the City will own the stadium and the team will pay an annual lease payment
- Project-generated revenues (TIF and state turnback funds) are directed toward stadium costs
- The team will make annual lease payments
- Additional revenue sources—like naming rights, parking, and event income—serve as backup if needed
- The project must meet key milestones before major public investment is made
- As the owner of the stadium and “landlord” the city retains oversight and control and has a valuable public asset

This structure is designed so the project—not existing taxpayers—carries the financial load and risk.

## **Why does this approach make sense for Omaha?**

This structure is designed to do three things at once:

- Turn underutilized land into a productive, tax-generating district
- Create a long-term public asset owned by the city
- Use new economic activity to help pay for the investment

It's a model that allows the city to grow while limiting risk to existing taxpayers.

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## **What is the general timeline to build the stadium?**

- **April 2026:** City Council approval of the redevelopment plan and financing tools
- **June 2026:** Final redevelopment agreement outlining responsibilities and funding details
- **Summer:** Additional approvals for construction contracts and bond financing
- **Fall 2026 (target):** Break ground
- **2026–2027:** Construction
- **2028:** Stadium opens

## **About Union Omaha and USL League One**

### **As the stadium is constructed, where will Union Omaha play during the 2026 season?**

Union Omaha, led by sporting director Jamie Henderson and head coach Vincenzo “Vinnie” Candela, has an agreement to play the 2026 season at Creighton University’s Morrison Stadium. Season tickets are now available [here](#).

### **Tell me about Union Omaha.**

Since launching in 2020, Nebraska’s premier professional soccer team has been the winningest club in American professional soccer. The Owls stand a cut above in third-division USL League One, consistently competing at a high level and even defeating teams from higher divisions.

In short order, Union Omaha has established itself as a dominant force in USL League One, a talent development pipeline, and a key player in U.S. soccer. Beyond its success on the field, the club is inspiring more Nebraska youth across the state to explore soccer, strengthening the sport’s future in the region. The team’s dedicated leadership, growing fan base, and national recognition position the club for continued success and expansion opportunities. To build on these achievements, Union Omaha will construct a soccer-specific stadium in downtown Omaha, establishing a permanent home for the club.

### **What is the history of USL League One, where Union Omaha plays?**

Union Omaha plays in [USL League One](#). League One is the United States Soccer Federation-sanctioned Division III league and occupies the third tier of the American soccer landscape, below USL Championship and Major League Soccer and above USL League Two.

Launched in the spring of 2017, League One’s goal is to continue to grow the game of soccer in America by offering new communities the opportunity to support local soccer clubs and providing pathways for youth players to follow their professional dreams. Omaha was the 11th city to enter League One, joining Chattanooga, Tenn., Frisco, Tex, Greenville, S.C., Lansing, Mich., Madison, Wis., Orlando, Fla., Richmond, Va., Statesboro, Ga., Toronto, Canada, and Tucson, Ariz.

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## **Will you form a women's professional soccer club?**

Yes. We are excited for the potential to bring women's professional soccer to Omaha, but the stadium has to be built first.

## **Why can't Union Omaha play at Werner Park indefinitely?**

There are a variety of reasons Union Omaha seeks a permanent home for professional soccer:

- Werner Park is a baseball field. It is not ideal to play professional soccer on a field built for another sport.
- The owners of Union Omaha sold the Storm Chasers to a new MiLB ownership group in 2024. Playing soccer at Werner Park is no longer an option.
- The city of Omaha and its residents deserve a state-of-the-art soccer stadium to house its premier professional sports team. Union Omaha ownership has been working hard to make that happen and will continue to work to make sure the stadium and everything around it serves all residents of this great city.

## **Union Omaha is playing the 2026 season at Creighton's Morrison Stadium. Could that be an ongoing arrangement?**

- Creighton is an outstanding community partner, and Union Omaha is grateful for the opportunity to use its facility in 2026. This, however, is only a temporary solution until the new stadium is constructed.
- Both collegiate soccer and professional soccer play in similar seasons and that creates scheduling and facilities challenges long term.
- A dedicated stadium is essential to grow the sport, strengthen our community impact, and provide a permanent home that supports our players, coaches, and front office staff.

For more information, please visit [unionomaha.com](https://unionomaha.com) or contact Alexis Boulos at [alexisb@unionomaha.com](mailto:alexisb@unionomaha.com).

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