



2016 Edition

"CONNECTING PEOPLE WHO CARE WITH CAUSES THAT MATTER"

Issue #17

Turning Homes into Funds to Help Others

When Al and Kathy Emken invested in property several years ago, they had no idea their investment would turn out to be a gift to their community!

In 1990, the Emkens decided they wanted to get out of the "landlord business". They owned a couple of homes in Grand Island, one being their first home as newlyweds, that they used as rentals to provide income for their active family. Now that Kearney was their home, owning rental properties 45 miles down the road was beginning to be a nuisance.



Al approached the Kearney Area Community Foundation to see if there were any tax advantages in donating the houses to the Foundation. The houses passed inspection and were approved by the KACF board, following the Foundation's "gift acceptance policy".

"This was a brilliant tax planning strategy. The Emkens were able to avoid capital gains taxes and were able to write off the value of the rental houses, thus they reduced their taxes," stated Tom McCarty, Associate Broker and Realtor at Coldwell Banker, and KACF Board Member. The Foundation sold the homes and the net proceeds were placed in a Donor Advised Fund the Emkens use to make grants back to their favorite charities.

"Our first priority was the tax advantage, but equally important to us was putting the proceeds in a donor advised fund so that we could make grants when we wanted. We didn't have to do anything with it right away, and this allowed us to take our time deciding how we wanted to give back," Al noted. "This gave us flexibility to make decisions when and how we wanted. Here we are 15 years later and we still have monies in our donor advised fund to make future grants. We are also able to add to our fund when the opportunity arises. We enjoy having options."

If you have some property that you would like the Foundation to consider accepting as a gift, or if you would like to set up a donor advised fund, call Judi Sickler today. Let us help you help others, too.

About Us

The Kearney Area Community Foundation began in 1995 to provide a platform for people to give back to their community. Today, the foundation partners with numerous organizations and individuals to support more than 200 funds providing scholarships, enhancing parks, promoting education encouraging community leadership, and helping those in need.

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NEBRASKA WINE & JAZZ FESTIVAL KEARNEY

Place & Time:

Buffalo County Fairgrounds
Exposition Building

Friday, May 20 5pm-11pm
Saturday, May 21 5pm-11pm

Tickets:

\$25 per day

Purchase tickets at the door
or get your tickets online at

www.WineandJazzFest.org

Ages 21 or older will be
admitted with valid I.D.

Participating Vineyards & Wineries

Cedar Hills Vineyard
Glacial Till Vineyard
James Arthur Vineyards
Mac's Creek Winery & Vineyards
Milletta Vista Winery
Niobrara Valley Vineyard
Nissen Winery
Prairie Creek Vineyards
Silver Hills Vineyard
Superior Estates Winery
Three Brothers Vineyard & Winery
Whiskey Run Creek Vineyard

Participating Breweries

Empyrean Brewing Company
Lucky Bucket Brewing Company
Platte Valley Brewery
Thunderhead Brewing Company
Zipline Brewing Company

Nebraska Wines, Brews, Live Music and More!

Join us at the Buffalo County Fairgrounds Exposition Building for the ninth Nebraska Wine and Jazz Festival on **May 20 & 21**. This event favorite is back with great music, wine, beer and food!

Dine with Cunningham's onsite at this year's new Festival Restaurant. Stop by the restaurant in the concourse during the festival to make a reservation. Grab a pager so you can continue to enjoy the festival while you wait. You can bring your wine into the restaurant and enjoy fine dining. Whether you want to grab some quick festival food in the arena, or enjoy a sit-down meal at the new Festival Restaurant, you will be delighted by the food.

LIVE MUSIC

Friday, May 20

5:00 pm Thalken Tesdall Thalken & Link

7:00 pm Susie Thorne

9:30 pm Blue Plate Special

Saturday, May 21

5:00 pm Classic Jazz Quintet

7:00 pm Adams & Cooley /

Rat Pack Jazz

9:30 pm Code Blue

ENTERTAINMENT HEADLINERS

SUSIE THORNE



This will be Susie's third appearance at the Nebraska Wine & Jazz Festival and folks can look forward to an entertaining night of jazz. "You swing right from the first note," said Jim Eigo, Jazz Promo Services. Thorne's unique vocal style draws inspiration from a myriad of musical idioms from traditional jazz to Brazilian bossa novas, rhythm & blues to classic pop/rock, blending them all to create her own unique sound. "I've been told I have a bluesy quality to my voice and that I don't sound like anyone else they've heard," Thorne said.

ADAMS & COOLEY / RAT PACK JAZZ



Come out Saturday to listen to this talented five piece band. Johnny Adams and Ron Cooley spend their October thru December months performing with Mannheim Steamroller. Johnny's father, a music educator for the Omaha Public schools, was Adams and Cooley's first music teacher. When you get to see and hear these two long time friends and collaborators work together it is always a treat. Their professionalism and chemistry bring out their best in every performance.

NEW THIS YEAR!
Festival Restaurant
First come,
first served.



412 W. 48th Street, Suite 12
Kearney, NE 68845

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GO GREEN!

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Seven Grants to Local Non-Profits to Build for Tomorrow

The Building for Tomorrow Grants Program awarded seven grants to charitable organizations for programs and/or projects that will enhance the quality of life for residents of Kearney and the surrounding communities. Applications will be accepted on a bi-annual basis with deadlines of August 1 and February 1.

During the February 2016 grant cycle, seven organizations were awarded mini-grants totaling \$8,000.

BraveHearts Equine Assisted Psychotherapy & Learning (\$500):

Helping children in Buffalo County to attend a four-week "HorsePowered" Math summer program.



BraveHearts helps kids with math program

Central Mediation Center (\$1,000):

Aid the Small Claims Mediation Program in Buffalo County.

Compass (\$1,000):

Provide family celebration baskets with family fun activities to support parents hard work to reunite with their children.

Crane River Theatre (\$1,500):

Assisting with housing costs to bring in professional artists to the community during the summer.

Girl Scouts Spirit of Nebraska (\$500):

Offer a summer program in Kearney to give girls the chance to experience the Olympic Games in their own state.

Kearney Jubilee Center (\$2,500):

Assist with the construction and remodeling of the Center to keep it safe and open for customers and staff.

UNK Frank House (\$1,000):

Provide proper archival storage materials to ensure collected artifacts are preserved.