



Northeast Nebraska
Economic Development District

Progress Requires Direction



**ANNUAL
REPORT**
2015 | 2016



Northeast
Economic Development, Inc.

a non-profit affiliate of NENEDD



www.nenedd.org

111 S. 1st Street — Norfolk, NE 68701
P(402) 379-1150 F(402) 379-9027

Return on Investment

For every dollar invested in NENEDD, the region receives \$28.86 in grants and loans for community and economic development projects.

COMPREHENSIVE INVESTMENT & STABILIZATION

\$340,000

HOUSING UNITS

7

Clearance Demolition
Single Family Housing Rental Rehabilitation

Street and Sidewalk Improvements

COMPREHENSIVE REVITALIZATION

\$1,236,297

HOUSING UNITS

35

Single Family Housing Rehabilitation
Single Family Housing Rental Rehabilitation

Street Improvements
Water/Sewer Improvements

DOWNTOWN REVITALIZATION

\$407,840

Downtown Planning Studies
Façade, Sewer and Water Improvements

PUBLIC WORKS

\$692,193

Street, Sidewalk and Bridge Improvements
Library Renovation

HOUSING

\$953,157

HOUSING UNITS

15

Single Family Down Payment Assistance
Single Family Housing Rehabilitation

Single Family New Construction
Community Housing Studies

ECONOMIC DEVELOPMENT

\$1,319,600

JOBS

150

Direct Financing to Businesses

PLANNING

\$62,667

EDA Partnership planning for the Region

TOTALS: FUNDS AWARDED

\$5,011,754

JOBS

150

HOUSING UNITS

57



Economic Development Partnership Award

NENEDD recognizes the Nebraska Department of Economic Development (NDED) as the recipient of the Economic Development Partnership Award. NDED is the lead economic development agency for Nebraska emphasizing growing and diversifying the state's economic base, and bringing new dollars into the state. Their mission is: "To provide quality leadership and services that enable Nebraska communities, businesses, and people to succeed in a global economy."

10 YEARS



\$29 million of investments
in Northeast Nebraska.
872 jobs created/retained.
192 housing units assisted.

One of NDED's major programs, which is specific to our local government members, is the Community Development Block Grant (CDBG) program, which has played a major role in a variety of projects across our region. During the past 10 years NDED has made over \$29 million of investments in the following categories (at right) in northeast Nebraska which created/retained 880 jobs and assisted 192 housing units.



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- ▲ \$485,000 CDBG Comprehensive Investment & Stabilization for community planning, street improvements, demolition, public facilities and single family housing
 - ▲ \$5,318,988 CDBG Comprehensive Revitalization for community planning, street improvements, water/sewer improvements, acquisition, demolition, downtown façade improvements, single family housing
 - ▲ \$2,512,662 CDBG Disaster Funding for planning, flood control, drainage, lift station replacement, cleanup
 - ▲ \$2,580,650 CDBG Downtown Revitalization for community planning, street improvements, façade improvements
 - ▲ \$6,945,665 CDBG Economic Development for direct financing to business which created/retained 872 jobs
 - ▲ \$2,196,000 CDBG Housing for owner-occupied housing rehabilitation and down payment assistance
 - ▲ \$810,000 CDBG Planning for Comprehensive plans, preliminary engineering reports, housing studies, recreation & wellness master planning, water systems, utility mapping, industrial park planning
 - ▲ \$6,668,065 CDBG Public Works for streets, sidewalks, Libraries, Fire Halls, Fire equipment, ADA improvements, Community and Senior Centers
 - ▲ \$337,500 CDBG Tourism for Nissen Wine Outlaw Trail Historic Center and Columbus Museum, Inc.
 - ▲ \$2,103,400 CDBG Water/Wastewater for flood control and drainage, water/sewer treatment facilities, lagoons and lift stations
-

Without the continued partnership that NENEDD and its community members have with NDED these projects may not have come to pass. NDED has an open door policy and is always willing to sit down and discuss projects and workable solutions to insure that projects are successful. In addition to the CDBG program NDED also has funds through the Nebraska Affordable Housing Trust Fund and the HOME Investment Partnership Program. These two programs alone have resulted in over \$10.6 million of investment into northeast Nebraska and assisted 343 housing units.

The City of Schuyler

Recipient of the Doug Bereuter Accomplished Community Award



*Schuyler Inn and Deano's Drive-In Liquor
assisted by Schuyler RLF*

NENEDD honored the City of Schuyler as the recipient of the Doug Bereuter Accomplished Community Award.

In the last decade,
NENEDD has assisted
13 Schuyler businesses in
obtaining over \$800,000
in business loans which
created or retained 45 jobs.

Schuyler has been very proactive in their planning efforts for future growth. In the last ten years the City has received numerous grants for various projects totaling over \$3 million. Schuyler has received three Community Development Block Grant (CDBG) Comprehensive Investment Stabilization (CIS) grants. The CIS grants have aided in outlining

potential projects and improving the City's infrastructure. The City has also replaced their lift station in 2009 and improved storm sewers in 2010 with CDBG disaster funds. Most recently, the City received CDBG and Nebraska Investment Finance Authority (NIFA) funding to assist in updating their Comprehensive Plan that will include a citywide housing study. In the last decade, NENEDD has assisted 13 Schuyler businesses in obtaining over \$800,000 in business loans which created or retained 45 jobs.

In addition to the City's efforts, Schuyler Community Development (SCD) holds Downtown Revitalization & Commercial Development Committee (DRCDC) committee meetings once a month in order to maintain and improve the downtown. Schuyler is currently in the process of having the downtown designated as a historical district. SCD also holds monthly meetings that focus on housing in Schuyler.

Thank You for Your Service...

Northeast Nebraska Economic
Development District

Board of Directors 2015-2016

Mayor Shannon Stuchlik

Chairman – City of Pierce

Gaylord Wilcox

Vice Chairman – Private Representative

Dick Pfeil

Secretary/Treasurer – City of Norfolk

Scott Schaller

City of Fremont

Ken Luettel

Boone County Commissioner

Christian Ohl

Madison County Commissioner

Rich Jablonski

City of Columbus

Dan Kathol

Hartington Community
Development Corporation

Jim McCarville

Northeast Community College

Northeast Economic
Development, Inc.

Board of Directors 2015-2016

Nancy Braden

President – City of Wayne

Loren Kucera

Vice President – Nebraska Business
Development Center – Wayne

Tina Biteghe Bi Ndong

Secretary/Treasurer – West Point Chamber
of Commerce

Nadine K. Hagedorn

BankFirst – West Point

John F. Lohr

NeighborWorks Northeast Nebraska –
Columbus

Ron Vonderohe

Northeast Nebraska Community Action
Partnership – Pender

Jason Huntington (7/15-4/16)

Ho-Chunk Community Development
Corporation

Revolving Loan Fund Committee Members 2015-2016

Chad Anderson

Pierce City Administrator

Nicole Sedlacek

Holt County Economic Development

Adam Rief

Rief Design & Mfg., LLC – Bancroft

Scott Gonsior

Fullerton National Bank

James Mortimer

Connecting Point - Norfolk

Jan Weitfield

Citizens State Bank – Leigh

Eugene Rahn

Center for Rural Affairs – REAP- Atkinson

Brian Yosten

Cedar Valley Insurance – Cedar Rapids

Ryan Steffensmeier

First Community Bank – Beemer

Municipal Members

2015-2016 COMMUNITY & COUNTY MEMBERS

Municipal membership dues are used as matching funds to secure an annual US Department of Commerce – Economic Development Administration (EDA) planning grant to perform the needed services. We appreciate your support.

City of Albion	Antelope County
City of Bloomfield	Boone County
City of Clarkson	Burt County
City of Columbus	Butler County
City of Creighton	Cedar County
City of Crofton	Colfax County
City of David City	Cuming County
City of Elgin	Dodge County
City of Fremont	Knox County
City of Fullerton	Madison County
City of Genoa	Nance County
City of Hartington	Pierce County
City of Hooper	Platte County
City of Laurel	Stanton County
City of Lyons	Thurston County
City of Madison	Wayne County
City of Neligh	Village of Allen
City of Newman Grove	Village of Bancroft
City of Norfolk	Village of Beemer
City of North Bend	Village of Cedar Rapids
City of Osmond	Village of Clearwater
City of Pierce	Village of Coleridge
City of Plainview	Village of Decatur
City of Randolph	Village of Dixon
City of Schuyler	Village of Dodge
City of Scribner	Village of Duncan
City of St. Edward	Village of Emerson
City of Stanton	Village of Fordyce
City of Tekamah	Village of Howells
City of Tilden	Village of Inglewood
City of Wakefield	Village of Leigh
City of Wayne	Village of Lindsay
City of West Point	Village of Maskell
City of Wisner	Village of Meadow Grove



Village of Newcastle
Village of Nickerson
Village of Niobrara
Village of Oakdale
Village of Orchard
Village of Pender
Village of Petersburg
Village of Pilger
Village of Platte Center
Village of Richland
Village of Rosalie
Village of Santee
Village of Snyder
Village of Thurston
Village of Verdigre
Village of Walthill
Village of Wausa
Village of Winnebago
Village of Winslow
Village of Wynot

Associate Members

These are private and non-profit organizations that financially support the vision of NENEDD. A special thanks to all of our associate members who recognize the mission of NENEDD and choose to stand along side of us in promoting the building of communities, the empowering of families and the advancement of businesses in Northeast Nebraska.

2015-2016 MEMBERSHIP LEVEL

2015-2016 MEMBERSHIP LEVEL

Citizens State Bank..... Gold
Elkhorn Valley Bank & Trust..... Gold
Ho-Chunk, Inc. Gold
Stanton State Bank Gold

Black Hills EnergySilver
 First Community Bank.....Silver
 Great Plains CommunicationsSilver
 Homestead BankSilver
 Midwest Bank, N.A. PierceSilver
 Norfolk Daily News.....Silver

American BroadbandBronze
 Bank of Hartington.....Bronze
 BankFirst.....Bronze
 Burt County Public Power District.....Bronze
 Cedar Security BankBronze
 Cedar-Knox Public Power District.....Bronze
 Charter West Bank.....Bronze
 Clarkson Bank.....Bronze
 Columbus Area
 Chamber of Commerce.....Bronze
 Commercial State Bank.....Bronze
 Cornerstone Bank.....Bronze
 Cornhusker Public Power District.....Bronze
 Elkhorn Rural Public
 Power District.....Bronze

F & M BankBronze
 First Bank & Trust of FullertonBronze
 Frontier Bank.....Bronze
 Fullerton National Bank.....Bronze
 Great Plains State Bank.....Bronze
 Iowa-Nebraska State Bank.....Bronze
 JEO Consulting Group, Inc.....Bronze
 Nebraska Public Power District.....Bronze
 NeighborWorks
 Northeast Nebraska.....Bronze
 Norfolk Area
 Chamber of CommerceBronze
 North Central Public
 Power District.....Bronze
 Northeast Community College.....Bronze
 Northeast Nebraska Public
 Power District.....Bronze
 Platte Valley Bank.....Bronze
 Prairie Gold Homes, Inc.Bronze
 Scribner BankBronze
 Stanton County Public
 Power District.....Bronze
 Tilden Bank.....Bronze
 US Bank.....Bronze
 Waddell & Reed.....Bronze
 Washington County Bank.....Bronze
 West Point Chamber
 of CommerceBronze

Scope of Services

NENEDD provides assistance to our community members to address and fulfill community and economic development needs. The following services are provided as part of their membership:

- ▲ Needs assessments
- ▲ Strategic plans
- ▲ Income & attitude surveys
- ▲ Identify available federal, state, local and private resources to address needs and goals
- ▲ Assist in preparation of grant/loan applications for community and economic development projects/ programs
- ▲ Assist communities in marketing and recruitment of new business/industry
- ▲ Coordinate entrepreneurial training programs for existing and new businesses
- ▲ Provide market or below-market loans to new and existing businesses
- ▲ Provide loans for housing rehabilitation, down payment assistance and new construction

Scope of Services

NENEDD provides a variety of other services. The following services are provided for an additional fee:

- ▲ Blight Studies
- ▲ Environmental Reviews
- ▲ Assist business/industry with financial packaging
- ▲ Administer grants, loans and revolving loan funds

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