2017-2018
Annual Report
Northeast Nebraska
Economic Development District
The 2017–2018 fiscal year was another successful year for the Northeast Nebraska Economic Development District (NENEDD), our non-profit Northeast Economic Development, Inc. (NED, Inc.), and our 90 plus member communities and counties.

Over $6.5 million in grants and loans were brought into NENEDD’s 16-county region resulting in the creation and/or retention of 78 full-time equivalent jobs and assisted 38 families with housing. Projects such as housing, street improvements, water and sanitary sewer improvements, libraries, fire halls, housing studies, comprehensive plans, pre-engineering studies, community strategic planning, and direct financing to businesses are very important to the viability and growth of our communities.

One key component to our success is our advocacy and presence on Capitol Hill. Over the course of four days at the National Association of Development Organizations (NADO) annual policy conference, we learned about the latest policy developments and the current political climate on Capitol Hill. We also heard from senior Capitol Hill staffers and government affairs professionals on the legislative outlook for the rest of 2018 and the prevailing political climate in Washington moving forward. The conference also provided opportunities for attendees to meet one-on-one with federal partners during the Federal Agency Networking Reception which helps build the relationships we need for those programs that help our communities grow.

While attending the 2018 NADO policy conference, we took the opportunity to meet with our Congressmen, Senators and their staff to highlight the work regional development organizations are doing to improve the economy and quality of life in their regions and the federal programs that assist them. This year’s federal budget called for many cuts and complete elimination of the programs that our communities use. On March 22, 2018, Congress released an omnibus spending bill for fiscal year 2018, which had an overall increase of $25.5 million above the 2017 level for U.S. Economic Development Administration (EDA), $63 million above 2017 for U.S. Department of Agriculture – Rural Development (USDA-RD) and $365 million above 2017 for the U.S. Department of Housing and Urban Development – Community Development Block Grant (CDBG) program. These are the main programs our member communities access to be competitive in today’s markets. We will continue to advocate for these programs on behalf of our members. A special thank you to our Congressmen and Senators for their support.

The success that we have experienced would not have been possible without the support and partnerships of our member communities, counties, local economic development affiliates, and the state and federal agencies that we work with daily. I have a very dedicated staff and board of directors that take pride in the work and mission of the District. We are very excited about this upcoming year and look forward to the continued success of Northeast Nebraska.

Thomas L. Higginbotham, Jr.
NENEDD Executive Director
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<th>Community</th>
<th>Grant Source</th>
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| Total                | $6,578,578.93                           | 78                                               | 38           |      |               |

*“Jobs” refers to the number of jobs created or retained*
“Economic Development” is a phrase that is used daily in a multitude of settings. It is descriptive, geared to incent, and generally welcome in just about any situation. At the Northeast Nebraska Economic Development District (NENEDD), we live, breathe, practice, and preach economic development with our northeast corner of the state being the beneficiary.

The District staff and Board exist to bring about economic development and they rise to the challenge. This past year alone, there were nearly $6 million in grants and loans awarded to member communities and businesses of the District, directly impacting 21 communities, nine businesses and assisting 29 families with housing activities.

The nine business loans totaled more than $1.4 million and created and/or retained 68 jobs. Our member communities were awarded more than $5 million in grants, which was leveraged with $7.5 million of public and private funds. This resulted in more than $12.5 million in community development projects for Northeast Nebraska.

Finally, the District was awarded a $71,665 Economic Development Administration (EDA) planning grant to continue to provide community and economic assistance to its members and also received $74,010 from the Nebraska Department of Economic Development (NDED) to provide community and economic development assistance to its member communities.

As I reflect on this past year as board Chairman, I continue to marvel at the dedication of the District staff and the Board of Directors. Everyone at the District is pulling the wagon in the same direction and it is that teamwork that garners the results we consistently provide.

Thank you for your consideration and help this past year and we look forward to another successful year in our corner of the world.

Shannon Stuchlik
NENEDD Board Chairman &
Mayor, City of Pierce

Dick Pfeil
Vice Chairman

Rich Jablonski
Secretary/Treasurer

Nadine Hagedorn

Dan Kathol

Jim McCarville

Judy Mutzenberger

Christian Ohl

Scott Schaller
Formed in 2000, Northeast Economic Development, Inc. (NED, Inc.) is in its 18th year of broadening the funding opportunities for Northeast Nebraska. Continued success and growth is a direct result of a dedicated, creative and hardworking staff working in conjunction with many of the service area communities.

In addition to the daily tasks of coordinating, developing and servicing projects, the staff provides information to individuals, communities, and local governments by attending meetings along with maintaining current brochures and the website. Staff also attends local, regional and national meetings in order to maintain their education and knowledge, ensuring that all programs are as viable as funding allows.

NED, Inc. has had a successful year. In the region, $231,000 was invested to assist six businesses. The business impact created and/or retained 10 jobs. In our partnership with the Nebraska Department of Economic Development (NDED) and the Northeast Nebraska Economic Development District (NENEDD), we also accepted $722,000 of Community Development Block Grant (CDBG) funds which will be defederalized using our non-profit development status. The purpose of the defederalization process is to make the loan funds easier for businesses to access. To date, NED, Inc. has defederalized an estimated $667,500 for our service area.

In the housing department, nine households were assisted through housing rehabilitation and down payment assistance, totaling $204,242. One housing unit received rehabilitation in the community of Hartington totaling $25,000. The down-payment assistance program has assisted eight homebuyers, resulting in $177,252, in Columbus, Creighton, Plainview and Schuyler. Many communities embrace the opportunity to utilize the owner-occupied housing rehabilitation and down-payment assistance programs. Such programs improve the quality of life for the participants and enhance the area in which they are located.

I would like to take the opportunity to express a sincere Thank You to all board members of NED, Inc. and NENEDD, local housing rehabilitation boards, member communities and counties, associate members, and NENEDD staff for the diligent work and cooperation that generates positive action in our Northeast Nebraska service area. A special Thank You to the Northeast Revolving Loan Fund Committee for their commitment to the revolving loan program.

I am proud to be a part of NED, Inc. and I encourage our communities to participate in the programs available. The staff at NENEDD is very knowledgeable on existing programs and willing to assist any community. They also are continually researching other avenues of funding for projects.

Loren Kucera
NED, Inc. Board President & Nebraska Business Development Center
Community & County Members

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

Associate Members

Diamond $1000+
Platinum $750 - $999
Gold $500 - $749
Silver $300 - $499
Bronze $200 - $299

DIAMOND

GOLD

Black Hills Energy
Elkhorn Valley Bank & Trust
McMill CPAs & Advisors
Nebraska Public Agency
Investment Trust
Norfolk Area Chamber of
Commerce
Stanton State Bank

SILVER

BankFirst
Columbus Nebraska Area
Chamber of Commerce
F & M Bank
First Community Bank
First National Bank
Great Plains Communications
Homestead Bank
Midwest Bank, N.A. Pierce
Nebraska Public Power District
Norfolk Daily News

BRONZE

American Broadband
Bank of Hartington
Bank of the Valley
Burt County Public Power
District
Cedar-Knox Public Power
District
Cedar Security Bank
Charter West Bank
Citizens State Bank
Clarkson Bank
Columbus Bank and Trust
Company
Commercial State Bank
Cornerstone Bank

Cornhusker Public
Power District
Cuming County Public Power
District
Elkhorn Rural Public Power
District
Farmers and Merchants
State Bank
First Bank and Trust
of Fullerton
First National Bank Northeast
Frontier Bank
Fullerton National Bank
Genoa Community Bank
Gilmore & Associates, Inc.
Great Plains State Bank

JEO Consulting Group, Inc.
Madison County Bank
NeighborWorks Northeast
Nebraska
Nebraska Municipal
Power Pool
North Central Public Power
District
Northeast Community College
Platte Valley Bank
Scribner Bank
Stanton County Public Power
District
Tilden Bank
Wayne State College
It is a privilege to honor Tyler Thomas of T&T Electric as this year’s Housing Partnership Award recipient. T&T Electric has provided electrical service and repairs for numerous housing rehabilitation projects in Fremont and is a great asset to the Community and NENEDD Housing Rehabilitation Programs.

Tyler Thomas is an established Master Electrician and businessman in the Fremont area, opening his own electrical business (T&T Electric) in the year 2005, at the age of 24. He always knew he wanted to be his own boss and when the opportunity presented itself, he took the leap. When he began, he was the only employee. But in the past 13 years, his hard work and integrity has allowed him to expand to three full-time employees.

Tyler grew up in Arlington and graduated from Arlington High School (AHS) in 1999. AHS offered a ‘school to work’ program which matched students to local businesses as part of their senior year curriculum to obtain hands-on experience in a field in which they may be interested. Tyler utilized this opportunity to work through his high school for a local electrician which gave him the inspiration to pursue this career path. Following graduation, Tyler enrolled in a program through Metropolitan Community College in Omaha to gain his Electrical Degree while still working in the field.

Tyler is also a family man. He met his wife, Carrie, in high school. The pair married in 2005 and have two children, Addison (9) and Trey (6). They enjoy spending time together and with family & friends, relaxing and boating.

In addition to Tyler’s electrical business, he has been a full-time Paramedic & Firefighter with the Fremont Fire Department since 2006.

Tyler is community-minded and supports local youth sports, as well as other local fundraising efforts. He is also a member of the Construction Employers Association in Fremont and was on the Fremont Rural Volunteer Fire Department for 15 years.

In the image, there are pictures of houses in Fremont, NE, showing before and after renovation for different programs:
- Down Payment Assistance
- Owner Occupied Rehabilitation
- Rental Rehabilitation
It is an honor to recognize Anne Kinnison with the Outstanding Service Award.

Anne Kinnison, City Finance Director, began her employment with the City of Columbus on June 13, 1994. She retired this year after almost 24 years of service. Anne graduated from the University of Nebraska – Lincoln with a Bachelor of Science degree in Business Administration, and earned the designation of Certified Public Accountant in 1977. Prior to working for the city, Anne worked for a number of years auditing governmental subdivisions, so she brought significant insight and experience in municipal finance to her position as Finance Director. In 1996, Ms. Kinnison was awarded the Certified Government Financial Manager designation by the Association of Government Accountants.

Anne is a member of the Government Finance Officers Association, Nebraska League of Municipalities, Association of Government Accountants, American Institute of Certified Public Accountants, Nebraska Society of Certified Public Accountants, and American Payroll Association. She has served in leadership positions in a variety of state and local organizations. Locally, she is a member of Rotary International – Columbus Noon Rotary Club Chapter and is a member of the United Way Board, and in 2008 Anne was awarded the Athena award by the Columbus Area Chamber of Commerce. Anne was awarded the City of Columbus’s Exemplary Service Award in 2017 for her diligence in managing the city’s finances, which has put the city in a secure financial position and contributed to the city’s outstanding financial rating.

Anne has always been highly dedicated to the City of Columbus. She believes that workers in the public sector should be held to a higher standard which she has demonstrated both professionally and personally. She has worked diligently with the city’s bond advisor and counsel, obtaining the lowest possible interest rate on bond sales, reducing city cost of debt and saving tax dollars. Her expertise and sound financial judgement has made her a valued resource for the Mayor and City Council.

In her free time, Anne enjoys playing bridge, reading, singing with the Consonaires, and keeping abreast of all financial news. Anne and her husband Logan have three adult children and five grandchildren, and are members of St. Isidore Church.
NENEDD honors the City of Fremont as the recipient of the Doug Bereuter Accomplished Community Award.

The City of Fremont has a long history of collaboration with NENEDD, Greater Fremont Development Council (GFDC), and Nebraska Department of Economic Development (NDED) to utilize regional and state funding sources combined with local financial resources to foster the development of housing, businesses, and the community. The Mayor, City Council, and City staff is committed to improving the community as well as implementing plans to spur growth of the City and Dodge County area as well as rural Northeast Nebraska.

The City of Fremont is an NDED Economic Development Certified Community and was recently awarded the status as an Opportunity Zone. On February 13, 2018, Fremont was named the Community of the Year at the Nebraska Diplomats Greater Omaha Regional Economic Development Celebration. Through these programs, the City has demonstrated preparedness for business growth and is ready to meet the needs of companies seeking new business or industrial locations.

Since 2005, a variety of local, regional, and state programs, as well as local financial resources have been utilized to benefit low-to-moderate income families, remove architectural barriers for disabled persons, and improve deteriorating commercial buildings and public infrastructure.

Since 2005, Fremont has invested over $4.8M of Local Option Economic Development Funds (LB840) into the community helping to create over 1,000 new jobs.

Community Development Block Grant (CDBG) program funding of $5,489,303 has been utilized to create or retain 93 jobs, and improve 82 single family homes. In addition, façade improvements have been made to 26 businesses, as well as public improvements made to streets and sidewalks.

NENEDD business loan funds of $880,000 have been utilized by 13 businesses to create or retain 78 jobs. NED, Inc. housing program funds have assisted two homeowners with $44,600 in down-payment assistance and $10,994 was invested in one owner occupied rehabilitation project.

The recruitment of businesses and housing developments is creating economic growth in Fremont and the surrounding Dodge County. In anticipation of the creation of 1,000 jobs and increased workforce housing demand, the $1,880,000 Dodge County Workforce Investment Fund was recently created by the GFDC with financial contributions from the City of Fremont, local businesses, Greater Fremont Area Foundation, and the City of Scribner as well as grant funding from NDED and Nebraska Investment Finance Authority.

Lowell Schroeder  
Community Planner

Jan Merrill  
Community Planner

Mandy Gear  
Community Planner

Before (above) and after (left) of Lou's Sports
The Entrepreneurial Advancement Award honors Eugene Rahn, REAP Senior Loan Specialist. Eugene has been with the Rural Enterprise Assistance Project (REAP) since 1996 working with small business owners in Nebraska. A home office located in Atkinson is the base for serving a region in north central and northeast Nebraska.

Eugene has worked at building collaborative lending partnerships with banks, development districts, revolving loan funds, and other lenders. Collaborative lending provides additional available capital for small business owners to start or expand their businesses in rural Nebraska. To date, over 450 REAP and other agency loans have been completed.

Additional lending and economic development activities, present and past, include serving on the Northeast Revolving Loan Fund Committee since 1999 and a board member of the Nebraska Economic Development Corporation, Nebraska Enterprise Opportunity Network, and Nebraska Development Network.

The Nebraska Enterprise Fund presented Eugene with an Outstanding Service Award for his work with small businesses in 2009. The Northeast Nebraska Economic Development District presented Eugene with their Outstanding Service Award in 2011. The award was for continuing support of community & economic development activities. In 2012, Eugene received A Connecting Nebraska Award, presented by the Partnership for Rural Nebraska.

NENEDD and NED, Inc.’s partnership with REAP includes the following loans: USA Hay Company LLC, Osborn Lube Express, The Tractor Barn and TC Complete Repair.
NENEDD provided technical assistance and loan funds to many businesses.

**Schuyler Home & Building Supply, LLC**
Schuyler, NE

**Collision & Kustoms**
Dixon County, NE

**Brester Automotive, LLC**
Howells, NE

**Small Town Blooms by CK, LLC**
David City, NE

**Kay Nicole, Salon & More, LLC**
Albion, NE

**Northeast Revolving Loan Fund Committee Members**

Chad Anderson  
Pierce City Administrator

Scott Gonsior  
Fullerton National Bank

Eugene Rahn  
Center for Rural Affairs REAP - Atkinson

Adam Rief  
Rief Design & Mfg.

Nicole Sedlacek  
NPPD Economic Development

Ryan Steffensmeier  
First Community Bank - Beemer

Jan Weitfield  
Citizens State Bank - Leigh

Troy Weyhrich  
Renegade Stores, LLC

Brian Yosten  
Cedar Valley Insurance
NENEDD Launches a New Dashboard!

In April, we were excited to unveil a new tool on our website called the NENEDD Regional Dashboard. The dashboard is a review of the NENEDD region utilizing data from four key categories (population, housing, economy, and transportation) and gives an inside look into our member communities and counties.

The data used to generate this information is obtained from a variety of sources, including the US Census Bureau, the Bureau of Labor Statistics, and the Department of Housing and Urban Development. The content of the report will be automatically updated as new datasets are published. Where appropriate, indicators are tracked through time, compared with local, state and national benchmarks, and mapped by county to provide insight into the status of the region’s population and economy.

The dashboard is very user-friendly and can be utilized as a “one stop shop” resource with the most up-to-date data you can rely on. We encourage you to view the new dashboard on the NENEDD website (www.nenedd.org) and contact us with any questions you may have. This is another exciting service that we are happy to provide to the partners in our region.

Thank you for your continued support as we move forward to Build Communities, Empower Families and Advance Businesses.

Tina M. Engelbart
NENEDD Deputy Director