2012 was certainly another successful year for NENEDD and our member communities! As you read through the report, whether it's the list of grants & loans, the letters from the NENEDD Board Chairman, the NED Inc. President or the individual department pages, there is a common theme in all of them – planning. Without the collaborative efforts and successful planning of the numerous partners we are privileged to work with, none of this would be possible.

This summer the NENEDD and NED, Inc. Board of Directors and staff will be participating in a strategic planning session to set and prioritize the short and long term goals of the organization. To assist in our planning efforts, we will be sending our members a short survey in the coming month. Please take a few minutes to complete the survey to help us identify the needs in our region. As always, we appreciate your partnership and support as we work together to build communities, empower families and advance businesses.

Tina M. Engelbart
NENEDD Deputy Director
The 2011–2012 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.

Over $5.5 million in grants and loans were brought into the 17-county region that we serve resulting in 202.5 full-time equivalent jobs created and 494 jobs retained with staff assistance. 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 of our communities.

This year we have utilized our partner, the West Central Nebraska Development District, in the development of a “new” Nuisance Abatement program to offer as a service to our member communities. We have been flooded with calls of interest, conducted several presentations and are excited about the possibilities.

Another exciting partnership we contribute to is the Nebraska Regional Officials Council (NROC). This statewide association, representing the eight development districts in Nebraska, launched a new website this year that we encourage you to check out at www.nrocne.com. This partnership has enabled the districts to have state-wide coverage and opened the possibilities for state-wide programs. I look forward to the continued development of those programs this next year. I will keep you all posted!!!!!!

All of the success that we have experienced could not have been possible without the support and partnerships of the communities, counties, local economic development affiliates, and state and federal agencies that we work with on a daily basis. 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 being a part of the continued success of Northeast Nebraska.

ASSOCIATE MEMBERS

In 1993 associate memberships were introduced and continue to play a vital role in economic development efforts in our region.

(COVER) "RE" - USDA Nebraska State Director, Maxine Moul presents Norfolk Housing Authority Director, Shalisa Miller, with partnership award; "V" - A family examines their congratulations certificate for their new home; "IT" - NENEDD Board Member, Associate Members

Frontier Bank - Madison, Norfolk
Fullerton National Bank - Genoa National Bank
Gilmore & Associates, Inc. - Columbus, Crete, O’Neill
Great Plains Communication - Blair, Bloomfield
JEO Consulting Group, Inc. - Lincoln, Norfolk, Omaha, Wahoo
Madison County Bank - Albion, Madison, Norfolk, Plainview
Nebraska Public Power District - Columbus, Norfolk
Northeast Nebraska Chamber of Commerce - Columbus, O’Neill
South Sioux City, West Point, Petersburg State Bank, Platte Valley Bank - North Bend

Prairie Gold Homes - Lincoln
Scribner Bank - Security National Bank - Allen, Coleridge, Lincoln, Laurel, Osmond
Stanton County Public Power District - Tilden Bank, Waddell & Reed - Wayne
Wells Fargo Bank, N.A. Norfolk
West Point Chamber of Commerce - Columbus downtown revitalization planning meeting.
## Grants & Loans Awarded

<table>
<thead>
<tr>
<th>Community</th>
<th>Source</th>
<th>Description</th>
<th>Amount</th>
<th>Jobs</th>
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<tbody>
<tr>
<td>Albion</td>
<td>NENEDD - EDA</td>
<td>Albion Livestock Market, Inc.</td>
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<td>Columbus</td>
<td>CDBG - Planning</td>
<td>Preliminary Engineering Report - Sewer Study</td>
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<td>NED, Inc. - USDA IRP &amp; RMAP</td>
<td>Apogee Retail</td>
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<td>Columbus</td>
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<td>Platte County RLF/NDO</td>
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<td>NED, Inc. - USDA IRP</td>
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<td>CDBG - DTR</td>
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<td>Creighton</td>
<td>CDBG - Planning</td>
<td>Phase II - Facade Improvements</td>
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<td>NED, Inc. - USDA RMAP</td>
<td>Preliminary Engineering Report - Sewer Study</td>
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<td>Slick Graphy</td>
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<td>Norfolk</td>
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<td>NAHTF</td>
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<td>Plainview</td>
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<td>Preliminary Engineering Report - Sewer Study</td>
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<td><strong>Total</strong></td>
<td><strong>$ 5,564,230</strong></td>
<td><strong>696.5</strong></td>
</tr>
</tbody>
</table>

Since 2000, NENEDD has been instrumental in the creation or retention of 4,187 jobs in Northeast Nebraska.
“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 more than $5.5 million dollars in grants and loans awarded to member communities and businesses of the District, directly impacting 21 communities and 25 businesses. As a result of these activities, we are pleased to report 202.5 new jobs created and 494 jobs retained preventing job loss in our area. Of the $5.5 million, more than $3.9 million was awarded in grants to our member communities, and more than $6.1 million was contributed in matching funds from those affected communities resulting in more than $10 million in community development projects for Northeast Nebraska.

NENEDD approved six business loans totaling: $323,850 which created or retained 26 jobs. Over 200 businesses received technical assistance from our business loan specialists. More than $851,400 was awarded in housing rehabilitation funds assisting 37 families. Nearly $333,600 was awarded in down payment assistance, and $215,800 was allotted in new construction assistance.

Finally, the District was awarded a $61,000 Economic Development Administration (EDA) planning grant to continue to provide community and economic assistance to its members.

NENEDD welcomes several new board members this fiscal year. Becky Maggart of the Nebraska Department of Labor has replaced Kendrick Marshall. Also joining our board is the Mayor of Pierce, Shannon Stuchlik, who will be succeeding our Vice Chairman, Kelvin Wurdeman, who will be leaving the NENEDD Board of Directors after fulfilling his 2nd term.

As I finish my second year as Board Chair, I 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.

John F. Lohr
NENEDD Board Chairman &
City of Columbus Councilman

NENEDD Board of Directors
Twelve years ago, Northeast Economic Development, Inc. (NED, Inc.), was created to broaden the funding opportunities for Northeast Nebraska and to date has accumulated assets in excess of $6 million dollars. This growth is due, not only to a creative and hardworking staff; but also to the many communities who have seized the opportunity to utilize the owner-occupied housing rehabilitation and down-payment assistance programs.

NED, Inc. has had a successful year: Nineteen businesses were assisted totaling over $2.3 million creating 184.5 jobs and retaining 482 jobs. Through the State’s efforts to defederalize CDBG funds, of the $3.9 million in NENEDD grants, NED, Inc., as the NDO assisted five businesses for a total of $1.6 million. NED, Inc. was also awarded $438,851 in HOME funds which will provide owner-occupied rehabilitation for fourteen homes in Northeast Nebraska.

The accumulation of these funds would not have been possible if not for our partnerships with USDA, the Federal Home Loan Bank, NIFA, DED, NeighborWorks Northeast Nebraska, Nebraska Enterprise Fund (NEF) and area banks.

This was my 2nd term serving on the NED, Inc. Board of Directors. I have enjoyed serving on the board since 2006 and serving as President since 2010. Also leaving are Melissa Graham, who has been a part of the board since 2009 and served as Secretary/Treasurer since 2010 and Lisa Walters who has been a part of NED, Inc. since 2006 and served as secretary/treasurer in 2008-09.

Along with the rest of the NED, Inc. Board, I would like to welcome our newest members: Shannon Landauer, the Director of Boone County Economic Development; Kelvin Wurdeman, Wayne County Commissioner; as well as Loren Kucera the Director of the Nebraska Business Development Center.

I would like to take this opportunity to thank the board members of NED, Inc. and NENEDD, the local housing rehabilitation boards, the Revolving Loan Fund Board, the member communities and counties, associate members and the NENEDD staff for the diligent work and cooperation that has made being a part of this organization an enjoyable experience.

Richard Uhlir
NED, Inc. Board President &
Private Citizen of Norfolk

Cobblestone Inn, owned and operated by Wayne Hospitality Group, is a new 44 room hotel in Wayne, NE. (See Grants & Loans Awarded)

NED, Inc. Board of Directors

Richard Uhlir
Board President

NED, Inc.’s first Board of Directors was formed in 2000.
Community Planning Department

The Community Planning Department provides assistance to member communities to address local and regional community and economic development needs identified through a Comprehensive Economic Development Strategy (CEDS). This assistance comes in a variety of ways such as: preparation and administration of grants and development of long-range plans, including blight and substandard determinations, community assessments, strategic planning and technical assistance to local partners for community and economic development projects.

We kicked off the Regional Blueprint for Sustainability effort in December of 2011 after recognizing the need for a cohesive regional plan to identify the needs and goals of Northeast Nebraska. The December meeting brought together over 70 leaders from around the state to form a series of committees that will be instrumental in creating this plan. The economic development, transportation, housing, environment and education committees discussed the challenges faced in each classification.

Upon completion of the Regional Blueprint for Sustainability assessment, NENEDD hopes to have a clear vision for guiding economic development in Northeast Nebraska. This plan will enable us to apply for grants, create and accomplish goals and most importantly serve the needs of the citizens residing in this great area of the state. We hope to identify and secure funding to allow for completion of in-depth planning and/or implementation of identified goals. The unified effort of leaders will further show that we can work together to promote ourselves as a region not just as individual communities.

In 2009, the City of Schuyler was approved by DED to receive $866,000 in CDBG Disaster Recovery funds providing the necessary financing to complete the Schuyler North Lift Station. The construction of the new three-pump lift station will significantly increase the city’s pumping capacity for the northern section of the community. This will assist in the prevention of standing flood waters as sustained during the 2008 flooding that overwhelmed the former sanitary system.

In 2010, Platte Center was approved for $350,000 in CDBG funds which were coupled with the State’s Drinking Water State Revolving Fund to undertake the Platte Center Water System Improvement Project. Pictured is the well installation.

The Wayne power plant cooling tower improvements were approved using $250,000 in Energy Efficiency Conservation Block Grant monies in 2010. The improvements are projected to save the city $75,000 annually.
In 2012 we launched our Nuisance Abatement program - offering an impartial option for communities looking to eliminate eyesores and health/safety hazards.

In 2008, the former sanitary system was overwhelmed by flooding, necessitating the construction of new facilities. The Schuyler North Lift Station received funding to complete this project. The Wayne power plant cooling tower has since undergone renovations.

In 2009, the City of Schuyler was approved for $866,000 in CDBG Disaster Recovery funds. These funds were used to build a new three-pump lift station, increasing the city's pumping capacity.

In 2010, Platte Center was approved for a $350,000 construction of a new water tower.

In 2011, the Regional Blueprint for Sustainability plan was initiated to guide the economic development of Northeast Nebraska. This plan will enable the application for grants, promotion of economic development, and the identification of project funding. In 2012, Williams Form Engineering was awarded for the construction and fastener industry.

In 2012, the Nebraska Municipal Power Pool (NMPP) awarded Scribner with the Project of the Year Award for their LED Street Light Project.

Scribner recently received $225,189 from the Energy Office, which coupled with $374,000 in CDBG-DTR planning and implementation funds for downtown infrastructure and facade improvements. In March, Scribner held a ribbon-cutting ceremony for their new building in the Kardell Industrial Park. The building is anticipated to create 15 new jobs.

In 2007, DED approved a CDBG - ED grant for $255,000 to aid in the construction of a speculative building in the Kardell Industrial Park in Wayne. In 2012, Williams Form Engineering, a leader in the construction and fastener industry, held a ribbon-cutting ceremony and anticipates creating 15 new jobs. A deciding factor for the location choice was the immediate availability of the building.

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During the 2011-12 fiscal year, our Owner-Occupied Rehabilitation (OOR) program assisted 37 homeowners resulting in $851,400 in structural repairs, energy conservation, modernization and interior renewal. The goal of the program is to reduce monthly utility costs, improve energy performance, minimize ongoing maintenance, preserve the housing unit and add to the quality of living. There are several program levels applicants can qualify for ranging from 0-2% interest rates with up to 20-year terms. Household income and size determine interest rate and program qualifications.

The Down Payment Assistance (DPA) program assisted 15 homebuyers resulting in $313,600 in 0% deferred interest loans which will be due upon transfer of title or resale of the home. Each DPA applicant is required to provide $1,000 and secure a single family mortgage loan from a lender of their choice. Applicants must fit certain income guidelines and be approved by our Board of Directors.

The New Construction program offers families the same benefits as our DPA program for newly constructed homes. This last fiscal year, four new homes were constructed and three homebuyers were assisted resulting in $215,800 in additional DPA funding.
Down Payment Assistance - Norfolk

Owner-Occupied Rehabilitation Before - St. Edward

Owner-Occupied Rehabilitation After - St. Edward

New Construction - Duncan

Our New Construction program was introduced in 2008 offering DPA and construction subsidies for those looking to build.

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**BUSINESS LOAN DEPARTMENT**

**NENEDD and NED, Inc.'s Business Revolving Loan Fund programs continue to make progress in their goal of providing “gap” financing and technical assistance to businesses in Northeast and North Central Nebraska.**

In FY 2012 the NENEDD and NED Inc. Board of Directors approved 28 loans to 25 businesses totaling $2,663,703. These loans leveraged an additional $10.2 million in other public and/or private lending and equity injections. A total of 696.5 jobs were created or retained by this lending activity. NENEDD/ NED, Inc. staff also packaged and closed loans utilizing Revolving Loan Funds from Cedar Knox Public Power District totaling $25,000 and packaged and approved a Platte County loan totaling $75,000.

Fiscal Year 2012 ended with the District and NED, Inc. having approved, over the life of their RLF programs, a total of 255 loans, creating or retaining 1,923 jobs. Both organizations recognize the importance of having a loan program that can effectively serve a range of businesses from small to large and have made loans as small as $3,000 to larger incentive loans of $200,000. Staff expertise in technical assistance provided to start-ups or expanding businesses continues to result in successful loans, a strong portfolio, and a sustainable revolving loan fund. This service has led to the creation and retention of quality jobs and quality communities. This year, varying levels of technical assistance was again provided to over 200 new and existing clients.

During the past year, NENEDD Business Loan Specialists, Jeff Christensen and Holly Quinn, were awarded recognition on becoming Accredited Business Planning Advisors (ABPA). They are currently working on putting together transition and succession planning training sessions for the northeast and north central portion of Nebraska.

The transition and succession planning service will provide a systematic process that maximizes 1) the value of the business and 2) the number of possible transition models available. The process helps identify transition opportunities, strengths and weaknesses within the business, risks involved and the needs of both the business and the owner, now and for their life after business.

Jeff and Holly also attended NADO’s EDFS annual Economic Development Finance Conference in Burlington, Vermont. This conference is for those engaged in small business finance and development. The conference offers a unique blend of hands-on training with peer learning and information exchanges. Jeff and Holly had opportunities to meet with several individuals heading various federal agencies to discuss the current and future status of programs NENEDD and NED, Inc. use.

The boards and staff are very appreciative of the many federal, state and banking partnerships that make NENEDD and NED, Inc.'s program successful. The board and staff would also like to acknowledge the assistance and advice that the Northeast Regional RLF Committee provided during the fiscal year. We wish to thank Annette Junck and Renee Schneringer who resigned from the RLF Committee. We would like to welcome Nicole Sedlacek as Annette’s replacement. Nicole is the Executive Director of Holt County Economic Development.

NENEDD & NED, Inc. look forward to another successful year of assisting successful entrepreneurs across Northeast Nebraska through their Business RLF Programs.
specializes in gourmet cakes and cookies. Owned by Tim and Michele Reeves and MK’s Just Baked Cupcakery in Norfolk is a sustainable revolving loan fund. This service has led to the creation and businesses continues to result in successful loans, a strong portfolio, and Staff expertise in technical assistance provided to start-ups or expanding have made loans as small as $3,000 to larger incentive loans of $200,000. that can effectively serve a range of businesses from small to large and jobs. Both organizations recognize the importance of having a loan program the life of their RLF programs, a total of 255 loans, creating or retaining 1,923 Fiscal Year 2012 ended with the District and NED, Inc. having approved, over Funds from Cedar Knox Public Power District totaling $25,000 and packaged NED, Inc. staff also packaged and closed loans utilizing Revolving Loan total of 696.5 jobs were created or retained by this lending activity. NENEDD/ $10.2 million in other public and/or private lending and equity injections. A to 25 businesses totaling $2,663,703. These loans leveraged an additional In FY 2012 the NENEDD and NED, Inc. Board of Directors approved 28 loans assistance to businesses in Northeast Nebraska. NENEDD & NED, Inc. look forward to another successful year of assisting NENEDD and NED, Inc.’s Business Revolving Loan Fund programs continue to make progress in their goal of providing “gap” financing and technical assistance and advice that the Northeast Regional RLF Committee The boards and staff are very appreciative of the many federal, state programs NENEDD and NED, Inc. use. heading various federal agencies to discuss the current and future status of exchanges. Jeff and Holly had opportunities to meet with several individuals engaged in small business finance and development. The conference offers Finance Conference in Burlington, Vermont. This conference is for those Jeff and Holly also attended NADO’s EDFS annual Economic Development conferences. To date has created or retained 1,923 jobs.
2012 was certainly another successful year for NENEDD and our member communities! As you read through the report, whether it’s the list of grants & loans, the letters from the NENEDD Board Chairman, the NED Inc. President or the individual department pages, there is a common theme in all of them—planning. Without the collaborative efforts and successful planning of the numerous partners we are privileged to work with, none of this would be possible.

This summer the NENEDD and NED, Inc. Board of Directors and staff will be participating in a strategic planning session to set and prioritize the short and long term goals of the organization. To assist in our planning efforts, we will be sending our members a short survey in the coming month. Please take a few minutes to complete the survey to help us identify the needs in our region.

As always, we appreciate your partnership and support as we work together to build communities, empower families and advance businesses.

Tina M. Engelbart
NENEDD Deputy Director