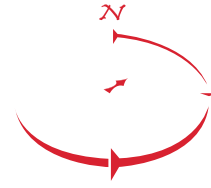




Northeast Nebraska Economic Development District



2018-2019
Annual Report

The 2018 – 2019 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. The NENEDD staff and its Board of Directors along with the Board of Directors of NED, Inc. exist to bring about community and economic development.

This past year alone, there were over \$8.7 million in grants and loans awarded to member communities and businesses of the District, directly impacting 17 communities, 12 businesses and assisting 20 families with housing activities. The 12 business loans totaled more than \$2.0 million and created and/or retained 237 jobs. Our member communities were awarded more than \$5.2 million in grants, which was leveraged with \$7.8 million of public and private funds. This resulted in more than \$13 million in community development projects for Northeast Nebraska. Twenty families have been or will be assisted with housing activities due to the \$1.2 million in funds from newly awarded grants and utilization of local & regional housing revolving loan funds.

Finally, the District was awarded a \$70,000 Economic Development Administration (EDA) planning grant to continue to provide community and economic assistance to its members. The District also received \$69,570 from the Nebraska Department of Economic Development (NDED) to provide community and economic development assistance to its member communities.

Thomas L. Higginbotham Jr., NENEDD Executive Director stated, “A 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, the current political climate on Capitol Hill and the programs that are important to our communities.”

Tina M. Engelbart, NENEDD Deputy Director commented, “The joint efforts of our community members and staff demonstrate the level of commitment to community and economic development in Northeast Nebraska. We are fortunate to have such great working relationships with the members we serve.”



“It’s been a privilege to work with an outstanding District staff and Board of Directors. Amazing things happen when you have an amazing group of people that come together to truly make an impact in Northeast Nebraska.”

Dick Pfeil

NENEDD Board Chairman, City of Norfolk Councilman



“It is an honor to serve on a board that brings together representatives from across Northeast Nebraska who have a passion for community and economic development success. As NED, Inc. board members, we are fortunate to know that NENEDD staff has developed relationships in the public and private sectors to effectively implement programs and ensure their funding sustainability, while also seeking new opportunities. They regularly engage area residents and businesses to plan for future programming, and I encourage you to get involved and learn more about the services that are offered.”

Tina Biteghe Bi Ndong

NED, Inc. Board President, West Point Chamber of Commerce

Grants & Loans Awarded

Community	Funding Source	Description	Amount	Jobs	Housing Units
Bloomfield	NAHTF	New Construction Rental Duplexes	\$500,000		8
Cedar Rapids	NED, Inc. Regional Housing RLF	Owner-Occupied Rehabilitation	24,095		1
Clearwater	NENEDD Regional Business RLF	L Bar B, Inc.	50,000	9	
Columbus	CDBG - ED	Columbus Hydraulics Company, LLC	913,000	172	
Columbus	CDBG - CD	Water/Sewer/SF-PRR	516,000		4
Columbus	Community Housing RLF	Down Payment Assistance	23,000		1
Columbus	NDED - Microenterprise Loan Fund	CK Grill & Bar, LLC	36,000	6	
Columbus	NDED - Microenterprise Loan Fund	CK Grill & Bar, LLC	13,400	6	
Columbus	NDED - Microenterprise Loan Fund	CK Grill & Bar, LLC	45,000	2	
Columbus	NED, Inc. Regional Housing RLF	Down Payment Assistance	29,000		1
Columbus	NED, Inc. Regional Housing RLF	Down Payment Assistance	27,000		1
Columbus	NED, Inc. Regional Housing RLF	Down Payment Assistance	29,200		1
Columbus	NED, Inc. Regional Housing RLF	Down Payment Assistance	30,000		1
Elgin	NENEDD Regional Business RLF	Elgin Body & Glass	70,000	2	
Fremont	CDBG - CD	Architectural Barriers	475,000		
Fremont	CCCCFF	Historic City Auditorium Renovation	1,125,000		
Genoa	Community Housing RLF	Owner-Occupied Rehabilitation	14,500		
Genoa	NED, Inc. Regional Housing RLF	Owner-Occupied Rehabilitation	10,500		1
Madison	CCCCFF	Madison Arts Center Renovation	108,450		
NENEDD	EDA	Planning	70,000		
NENEDD	NDED	Planning	69,570		
Norfolk	CDBG - Tourism	Architectural Barriers	425,000		
Norfolk	CDBG - CD	Streets	460,000		
Norfolk	NE Game and Parks Commission	Recreational Trails Grant	250,000		
Norfolk	CCCCFF	Planning	15,000		
Norfolk	NENEDD Regional Business RLF	District TT Hospitality, LLC	140,000	7	
North Bend	NED, Inc. Regional Business RLF	Maple Creek Publishing, LLC	28,530	2	
Pierce	CDBG - Downtown Revitalization	Sidewalks, Parking Improvements	445,000		
Plainview	NED, Inc. Regional Housing RLF	Owner-Occupied Rehabilitation	25,000		1
St. Edward	CCCCFF	Community Center	562,000		
Schuyler	NENEDD Regional Business RLF	Schuyler Home & Building Supply	30,000	4	
Spencer	NED, Inc. Regional Business RLF	Kara's Creations	27,000	1	
Spencer	NENEDD Regional Business RLF	Cahoy General Store, LLC	130,000	7	
Tilden	NED, Inc. Regional Business RLF	Salon 1	20,000	1	
Wakefield	CDBG - Public Works	Street and Sidewalk Improvements	385,000		
Wausa	NE Game and Parks Commission	Pool Renovations and Bathhouse	350,000		
Wausa	CCCCFF	Pool Renovations	200,000		
Wayne	CDBG - CD	Streets	475,000		
Wayne	Community Business RLF	Jason Sears Flooring	50,000	2	
Wayne	Community Business RLF	Talon Capital, LLC	250,000		
Wayne	NENEDD Regional Business RLF	Talon Capital, LLC	250,000	13	
Wayne	NDED - Microenterprise Loan Fund	Ekeko Blends & Goods, LLC	40,000	3	
Grand Totals			\$8,736,245	237	20

**Jobs" refers to the number of jobs created or retained

CCCCFF Civic & Community Center Financing Fund
 CD Comprehensive Development
 CDBG Community Development Block Grant
 ED Economic Development
 EDA Economic Development Administration
 NAHTF Nebraska Affordable Housing Trust Fund

NDED Nebraska Department of Economic Development
 NED, Inc. Northeast Economic Development, Inc.
 NENEDD Northeast Nebraska Economic Development District
 P/R/R Purchase/Rehabilitation/Resale Housing
 RLF Revolving Loan Fund
 SF Single Family

Outstanding Service Award



The Outstanding Service Award is being presented to Richard Uhing. Richard was recently employed at Nebraska Business Development as a Procurement Technical Assistance Consultant (PTAC) in Northeast Nebraska. During his four and half years at NBDC he helped hundreds of small business successfully bid and fulfill government grants and contract opportunities. Richard has been instrumental in assisting the NENEDD staff as well as many local businesses and contractors with the task of acquiring the required DUNS numbers and System for Award Management registration. In April of 2019 he joined Daycos as their Chief Operating Officer.

Originally from Hartington, Richard earned an associate of arts degree in business administration from Northeast Community College and a Bachelor of Science degree in education from Chadron State College. He went on to earn a master's degree in Business Administration from Wayne State College. Throughout his professional career, he continued his professional development at Carlson

School of Finance, as well as the Harvard Business School Executive Education for Owners, President and Managers. Richard has served as a commissioner on the Nebraska Coordinating Commission for Postsecondary Education, the Norfolk Area Chamber of Commerce Board of Directors, Norfolk Catholic Board of Education and NeighborWorks Northeast Nebraska Board of Directors. Richard also volunteers his time coaching youth basketball and as a mentor for TeamMates. He and his wife of 33 years, Mary Kay, co-founded and served for 12 years as directors of the Sacred Heart Parish Youth Camp. Richard, who was inducted into the Northeast Community College Alumni Hall of Success in 2004, was recently recognized by the Nebraska Community College Association as a distinguished alumnus for his outstanding career achievements.

The Uhings have three children and one grandchild, sons Benjamin and Blake and daughter and son-in-law Kayla and Zach, and 10-month-old granddaughter, Carly.

Housing Partnership Award

The 2019 Housing Partnership Award recipient is the Norfolk Area Habitat for Humanity. Habitat for Humanity International is a non-profit, ecumenical, Christian organization whose mission is to eliminate poverty housing around the world. The organization was started by Millard and Linda Fuller in 1976 in Americus, Georgia, where the headquarters are located today. It has built more than 300,000 homes in the United States since it began, housing more than 1.5 million people.

The Norfolk Area affiliate of Habitat for Humanity International was organized in 1994 due to the efforts of the mission committee of the First Congregational United Church of Christ who wanted to do mission work in the City of Norfolk. Since 1994, Norfolk Area Habitat for Humanity has constructed a total of 29 homes with the 30th home currently under construction.

In 2015, Norfolk Area Habitat for Humanity was awarded grant funds from the Nebraska Department of Economic Development to build one single-family home utilizing Nebraska Affordable Housing Trust Funds while Norfolk Area Habitat for Humanity provided the matching funds to build the second home. The grant also provided direct homebuyer assistance for each of the two property owners to make the homes more affordable. Homebuyers who were accepted into the program were required to contribute a minimum of 350 sweat equity hours between their own home and other Habitat for Humanity properties.

This program would not be successful without partnerships with the Nebraska Department of Economic Development, USDA Rural Development, Northeast Community College Construction Program, and volunteer help. Area businesses have also been instrumental in the success of the program by donating materials or making cash contributions toward the construction of the homes.

The Norfolk Area Habitat for Humanity executive director and board of directors play a key role in the success of their organization. Through their leadership and guidance, the program has been successful throughout the years and continues to do so. Their common passion and dedication to make the American dream of homeownership a reality has benefitted many homebuyers.



Doug Bereuter Accomplished Community Award

NENEDD honors the City of Albion as the recipient of the Doug Bereuter Accomplished Community Award.

The City of Albion has a long history of collaboration with Northeast Nebraska Economic Development District (NENEDD), and Nebraska Department of Economic Development (NDED) utilizing regional and state funding sources combined with local financial resources to foster the development of housing, businesses, and the community. The Mayor, City Council, City staff, Albion Economic Development Corporation (AEDC) and Boone County Development Agency (BCDA) are committed to improving the community, as well as implementing plans to spur growth of the City, the Boone County area, and rural Northeast Nebraska.

The City of Albion is a NDED Economic Development Certified Community and has recently taken advantage of the NDED's Community Development Block Grant Program (CDBG). Albion was awarded a Downtown Revitalization (DTR) Planning grant in 2017 and a DTR Implementation grant in 2018. The \$350,000 in implementation grant funds, as well as \$107,450 in local matching funds that are being provided by AEDC, are being used for the continuation of the City's existing façade improvement program. The City was also awarded \$250,000 through the NDED Owner Occupied Rehabilitation (OOR) housing program, in which seven low-to-moderate income families benefited. Thirteen businesses have utilized \$713,100 from NENEDD business loan funds to create or retain 50 jobs.

Over the last 5 years, the City has invested over \$7.5 million in vital public infrastructure projects including a new Wastewater Treatment Plant, Water Wells, Street Preservation/Improvements, new Storm Sewers, and continues to plan for public infrastructure projects in the future. Additionally, the City recently hired JEO Consulting Group, Inc to develop a new 10 to 20-year Comprehensive Plan.

The Boone County Health Center is the largest employer in the county and has expanded to five clinics and spurred the growth of many specialty clinics. It is preparing to undergo another \$22 million addition to the medical clinic and hospital located in Albion. The Boone County Health Center has an active foundation that engages the community in supporting the continued success and growth.

The City of Albion and Boone County have identified childcare and early childhood development as a high priority need. Albion Economic Development Corporation (AEDC), Boone County Foundation Fund (BCFF), and a group of local volunteers are working together to create an Early Childhood and Family Development Center with an estimated cost of \$3 million. The facility will be located on 5.5 acres adjacent to the nursing home which is a prime location for the children to interact with the seniors. This land was purchased and donated to this project by AEDC.

Albion has countless recreational opportunities that were envisioned and executed by members of the community. The fitness center was constructed and endowed following a generous donation by local citizens, Jim and Elaine Wolf, in 1984. In 2002, funds were raised for an addition and it has operated as a non-profit for the past several decades. It also hosts several extra-curricular activities for youth. A local non-profit also owns the local movie theater and through a partnership with the Boone Central School Entrepreneur Class, operates it completely with volunteers. The Albion Family Aquatic Center, which opened in 2014, was funded by an initial gift of \$266,000 from long time Albion resident, Mitzi Fox, city sales tax cash reserves, bonded debt, and local donations totaling just over \$3.4 million. In June of 2017, the City completed the Multipurpose Courts which included a tennis court, a pickleball court, and two new half-court basketball courts at the Albion Sports Complex. In the summer of 2018, the first phase of a recreational concrete trail was constructed after donations and grants of over \$275,000. Currently, the Boone County Agriculture Society is pursuing the construction of a new Fairgrounds Facility totaling \$2.9 million. This facility will include an indoor entertainment arena and will house the county 4-H extension office.



Before



After

Entrepreneurial Advancement Award

Weiland, Inc.

Owners Leon & Jean Weiland started this business with son Carl Weiland and sons-in-law Jason Ash and Rob Hake holding operational roles in the business since 2009. Weiland, Inc., often referred to as Weiland Doors, is a Norfolk-based specialty doors and window company that started on the family farm in 1984 and has since expanded to a 60,000 square foot facility in Norfolk. Their doors and windows are manufactured for harsh environmental conditions, mostly corrosive wash-down environments in sanitary food plants and waste-water facilities. Dedication to innovation, customer service and producing a quality product has Weiland, Inc on target to quadruple sales this year, and has allowed them to increase their staff by 58%! Weiland, Inc. has world class talent that has really helped the company grow. With moving into a new facility three times larger than the previous building, the company had the capability to hire some of the best men and women in Northeast Nebraska. Weiland and Northeast Economic Development, Inc. (NED, Inc.) partnered with Madison County Bank in Madison, Nebraska Economic Development Corporation (NEDCO), Small Business Administration (SBA), Nebraska Department of Economic Development (DED), and Madison County to finance the expansion. Other partners who helped with the expansion project include Loren Kucera at the Nebraska Business Development Center (NBDC), Northeast Nebraska Economic Development District (NENEDD), and utility providers. Leon and Jean were also selected as the 2019 SBA Nebraska Small Business Persons of the Year.



Brehmer Mfg. Inc.

NENEDD and NED, Inc. have been involved in five company expansions dating back to 1996. Brehmer Mfg. Inc. is an established, 45-year-old Nebraska-based company that offers manufacturing and design services. Rey Brehmer founded the company in 1974, working out of a 1,500 sq. ft. shop located in Oakland, employing four production personnel making livestock, agricultural, and truck equipment products for customers located throughout the Midwest. In 1983, Brehmer Mfg. relocated to a 19,855 sq. ft. facility in Lyons, where it began to expand its product offerings. In 1990, the company began fabricating crane equipment, and in 1991 started designing and manufacturing (and later acquired) the Eagle line of tire recycling equipment. Joe Brehmer purchased the business from his father on February 23, 1998.

In 2005, Brehmer Mfg. began producing the Feed-Ease line of stainless-steel hog feeders. In 2013, Brehmer Mfg. began designing and manufacturing its own brand of stainless-steel fertilizer tender boxes. During 2016, the company negotiated dealer arrangements that expanded the sales and marketing efforts to 39 salesmen covering 13 states.

Brehmer Mfg's first exported product was a tire recycling machine shipped to Canada in 1994. The company has since grown and has shipped products to 27 countries on 5 continents. Presently, the company employs 55 personnel, and operates six different business units from within a 60,000 sq. ft. facility. The company continues to research and develop new products for its existing business units but has recently focused efforts to develop products for other industries. Current R&D projects include hydraulic fitness equipment, boat loading systems, and recycling equipment for the largest tires in the world. Being diversified has helped Brehmer survive at times when many markets were slumping.

Brehmer Mfg., NENEDD and NED, Inc. have partnered with First National Bank Northeast of Lyons, and the Nebraska Department of Economic Development (DED) for most of the expansions. Other partners who helped with the expansion projects include Loren Kucera at the Nebraska Business Development Center (NBDC) and the City of Lyons. Brehmer has used many state incentive programs including the NeINTERN program. Brehmer Mfg. was the 2018 NBDC Export Business of the Year.



Community & County Members

Community Members

City of Albion
 City of Bloomfield
 City of Clarkson
 City of Columbus
 City of Creighton
 City of Crofton
 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
 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 Meadow Grove
 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 Thurston
 Village of Verdigre
 Village of Walthill
 Village of Wausa

Village of Winnebago
 Village of Winslow
 Village of Wynot

County Members

Antelope County
 Boone County
 Burt County
 Cedar County
 Colfax County
 Cuming County
 Dixon County
 Dodge County
 Knox County
 Madison County
 Nance County
 Pierce County
 Platte County
 Stanton County
 Thurston County
 Wayne County

Associate Members

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

DIAMOND



PLATINUM

Elkhorn Valley Bank

GOLD

Black Hills Energy
 McMill CPAs & Advisors
 Nebraska Public Agency
 Investment Trust
 Norfolk Area
 Chamber of Commerce
 First Northeast Bank
 of Nebraska

SILVER

BankFirst
 Citizens State Bank
 Columbus Area
 Chamber of Commerce
 F&M Bank
 First National Bank
 Homestead Bank
 Midwest Bank
 Nebraska Public Power District
 Norfolk Daily News
 Stanton County Public
 Power District

BRONZE

American Broadband
 Bank of Hartington
 Burt County Public Power District
 Cedar-Knox Public Power District
 Cedar Security Bank
 Charter West 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 & Merchants State Bank
 First Bank & Trust of Fullerton
 Genoa Community Bank
 Gilmore & Associates
 Great Plains State Bank
 JEO Consulting Group, Inc.
 Madison County Bank
 Nebraska Department of Economic
 Development

Nebraska Municipal Power Pool
 Northeast Community College
 North Central Public Power District
 Pierce County Economic Development
 District
 Platte Valley Bank
 Points West Community Bank
 Scribner Bank
 Tilden Bank

NORTHEAST NEBRASKA Economic Development District

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Glen Ellis, *Fremont City Council (12/18 to present)*
Dan Kathol, *Hartington Community Development Corporation*
Loren Kucera, *Nebraska Business Development Center, Wayne*
Jim McCarville, *Northeast Community College*
Judy Mutzenberger, *Cuming County Commissioner*
Christian Ohl, *Madison County Commissioner*
Scott Schaller, *City of Fremont (7/18 to 12/18)*

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Brad Albers, *Secretary/Treasurer, Owner, Jerry's Hilltop*
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Mike Frank, *Northeast Community College, Retired*
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Scott Gonsior, *Vice President, Fullerton National Bank*
Lori Schrader, *Loan Specialist, Center for Rural Affairs, REAP (2/19 to present)*
Gene Rahn, *Senior Loan Specialist (Retired), Center for Rural Affairs, REAP (7/18 to 2/19)*
Adam Rief, *Owner, Rief Design & Mfg., LLC*
Nicole Sedlacek, *Economic Development Consultant, Nebraska Public Power District*
Ryan Steffensmeier, *Vice President, First Community Bank*
Jan Weitfield, *Vice President, Citizens State Bank*
Troy Weyhrich, *Owner, Renegade Stores, LLC*
Brian Yosten, *Owner, Cedar Valley Insurance*

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Judy Joy, *Housing Loan Specialist*
Martin Griffith, *Housing Specialist*
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