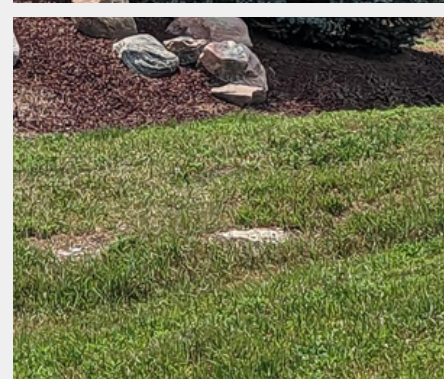
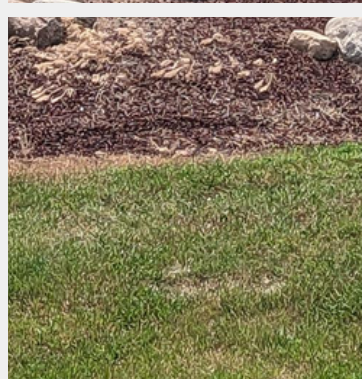
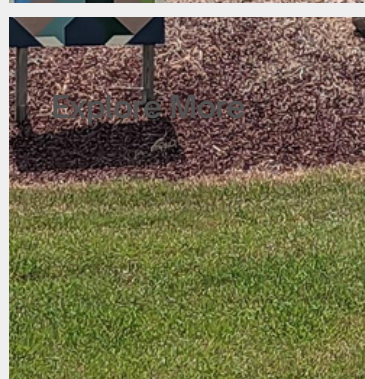
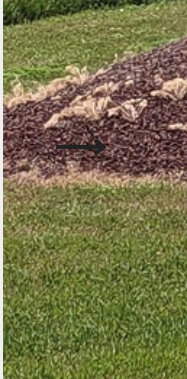
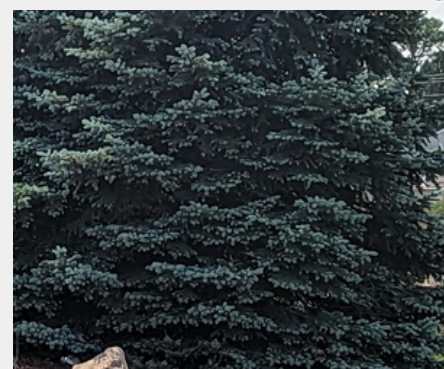
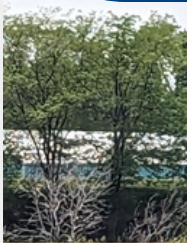


NENEDD

Northeast Nebraska Economic Development District

2022-2023 Annual Report

Building Communities
Empowering Families
Advancing Businesses



Regional Impact

Membership

68 Communities
16 Counties
51 Associates

Grants Awarded

\$5.23M Funding
\$2.47M Leveraged
18 Projects
12 Communities

Housing

\$2.43M Funding
160 Housing Units

Businesses

\$2.04M Funding
\$4.02M Leveraged
19 Businesses
81 Jobs

“It has been an extreme pleasure to have served Northeast Nebraska. The partnership and collaborations that NENEDD have are key to the success of our communities. This is evident by the success we had during the 2022-2023 fiscal year.”

Thomas L. Higginbotham, Jr., Executive Director



“We have very hardworking, dedicated staff who provide quality services to our community members, businesses and partners in the effort to build communities, empower families and advance businesses in Northeast Nebraska.”

Tina M. Engelbart, Deputy Director

Grants & Loans Awarded

Community Grants Awarded

Clearwater	CDBG - Planning	Downtown Study	\$53,000
Craig	CDBG - Public Works	Street Improvements	\$433,000
Creighton	CDBG - Emergent Threat	NENCAP	\$197,000
Emerson	CDBG - Planning	Downtown Infrastructure	\$33,000
Fremont	CDBG - Emergent Threat	Lifeshouse Emergency Shelter Remodel	\$210,000
Fremont	CDBG - Emergent Threat	Lifeshouse Food Pantry Remodel	\$210,000
Madison	CDBG - Emergent Threat	Madison Auditorium Renovation	\$210,000
Madison	Nebraska Department of Roads	Safe Streets 4 All Action Plan	\$320,000
Newcastle	CDBG - Planning	Comprehensive Development Plan	\$27,500
Newcastle	CDBG - Public Works	Sidewalk and Water/Sewer Improvements	\$433,000
Norfolk	Nebraska Department of Roads	Safe Streets 4 All Action Plan	\$209,300
Pender	Nebraska RWHF	Land Development	\$1,000,000
Pender	CCCFF	Planning Grant: Library Renovations	\$15,000
Pierce	CDBG - Downtown Revitalization	Downtown Business Facade Improvements	\$435,000
Schuyler	CDBG - Emergent Threat	Senior Center	\$144,459
Schuyler	CDBG - Public Works	Vacant Lots Conversion to Park Space	\$309,360
Wayne	CDBG - Public Works	Wayne Walking/Biking Trail	\$433,000
Wayne	CCCFF	Prairie Park	\$562,000

Housing Activities

in housing units

Albion	Nebraska RWHF	Create Housing Fund	\$1,000,000	0
Columbus	NED, Inc. Regional Housing RLF	Owner-Occupied Rehabilitation	\$24,461	1
Emerson	Community Housing RLF	Owner-Occupied Rehabilitation	\$24,850	1
Emerson	Community Housing RLF	Owner-Occupied Rehabilitation	\$24,191	1
Fremont	NAHTF	Rental Single Family Rehabilitation	\$310,500	7
Fremont	Nebraska RWHF	Bluestem Commons Apartment Complex	\$500,000	136
Fremont	Nebraska RWHF	New Construction Single Family Homes	\$300,000	8
Laurel	NED, Inc. Regional Housing RLF	Owner-Occupied Rehabilitation	\$24,374	1
Norfolk	NED, Inc. Regional Housing RLF	Owner-Occupied Rehabilitation	\$24,910	1
Scribner	Nebraska RWHF	New Construction Single Family Homes	\$200,000	4

Grants & Loans Awarded

Business Activities

by Jobs Created/Saved

Bancroft	NED, Inc. Regional Business RLF	Rief Design & Manufacturing, LLC	\$80,000	5
Columbus	NDED - Microenterprise Loan Fund	CK Grill & Bar, LLC	\$60,000	6
David City	NENEDD Regional Business RLF	Truksa Auto Body, L.L.C.	\$70,000	2
Dodge	NDED - Microenterprise Loan Fund	Tiny Treasurers, LLC	\$38,000	3
Emerson	NED, Inc. Regional Business RLF	Emerson Grocery Cooperative	\$140,000	6
Fullerton	NED, Inc. Regional Business RLF	Holy Cow Coffee	\$35,000	2
Fullerton	NDED - Microenterprise Loan Fund	T&A's Tree Service, LLC	\$50,000	2
Humphrey	NDED - Microenterprise Loan Fund	Howard's Holy Hoagies, L.L.C.	\$25,000	3
Newman Grove	NENEDD Regional Business RLF	Murray Lumber, LLC	\$164,000	8
Norfolk	CDBG - Economic Development	Midwest Health Partners Mobile Lab	\$505,000	6
Norfolk	NED, Inc. Regional Business RLF	CC THOR INVESTMENTS - NORFOLK, LLC	\$250,000	10
Norfolk	NED, Inc. Regional Business RLF	North Fork Outfitting, LLC	\$45,000	3
O'Neill	NENEDD Regional Business RLF	Circle M Feed and Trailer Sales, LLC	\$128,800	4
Pierce	NENEDD Regional Business RLF	PH Morales, LLC, d/b/a 4/11 Bar & Grill	\$34,500	3
Plainview	NENEDD Regional Business RLF	Acacia, Inc., d/b/a Just Love Coffee	\$74,000	4
Schuyler	NDED - Microenterprise Loan Fund	Schuyler Memorial Chapel, Inc.	\$115,200	6
Snyder	NDED - Microenterprise Loan Fund	Wragge Truck Services, LLC	\$87,500	2
Verdigre	Community Business RLF	Commercial Hotel	\$50,000	3
Wayne	NDED - Microenterprise Loan Fund	I Wet My Plants	\$85,000	3

Planning and Operating Grants

NENEDD	NDED - Planning Grant	Planning	\$154,647
NENEDD	Economic Development Administration	Planning	\$70,000
NENEDD	NITC - Planning Grant	State Digital Equity Planning	\$45,625

Acronym Key

CCCFF	Civic and Community Center Financing Fund
CDBG	Community Development Block Grant
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
NITC	Nebraska Information Technology Commission
RLF	Revolving Loan Fund
RWHF	Rural Workforce Housing Fund

Housing Partnership Showcasing City of Norfolk

Northeast Nebraska Economic Development District (NENEDD) is proud to showcase the City of Norfolk and the Norfolk Housing Agency's (NHA) partnership for their continued success in affordable housing.

The City of Norfolk and the NHA have made great strides in their attempts to develop additional quality housing within the community. As most communities have and continue to experience a sharp decrease in new construction housing due to the COVID 19 Pandemic and supply chain issues, the City of Norfolk only experienced a mild short-term decrease.

Today building permit applications are approaching pre-pandemic levels and NENEDD feels this is due to the City of Norfolk's and the NHA's efforts and commitment to the continued growth of the community.

City of Norfolk Actions

- Approved TIF Financing for Private Investors & Developers
- Paved the way for Multi-Family Apartments

Norfolk Housing Agency Activities

- Demolition of two dilapidated homes & construction of Single Family Homes
- Rehabilitation of single family rental property

Norfolk & NENEDD Plans for the Future

- 2023 Nebraska Affordable Housing Trust Fund grant application for owner-occupied rehabilitation



Housing Partnership Showcasing Pierce County

The Northeast Nebraska Economic Development District (NENEDD) is proud to showcase the accomplishments of Pierce County and the communities of Pierce and Plainview in their efforts to provide additional affordable rental housing for residents within their communities.

As members of NENEDD, Pierce County, Pierce, and Plainview have worked together with NENEDD in the preparation and submission of Nebraska Affordable Housing Trust Fund Grant applications, with both communities receiving awards.

Grants Awarded

Pierce: \$594,000 for Rental New Construction

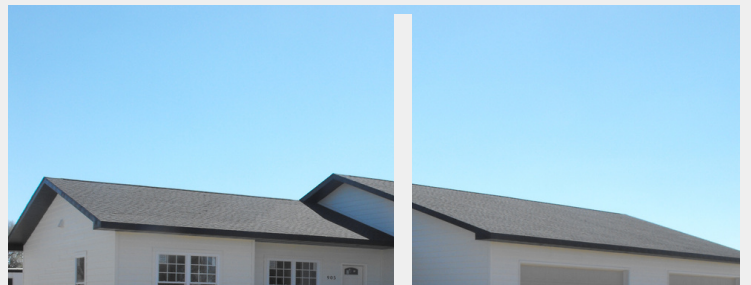
Plainview: \$508,922 for Rental New Construction

Pierce County & NENEDD Plans for the Future

- Complete leasing of the ten rental units of which six will be rented to low-to-medium income family units
- Apply for a Nebraska Affordable Housing Trust Fund grant for the City of Pierce anticipating construction of a six-unit apartment building

Impact to Plainview

Four two-bedroom, two-bathroom rental townhomes, 1,360 square feet each unit



Impact to Pierce

Six two-bedroom, two-bathroom rental townhomes, 1,522 square feet each unit



Accomplished Community Showcasing Village of Pender

NENEDD is proud to showcase the Village of Pender as the recipient of the Doug Bereuter Accomplished Community Award. Nestled in the heart of Thurston County, Pender is a charming village that exudes small-town values and community spirit. With a population of 1,115 residents, Pender has managed to flourish through its commitment to growth and development. Over the past few years, the village has been the recipient of numerous federal and state grants, which have significantly contributed to its continued progress. Coupled with a range of major employers, accolades, and outstanding amenities, Pender has become a beacon of success in rural Nebraska.

Pender & NENEDD Activities

- Awarded \$400,000 for Downtown Revitalization through Community Development Block Grants: Lighting project and facade improvements for downtown Pender
- \$600,000 from Nebraska Rural Workforce Housing Funds for 5 single-family workforce housing units
- \$1M for workforce housing land development for drinking water transmission lines
- \$15,000 from Civic and Community Center Financing Fund for planning renovations of the House Memorial Library
- \$485,000 through Community Development Block Grant for Northeast Nebraska Community Action Partnership to refurbish and renovate the central office

The Village of Pender, PCDI, the new Economic Development Director, Amy Volk, and the hardworking members of the community will continue to hold the town up as a shining example of a small community with big dreams and even greater accomplishments. Pender's charm, combined with its strong work ethic, continues to attract individuals and families looking for a welcoming place to call home.



Entrepreneurial Advancement Showcasing Bank of the Valley

NENEDD is pleased to recognize Bank of the Valley as the recipient of its Entrepreneurial Advancement Award.

NENEDD's partnership with Bank of the Valley goes back many years. Most recently, there have been three loans with NENEDD or NED, Inc. providing gap financing in conjunction with Bank of the Valley as the lead lender from either the Schuyler, David City, or Columbus branch. Bank of the Valley staff of Nolan Samek, Community President/Lending; Galen Kehrli, Loan Officer; and Richard Hain, Loan Officer; understand the value and advantages of NENEDD and NED, Inc.'s Business Loan Funds. Nolan, Galen, and Richard are a great professional team to work with.



Bank of the Valley

Began in Bellwood in 1984

Locations in Bellwood, David City, Platte Center, Columbus, Humphrey, Schuyler

Guiding principles: Flexible, Responsive, Personal

In Partnership with Bank of the Valley

Triple H Drive-In, LLC, in Schuyler

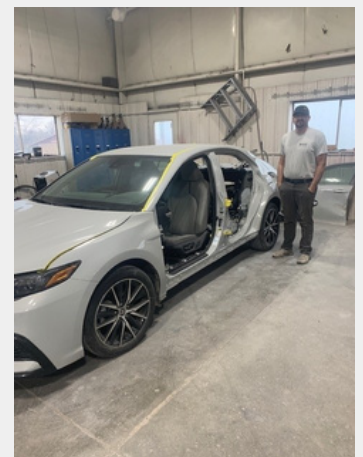
Truksa Auto Body, LLC, in David City

Schuyler Memorial Chapel, Inc., in Schuyler

In the photo are (from left): Nolan Samek, Community President/Lending; Richard Hain, Loan Officer; Galen Kehrli, Loan Officer; and Jeff Christensen, NENEDD Business Loan Specialist.



Schuyler Memorial Chapel, Inc.



Truksa Auto Body, LLC

Community & County Members

NENEDD is supported by a combination of local government membership dues and a planning grant issued by the US Economic Development Administration (EDA). NENEDD also acquires funding from special contracts for services performed above and beyond regular assistance our members receive. Services provided to our members can be found on our the community planning page at nenedd.org.

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 Newman Grove
City of Norfolk
City of North Bend
City of Osmond
City of Pierce
City of Plainview
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 Belden
Village of Cedar Rapids
Village of Craig
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 Martinsburg
Village of Meadow Grove
Village of Newcastle
Village of Niobrara
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 Members



Gold Members

Black Hills Energy
Cornerstone Bank
Elkhorn Valley Bank & Trust
Faith Regional Health Services

First Community Bank
Great Plains State Bank
Loup Power District

McMill CPAs & Advisors
Midwest Bank
Neighborworks Northeast Nebraska
Northeast Community College

Silver Members

BankFirst
Bank of the Valley
Clarkson Bank
F&M Bank
FNBO

Homestead Bank
JEO Consulting Group
Nebraska Bank
Nebraska Public Power District
Norfolk Daily News

Platte Valley Bank
Schuyler Community Development
Security Bank
Stanton State Bank
Wayne Area Economic Development, Inc.

Bronze Members

Bank of Hartington
Burt Public Power District
Cedar-Knox Public Power District
Cedar Security Bank
Charter West Bank
Citizens State Bank
Columbus Area Chamber of Commerce
Columbus Bank & Trust Company
Commercial State Bank
Cuming County Public Power District
Elkhorn Rural Public Power District
Farmers & Merchants State Bank

First Bank & Trust of Fullerton
Frontier Bank
Genoa Community Bank
Nebraska Municipal Power Pool
North Central Public Power District
Points West Community Bank
Scribner Bank
Stanton Community Public Power District
Wayne Community Housing Development Corp
Wayne State College
West Point Chamber of Commerce

Boards & Staff

NENEDD Board of Directors

Charlie Bahr	Chairman, Columbus City Council
Gary Jackson	Vice Chairman, Norfolk City Council (resigned)
Sally Ganem	Secretary/Treasurer, Fremont City Council
Tina Biteghe Bi Ndong	West Point Chamber of Commerce
Troy Uhler	Madison County Commissioners
Blake Denton	MetLife Investment Management
Meghann Buresh	Nebraska Apex Accelerator
Loren Kucera	Nebraska Business Development Center (NBDC), Wayne
Judy Mutzenberger	Cuming County Supervisor
Justin Webb	Norfolk City Council

NED, Inc. Board of Directors

Shannon Stuchlik	President, Midwest Bank
Jerry Engdahl	Vice President, Platte County Board of Supervisors
Jim McCarville	Secretary/Treasurer, Northeast Community College
Rich Jablonski	Columbus City Council
Loren Kucera	Nebraska Business Development Center (NBDC), Wayne
Sally Ganem	Fremont City Council
Kurt Dostal	Citizens State Bank

Business RLF Committee

Chad Anderson	Pierce City Administrator
Aaron Gutz	President, Security Bank-Osmond Branch
Lori Schrader	Loan Specialist, Center for Rural Affairs
Adam Rief	Owner, Rief Design & Mfg., LLC
Nicole Sedlacek	Economic Development Manager, Nebraska Public Power District
Ryan Steffensmeier	President & CEO, First Community Bank
Troy Weyhrich	Owner, Renegade Stores, LLC
Brian Yosten	Owner, Cedar Valley Insurance
Elizabeth McManigal	Loan Officer, CharterWest Bank


NENEDD Staff

Thomas L. Higginbotham, Jr.	Executive Director (23 years)
Tina M. Engelbart	Deputy Director (18 years)
Kristen Rosner	Fiscal Officer (9 years)
Jeff Christensen	Business Loan Specialist (23 years)
Martin Griffith	Housing Specialist (8 years)
Mandy Gear	Housing Loan Specialist (7 years)
Andrea Larson	Community Planner (3 years)
Kirk Brown	Community Planner (2 years)
Grace Petersen	Planning & Administrative Assistant (3 years)

Thank You

We enjoy working with our member communities and counties, our housing clients and business clients along with our associate members as partners to achieve community and economic development progress.

 (402) 379-1150

 111 S. 1st St., Norfolk, NE 68701

 www.nenedd.org



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Norfolk, NE 68701

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