

SEND D

Southeast Nebraska Development District

The Southeast Nebraska Development District (SEND D) board and staff would like to thank you for your continued support. SEND D is your regional community and economic development organization. The last two years have been difficult for Nebraska and our region. With 2019 floods and the 2020 pandemic, many communities are truly struggling. SEND D staff is listening to your needs and working diligently to find resources to help.

SEND D staff completed a variety of community and regional projects in the past year, as well as launching critical new initiatives to improve the economic vitality and quality of life for residents of southeast Nebraska. This upcoming year we are making a renewed commitment to support the region. Anticipated 2021 projects include transportation improvements, rural housing, public safety, disaster response, small business financing, and incorporating technology into our services.

Last year, SEND D staff spent more time on the ground in the region, listening to community leaders and learning how we can better serve you. We attended city council, village board, public, and county meetings across southeast Nebraska. As a result, the agency successfully captured **\$9.8 million in state and federal funds** that resulted in over \$16.4 million invested in local projects. These dollars **improved 140 homes, provided nuisance abatement for five communities, offered low-interest financing for five workforce housing units, assisted 19 businesses and created/retained 26 jobs.**

The only way these activities can continue is through your membership, which has remained steady for the **last 14 years**. Membership dollars provide match for federal and state funded agency services, resulting in a 48:1 dollar return on investment. In 2019-2020, your assessment dollars helped return nearly **\$10 million of your** federal tax dollars back into the region.

Not only our region, but the entire state of Nebraska faces daunting challenges in the upcoming year. SEND D will be there to help. We pledge to be by your side in these difficult times, and we look forward to making an impact across the region by growing our regional economy, identifying new opportunities, and building local wealth. Above all, we will continue to listen. For up-to-date information on grant programs, community and legislative updates, and news alerts, please go to our new website at www.sendd.org, sign up for our e-newsletter, or "Like" our Facebook page.

Once again, thank you for your support, and know that SEND D is here to help. As always, I want to extend an open invitation to all members: please, visit the SEND D offices when you are in Humboldt or Lincoln, or call and schedule a time for us to attend your city council or county supervisor meeting. So we can better serve you now and in the future, I encourage you to call our staff with your ideas, suggestions, and thoughts.

We are here to serve you and look forward to your next visit.

Sincerely,

Tom Bliss
Executive Director

Membership Dues Programs

FULL MEMBERSHIP DUES PROGRAM

Full Municipal Membership includes any municipality paying the membership dues assessment established by the SENDD Board of Directors and located within a dues paying county.

Services available to a Full Member include, but are not necessarily limited to, the following:

- Monthly newsletter
- Special notices regarding programs of interest
- Unlimited visits to discuss requirements of specific programs
- Assistance with grant and loan applications, generally at no cost
- Special studies associated with grant and loan applications
- Census data and special reports maintained by SENDD
- Labor/Workforce data maintained by SENDD
- Staff consultation on specific employment generating projects

GENERAL MEMBERSHIP DUES PROGRAM

General Municipal Membership includes any municipality which is not a dues paying member itself but is located within a county that is paying membership dues.

Services available to a General Member include, but are not necessarily limited to, the following:

- Monthly newsletter
- Special notices regarding programs of interest
- Limited visits to discuss requirements of specific programs

SENDD MEMBERSHIP SURCHARGES

To be entitled to Full Membership services, dues need to be paid by October 31 of each Fiscal Year or be assessed a surcharge for services requested of, and provided by, SENDD.

To be entitled to Full Membership services with no surcharge, a municipality needs to have been a dues paying member for three years prior to the year in which services are requested and must have paid the current year's dues prior to October 31 in the year services were requested.

If there has been an interruption in Full Membership status, the following special assessment schedule will apply:

1. If membership dues were not paid during any of the prior three years, services would be provided only if the requesting municipality agrees to pay the current year's membership dues plus a surcharge equaling 75% of ACTUAL costs incurred in the provision of the requested service(s).
2. If membership dues were paid in one of the prior three years, services will be provided only if the requesting municipality agrees to pay the current year's membership dues plus a surcharge equaling 50% of ACTUAL costs incurred in the provision of the requested service(s).
3. If membership dues were paid two of the prior three years, services will be provided only if the requesting municipality agrees to pay the current year's membership dues plus a surcharge equaling 25% of ACTUAL costs incurred in the provision of the requested service(s).

SEND D Services & Programs

SEND D staff have varied professional backgrounds, experience, and education. We're capable of providing assistance in a wide range of areas customized to your community's needs.

Grant/Loan Application Development & Administration

USDA & Rural Development

Community facilities grants/loans, industrial development, business loans, multi-family housing, singly family housing loans

Nebraska Department of Economic Development

Owner Occupied Rehabilitation, Public Works, Planning, Tourism Development, Purchase Rehab Resale Program, Youth Job Training, Emergent Threat, Water/Wastewater, CDAA Tax Credit Program, Civic and Community Center Financing Fund, Downtown Revitalization, Economic Development

Nebraska Department of Environmental Quality

Recycling/waste disposal grant programs, deconstruction grant program

Nebraska Department of Transportation

Economic Opportunity Program

Economic Development Administration

Special planning and public works grants associated with job generation

Nebraska Game and Parks Commission

Parks and recreation grants

Environmental Protection Agency

Special planning grants for sustainable growth

Foundation Proposals

SEND D maintains information on foundations with funding opportunities that may be of interest to member communities.

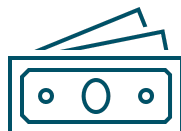
In the last year, SEND D has successfully assisted 71 projects through grant or loan applications representing over \$16,000,000 invested in our communities.

Return on Investment



Over the last 5 years, SEND D has generated a return on investment of ~\$48 for every \$1 in membership dues

In the past decade, SEND D has assisted members to leverage more than \$224,000,000 in private investment for economic development initiatives that support job creation and retention efforts.



In the past decade, SEND D has been involved in local projects that have retained over 650 jobs and created over 1,025 new jobs

Expansion of Employment Opportunities

Examples of some of the sources of employment enhancing programs utilized including, but not limited to:

CDBG-ED & TD

SENDD has assisted with over 70 different successful applications for projects under the Community Development Block Grant Economic Development and Tourism Development categories. The Economic Development category provides loans to businesses or can be used for infrastructure construction projects directly related to economic development. Tourism Development assists historical assets and sites with restorations, ADA accessibility, and a variety of other needs for sites averaging at least 2500 visitors annually.

Local Revolving Loan Funds (RLFs)

In many instances where grant awards have been received from the CDBG Economic Development category for small business projects, grantee political subdivisions are allowed to recapture all, or a portion of, principal and interest payments made by the small businesses who are the ultimate loan recipients. The principal and interest payments are then used by the grantee to establish Revolving Loan Funds to finance future business development efforts. Nine political subdivisions have established individual or multi-political subdivision RLFs and have entered into special services contracts with SENDD to administer their RLFs.

Direct Lending Programs

SENDD operates two direct lending programs from revolving loan funds which have been capitalized with program income and grants and loans from the USDA Rural Business Enterprise Grant Program and USDA Intermediary Relending Program. Loans totaled over \$2.2 million and leveraged over \$3.4 million from other sources. Lending activities have retained or created nearly 100 jobs.

EDA Financing Programs

SENDD has successfully accessed project funding to support its economic development efforts from the US Department of Commerce, Economic Development Administration. Recently, SENDD secured EDA funds for a \$3,000,000 project in Jefferson County.

“The Seward County Chamber & Development Partnership has appreciated the opportunity to partner with SENDD for multiple development projects across Seward County. We’ve been impressed with their hands-on approach...We’re grateful for their hard work and look forward to future projects together.” -Jonathan Jank

Special Studies and Plans

SENDD has experience in additional areas, including:



- Housing Needs Plans
- Housing Conditions Studies
- Household Income Studies
- Community Needs Assessment Surveys
- Workforce Availability Studies
- Project Specific Environmental Reviews



Housing Services

Voluntary Housing Dues

The Housing Dues assessment was established by SENDD in 2003 and payment of the assessment is voluntary. The voluntary assessment was established in lieu of increasing General Membership dues.

Dues are used to cover costs specifically associated with housing. These include:

- Training for staff members in housing grant application development
- Training on changing regulations related to Federal/State funding for housing programs
- State certifications involving lead-based paint and clearance testing
- Assistance to member communities with applications to partially underwrite the cost of housing needs studies; assistance to communities and private developers with packaging grant and loan applications
- Ongoing expenses related to housing projects after the project is closed and grant funds are depleted

Types of Housing Programs

- Rehabilitation programs for income-qualified owner-occupied residential units
- Down-payment assistance programs to aide income-qualified first-time homebuyers with acquisition
- Purchase/Rehab/Resale programs which may be coupled with down-payment assistance
- Construction of rent-to-own, single-family residential units
- Financial packaging assistance to developers of single and multi-family residential units for income-qualified occupants

In the past year, the SENDD Housing team has worked on:

- 75 Owner-Occupied Rehab Projects
- 7 Purchase/Rehab/Resale Projects
- 5 Rural Workforce Housing Projects
- 13 Home Projects through SENDD Contracting



Contact SENDD Housing in the Lincoln Office for more information on both housing programs and SENDD Contracting services



“If you get the chance to work with SENDD Contracting, take it. People pass my house and it looks like a new house. I am so proud of my house and the way it looks after the improvement made by SENDD Contracting, it adds value and curb appeal to the neighborhood.” –Delila Snodgrass, Fairmont



The Team

Jim Warrelmann, Division Manager
Jake Valentine, Project Manager
Jarett Maxson, Project Manager
Ashley Larsen, Project Manager

Each team member is:

- Certified Lead Inspectors/Risk Assessors by the State of Nebraska
- Certified HQS Inspectors through Nan McKay & Associates
- Certified Residential Roof Inspectors through HAAG Engineering



Contact us today for a FREE estimate

—
 (402) 475-2560 (phone)

—
 (402) 475-2794 (fax)

—
 senddcontracting@sendd.org

—
 Sendd.org





SENDD Contracting

Based out of Lincoln, Nebraska, SENDD Contracting is an insured, licensed, and State-registered contractor with a 25-year history in general contracting, project management, and exterior improvement. To date, we have successfully managed over 1,200 residential and commercial construction projects. Our primary specialties are in roofing, gutter, windows, and siding installation.

Outside of general contracting services, our team is certified to provide lead inspections and risk assessments, Housing Quality Standards (HQS) inspections, and residential roof inspections.

We are proud to offer our services to the entire southeastern Nebraska region, including the Omaha metro area. Our team is responsive, reliable, and ready to help bring your projects to life!



Our Services

Gutters

Damaged gutters can cause significant flooding and water damage to your home. We provide gutter inspection and replacement to protect you from costly repairs due to faulty gutters. Our team will work closely with you to ensure you understand the entire process. We use only the best materials from top manufacturers to ensure your satisfaction.

Roofing

Our installers and inspectors stay up-to-date on the latest roofing techniques and training. Age and damage are the two leading causes of needing a new roof. If you notice missing, curled, or weathered shingles, leaks, or excessive granular loss, you may need a new roof. We pride ourselves on prompt and efficient repairs and installations.

Exceeding customers' construction needs through exceptional workmanship, while building and maintaining valued, meaningful, and successful relationships.

Siding

Add curb appeal while increasing property value with new siding services by SENDD Contracting. We offer a low-maintenance siding solution that increases energy efficiency and reduces ongoing expensive maintenance costs. We specialize in both vinyl and wood siding installation and repair. Our experienced installers will provide prompt, courteous, and efficient installation to provide a lifetime of protection against extreme weather conditions.

Windows

If your windows are more than 15 years old, it is time to consider replacing them. With more energy efficient windows, you can see substantial savings on your energy bills while maintaining a comfortable interior temperature during extreme weather. SENDD Contracting installs and replaces broken or old windows with limited interruptions to your busy schedule. We only install top products from high-profile manufacturers to ensure your new windows are affordable, energy-efficient, beautiful, and practical.

Soffit & Fascia

Whether it is a new construction or you are looking to upgrade or repair your existing home exterior, we have several soffit and fascia options and colors to meet your needs.

Member Services

SEND D seeks to grow the region's economy.

By participating in regional efforts, widening our network, broadening our services, and exploring innovative ideas we immerse ourselves in southeast Nebraska.

Housing



Owner Occupied Rehabilitation (OOR)

- Stabilizes existing housing stock

Purchase Rehab Resale (PRR)

Nuisance Abatement Program

- Civil/educational code enforcement

Down Payment Assistance Loans

General Contracting Services

Housing Needs Plans

Housing Conditions Studies

Lead-based Paint Inspections

- Clearance activities required by HUD



Emergency/Disaster Relief

Business Resiliency Workshops

- Knowledge and skills to mitigate and protect businesses from disasters

Flood and Floodplain Management

- Assist communities to meet National Flood Insurance Program (NFIP) guidelines
- Potential insurance premium discount for Community Rating System communities

Funding

- Nebraska Emergency Management Agency (NEMA)
- United States Department of Agriculture (USDA)
- Federal Emergency Management Agency (FEMA)



Community Development

Community Development Block Grant

- Application, planning, administration
- Downtown Revitalization, Economic Development, Planning, Public Works, Water/Wastewater, Tourism, Emergent Threat, Youth Job Training

Community & Civic Center Financing

Economic Development & Leadership Certified Community

Household Income Studies

Community Needs Assessment

Workforce Availability Studies

Project Specific Environmental Review

Strategic Planning



Economic Development

Revolving Loan Fund

- Financial tool designed to increase economic activity, community development, and create job opportunities in rural communities.
- Fixed interest rate between 4-6%

GIS Mapping/Location Intelligence

- Support businesses and communities with analytical decision making
- Custom asset/infrastructure mapping
- Business competition mapping and analysis
- Market reports/analysis

Lincoln Office

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