

SouthEast (Nebraska) Resource Network (SERN)

Minutes from SERN Meeting

November 6, 2012

McCool Junction, NE - Kerry's Restaurant & Catering

Hosted by Jim Green, Village of McCool Junction & Cassie Seagren, YCDC

Facilitated by Cassie Seagren & Jen Olds

Present: 21 individuals were present for business meeting as follows: Cassie Seagren (YCDC); Paula Rhian (Excel); Jim Green (Village of McCool Junction); Keith Carl (HK Assoc.); Roger Meeks (USDA-RD); Rick Zubrod (Kirkham Michael); Corrinne Pedersen (NMPP Energy); Roberta Pinkerton (OPPD); Ron Snyder (SCC); Deb Craig (TCEDA); Phyllis Schoenholz (UNL Ext Thayer County); Patt Lentfer (FCDC); Jonathan Jank (SCEDC); Dennis Kahl (UNL Extension); Steve Peregrine (NIFA); Veronica Doga (NBDC); Linda Black (NDED); Bob Jones (NDED); Ray Ringlein (US Senator Mike Johanns Office); Keith Ellis (NPPD); Jen Olds (SENDD).

Agenda Items:

Meeting called to order at 10:00 am by Cassie Seagren

Welcome:

Cassie Seagren welcomed the attendees and thanks Jim Green for hosting. Cassie Seagren facilitated the meeting.

Regular Business:

- a. Treasurer's report - The Treasurer Report was presented. There have been zero receipts and zero expenses since the last meeting in September 2012. The current balance remains at \$1,072.99.
- b. Minutes of the September 2012 Quarterly Meeting were not available. Minutes will be posted on the website and will be reviewed at the 2013 1st Quarterly SERN Meeting.

Nebraska Business Development Center

Veronica Doga, Export and International Trade Counselor with the Nebraska Business Development Center (NBDC) presented a PowerPoint presentation to the group. The presentation included information about the NBDC, National Export Initiative, and the Nebraska STEP Program. NBDC can assist with Export Business Planning, Market Research, Export Channels and International Pricing, and Export Licenses and Regulation. Contact Veronica Doga at: vdoga@unomaha.edu or at 402-554-6250 for more information about NBDC.

Round Table Updates:

Patt Lentfer (Fillmore County Development Corporation – FCDC) – Eddies 66- Geneva Werner Filling Station construction is almost complete. CPI / Lansing – Fairmont will be taking corn and beans in the spring. ABE in Fairmont is being bought by Flint Hills Resources. New social hall at St. Stephens's in Exeter. Fillmore County Hospital received the Governor's Wellness Sower Award (work place wellness). Fillmore County Fairgrounds is getting a remodel and addition - \$800,000 expected to be completed by Thanksgiving. Due to the efforts of the local fire departments and farmers a fire that burned 3,000 acres did not burn any occupied homes and no volunteer firemen/women or farmers were injured. Continuing with downtown revitalization in Geneva – it is looking great! Park Place housing development – filled 4. Geneva Northeast Addition - 2 out of 10 lots.

Cassie Seagren (York County Development Corporation – YCDC) – Strategic Planning Session held; working on finalizing SPEC Building sold to CrossRoads GPS; Doing Countywide Site ID & Analysis; Nowon NEF Board; NEDA here in Sept. ; Plans announced for Convention Center – Business Expansions – lots of small Biz activity; Plans underway for development of Alzheimer's Care Center; UTC Aerospace 30th Anniversary – 26 employees with all 30 years; LAD is doing planning session for 2013; Transportation Analysis.

Ray Ringlein (US Senator Mike Johanns Office) – Senator Johanns state offices focus on Constituent Services, assists Nebraskans with issues relating to government agencies including Social Security, IRS, EPA, etc.

Jonathan Jank (Seward County Economic Development Corporation – SCEDC) – SCEDC has officially filled their public & private seats on their 501©(6) board of directors. This diverse County-wide representation has spurred pursuing a new County Housing Study. SCEDC has been approached by private developers who are interested in developing a business incubator facility. Milford is considering implementing TIF. Seward and Utica are working on new strategic plans. Seward County Young Professionals (SCYP) has helped spur on a Seward County Leadership Development program with UNL Extension (17 participants). Seward has two development sites including the Seward Regional Rail Campus that are attracting projects. November 27th Lieutenant Governor Rick Sheehy is coming to Seward County. A Seward County Needs Assessment survey is being conducted in partnership with Seward Area Chamber of Commerce and Seward County Bridges with over 220 responses (facilitated by NPPD). Lots of BR&E nights with primary employers. Tenneco Inc. has doubled their workforce over the past three years to more than 900 employees (thank NDED Support).

Roger Meeks (USDA – RD) – Funding is available in all programs including housing, community facilities, water & wastewater, and Business.

Steve Peregrine (Nebraska Investment Finance Authority – NIFA) – NIFA received 13 applications totaling \$194,000 for the Housing Study Grant. MAG program has a balance of \$524,000 and ends June 30, 2013 unless extended by NIFA Board.

Roberta Pinkerton (Omaha Public Power District – OPPD) – new data center (Fidelity) announced mid-October in Omaha area – great teamwork from NDED, Omaha Chamber, SCEDC, OPPD and others. MAEDC Conf. in Chicago in December is a great way to meet site selection consultants.

Linda Black (Nebr. Dept. of Economic Development – NDED) – Continuing to focus on BR&E visits in communities; field staff are available if communities need assistance. STEP funds are once again available to help businesses with export needs. Staff Changes will include an Innovation Program Manager and Industry Cluster Manager Position to further efforts highlighted in the Batelle Study. Positions are posted.

Dennis Kahl (UNL Extension Seward) – ABC BIZ Conf – live streamed to S.D & NE Nov! – Entrepreneurship Community Assessment Program (ECAP) – Piloting new program in Elgin. Seward County leadership Development Class – part of UNL extensions LEADing Locally Building Entrepreneurial Communities.

Bob Jones (Nebr. Dept. of Economic Development, Housing) – Application Review – effort to reduce the number of questions, simplify, effort to allow applicants to use local knowledge to define and justify needs for housing. ** We really want to urge applicants to attend application workshops next January. Dates will be announced later. Annual Action Plan Public Hearings are Nov. 8 & 13 throughout the State.

Keith Carl (Hanna:Keelan Associates, P.C.) – Conducting a Comprehensive Plan Update for Jefferson County, Ne.; a County-wide Housing Study in Thayer County and a Comprehensive Planning Program in Waverly, Ne.

Rick Zubrod (Kirkham Michael) – Kirkham Michael provides engineering design services for a variety of projects. A few projects include water well & wastewater treatment in Wymore, lake and tails in Friend, street & drainage in York, I-80 interchange at Kearney Arch or environmental review/preliminary design of Platte County Viaduct.

Corrinne Pedersen (NMPP Energy) – We have developed an assessment tool on “new business/ industry” and the location of such – “is there a benefit – long range – to the community.” cpedersen@nmppenergy.org or tgagner@nmppenergy.org 800-234-2595.

Keith Ellis (Nebraska Public Power District - NPPD) – FAB Tech Show next week in Las Vegas; Information Mgt. Network Nov. 28-29, Santé Clare; Intl Production & processing Expo. In Atlanta Jan. 28-30.

Paula Rhian (Excel Development Group) – City Impact Homes in Lincoln is under construction and will be complete in April 2013. Wilderness falls in Falls City is in the final stages of lease up.

Jen Olds (Southeast Nebraska Development District – SENDD) – SENDD serves 15 Counties in Southeast Nebraska with community and economic development programs. Housing Applications were submitted and recently awarded by NDED for six Owner Occupied Rehabilitation Programs in: Fairbury, Ashland, Plattsmouth, Stella, Peru, and Auburn; and two Homeownership Assistance Programs in Seward and Thayer County's. We are in the process of establishing SEND, Inc. as a 501(C)(3) to operate as a Non-profit Development Organization (NDO). SENDD is continuing a pilot program for Nuisance Abatement in Dorchester, and has received inquiries from several towns in SE Nebraska to implement new programs. SENDD has loan capital to assist businesses from USDA-RD IRP and RBEG. See www.sendd.org for more information.

Business Spotlight

Business Owners provided a presentation about their Businesses in McCool Junction:

- Two Men And an Oven – Steve Green
- Kerry's Bar & Grill – Lisa Johnson

Featured Presentation – Communities Investing in Themselves – Leveraging Resources for Housing Needs – Steve Peregrine, NIFA & Cliff Mesner, Mesner Development Co.

In an era of decreasing outside resources, Nebraska communities are increasingly looking to create their own opportunities for addressing housing concerns. From local investors and investment clubs, to LB840 and creative use of Tax Increment Financing, communities are spurring housing investment and leveraging resources. Steve Peregrine with the Nebraska Investment Finance Authority (NIFA) will began the session by sharing details about the NIFA Housing Study Grant Program. Cliff Mesner, Owner of Mesner Development Company lead an interactive session on leveraging resources and share examples of successful ways communities have invested in themselves to leverage housing resources.

(Contact SERN Chair at jolds@sendd.org for a copy of the PowerPoint presentation shared)

Respectfully Submitted,

Jen Olds, SERN Chair