

# SEND D

Southeast Nebraska Development District



## Exciting Projects on the Horizon in 2017

SEND D is excited to announce the very successful results of the 2016 CDBG grant cycle. Lisa Hurley, SEND D Board Chair, "SEND D staff have worked diligently to assist member communities in obtaining more than \$1.8 million dollars in grant funds. I am proud of their results and look forward to seeing the effect of the investment in communities throughout the region." SEND D staff are hard at work preparing to begin administering these projects in 2017, as well as working with communities on applications for the 2017 grant cycle.

If you are interested in learning more about the programs and services that SEND D offers, or are in the planning stages of a potential project for the upcoming year, please contact SEND D Interim Director Craig Eberle at (402) 475-2560.

## SEND D Assists Member Communities To Secure Over \$1.8 Million Dollars in CDBG Funds in 2016 Grant Cycle

Southeast Nebraska Development District (SEND D) is excited to announce the results of the 2016 grant cycle from the Nebraska Department of Economic Development's (DED) Community Development Block Grant (CDBG) funds. SEND D is proud to have assisted member communities with ten successful applications.

	Community	CDBG Funds
Downtown Revitalization - Phase I Planning	Seward	\$ 30,000
	York	\$ 30,000
Downtown Revitalization - Phase II Implementation	Brownville	\$ 350,000
	Crete	\$ 350,000
Comprehensive Development	Nebraska City	\$ 30,000
	York	\$ 30,000
Planning	Fairbury	\$ 30,000
Housing	Deshler	\$ 265,000
	Fairbury	\$ 331,250
	Fairmont	\$ 430,625
	Total	\$ 1,876,875

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## Roster Updates for 2017

County, City and Village Clerks — It's time to update SEND D's community roster. Please send an updated board roster including names and contact information including email addresses to Sally Bennett at [sbennett@sendd.org](mailto:sbennett@sendd.org).

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### December 2016

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The **Downtown Revitalization** category funds awards to communities to make improvements to central business districts. The first phase is a planning, pre-development process during which the community develops a plan. Seward will use \$30,000 in Phase I CDBG funds to develop a downtown revitalization plan that focuses on preserving their historic downtown and evaluating the area for second story residential development. York will utilize \$30,000 in Phase I CDBG funds to develop a strategic downtown plan to prioritize property improvements for business and visitors. The second phase is an implementation phase, which provides funding to communities to put the plans from the phase one planning process into action. Brownville received \$350,000 in Phase II CDBG funds to implement commercial rehabilitation and public facilities improvement in the Village's historic downtown. Crete will utilize \$350,000 in Phase II CDBG funds to implement a commercial rehabilitation program in the City's historic downtown.

The **Comprehensive Development** category funds projects in communities with investments in housing and infrastructure that will benefit neighborhoods with concentrations of low and moderate income residents. The first phase is a planning, pre-development process during which communities will assess possible housing and public works projects with residents and stakeholders. Nebraska City and York both received \$30,000 in CDBG funds, which will be utilized during the planning process. The resulting plan will be used to apply for Phase II implementation funds.

The **Planning** category funds planning projects including strategic plans, comprehensive development plans, and housing plans. Fairbury has been awarded \$30,000 in CDBG funds to complete a corridor study of H Street, including street improvements and storm water management.

The **Housing** category funds owner occupied rehabilitation programs that rehabilitate homes within the community owned by residents at or below 80% of area median income. Deshler received \$265,000 in CDBG funds to rehabilitate eight homes. Fairbury received \$331,250 in CDBG funds to rehabilitate ten homes. Fairmont received \$430,625 in CDBG funds to rehabilitate 13 homes. In addition to grant administration, SENDD will also provide housing management and lead testing services.

In addition to these funding categories, CDBG grant funds are also available for tourism and public works projects. The **Tourism** category funds projects including historic restoration, cultural sites, and removal of architectural barriers to increase accessibility of sites for elderly and disabled visitors. The **Public Works** category funds projects including street, curb, gutter, sidewalk or storm sewer; public libraries and fire/rescue stations, among others.

For additional information how SENDD can help your county or community develop projects for the 2017 grant application cycle, as well as information on business loans and development, please contact SENDD Interim Director Craig Eberle at (402) 475-2560.

## 2017 Grant Applications

Now is the time for member communities to begin working on the necessary steps to develop a successful grant application. This may include income surveys, blight studies, or other avenues for public input regarding specific issues and needs. Some of these steps can take several months, so beginning now can increase a community's ability to submit a timely grant application.

The NAHTF deadlines have been announced for 2017:

- March 3, 2017 – Pre Application due by 5:00 pm
- April 27, 2017 – Full Application due by 5:00 pm

Most CDBG programs will have deadlines for 2017 announced sometime in January.

SEND D staff members are ready to discuss potential grant applications for projects and schedule a time to meet if possible. Feel free to contact the Lincoln Office at (402) 475-2560 or the Humboldt Office 402-862-2201 to begin the application process.

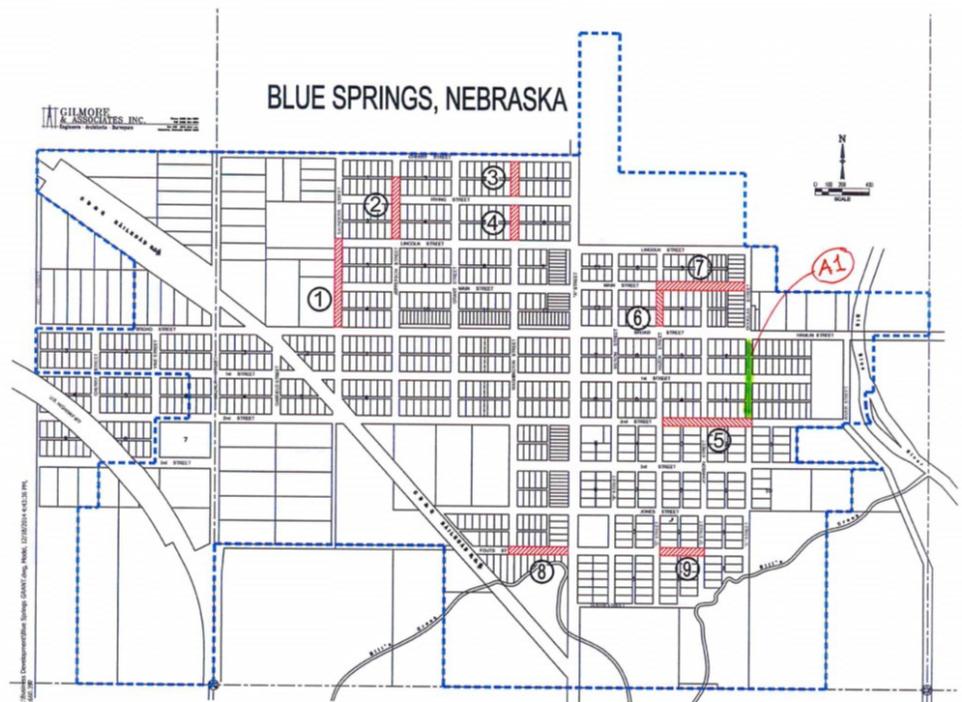
### SEND D Success Story—Blue Springs Public Works Project

The Village of Blue Springs was awarded \$250,000 in CDBG Public Works funding in 2015. These funds were matched with \$340,775 in local funds. The project originally included approximately 13 blocks, but cost savings increased the project to approximately fifteen blocks of streets in Blue Springs with asphalt paving. All of the streets were previously gravel roads.

The Village of Blue Springs staff and Board members worked with the Southeast Nebraska Development District (SEND D) on the application and administration of the project. The Village Board and SEND D applaud the engineering firm, Gilmore & Associates, and the prime contractor, Pavers, Inc. for the quality of their work and timeliness in completing the project on schedule and on budget.

The new paving will benefit local residents by better connecting residential areas with downtown and public services, to nearby Highway 77. Other issues addressed by this streets construction project include: improved water drainage, reduced maintenance, improved transportation safety, and reduced environmental hazards of dust and standing water.

The project benefits 100% of the village's population, of which approximately 58.06% of its residents meet low-to-moderate income levels. The project is expected to be finalized and closed out in December 2016.



## SENDD Success Story—Hebron Owner Occupied Rehab Program

The 2014 City of Hebron CDBG Owner Occupied Rehabilitation program had excellent results considering this was the City's first OOR program. Not only was this Hebron's first OOR program, but they also had a newly appointed city clerk with limited program knowledge. The intent of the rehabilitation program was to benefit low-and moderate-income owner-occupants within the City Limits of Hebron, Nebraska. They were able to receive a total of 16 full applications with a program goal to rehabilitate 8 properties prior to the completion date of September 30<sup>th</sup>, 2016.

"The City of Hebron exceeded our goal with applications. We received 16 full applications and the contractors and Southeast Nebraska Development District employees were great to work with. Our town has benefitted from this program as well as the people that this program helped. So thankful for this program and programs like it. We will be participating in this program again." Marcy Welch – Hebron City Clerk



Before and After in Hebron—Pictures document the improved curb appeal of a renovated home in Hebron. Additional improvements include increase energy efficiency, as well as other health and safety repairs.

History has shown that it is very common for a first year program community to receive limited full applications and struggle to reach the assisted target goal. With the help from community members, city officials and the program housing committee's dedication to the program, this was not the case in Hebron. Of the 16 full applications received, the city was able to change the lives of several applicants by assisting 10 homeowners (2 over the program goal of 8) obligating \$260,757.00 in CDBG funds. SENDD received several comments from applicants about the quality of work and professionalism shown by the awarded contractors. This was truly a combined effort to ensure a successful program.

### OOR Projects Seeking Applicants

#### Funding available in Crete, Humboldt, Nebraska City, Tecumseh, Otoe County and Talmage

SENDD is currently seeking applications for owner occupied housing rehabilitation programs in several communities. These programs are open to income eligible homeowners within the city limits. All projects are funded 100% by grant funds. No repayment is required as long as the resident lives in the home for five years as their primary residence following completion of the project. For more information on program requirements, contact SENDD at (402) 475-2560 or contact your City/Village.

### Contractors Wanted

SENDD is looking for qualified General Contractors specializing in Housing Rehabilitation. If you are interested or know of anyone interested in becoming a SENDD qualified General Contractor please contact Jim Warrelmann at (402) 475-2560 or [jwarrelmann@senn.org](mailto:jwarrelmann@senn.org).



TEAM WORK  
BUILDING FUTURES

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## SEND D Continuing Nuisance Abatement Services

Getting away from the hustle and bustle of a larger community and moving out to the small town or village is intriguing a greater number of people who work and live in the larger towns or cities. No pollution, lower crime rates and a sense of belonging in the community are all thoughts that are starting to enter the minds of people wanting more for themselves and their families.

As people get closer to retirement, they are looking to downsize and start enjoying life a little more. The simpler things, the lower real estate costs and taxes and walking out their front door and smelling nature instead of exhaust fumes becomes a soothing thought to those who have forced their way through the same old urban grind for the last 30 years.

The employers in the larger communities are competing to recruit the best employees they can find. That means recruiting in the cities and urban areas because they can reach a larger pool of candidates. When the prospective candidates consider moving to a smaller community for that new job, they look at the surrounding areas for homes.

If your town or village has abandoned cars strung around the community, brush piles that have trees growing up through them and a couple of dilapidated homes in need of rehabilitation or just need to be done away with, you could miss out on that new family moving into your community.

SEND D can help you take care of those unsightly obstacles that don't help promote your community. SEND D has a nuisance program that works along with your community's ordinances to help ensure those "first impressions" are the best impressions of your town or village. We have the staffing and the experience to make your nuisance program a success.

A community with a strong nuisance program shows community pride. Cleaning up "that one lot" is contagious. Your town's citizens will follow the lead of the community leaders and take pride in their homes and surroundings and welcome their new neighbors.

Contact Mike Champion at (402) 475-2560 to set up a time when he can visit and help you learn more about how nuisance abatement can help improve your community.

## Southeast Nebraska Partners for Progress (P4P) - SET Plan

The Southeast Nebraska Partners for Progress group, known as P4P, consists of representatives from Johnson, Nemaha, Otoe, Pawnee and Richardson counties. The P4P group has recently participated in an initiative called Stronger Economies Together, known as SET. The purpose of Stronger Economies Together (SET) is to strengthen the capacity of communities in rural America to work together in developing and implementing an economic development blueprint that strategically builds on the current and emerging economic strengths of their region.

These are the focus areas identified by the process, as well as goals set for each area: **Manufacturing/Industry** — Create a diverse industrial, manufacturing hub in the 5-county region, utilizing a diversified workforce, to regionally sustain and grow existing and new businesses. **Cultural Tourism** — Through collaborations, create rich destination experiences that attract visitors and contribute to the quality of life for local citizens. **Workforce Education** — Through education and training, create a workforce pipeline to enhance employee recruitment, retention and engagement. **Entrepreneurship** — Develop an entrepreneurial culture for business creation and retention that sustains and grows our existing industries and businesses.

**NEXT SET/P4P Meeting:** Friday, January 6th, 2017 at 1:00 pm at the Auburn City Hall located at 1101 J Street, Auburn, NE 68305. The public is encouraged to attend to participate.

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