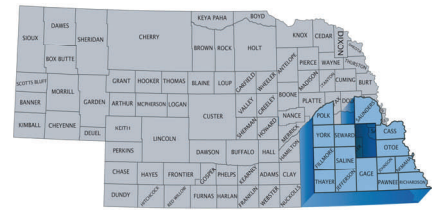


SEND D

Southeast Nebraska Development District



Downtown Revitalization – A Gateway to Economic Development

How can you help revitalize your downtown area to make it more attractive to new businesses or to help retain the ones you have? What if you could improve the store front facades like Plattsmouth and Auburn did, or improve the streets and infrastructure like Tecumseh and Falls City are doing.

Communities across Southeast Nebraska are improving and updating the look and feel of their downtown districts through Community Development Block Grant funds (CDBG) and Transportation Alternatives (TA—formerly Transportation Enhancement) funds. Below is information on three of several DTR projects currently being administered by SENDD.

Falls City is currently underway with street and sidewalk improvements with CDBG grant funds. They are removing and re-laying a portion of the bricks on two blocks of the downtown square around the courthouse. They will be putting in new sidewalks and gutters along with additional lighting for the downtown area. This project is scheduled for completion by October 31 of this year.



Falls City DTR improvements

The City of Auburn took a little different approach by addressing the numerous historic buildings they have in their two downtown areas. Since there used to be two towns that were eventually combined into one, they have two

downtown areas to consider for enhancement. The City is utilizing CDGB funds for grants or grant/loan combination projects that enhance store front facades. Enhancements include replacement of windows, roof repairs, painting, masonry work and signage. These projects are being completed now through the spring of 2013



Auburn DTR—Historic Building Project

Phase I CDBG funds will assist with a comprehensive downtown revitalization plan to stabilize and enhance clearly defined downtown areas. Phase II CDBG grants of up to \$350,000 per community are awarded to implement the Phase I plan. These grants are for Certified Economic Development Communities or Leadership Communities that have adopted a comprehensive plan, zoning and subdivision ordinances, building codes, code enforcement, and a building permit process. You can find out more about these processes by contacting NDED and/or SENDD staff.

Another source of funds for some types of downtown revitalization projects are the Transportation Alternatives funds (formerly Transportation Enhancement) from the Nebraska Department of Roads. The City of Tecumseh is combining CDBG and TA funds for a “unique” pool of funds that will assist with restoration of the historic brick streets, sidewalks,

curbs & gutters, and infrastructure improvements. The project will include total removal and re-laying of all bricks around the Courthouse Square in downtown Tecumseh. They will also be installing additional lighting for the downtown area. This project is not scheduled to begin until 2015.

One important thread in all of these projects is SENDD’s involvement in the early planning stages of the projects. We have been able to assist communities in meeting all the criteria to become eligible for these funds and assist communities in applying for these grant funds. If your community is thinking about a downtown revitalization project now or in the future, please contact SENDD staff to assist you. You can make big changes in your downtown areas that will affect current and future economic development for your community. Now is the time to put your project in motion.

CDBG Timeline

- Phase I App. submitted March 2013
 - Phase I Awards in April 2013
 - Planning Study conducted June 2013—March 2014
 - Phase II App submitted in March 2014
 - Phase II Awards in April 2014—Implementation over 2 yr. period
- For more information check NDED website at: <http://www.neded.org>

TA Funds Timeline

- Future funding cycle to be determined by NDOR.
- For more information check NDOR website at: <http://www.dor.state.ne.us>

SEPTEMBER 2012



NEWSLETTER

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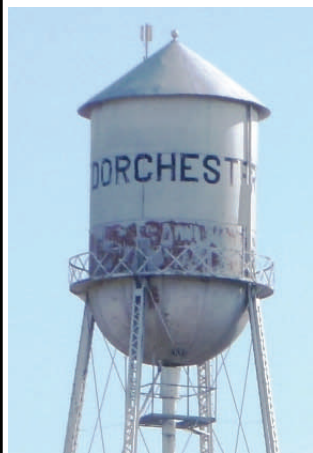
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SERN Quarterly Meeting September 20, 2012 in Plattsmouth

The SERN (Southeast Nebraska Resource Network) quarterly meeting is scheduled to be held at Plattsmouth State Bank, 2nd Floor Community Room in Plattsmouth Nebraska on September 20, 2012 at 10:00 a.m. Charles Jones of Plattsmouth Main Street will be hosting the event. A Main Street Walking Tour will follow lunch at 1:00 p.m. Please mark your calendars and pass the information along to communities, businesses and other providers. RSVP to Charles Jones at plattsmainst@gmail.com or 402-408-3727.

Nuisance Program in Dorchester



The City of Dorchester has kicked off a new Nuisance Abatement Program to encourage residents to clean up their properties. Dorchester is working with the Southeast Nebraska Development District to help identify and notify residents of potential violations. The goal is to build community pride within Dorchester.

The first area of town to be assessed is 7th Street North and 11th Street South from Washington Avenue west to West Line. Assessments were conducted and those residents requiring property clean-up will be notified by a certified courtesy letter from SENDD. Residents in all areas of town are encouraged to keep their properties maintained. Common concerns include unlicensed vehicles (including yard and boat trailers), auto parts, dead trees, brush, lumber, and trash.

Property owners/tenants within the area assessed will be given adequate time in which to clean up their property prior to any action going before the Village Board.

The Village Board is scheduled to review properties with continued nuisance concerns at their regular board meeting in October. For those properties not cleared, formal action may be taken and the property could be declared a nuisance by the Village Board. Southeast Nebraska Development District is the designated Nuisance Officer for this project.

Pathways to Community Vitality:

Helping Small Towns Succeed

Conference sponsored by the Heartland Center for Leadership Development at the Lied Lodge and Conference Center in Nebraska City.

Dates: October 23-25, 2012, 8:00 a.m-5:00 p.m. each day

Topics include:

Building Entrepreneurial Communities

Creating a Unique Community Brand

Engaging and Empowering Youth

Recruiting Alumni and Newcomers

Utilizing Social Media to Strengthen Community Capitals

Moving from Vision to Action

For registration information go to the Heartland Center for Leadership website <http://www.heartlandcenter.info/>

CEDS Document Available for Review

The Southeast Nebraska Development District (SEND) Board of Directors, with assistance from the Comprehensive Economic Development Strategy (CED) Committee has recently completed a 2012 Draft CEDS for the fifteen county SEND membership.

Please take a look:

<http://sendd.org/about-sendd/ceds/>

Go to 2012 Draft CEDS

Send comments to:

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or David R. Taladay at dtaladay@sendd.org