



2022 ANNUAL REPORT



BOARD OF DIRECTORS

YOUR SUPPORT IS APPRECIATED!

Thank you to the Southeast Nebraska Development District communities and counties for your continued financial support. The investment you continue to make in SENDD continues to help our organization grow. Thank you for investing in SENDD and the future of our region.

EXECUTIVE COMMITTEE

Chair - Erich Tiemann, Gage County

Vice Chair - Lisa Hurley, York County Development Corporation

Treasurer - Dan Mauk, Nebraska City Area Economic Development Corporation

Secretary - Gale Pohlmann, Jefferson County

At Large - Walker Zulkoski, NPAIT

At Large - Dave Bruning, Thayer County

BOARD OF DIRECTORS

Governmental Representatives

Ralph Graham, Fillmore County

Jim Erickson, Johnson County

Rick Vest, Lancaster County

Mike Hall, Nemaha County

Jim Thurman, Otoe County

Lavon Heidemann, Pawnee County

Ron Boruch, Polk County

Rick Karas, Richardson County

Russ Karpisek, Saline County

Frank Albrecht, Saunders County

Ken Schmieding, Seward County

Kurt Bulgrin, York County

Private Sector Representatives

Rod Reisen, I3 Bank

Bob Berggren, Rose Colored Glass

Brook Aken, Omaha Public Power District

Jerry Divis, Home Real Estate

Stakeholder Organization Representatives

Marguerite Himmelberg - Southeast Community College

Rebecca Jewell, Nebraska Public Media

Frank Ordia, University of Nebraska at Lincoln

At-Large Representatives

Rex Nelson, UNL Extension

WHAT'S INSIDE

04 Executive Summary

05 Member Communities

07 By the Numbers

12 Project Spotlights

17 Resources & Deadlines

18 SENDD Staff



EXECUTIVE SUMMARY



This marks my fifth year as the Southeast Nebraska Development District's (SEND) executive director and 2022 might have been our busiest since I arrived in 2017. As one might expect, most of our attention remained focused on flood recovery and COVID-19 response activities, but on top of these efforts, we attended a lot of community meetings and assisted with even more grant applications. There were times when it seemed we met ourselves coming in the door as we left for another community meeting, but that outreach is the reason behind SEND's ongoing success.

I was brought up to be humble, but I do want to set that aside for a moment to brag on SEND's Board of Directors and staff. The Board has trusted this development district to break the mold and and try some truly out of the box ideas. For example the Board gave us permission to contact a start-up tech company to explore crowdsourced, broadband mapping. That confidence translated to a nationally-recognized statewide broadband mapping project that included over 14,000 participants. Along these same lines, the Board's faith let staff utilize grant funds to strengthen relationships with the University of Nebraska-Lincoln's (UNL) Community and Regional Planning (CRP) program to create downtown revitalization plans for member communities as well as a regional food systems analysis. Similarly, SEND staff contributed substantially to the State of Nebraska's successful Digital Equity grant. But these examples are just a glimpse of what is in store for the coming year. We are currently working on a few projects that may change how smaller communities can address economic development as well as a program that can bring broadband into income-qualified homes.

Once again, much of this innovation can be attributed to the SEND Board, but the concepts come from listening to our member communities. If it were not for ideas generated in village board or city council meetings, these novel approaches would never materialize. So, thanks to each of you who continue to contribute ideas or provide feedback on areas to improve.

I am hopeful that SEND continues to push the boundaries of innovation. We could certainly not do this without your support. As always, I want to extend an open invitation for all members to visit SEND's offices when you are in Lincoln or Auburn. I encourage each of you to call me with your ideas, suggestions, and thoughts.

Tom Bliss, Executive Director

ORGANIZATIONAL

BUDGET IMPACT

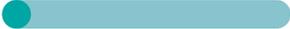
REVENUE



Local  23.7%

State  9.1%

Federal  22.7%

Loans  2%

Services  42.8%

EXPENSES



Personnel  79.9%

Operational  20.1%

MEMBERSHIP SERVICES

COMMUNITY DEVELOPMENT

- Grant Writing and Administration
- Household Income Studies
- Community Needs Assessment
- Workforce Availability Studies
- Project Specific Environmental Review
- Strategic Planning
- Broadband Planning



HOUSING

- Owner Occupied Rehabilitation
- Purchase Rehab Resale
- Down Payment Assistance Loans
- Housing Quality Standards Inspections
- New Construction Services
- Housing Condition Studies
- Lead-Based Paint Inspections
- USDA Loan Packaging
- General Contracting Services



DISASTER RECOVERY

- Review Disaster Recovery Plans
- Assess Infrastructure, vulnerabilities, and needs of communities impacted by disaster
- Provide community & Business Resiliency & Recovery Resources
- Assist communities to meet National Flood Insurance Program (NFIP) guidelines



ECONOMIC DEVELOPMENT

- Revolving Loan Funds
- Technical assistance for business startups and expansions
- Economic Development & Leadership Certified Community Assistance
- Economic Development Lite



SEND D Member Communities

Legend

- County Boundaries
- Member Communities

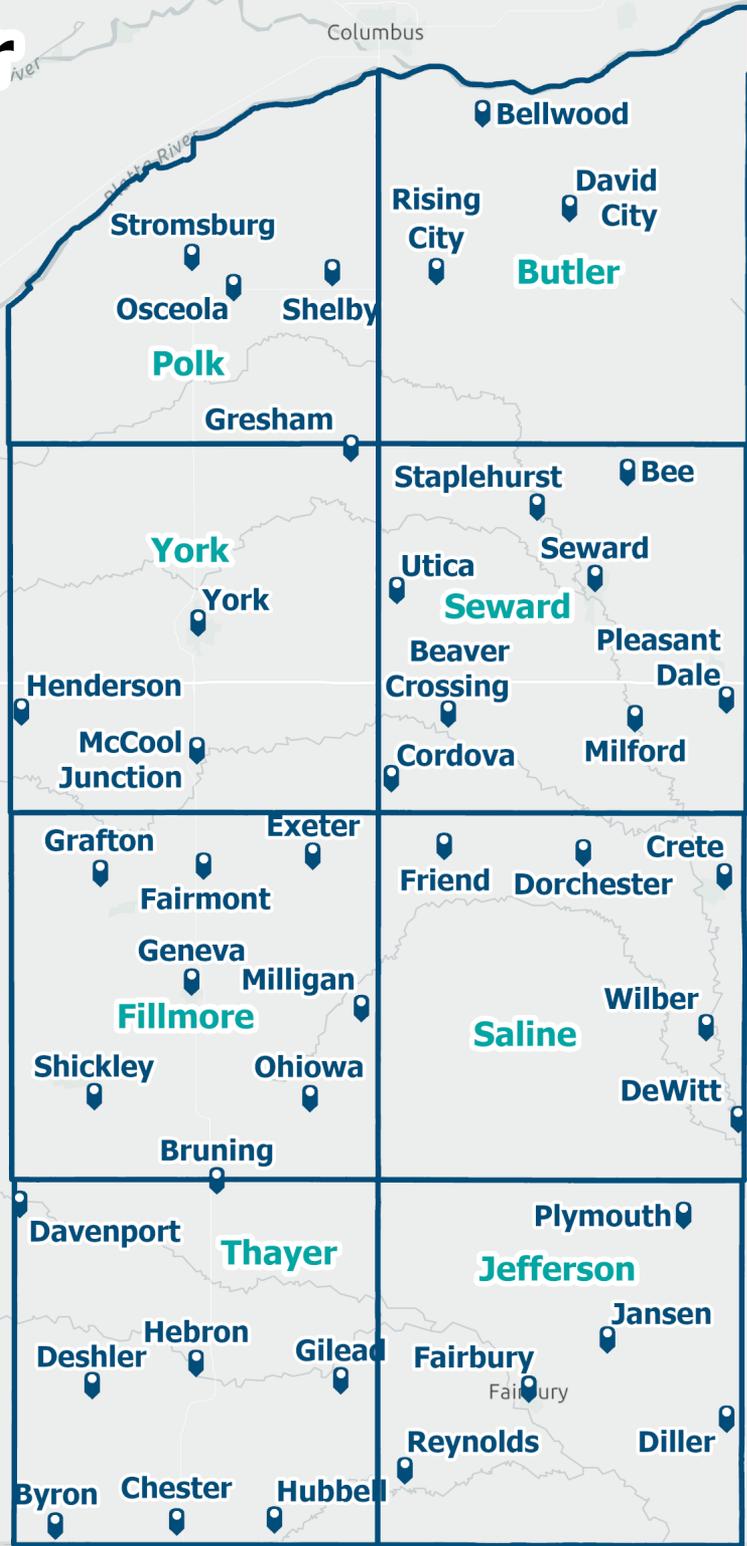


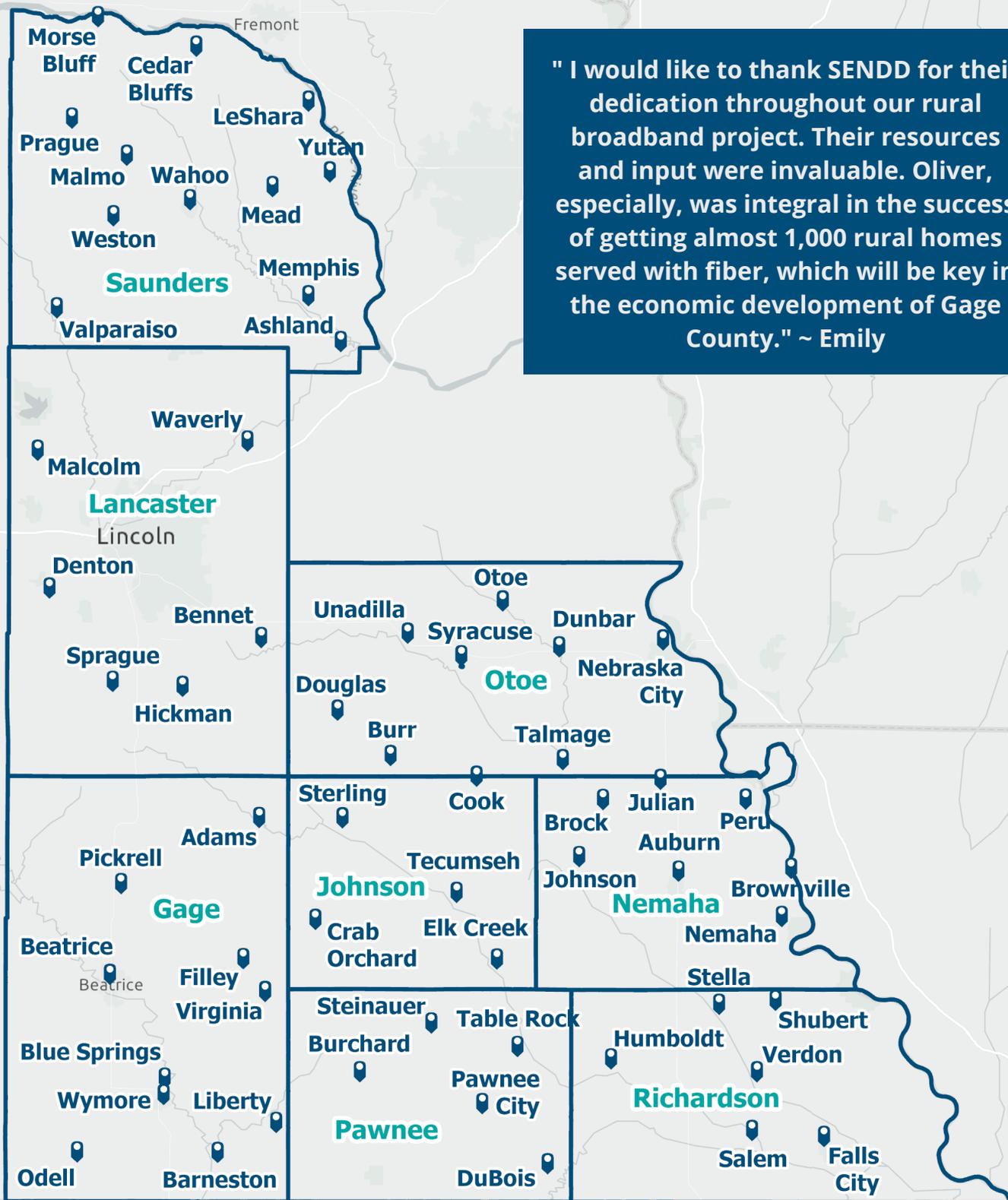
0 5 10 20 Miles

16 COUNTIES

9,344.9 SQ. MILES

12% OF
NEBRASKA





" I would like to thank SENDD for their dedication throughout our rural broadband project. Their resources and input were invaluable. Oliver, especially, was integral in the success of getting almost 1,000 rural homes served with fiber, which will be key in the economic development of Gage County." ~ Emily

DEVELOPMENT IMPACT

COMMUNITY DEVELOPMENT GRANTS

The Community Development department stayed extremely busy in 2022, working on preparing grant applications, closing out old grants, attending community meetings, and fielding project inquiries to plan for upcoming grant cycles. Below is a statistical representation of 2022 in terms of active grants, communities served, residents benefited, 2022 funds awarded, and number of close-outs. Contact one of our CD Specialists to inquire about upcoming grant deadlines or to discuss your community needs.

DTR projects funded

\$2,140,000

Public Works funded

\$315,000

Public Planning funded

\$24,750

30

Active Grants



\$2.48 in grant awards
million



18

Projects Completed



\$651k

in local match

80

Businesses proposed to be assisted



Potential LMI individuals impacted

36k



Downtown Revitalization project in Hebron, NE

8

DEVELOPMENT IMPACT CTD.

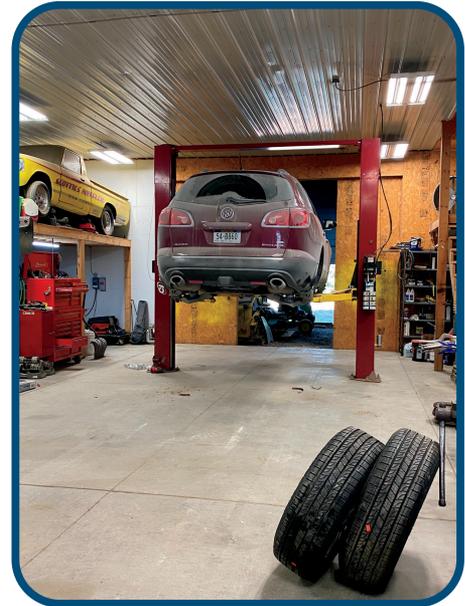
SENDD/SEND, INC. REVOLVING LOAN FUNDS

Between SENDD and SEND, Inc., there are currently five revolving loan funds between the two organizations that currently has approximately

\$1.65 MILLION

in their loan portfolio. In 2022, the SENDD Board of Directors approved two loans through the EDA RLF and one loan through the Intermediary Relending Program (IRP), funded by USDA. The combined applications totaled

\$411,500.00



Speers Truck Repair, Table Rock, NE

\$1.65 MIL

Loan funds available

50

Loan
Inquiries



53

Jobs created



\$20K

Earned interest

3

Loans
closed



Jimmy Johns
Seward, NE

DEVELOPMENT IMPACT CTD.

HOUSING GRANTS



The Housing Team had a productive year in 2022. The overall workload consisted of a diverse range of activities such as preparing and submitting grant applications, grant closeout, participating in community and organization meetings to address need through services or upcoming grant opportunities, providing lead/asbestos testing, USDA loan packaging, working on several remodeling and new construction projects through SENDD Contracting, special service contracts, and providing assistance to manage reuse funds. Below is an overview of activities for 2022. We are looking forward to new and exciting programs/projects in 2023. Please contact a Housing staff member to inquire about upcoming grant deadlines or to discuss your community housing needs.

NATHF projects funded

\$1,701,000

CDBG grant funding

\$2,039,000

RWHF projects funded

\$550,000

200+

Housing Inspections
Conducted



6

502 Loans
Packaged



504 Loans
Packaged

4

PRR
Projects

3



6

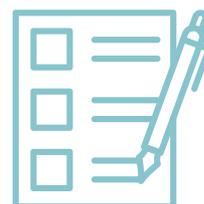
SEND
Contracting
Projects

Affordable
Housing
Reuse
Projects

12



10

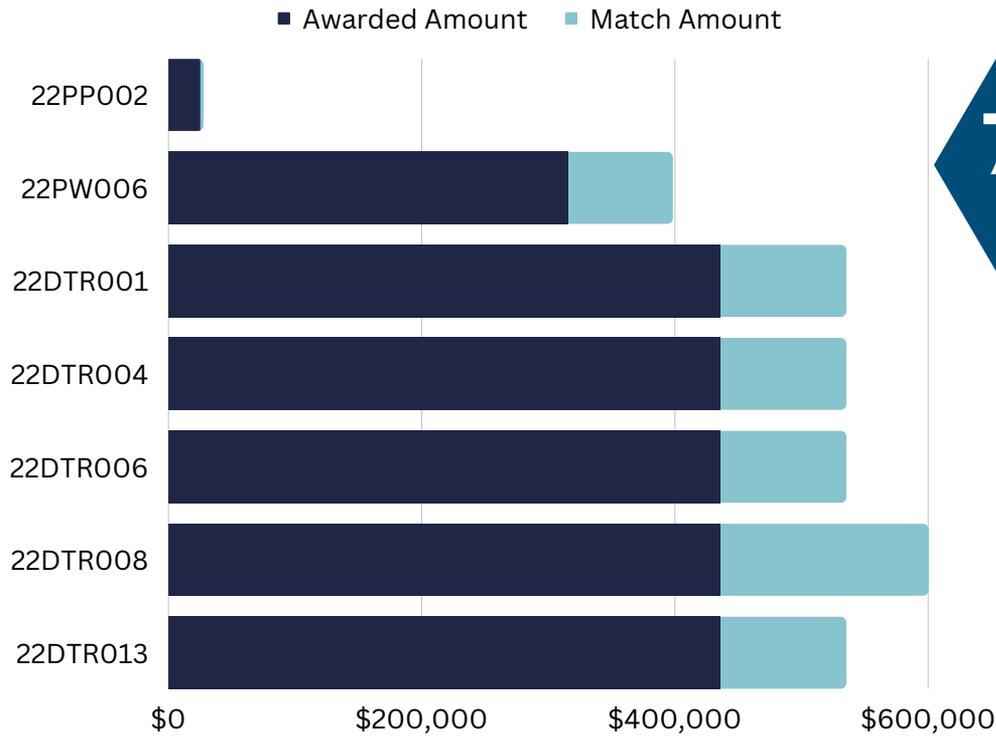


60+

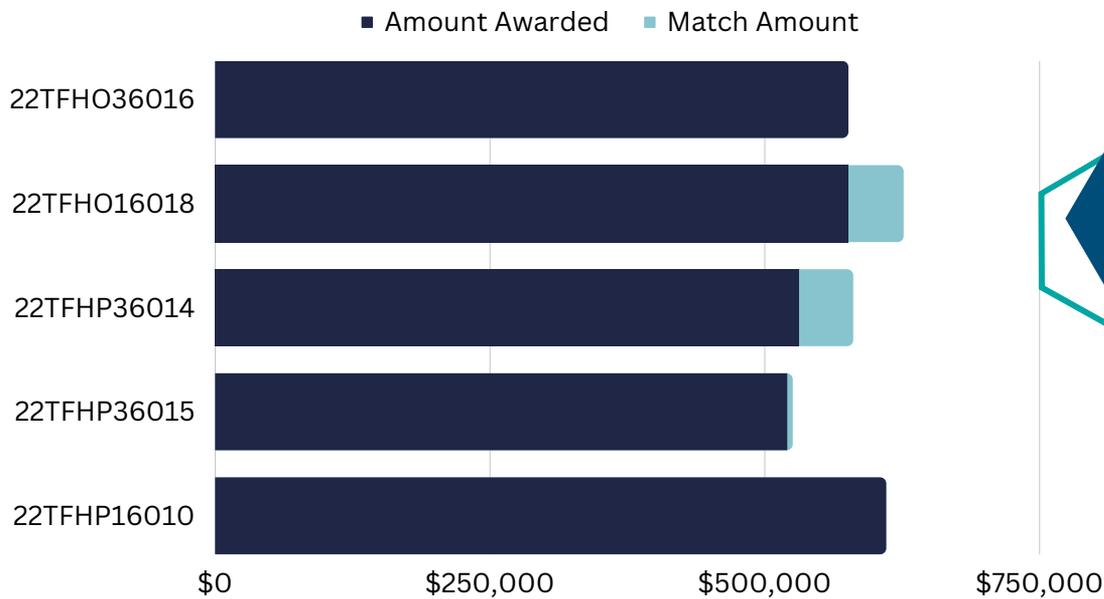
Total Households
Assisted

2022 GRANT AWARDS

COMMUNITY DEVELOPMENT BLOCK GRANTS



NEBRASKA AFFORDABLE HOUSING TRUST FUND GRANTS



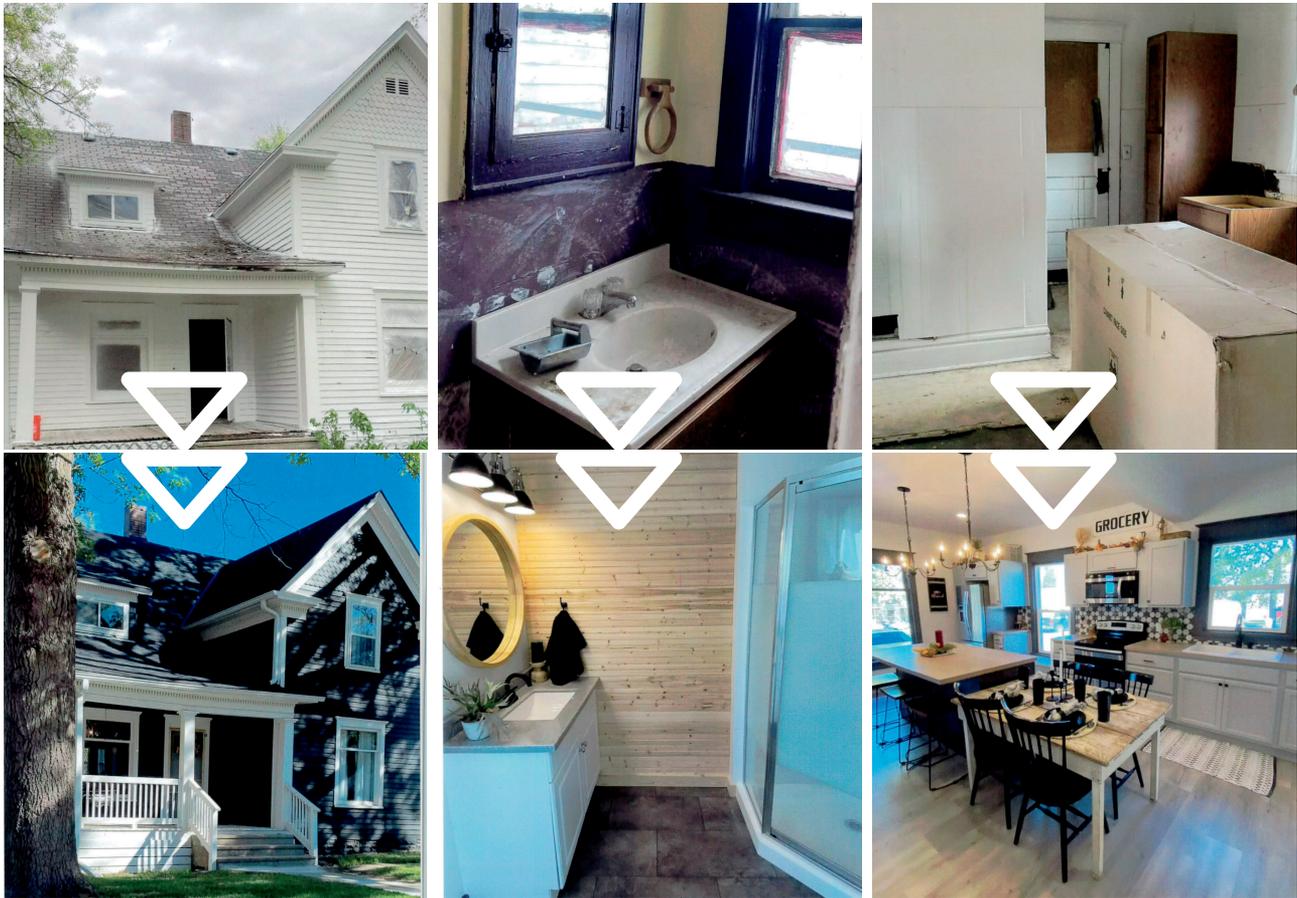
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PROJECT SPOTLIGHTS

Rural Workforce Housing: 800 Scott St, Beatrice

In April 2021, Southeast Nebraska Development, Inc. loaned \$100,600 to Rehab Junkies, a developer in Beatrice, NE. The house, located at 800 Scott St had sat vacant for years. The only thing living in it was a raccoon! The developers reconfigured the entire main floor.

They planned to sell the house for around \$160,000 but it sold for \$195,000. The house was staged to help expedite the sale of the house; the buyer loved so much of it that she wanted to purchase most of it and was part of the final sale price.



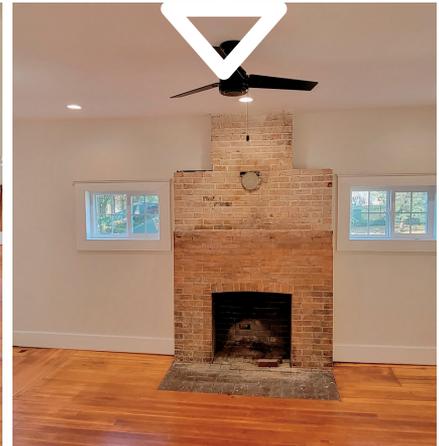
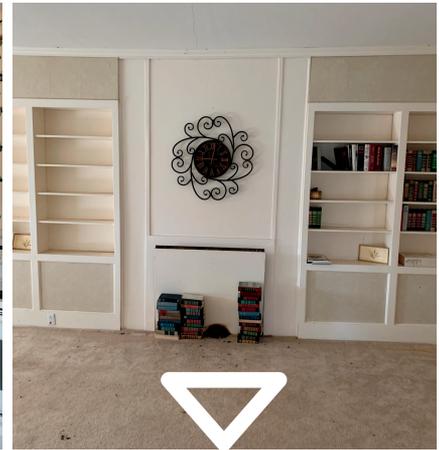
"We would like to thank SEND, Inc. so much for giving us the opportunity to make this home so beautiful with the funding we received. We hope to do business with them in the future!"

~ Duane and Keelie Dike, Rehab Junkies

PROJECT SPOTLIGHTS

Rural Workforce Housing: 621 Neal Street

This project kicked off in February 2022 and was completed in August 2022. Southeast Nebraska Development, Inc. partnered with SENDD Contracting to bring life back into this historic home to become a place to call home for a young family moving to Peru. The property had sat vacant for decades and was in desperate need of repair. This was a significant undertaking as the house was completely remodeled, restoring it back to its glory days. The house was purchased for \$72,000 and sold for \$220,000. This project is a stepping stone in providing much-needed housing in the City of Peru.



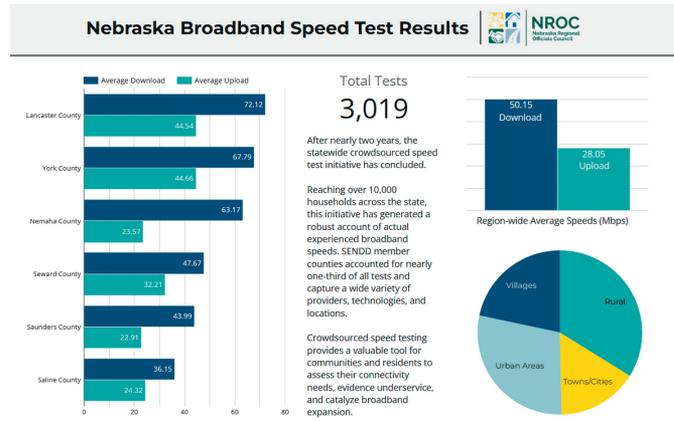
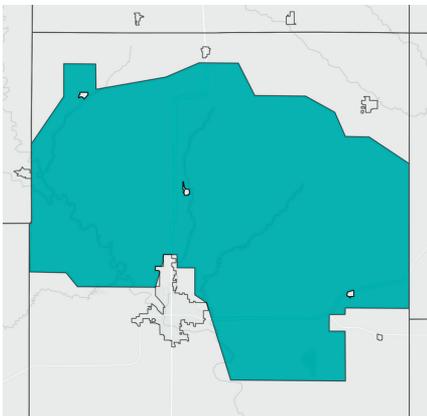
"We value our relationship with SEND, Inc. and appreciate each and every opportunity to work with them on RWHF projects. This is a great example of how combining resources and creative project design can, and will benefit the SENDD region and member communities."

~SENDD Contracting

SPOTLIGHTS CTD.

BROADBAND

Across the SENDD membership area, communities are becoming more involved in the broadband expansion process. Seward County and Thayer County have established Broadband Action Teams, empowering their representatives to issue and review Requests for Information, negotiate with internet service providers, and support quality grant applications. In September, Gage County finalized a groundbreaking multimillion-dollar public-private partnership with Nextlink Internet that will bring affordable fiber optic connectivity to nearly 1,000 rural households in the next two years. Nearly \$15 million in State Broadband Bridge grants and County ARPA funds were invested in broadband deployment projects in SENDD member counties in 2022.



BROADBAND SUMMIT

In March 2022, SENDD, along with seven other economic development districts, hosted a statewide broadband summit at various locations across the state. The goal of the summit was to inform key stakeholders about the importance of broadband and why community representatives need to increase broadband initiatives for both access and digital equity. SENDD's host site was

attended by representatives from state agencies who are spearheading the efforts for broadband expansion and digital equity; SENDD was able to partner with these representatives to shape the approach in accessing funding that was being allocated by the federal government. SENDD provided the template for the state's digital equity plan that was submitted by the state in its request for funds in July, where SENDD's broadband fellows were invited

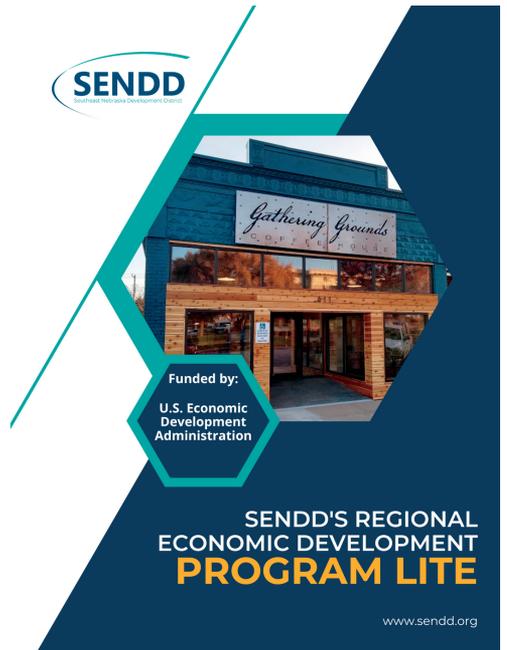


to attend a broadband conference along with other representatives from the state in Kansas City to learn how to most effectively create and implement digital equity plans. SENDD has since been working closely with state officials and other EDD's to ensure local organizations and internet providers are at the forefront of improving digital equity for not only our region but the state as a whole. In addition, that broadband dollars are spent in the most effective way to better serve residents and businesses alike.

SPOTLIGHTS CTD.

REGIONAL ECONOMIC DEVELOPMENT LITE PROGRAM

In June 2022, SENDD started working with Chrisman Consulting, Civic Nebraska, and Winning Solutions, Inc. to prepare a Regional SENDD Economic Development Program (funded by a CARES grant from the Economic Development Administration (EDA)) featuring curriculum and a comprehensive toolkit for communities to utilize to strengthen their economic development efforts and complement the work economic development professionals are doing. Throughout the course of the creation of the program, SENDD decided to incorporate Food Systems into the program and included New Ventures Advisors and University of Nebraska at Lincoln (UNL) to focus on food systems and food security and how it relates to economic development. The program is currently in the digital phase and should be available by the fall of 2023. Interested in participating in this program? Contact our office today for more information.



DISASTER RECOVERY GUIDE

SENDD is always continuing to look at ways to expand resources and tools to provide to our member communities. Another project funded by EDA was developing a Disaster Recovery Guide. After the 2019 flood and the global pandemic, it was evident that a regional resource for our communities was needed to give the region the information needed to respond to and prepare for future natural disaster.

The copy of the guide can be viewed on our website at www.sendd.org/disasterrecovery



15

SPOTLIGHTS CTD.

TAX INCREMENT FINANCING

Over the course of the last couple of years, SENDD received several requests from member communities for additional information on Tax Increment Financing. SENDD listened to this request and hosted a Four-Part Workshop series focusing on different perspectives of Tax Increment Financing - general overview, banking, legal, and community/economic development.



SENDD was fortunate enough to have four knowledgeable speakers (Joe Johnson with Olsson, Jeremy Voss, David Levy with Baird Holm, and Tobias Tempelmeyer with City of Beatrice) provide their take on Tax Increment Financing. All workshops were recorded and can be viewed on our YouTube channel - www.youtube.com/sendd

FOOD SYSTEMS FINANCING STRATEGIC PLAN

The Council of Development Finance Agencies (CDFA) and Southeast Nebraska Development District (SEND) are excited to announce the achievement of a strategic food systems financing plan for the southeastern Nebraska region's food system. This is the first strategic food systems financing plan created for SENDD that focuses on how the region can use traditional development finance tools to meet the infrastructure and capital needs of food and agriculture-related small businesses to generate economic prosperity while advancing racial and social equity.

"SENDD is continuously looking at ways to expand our member services to our communities and counties. When we were approached by CDFA on partnering with them to develop a strategic food systems financing plan for our region, it was a no brainer. We are beyond grateful to CDFA and the W.K. Kellogg Foundation for their investment in preparing this plan that we will use to better serve our area and strengthen our food system initiatives."

~Tom Bliss, Executive Director



"CDFA is very thankful to have support from the W.K. Kellogg Foundation as we launch this important work dedicated to exploring how local food systems can be brought into coordination with public finance. Throughout the last year, CDFA has worked in collaboration with SENDD to identify opportunities for using new and existing traditional financing approaches to further support Southeast Nebraska's food systems development."

~Toby Rittner, CEO of CDFA

RESOURCES & DEADLINES

ADDITIONAL RESOURCES*

Ashland Area Economic Development Council (AAEDC)
Black Hills Energy (BHE)
Blue Valley Community Action Partnership (BVCA)
Center for Rural Affairs (CFRA)
National Association of Development Organizations (NADO)
Nebraska Affordable Housing Trust Fund (NAHTF)
Nebraska Business Development Center (NBDC)
Nebraska Community Foundation (NCF)
Nebraska Department of Economic Development (NDED)
Nebraska Department of Transportation (NDOT)
Nebraska Economic Developers Association (NEDA)
Nebraska Emergency Management Agency (NEMA)
Nebraska Enterprise Fund (NEF)
Nebraska Housing Developers Association (NHDA)
Nebraska Investment Finance Authority (NIFA)
Nebraska Planning and Zoning Association (NPZA)
Nebraska Public Power District (NPPD)
Nebraska Regional Development Commission (NRDC)
Omaha Public Power District (OPPD)
Partners for Progress/Stronger Economies Together (P4P/SET)
Perennial Public Power District (PPPD)
Small Business Administration (SBA)
Southeast Community College (SCC)
Southeast Nebraska Affordable Housing Council (SENAHC)
Southeast Nebraska Community Action (SENCA)
Southeast Nebraska Development, Inc. (SEND, Inc.)
Thayer County Economic Development Alliance (TCEDA)
United States Department of Agriculture
United States Economic Development Administration (EDA)



ANTICIPATED 2023 DEADLINES

CDBG Economic Development: Open Cycle, July
CDBG Tourism Development: Open Cycle, July
CDBG Public Works Infrastructure/Facilities: September 1
Game & Parks Land & Water Conservation Fund: September 4
Game & Parks Recreational Trails Program: September 4
CDBG Planning: September 15
CDBG Downtown Revitalization: September 15

***This list indicates some of SENDD's most used resources, but is not a comprehensive list. We regularly research additional funding opportunities from a variety of resources.**

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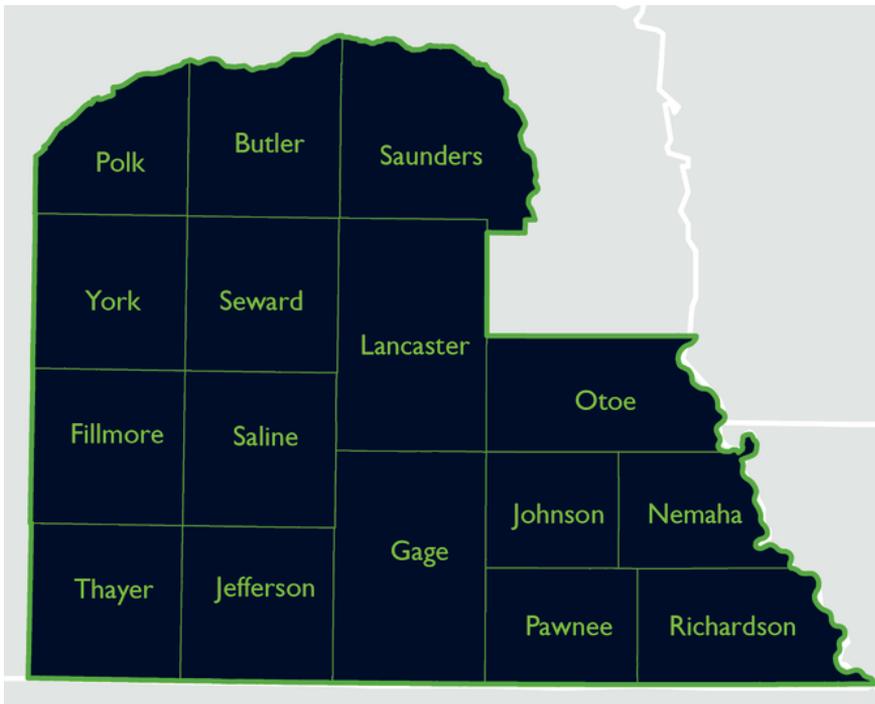
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