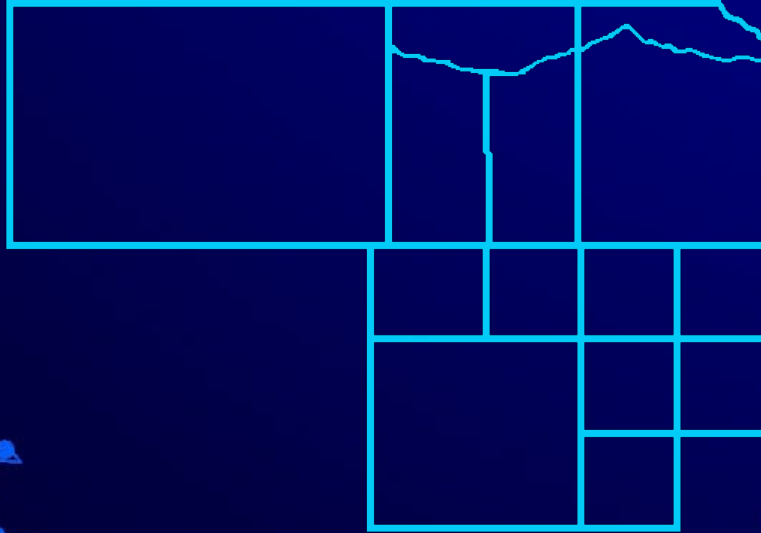


Annual Report 2022 – 2023



Central Nebraska Economic Development District

in partnership with:

Central Nebraska Housing and Economic Developers, Inc.



Future Projects? Let us Help!

MEET THE TEAM!

Judy Petersen

Executive Director

judy.petersen@cnedd.org

Carla Kimball

Deputy Director

carla.kimball@cnedd.org

Tish Tielke

Financial Manager

tish.tielke@cnedd.org

Deanna Tomjack

Marketing Specialist

deanna.tomjack@cnedd.org

Amber Ross

Community Development

Specialist

amber.ross@cnedd.org

Rachel Magruder

Community Development

Specialist

rachel.magruder@cnedd.org

LaNae Maxson

Community Development

Specialist

lanae.maxson@cnedd.org

CONNECT WITH US!

Website:

www.cnedd.org

X (Twitter):

[@cneddofficial](https://twitter.com/cneddofficial)

Facebook:

Central Nebraska Economic
Development District

Central Nebraska Economic Development District's 2022-2023 year has been a busy one, filled with services and projects that address broadband, disaster, tourism, and community needs. Gone are the days when the District focused only on community infrastructure improvements and housing.

Today, your CNEDD District recognizes that, in addition to community improvement needs, our entire region is deficit when it comes to the availability of high-speed broadband which can better educate our students, enhance delivery of health care through telehealth, and expand business growth opportunities, including precision agriculture.

Give us a call – we'll put our heart and soul into serving your community.

Ed Brown, CNEDD Chairperson

John Madsen, CNHED Chairperson

The Director's Corner

In April 2006, I began my adventure with economic development, as the Housing Director of Central Nebraska Economic Development, Inc. Little did I know that it would lead to a passion for the next 17 years into more than just housing, but as your Executive Director for the entire District, and serving all community needs.

What an honor it has been to serve you, your counties, and your communities. I've made lifelong friends with each of you, and I count myself blessed.

We have a strong District Board and Staff – it is our calling to make a difference in our Central Nebraska Region. My retirement is planned for some time at the end of this year. Good luck as you work to keep our region strong and growing for our children.

Judy Petersen, CNEDD Executive Director



Community and Tourism Growth

Comstock Coronavirus Grant -



A ribbon cutting, held June 23, 2023, found Nebraska's Governor Jim Pillen, along with other federal, state and local dignitaries, and a crowd of supporters to celebrate upgrades to the Comstock Den Senior Center, through funding received from a Community Development Block Grant-Coronavirus grant, in the amount of \$181,000.

The State partnered with the Village of Comstock to bring these dollars to The Den, to purchase new kitchen, storage, and food equipment, along with repairing the roof, ceiling, and floor tiles. Additionally, operating funds were used to purchase food items to fill freezers and storage units. During the height of the pandemic, the Den was serving over 950 meals a month to senior citizens.

Loup City -

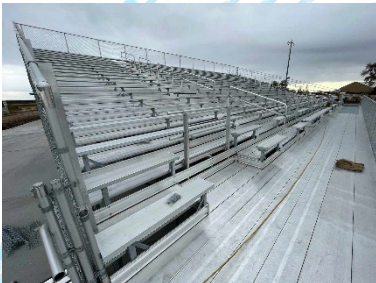
The City of Loup City has invested local funds, as well as Community Development Block Grant funds, in the amount of \$435,000 into the replacement of two streets that were badly in need of repair. Both N Street (from 4th to 6th), and R Street (from 7th to 9th), now have new concrete surfaces which will serve Loup City residents for many years to come. CNEDD is proud to have provided grant administration services to Loup City for this valuable project.



Garfield County Tourism -



Nebraska's Big Rodeo, located in Burwell, Garfield County Nebraska, is getting a new look on the east end of the rodeo grounds. Historic bleachers were damaged in a 2020 storm, leaving them unsafe to repair. A Community Development Block Grant in the amount of \$435,000 was awarded to Garfield County by the Nebraska Department of Economic Development to replace the damaged bleachers, and to enhance ADA



features for rodeo visitors. Work is nearing completion of the construction of an ADA-accessible bathroom, a cemented concession and ADA parking, and new bleachers (800 seating capacity) that provides also provides ADA-compliant seating.



Governor Pillen joined Garfield County on June 23, 2023 for a ribbon cutting, and construction began following the July 2023 rodeo event. This project will be completed in 2023 and will be ready for 2024 events.

Housing Development

Burwell Single-Family Homes –

Groundbreaking for the construction of new single-family homes in Burwell took place on June 23, 2023, with Governor Jim Pillen and many supporters. Burwell is the recipient of \$520,650 in Nebraska Affordable Housing Trust Funds, with the initial goal of building 2 new single-family homes for income-qualified households, then investing the proceeds of the sale of those two homes into the construction of additional housing in the future.



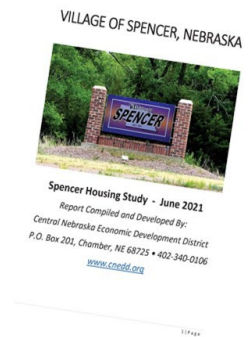
Burwell's Housing Study proved to the State that the community identified the need for new housing to be constructed as a way to serve Burwell and Garfield County's growing workforce housing needs.

Housing Studies –

The Central Nebraska Economic Development District conducted two housing studies this year – City of Burwell and the Village of Spencer.



These housing studies are centered around grass-roots input from the public about the housing needs in a community and includes a street-view assessment of housing stock to identify the condition of existing housing, as well as opportunities for housing redevelopment.



These housing surveys put the communities in the position to prove the need for grant funding for future housing projects.

Ewing Rental Duplex–

The Village of Ewing successfully applied for Nebraska Affordable Housing Trust Funds to construct a new rental duplex to meet local workforce needs. The new Summerland School, located near Ewing, has created a need for additional housing for teachers, and rental housing needs is considered a priority need for the Village.



Ewing's grant of \$431,640 will be invested, along with local dollars, into the construction of the duplex units which will feature 2-bedrooms, 1-bath, and 1-car garage, for income-qualified households.

Broadband and CNEDD

“High-speed broadband puts our region on even footing as everyone else.”

– Mary Ridder, CNEDD Regional Broadband Committee Member



Over the course of the past year, CNEDD staff have been preparing and developing a plan to bridge the digital divide in our region. Our District as well as the other 7 Districts in the state partnered with the Nebraska Information Technology Commission (NITC) to write and were awarded a grant to develop a statewide Digital Equity Plan. Each district was to also write their own regional Digital Equity Plan.

We reached out to all 61 communities in our region asking for recommendations of individuals who could potentially serve on a committee to assist with the development of this plan. The 15-member committee that was assembled met monthly in

communities around the region; Bassett, Ord, Burwell, O’Neill, Broken Bow, and Nenzel to gather data and formulate goals. An inventory of digitally related assets in the region was discovered and a Baseline Assessment further detailing those assets was presented to the NITC. The plan highlights goals in the areas of cross-cutting challenges (those challenges that impact multiple pillars which require collaboration across agencies and stakeholders), internet, devices, digital skills & technical support, and applications & services.

To read the Plan in its entirety, go to <https://cnedd.org/centralbroadband>.

Implementation of the Plan is underway and will continue until the digital divide is closed in our region.



Grant Work This Year



Awarded / In Progress



- Anselmo** – \$401,597 – *Community Center Improvements* – CDBG
- Arnold** – \$37,500 – *Planning* – CDBG
- Atkinson** – \$362,600 – *Mobile Clinic for West Holt Medical* – CDBG-CV
- Burwell** – \$521,600 – *New Housing Construction* – NAHTF
- Burwell** – \$33,000 – *Planning* – CDBG
- Brown County** – \$868,291 – *Building Construction/Equipment* – USDA-ERHP
- Cherry County** – \$435,000 – *Tourism* – CDBG
- CNEDD Region** – \$599,500 – *Homebuyer Assistance* – NAHTF
- CNEDD Region** – \$599,500 – *Homeowner Rehabilitation* – NAHTF
- Comstock** – \$181,000 – *Senior Services* – CDBG-CV
- Ewing** – \$431,640 – *Rental Duplex* – NAHTF
- Loup City** – \$435,000 – *Street Improvements* – CDBG
- Valentine** – \$500,000 – *New Housing Construction* – NAHTF

Just Announced

- Ainsworth** – \$435,000 – *Downtown Revitalization* – CDBG (Not Funded)
- Ansley** – \$39,000 – *Planning* – CDBG (Awarded)
- Wolbach** – \$430,000 – *Public Works Facilities* – CDBG (Awarded)

Funding Sources



- CDBG** = Community Development Block Grant
- CDBG-CV** = Community Development Block Grant-Coronavirus
- NAHTF** = Nebraska Affordable Housing Trust Fund
- USDA** = USDA Rural Development
- USDA-ERHP** = USDA Emergency Rural Health Program





Getting our region connected has been a priority since before the pandemic and will continue to until the digital divide is closed.

- **Carla Kimball**

I'm grateful for the opportunity to work as a part of the CNEDD team. My favorite aspect is connecting with folks in our region who have a passion for positive progress and getting to celebrate their achievements!

- **LaNae Maxson**



Members of our regional communities are some of the hardest, most devoted, and goodhearted people I've ever met. It's a privilege to assist them in achieving their goals for an excellent quality of life and continued self-sustainability.

- **Rachel Magruder**



CNEDD goes above and beyond to serve each community to the best of our abilities. We are here to support you and help make your dreams a reality, whatever they may be.

- **Deanna Tomjack**



Nebraskans are known for helping their neighbors, and our rural communities truly embrace that. CNEDD's purpose is to help our neighbors and communities thrive.

- **Tish Tielke**

This year was once again full of challenges, teamwork, successes, and hard work. Our team is dedicated to our communities and to the success of our region. Thank you for letting us be a part of your community's story!

- **Amber Ross**



Outlook for 2024

The coming year looks to be one of implementation, preparation, and continuing to improve our communities. Our goals for this year include the following services/needs:

- **Housing Studies** – Requirements for housing grants continue to change. Make sure your community is ready by scheduling a housing study now!
- **Affordable Connectivity Program** – Assist eligible applicants with an FCC benefit program that helps ensure households can afford the broadband they need for work, school, healthcare and more.
- **Community Needs Survey** – Requirements for community improvement grants continue to change. Make sure your community is ready by scheduling a survey now!
- **Community Improvement Grants** – Funding for community infrastructure improvements, housing development, planning and tourism is available.

If you would like to learn more about our goals for the coming year, and would like to partner with us, just let us know. **We are here to help you!!**

CNEDD Members

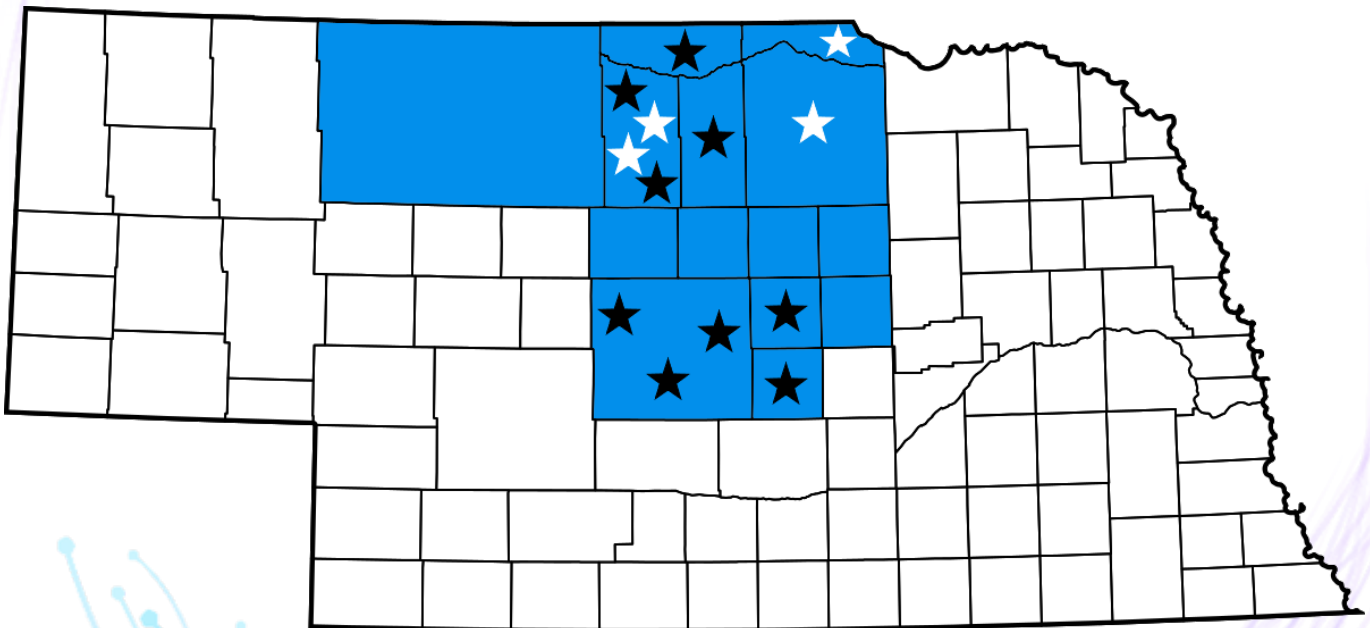
Counties:

Blaine · Boyd · Brown · Custer · Garfield · Keya Paha · Rock · Valley · Wheeler

Communities:

Ainsworth	Bartlett	Cody	Long Pine	O'Neill	Springview
Anselmo	Bassett	Comstock	Loup City	Ord	Stuart
Ansley	Broken Bow	Dunning	Lynch	Page	Taylor
Arcadia	Burwell	Ericson	Mason City	Rockville	Valentine
Arnold	Butte	Ewing	Merriman	Sargent	Wolbach
Ashton	Callaway	Greeley	North Loup	Spalding	Wood Lake
Atkinson	Chambers	Johnstown	Oconto	Spencer	

To become a member of the Central Nebraska Economic Development District –
Call (402) 394-1755 or visit our website at www.cnedd.org.



CNEDD Board Members:



Alvin Johnson (Arcadia)	Deborah Ritz (Comstock)	Kristy Beard (Bassett)
Anne Gibbons (Custer County)	Ed Brown (Long Pine)	Kyle Kowalski (Loup City)
Cheryl Carson (Arnold)	Gay Magery (Johnstown)	Melissa Wenger (Springview)



CNHED Board Members:



Craig Brewster (Butte)	John Madsen (Stuart)
Ed Brown (Long Pine)	Kristin Olson (Ainsworth)