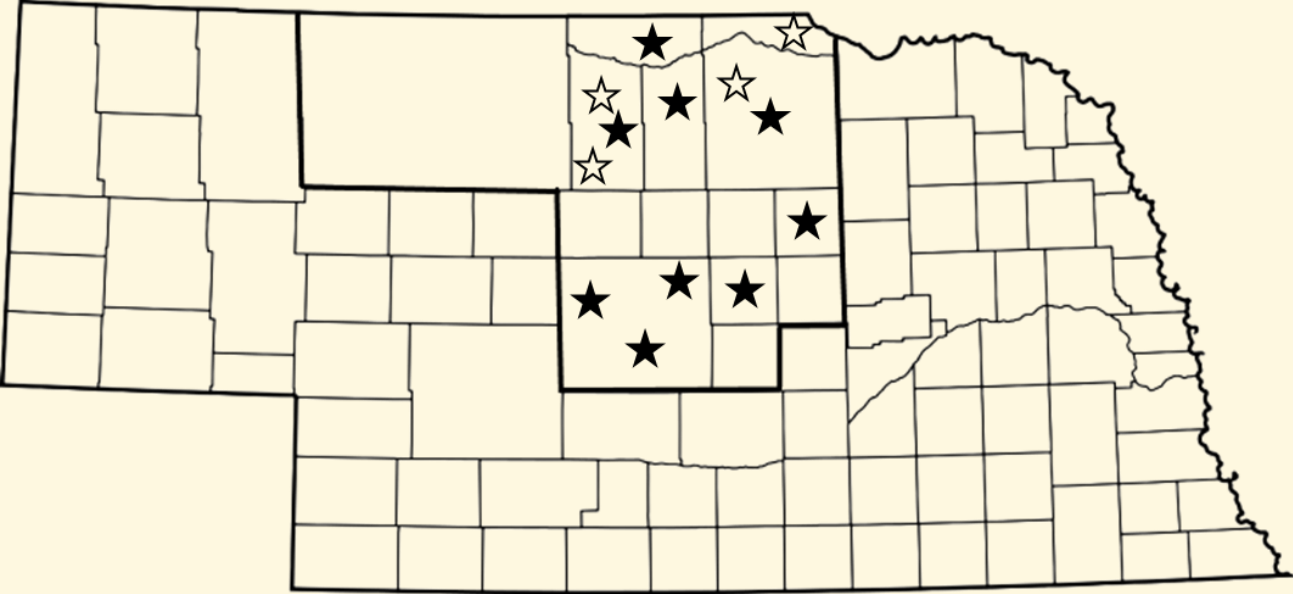


CNEDD MEMBERS
COUNTIES:

Blaine - Boyd - Brown - Cherry - Custer -
Garfield - Greeley - Keya Paha - Rock - Wheeler

COMMUNITIES:

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



CENTRAL NEBRASKA ECONOMIC DEVELOPMENT DISTRICT
IN PARTNERSHIP WITH:
CENTRAL NEBRASKA HOUSING AND ECONOMIC DEVELOPERS, INC.



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:



Ed Brown (Long Pine)	Alvin Johnson (Arcadia)	Anne Gibbons (Custer Co.)
Kristy Beard (Bassett)	Cheye Young (Atkinson)	Cheryl Carson (Arnold)
Melissa Wenger (Springview)	Kellee Rasmussen (Wheeler Co.)	Deborah Ritz (Comstock)



CNHED BOARD MEMBERS:



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

MEET THE TEAM!

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EXECUTIVE DIRECTOR
CARLA.KIMBALL@CNEDD.ORG

TISH TIELKE
FINANCIAL MANAGER
TISH.TIELKE@CNEDD.ORG

DEANNA TOMJACK
MARKETING SPECIALIST
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LANAE MAXSON
COMMUNITY DEVELOPMENT
SPECIALIST
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CHRYSTAL CURTIS
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CHRYSTAL.CURTIS@CNEDD.ORG

CONNECT WITH US!

WEBSITE:
WWW.CNEDD.ORG

FACEBOOK:
CENTRAL NEBRASKA ECONOMIC
DEVELOPMENT DISTRICT

LETTER FROM THE CHAIRS

Regional collaboration is necessary as communities face interconnected issues - housing, workforce, broadband, economic development. A regional perspective with coordinated approaches help to develop solutions for communities that may labor to achieve separately.

CNEDD's team is here to help communities move projects from idea to implementation.

While we build on past success, we know that CNEDD's work is never done. We thank you for your trust and partnership working to ensure that Central Nebraska is a great place to live.

Ed Brown, CNEDD Chairperson

John Madsen, CNHED Chairperson

THE DIRECTOR'S CORNER

What an impactful year it has been for CNEDD! From increased housing to improved infrastructure to planning, we continue to do the important work of our region. I am proud of the dedication and passion of our team to make our communities' desires a reality. We continue to maintain and build strong relationships with our partners, which we are grateful for. It is an honor to serve this organization. I look forward to coming to work each day to see how I can help our region prosper. We look forward to the next opportunity to work with your community on your next project. Together, we will make Central Nebraska a great place to live, work and play.

In gratitude,

Carla Kimball, Executive Director

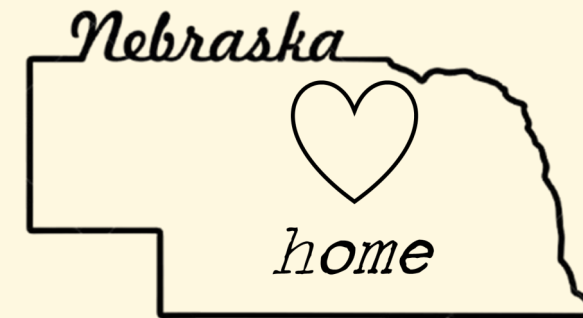


OUTLOOK FOR 2026

Coming this year, CNEDD has a new (returning) program to offer!

- ♦ **Nuisance Code Enforcement (NEW!!!)** - CNEDD is once again offering a Nuisance Abatement Program! The program addresses nuisance issues, maintains community appearance, and improves overall quality of life for residents.
- ♦ It also fosters a positive environment for residents and businesses, contributing to the overall economic vitality of Central Nebraska.
- ♦ CNEDD would be delighted to present this transformative program directly to your Board or Council. We'll answer all your questions and demonstrate exactly how we can benefit your residents and strengthen your community.
- ♦ To set up a meeting or request an application, contact Carla today!

If you would like to partner with us, just let us know. **We are here to help you!!**



Rooted in resilience and neighborly pride, our communities may be small, but they're strong. We're here to help them grow, thrive, and build a future as enduring as the people who call them home. - Tish Tielke



Every community has a story, and at CNEDD, we're proud to be part of yours. Together, we celebrate progress, overcome challenges, and turn visions into tangible results. You don't have to do it alone; we're here, every step of the way, helping make your dreams a reality. - Deanna Tomjack

I've had the privilege of taking on several novel projects this year and have learned so much in the process! As time passes, I feel more confident in this arena, for which I'm grateful. Even so, my overarching goal has remained the same since I became a part of the CNEDD team: serve the communities of central Nebraska and help make an impact for the residents who have made this special place their home. - LaNae Maxson



Since starting in January, it has been an exciting whirlwind of learning the ins and outs of grant writing. While this job has definitely been challenging at times, it has also been extremely rewarding. I still have a lot to learn, but I have enjoyed helping our communities achieve their goals. Our small but mighty team submitted many excellent grants this year, and I cannot wait to see what we accomplish in the future. I am so very proud to work alongside our hardworking, dedicated CNEDD team! - Chrystal Curtis



GRANTS THIS YEAR

AWARDED/IN PROGRESS

Ainsworth - \$158,000 - Street Lights	Ansley - \$39,000 - Planning Grant
Bassett - \$45,000 - Bathroom Remodel	Burwell - \$435,000 - Downtown Revitalization
Burwell - \$630,000 - Lift Station	CNEDD - \$200,000 - 6 Regions, 1 Nebraska Housing
Greeley - \$53,000 - Planning Grant	Greeley - \$630,000 - Street Improvements
Long Pine - \$53,000 - Comprehensive Plan	North Loup - \$380,000 - Park Improvements
Sargent - \$103,000 - Public Works	Scotia - \$480,000 - Street Improvements
Stuart - \$370,000 - Public Works	Valentine - \$36,000 - Public Works
Custer County - \$216,000 - Owner Occupied Rehab	
Stuart Village Manor - \$789,500 - 2 New Rental Duplexes	
Wolbach - \$433,000 - Public Recreation Improvements	

AWAITING APPROVAL

Sandhills Care Center - \$77,000 - New Transport Vehicle

CLOSING OUT

Ainsworth - \$433,000 - Street Improvements	Arnold - \$37,000 - Community Planning
Bartlett - \$420,279 - Street Improvements	Bassett - \$356,490 - New Rental Duplex
Burwell - \$33,000 - Community Planning	Cherry County - \$385,039 - Tourism
Ewing - \$431,640 - Rental Duplex Construction	CNED, Inc. - \$599,500 - Owner Occupied Rehab
Burwell - \$516,520 - Single-Family Home Construction	
Valentine - \$500,000 - Single Family Home Construction	
CNED, Inc. - \$599,500 - Down Payment Assistance/Minor Rehab	

HOUSING

DOWN PAYMENT ASSISTANCE AND OWNER OCCUPIED REHAB

Eleven income qualified homebuyers were assisted with up to \$20,000 in low interest down-payment assistance and up to an additional \$20,000 low interest loan for minor rehab through a \$430,000 Nebraska Affordable Housing Trust Fund award to the Central Nebraska Housing Developers from the Nebraska Department of Economic Development.



Ten income qualified homeowners were assisted with up to \$40,000 in Owner Occupied Rehabilitation loans through a \$417,000 Nebraska Affordable Housing Trust Fund award to Central Nebraska Housing Developers from the Nebraska Department of Economic Development.

Goals of both of these programs are to bring homes up to DED Minimum Rehab Standards and result in revolving loan funds for future housing projects throughout the region.

VALENTINE SINGLE - FAMILY HOUSING



Valentine is welcoming new neighbors, thanks to three new affordable homes built with support from the Nebraska Affordable Housing Trust Fund (NAHTF).

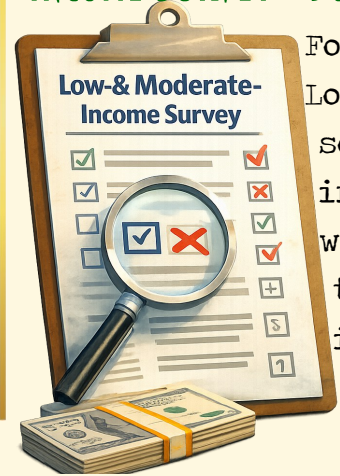
These single-family homes provide safe, attainable housing for families, helping ease the local housing shortage. The City of Valentine, partnering with CNEDD and the Nebraska Department of Economic Development, received \$500,000 in NAHTF with \$100,000 in matching funds from the City to construct these 3-bedroom, 2-bathroom, single car garage homes on in-fill lots in established neighborhoods in the City.

"The new development has really energized the area, inspiring some great updates. Neighbors have started fixing up their properties, and it's really enhancing the whole street." - Carla Kimball, CNEDD Executive Director.

The proceeds of the sale of those homes will be invested into the construction of additional housing in the future.

COMMUNITY

INCOME SURVEY - DOES YOUR COMMUNITY NEED TO CONTEST THE NEW NUMBERS?



Following the 2020 American Community Survey (ACS), the Low- to Moderate-Income (LMI) numbers have been updated. Meaning some communities within the CNEDD District who were, in the past, ineligible, are now eligible, while there are other communities who were previously eligible, are now considered ineligible. For the ineligible communities, don't lose hope, the margin of error is high in the ACS, so if you feel a discrepancy between the numbers and the perceived reality within your community, a local income survey can be completed to prove the need.

One of the principal requirements for CDBG community improvement projects is being an LMI qualified community. Contact Carla today if you need to set up an income survey for your community.

ARNOLD PLANNING GRANT - CUSTER COUNTY COMMUNITY READY FOR THE FUTURE

CNEDD assisted the Village of Arnold in receiving \$33,000 in Planning Grant funds from the Community Development Block Grant Program, with \$10,000 in matching funds from the Village. The planning grant allowed for the update of Arnold's Comprehensive Plan, their Zoning Ordinances, and to complete a Comprehensive Housing Study. These documents are vital to the Village's ability to plan for future economic growth and community improvement.



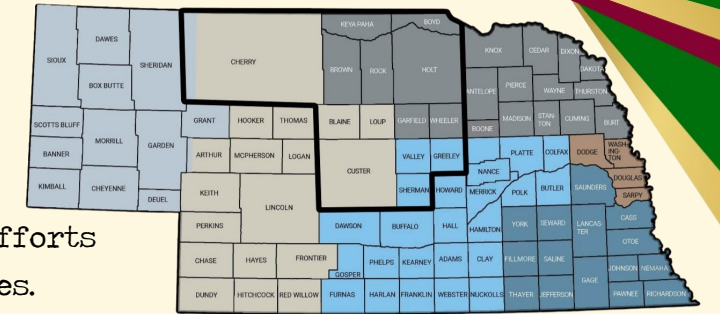
The efforts to update these documents was led by a Steering Committee and the Planning Commission, with a number of public meetings held. An opinion survey was sent out with 120 responses received from the Arnold residents. The Comprehensive Plan includes a Community Profile, Planning Initiatives, Identification of Public Facilities, Utilities and Transportation, Existing and Future Land Use Planning, and an Economic Development Profile and Plan. The Housing Study documented existing housing age and type, considered census trends, and made recommendations for future housing growth and improvements. Zoning Ordinances were updated to make ordinances more clear and defined, and to address community zoning issues and future growth.

Together, these documents provide a roadmap for Arnold's future, developed in strong partnership between Arnold and CNEDD.

SPECIAL PROJECTS

6 REGIONS, 1 NEBRASKA - (6RIN)

CNEDD supported Governor Jim Pillen's 6 Regions, One Nebraska initiative - a statewide push to foster regional collaboration over competition, aligning efforts along community college district boundaries.



CNEDD found itself uniquely positioned, actively participating in three of the six regions: *Central, Mid-Plains, and Northeast*. Throughout 2024, CNEDD staff dove into meetings, strategy sessions, and project development under the initiative.

In the Northeast Region (*Boyd, Brown, Holt, Garfield, Keya Paha, Rock, Wheeler*), CNEDD secured a \$200,000 **grant** through the Regional Development Initiative (RDI) arm of 6RLN to create a bilingual website consolidating housing studies, available programs, and resources for developers and officials - aiming to streamline attraction of new residents and builders to the region.

The Mid-Plains Region's (*Blaine, Cherry, Custer, Loup*) project is the Workforce Housing Revitalization Project, focusing on conducting housing assessments, setting growth goals, creating a regional resource hub with data dashboards, and building an inventory of the skilled-trades workforce to support new housing development and rehabilitation efforts across the 18-county area.

The Central Region's (*Greeley, Sherman, Valley*) project is the Child Care Champions program which mentors aspiring childcare providers (including bilingual support), offers startup stipends, and streamlines licensing to increase licensed in-home and facility-based childcare options.

NROC IMPACT MAP - INVESTING OVER \$441 MILLION IN YOUR COMMUNITIES

You're familiar with CNEDD, but did you know that we are only one of eight economic districts throughout the state? The Nebraska Regional Officials Council (NROC) is the trusted, premier, state-wide association of the 8 Economic Development Districts. NROC fosters impactful economic and community growth through collaboration, advocacy, and leadership. We have been working as a group to put together a statewide economic impact map. Starting from the year 2020, the combined efforts of NROC have secured over **\$441 million** in economic investment through community, business, and housing development. Through innovation and shared progress, these initiatives give Nebraskans the tools to strengthen

The Good Life. You can explore the NROC Impact Map

at www.nrocne.com.

