



COMMUNITY DEVELOPMENT BLOCK GRANT

INVESTMENTS AND IMPACTS

2012–2016

NEBRASKA

Good Life. Great Opportunity.

DEPT. OF ECONOMIC DEVELOPMENT

OVERVIEW

Established as a part of the Housing and Community Development Act in 1974, the Community Development Block Grant (CDBG) Program allocates funding directly to the State of Nebraska and to the four entitlement communities (Bellevue, Grand Island, Lincoln, and Omaha) from the U.S. Department of Housing and Urban Development (HUD). The Nebraska Department of Economic Development (DED) implements and oversees the state CDBG program to develop viable communities by providing Nebraskans with safe, affordable housing and infrastructure as well as quality jobs and investments through the financing of new and expanding businesses.

CDBG program funds must meet at least one of three CDBG national objectives: benefit low-moderate income persons; prevent or eliminate slums or blight; or meet urgent community development needs.

Over the past five years, three counties, 114 communities and more than 217,000 low-to-moderate income individuals benefited from the state CDBG program.

This brochure highlights the investments that the state CDBG funding has made in communities and counties across the state.

The state CDBG program provides funding to communities and counties in the following categories:

- Comprehensive Development
- Comprehensive Investment & Stabilization
- Comprehensive Revitalization
- Downtown Revitalization
- Economic Development
- Owner Occupied Rehabilitation
- Planning
- Public Works
- Tourism Development
- Water/Wastewater

AWARDED PROJECTS 2012-2016

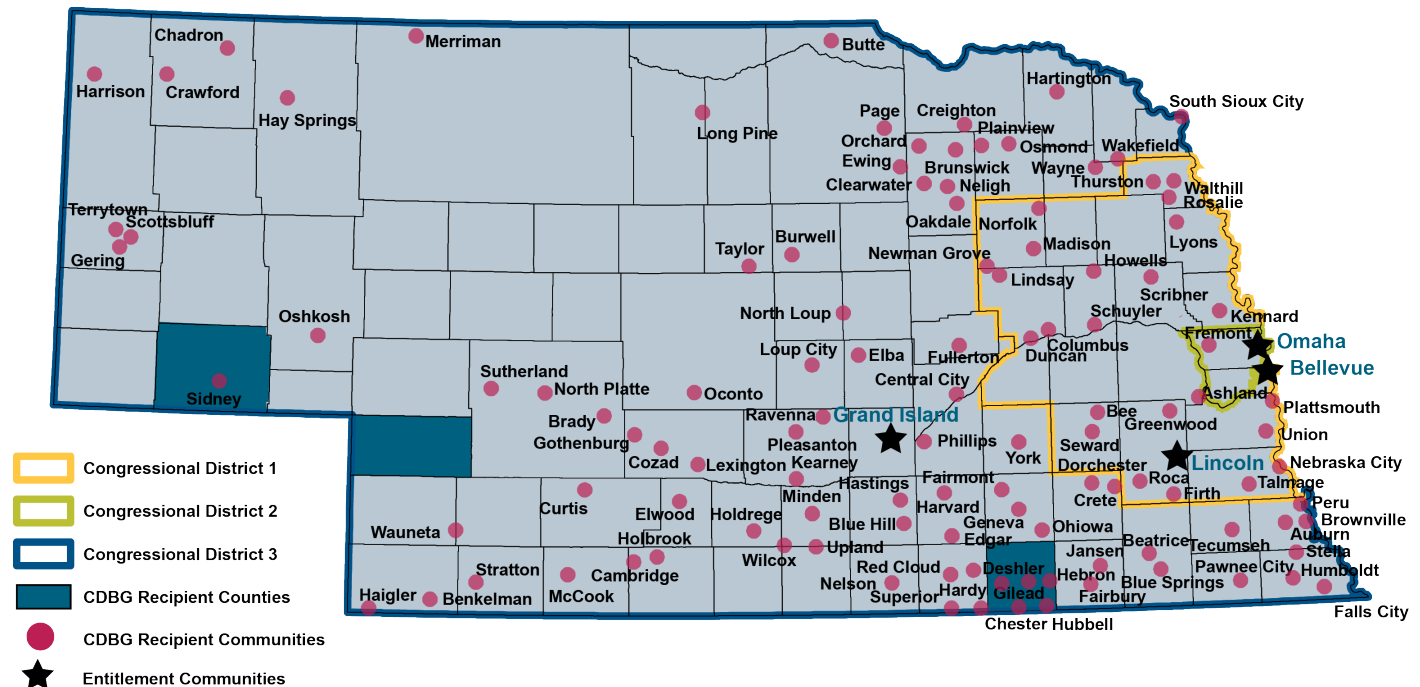
CDBG Investments

State of Nebraska	\$41,993,088
City of Bellevue	\$1,447,252
City of Grand Island*	\$348,927
City of Lincoln	\$12,545,953
City of Omaha	\$22,075,423

* Grand Island became an entitlement in 2016

The state CDBG Program does not include the entitlement cities of Omaha, Lincoln, Bellevue, or Grand Island. All data included in this publication relates to all Nebraska counties and communities with a population of less than 50,000.

Recipients Awarded Projects from January 1, 2012 - December 31, 2016



INVESTMENT SUMMARY

CDBG INVESTMENTS AND OTHER INVESTMENTS FOR ALL PROGRAM CATEGORIES

With \$41.9 million in CDBG funds, matched with over \$51 million in leveraged funds totaled 258 CDBG eligible projects.

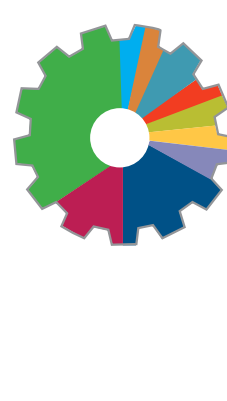


45.0%
CDBG Investments

55.0%
Matching Funds Leveraged

\$1 CDBG = \$1.22 Leverage for all CDBG Projects

PUBLIC WORKS AND WATER/WASTEWATER PROJECTS



2% Child Care Center
2% Flood Control
4% Library
2% Fire Station
2% Wells
29% Water/Sewer
43% Streets

12% Storm Sewer
2% Lagoon
2% Lift Station

There was a total of 48 Community Development projects between Public Works and Water/Wastewater.

ECONOMIC DEVELOPMENT JOBS CREATED AND RETAINED

There was a total of six Economic Development projects.

Overall 213 jobs were created/retained. Of these 114 jobs benefited low-moderate income persons



213
Jobs Created/Retained

114
Low-Moderate Income Jobs Created/Retained

PUBLIC WORKS PROJECT INVESTMENTS



44.0%
CDBG Investments

56.0%
Matching Funds Leveraged

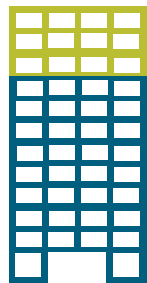
Over \$7 million in CDBG investments leveraged over \$9 million in other private and public investments.

\$1 CDBG = \$1.28 Leverage for Public Works Projects

ECONOMIC DEVELOPMENT PROJECT INVESTMENTS

Over \$2.4 million in CDBG Economic Development investments leveraged over \$15.9 million in other private and public investments.

\$1 CDBG = \$6.44 Leverage for Economic Development Projects



13.4%
CDBG Investments

86.6%
Matching Funds Leveraged

WATER/WASTEWATER PROJECT INVESTMENTS



35.3%
CDBG Investments

64.7%
Matching Funds Leveraged

Over \$4.6 million in CDBG Water/Wastewater investments leveraged over \$8.4 million in other private and public investments.

\$1 CDBG = \$1.83 Leverage for Water/Wastewater Projects

New Library More Than Just Books

For over nine decades, Plainview's Main Street Carnegie Library served the community well. However, over the years the needs of the community outgrew the building.

During a February 2012 community meeting, it was determined that the 1917 building could no longer function effectively as the public library. A steering committee, with the assistance of JEO Consulting, embarked on the development of a new facility. Authorized through overwhelming support through public votes, local city funding reallocated an existing sales tax to the library in January 2013. A November 2014 vote

authorized the city to issue bonds up to \$500,000 toward the construction of a new library building. With the support of \$250,000 in CDBG funds, a \$375,000 Civic Community Center Financing Fund grant provided through DED, and CDAA tax credits, the new 7,000 sq. ft. public library was completed in May 2016 at a cost of \$1.1 million. An official opening celebration was held during the Klownd Days celebration in June 2016.

The new Plainview Public Library is more accessible for governmental and educational opportunities, it offers an expanded selection of books and resource collections, and has created an overall increase in library patronage. Home to 14,516 volumes with a circulation of 14,162 items per year, the library successfully serves a population of 1,246 residents. In addition, the Plainview Public Library offers computer and Internet access, community meeting rooms, facility accessibility, as well as a vibrant young adult space, a computer area, a study center, and a children's area.

A computer with a large mouse, different screen coloring options, voice recognition software, and other features are now available for patron's with disabilities. The library's meeting room, can be divided into two spaces by a slide out wall, serving as a gathering place for graduation parties, baby showers,

business meetings, workshops, and a polling station for primary voting. Beyond the tangible benefits, the new library has helped beautify Plainview, incorporating a modern look to their historic district.

"Having a new library that is accessible to everyone from a baby to a senior citizen is the best benefit for the community. The new library is more than books. It is a gathering place to play Mahjong and other games, hold meetings, workshops, graduation parties, and even baby showers, a technology center, and a cozy sitting/reading area where you can sit in front of a fireplace and read the newspaper/magazine or just relax," said Donna Christiansen, Library Director.

The Plainview Library project is a perfect example of communities demonstrating citizen participation, strategic planning, and local fundraising. Community support and participation were distinctly influential in all aspects of the project. The Plainview community is determined to strive for success in furthering community investments and with a committed local population, is destined to prevail.

In addition to developing facilities such as libraries, fire stations, and community centers, the CDBG Public Works category also provides funding to help communities with infrastructure projects such as street improvements and storm sewers. Over the past five years, over \$7 million of CDBG funding was awarded to 30 projects throughout Nebraska. Of these 30 projects, 26 projects focused on improving the infrastructure within the community. South Sioux City, Blue Springs, Peru, and Cambridge are just a few communities that received state CDBG funding.



Interior view of Plainview's new library. The library serves the entire community through a variety of services and events.



CDBG Funds Ignite The Good Life For Lower-Income Residents

To improve their community, the City of Fremont (population 26,340), wanted to provide an opportunity for lower-income residents to rehabilitate homes.

Through the assistance of CDBG, they ignited a higher quality of life within their town.

Overall, the city was awarded a total of \$327,333 in CDBG Community Revitalization funds for their housing rehab efforts. Fremont also raised matching funds that were leveraged toward public works improvements. The CDBG funds were used to rehab owner-occupied and rental single housing unit properties. A community needs assessment survey indicated that the majority of people identified housing as a concern.



Recognizing the need to rehabilitate its housing, city council members incorporated housing into the community action plan with the objective of improving the outer appearance and physical condition of existing homes.

Repairs that were completed include roofing, siding, window replacement, plumbing and electrical updates, cement work, bathroom remodels for ADA accessibility, painting, and flooring. Per housing program requirements, all lead based paint hazards were addressed and all repairs completed met minimum rehabilitation standards.

One rental rehab property owner stated:

"We are very grateful for the opportunity to participate in the rental rehabilitation program with the City of Fremont. We purchased this small house for my Mom to live in during 2009 and since then I had been searching for low interest options that would allow us to replace the furnace, central air unit and water softener. We also needed to install siding and new windows. The cost of these items was staggering for a small one-bedroom home and this program provided a way for us to do these projects. The Northeast Nebraska Development District (NENEDD) staff was very helpful with the application process and oversight during construction of the project. The final results are amazing and have made this property a great contribution to the neighborhood."

Fourteen homes were rehabilitated in Fremont with the help of CDBG funding. As a result, citizens are



showing more pride and continuing to invest in Fremont through involvement in community projects.

"The final results are amazing and have made this property a great contribution to the neighborhood."

Homeowners are excited and proud to have newly renovated homes. The housing rehabilitation project has spurred improvements among neighboring homeowners as a compliment to those of their neighbors. The newly rehabbed housing has created a transformative impact on Fremont, improved the lives of all residents, and built community assets. The effective implementation of this housing program is sure to increase the likelihood of future successful community betterment projects in Fremont.

The state CDBG, Community Revitalization category provided flexible investments in housing and infrastructure to carry out a comprehensive strategy of revitalization to stabilize, support, and enhance clearly defined residential neighborhoods with concentrations of persons with lower incomes. Between 2012–2016, over \$8.5 million was awarded to 44 projects.

Newly Rebranded And Renovated Railside Downtown District Is Key To Community Success

Grand Island (population 50,550), especially the downtown area, has seen a lot throughout history. From the arrival of the Lincoln Highway to a place of training for soldiers during World War II, the city has long been bustling. As with all things in time, some areas of the downtown started to show signs of wear. However, with the determination and willingness of the community, the residents of Grand Island brought new life into their downtown.

In 2014, the City of Grand Island was awarded \$30,000 in CDBG Downtown Revitalization planning funds. Alley Poyner Macchietto Architecture of Omaha was then contracted to create a plan, which served as the base of design for revitalization efforts in the downtown area. There were several areas which focus in the plan, some

of which included the renovation of Kaufmann Cummings Plaza (now called Railside Plaza), a new branding initiative, and the significant revitalization of properties. The latter of which were catalyst projects for further investments into the downtown.

The city was also awarded additional CDBG funding of \$350,000, and along with funding from the Business Improvement District, the Community Redevelopment Authority, and business owner matching funds from the Revitalization Fund, made the revitalization project a reality. The funding was used to design and renovate an under utilized downtown plaza area into a functional plaza event space. Funds were also awarded to a local business, The Chocolate Bar, for renovation of their banquet hall and additional seating area.

The project was designed to help the Downtown Business Improvement District, now called Railside. The rebranding of the district itself has included the implementation of a new website, new logos, advertising options, new street signs, new parking signs, and new welcome signs to the district. The Grand Island downtown now is vastly improved compared to its former self. While many components of Railside's original character remain, the modern and unique changes that have taken place will allow this district to continue to flourish for years to come.



The Chocolate Bar Banquet Hall provides a unique modern space for hosting events.

The impacts of the implementation of the Downtown Revitalization project have exceeded expectations. The new Railside Plaza was transformed from an under utilized space to a space that has high-demand. Overall, the downtown area is experiencing true revitalization. With the addition of these events and activities, downtown shops are seeing vast increases in traffic during events. Restaurants and bars are experiencing an increase in customers during such events, and these customers are returning. Before the revitalization project, the downtown businesses struggled, but many of the involved parties remained hopeful; insisting that if they moved forward and continued to support growth it would happen. This past summer, during the Hear Nebraska Concert Series, which took place in the newly renovated Railside Plaza, the sidewalks of downtown were populated, the bells on business doors were ringing with customers, and restaurants had full tables and waiting lines that extended out the door.

Additionally, downtown arts and culture activities have been expanding, now that there are multiple settings and locations to support the efforts. Aside from the tremendously successful use of the new plaza space for multiple events, the renovation of The Chocolate Bar's banquet hall has given a wider venue for budding artists, and a unique modern space for hosting creative and upscale events – at an affordable price. Renovation projects such as this truly foster the transition of a blighted area into a well-cared for and respected area.

Over \$6.7 million has been awarded to address Downtown Revitalization, 41 projects have been funded across the state. In the past five years, communities such as Central City, Falls City, and Auburn have benefited from this program.

Manufacturing Industry Leader In Minden Provides Jobs To Community And Surrounding Area

Every community has an anchor and a foundation for jobs. Minden (population 2,923), is a community that is fortunate to have several anchors, one of which is Royal Engineered Composites, Inc. (Royal).



For nearly 65 years, Royal has been thriving in Minden as an industry leader in the manufacturing of composite materials and providing key jobs to the community and surrounding areas. Since its inception, Royal has been supplying advanced composite products to the aerospace and defense industries. As aircraft requirements for fuel efficiency increase, there are demands to reduce weight in both military and civilian aircraft markets. The high strength to weight ratio of advanced composites and the ability to engineer the materials to the application provides a solution to reduce weight.

The increased demand in composite parts to reduce weight as well as the need for technological advances has created new challenges in the industry. Royal has continually faced these challenges head on with the attitude that every challenge is an opportunity. In 2014, Royal was awarded a long-term contract for the Boeing 787 program which includes 91 part numbers and annual revenues in excess of \$2 million per year since 2016. The complexity of on-boarding one project is difficult enough, but due to a few delays in other growth opportunities several programs were on-boarded simultaneously. After Royal was awarded the contract on the 787 program, they spent two years in the development stage, including first article approvals and Boeing process qualifications. The Boeing qualification is a significant asset to Royal because it

opens up the possibilities for more growth, and allows Royal to continue to thrive and bring jobs to the Minden community.

In order to support these growth opportunities Royal applied for assistance through CDBG funding to help cover the cost of working capital and equipment needs. This was the second opportunity Royal had to utilize CDBG funding. Both opportunities have provided Royal with the funds needed to increase their capabilities to help guide their future success.

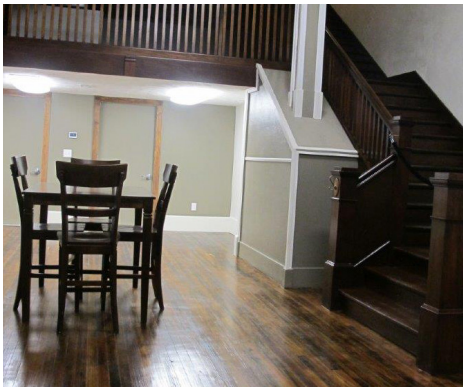
By December 2014, the Nebraska Department of Economic Development awarded \$605,000 in CDBG funding to the City of Minden to assist with the expansion of Royal. The city then established an agreement with South Central Economic Development District, Inc. to serve as the Nonprofit Development Organization (NDO) to carry out the CDBG activities on behalf of the city. Minden executed an agreement with the NDO, which executes the loan agreement for the CDBG funds loaned to Royal. The NDO uses the repayment of the local funds from Royal to make additional loans (in the NDO's regional service area) for economic development activities. The total project cost was over \$2.6 million and was completed December 31, 2015. The expansion created 30 full-time jobs in the community.

\$2.4 million of state CDBG funding has been awarded toward Economic Development projects throughout the state between the years 2012–2016. A total of six recipients received funding to further develop businesses within their counties and communities including Cheyenne County, Lyons, and McCook.



Plattsmouth's Downtown Strategy Focuses On Keeping All 48 Buildings Renovated And Open For Business

In 2009, Plattsmouth sought and received designation as an Economic Development Certified Community through DED. This involved demonstrating economic readiness and, overall recognizes the community as a leader in economic development.



Southeast Community College Plattsmouth Learning Center interior view.

Furthermore, it prepared Plattsmouth for its 2014 CDBG Downtown Revitalization project, a catalyst project to begin addressing multiple issues in the downtown through the rehabilitation of 14 commercial buildings in the Plattsmouth Main Street Historic District.

Ultimately, the CDBG project facilitated the renovation of upper stories in Downtown Plattsmouth. These community-driven improvements served as a direct impetus for the development of a Plattsmouth OneWorld Community Health Center physician's clinic and satellite learning facility, and the Southeast Community College Plattsmouth Learning Center.

Prior to the DTR project, eight of forty-eight downtown commercial buildings were vacant. Today, there are no vacancies. The project included \$300,000 in CDBG funds and \$108,667 in matching funds from property owners and the City. Two properties were improved, including the new Plattsmouth Learning Center. New CDBG funding is slated to assist two additional properties over the next six months. With this new round of funding, Plattsmouth property owners are now making progress on over \$500,000 of additional improvements that include façade restoration, upper story offices and housing, code compliance, and other repairs to continue strengthening the downtown economy.



Southeast Community College Plattsmouth Learning Center ribbon cutting.

The establishment of the Life Safety Incentive Program for building owners helped address the greatest financial challenge to the use of upper stories in downtown buildings, the cost of complying with life, health, and safety codes such as electrical and plumbing. For a community that suffered the tragic loss of the Waterman Building to fire in 2014, the importance of safe electrical and fire suppression systems is paramount.

The local program offers financial assistance to a property owner for compliance with Fire Code (i.e. fire separation barriers, dedicated water lines for fire suppression, and sprinkler systems, etc.), compliance with Building Codes such as electrical service improvements, as well as structural and façade improvements. The project has allowed for new windows, doors, HVAC, electrical and fire suppression equipment in two downtown buildings. Additionally, the program incentivizes an increase to downtown second story housing. With already fourteen buildings in their historic district rehabilitated, zero vacant buildings, and new restorations underway, the future for Plattsmouth's historic downtown looks bright.

Over \$6.7 million has been awarded to address Downtown Revitalization, 41 projects have been funded across the state. In the past five years, communities such as Central City, Falls City, and Auburn have benefited from this program.

All In A Day's Work, Fairmont's Village Clerk Advocates For Low-Moderate Income Homeowners

One of the key elements of success to any housing rehabilitation program in the smaller rural communities is the support of the local clerk. The clerk often serves as the primary source of word-of-mouth promotion and the main point of contact for community residents to get information and application materials.

That was particularly evident in the Village of Fairmont's program, which achieved all of its proposed goals and was completed on schedule. This was due in large part to the Village Clerk, Linda Carroll, who was a huge advocate and promoter for the program.

The Village of Fairmont (population 540), was awarded CDBG funds for an owner-occupied housing rehabilitation project. Upon completion in December 2015, the project assisted seven low-to-moderate income homeowners, two of which were elderly households, by improving their homes to meet minimum

housing rehabilitation standards. The program used \$185,313 in total funding on the seven homes.

Village Board members and others worked with the Southeast Nebraska Development District (SENDD) staff, who administered and managed the program during the grant period. The housing rehabilitation program in Fairmont was able to create a positive visual impact on the community, as well as improve the quality and energy efficiency of the homes' interiors.

The 2013 grant was so successful that community residents requested that the program continue. Linda Carroll took the lead role in working with SENDD to prepare and submit another CDBG OOR grant application in 2016. It was recently announced that the Village of Fairmont was awarded \$430,625 in CDBG funding to assist approximately thirteen homeowners repair and improve their homes.

Fairmont has a bright future ahead, as they continue to strive for a higher quality of life in their own town. With community members such as Linda Carroll and others like her who constantly push for the betterment of others and their towns, places like Fairmont will continue to thrive and grow.

"This grant is so important to our community. We have several elderly individuals on fixed incomes and without the CDBG funds their homes would not have had improvements made. These hard working people are very deserving

of safe and sanitary housing. It is very difficult for young families to make ends meet and also keep up on home improvements, the CDBG Housing Rehabilitation Program is very beneficial for them as well," said Linda J. Carroll, Village Clerk.

Also, state CDBG funding was provided to 34 communities investing more than \$6.5 million, which benefited 217 low-moderate income families from the Owner Occupied Rehabilitation category from 2012–2016. Sutherland, Auburn, Wauneta, and Ashland are just a few communities that have received assistance.



Before



After



Before



After



Before



After

Renovations At Nebraska City's Lied Lodge Make The Facility A Perfect Destination For Business And Pleasure

Since 1972, the Arbor Day Foundation has been putting the environment first in Nebraska. They have helped plant over 60 million trees around the world. On the Arbor Day Farm, which is the birthplace of Arbor Day, stands the Lied Lodge.

The Lied Lodge has been an institution for Nebraska, serving as a place for Arbor Day Foundation members, other conservation-related organizations, forestry professionals, and other organizations to study, learn, and commit to action to preserve and protect the earth and its natural resources. As with all facilities over the years, the lodge was in need of several improvements to continue delivering their mission to future generations.

In 2010, Nebraska City was awarded \$300,000 in Community Development Block Grant (CDBG) Tourism Development category funding. Lied Lodge used this grant to renovate different features including conference room remodeling, exterior repairs to sidewalks, windows and doors, public space renewals with lighting and refreshed walls and amenities. The Lodge also updated the conference rooms, the technology in them, improved the lighting, and also added new carpet and

paint. These improvements to the conference rooms enabled conference guests to host and attend successful meetings and presentations. **The project resulted in ten additional jobs.**



In 2014, renovations were needed once again to continue to provide great service to visitors. This time it was to improve upon the accessibility of the building. Nebraska City was awarded \$238,400 in CDBG funds which provided for barrier-free accessibility for severely disabled adults and elderly conference attendees and guests requiring wheelchair access. The renovations to Lied Lodge accommodations were made to meet ADA accessibility requirements. Other accommodations included a remodel of the lobby restroom and first floor public restroom, installation of automatic exterior front entrance doors at the circle drive, pool lifts for an Olympic-size indoor pool, general renovation of a breakout room, and the lobby to accommodate wheelchair accessible check-in options at the front desk and host stand.

Since all of the renovations were completed, the Lied Lodge has been able to leverage more than \$8 million of additional support from a variety of vendors, companies, individuals, and foundations from across the country. All of these changes have made the experience and space more enjoyable for guests. Travelers and business leaders have had their use of Lied Lodge elevated through expanded meetings and a multitude of activities. Lied Lodge has been a prominent draw to Nebraska, and will continue to be in the future.

The Tourism Development category of the state CDBG program has also provided funding to develop art centers, museums, cultural centers, and visitor centers throughout Nebraska. Between 2012–2016, five recipients received funding including Red Cloud, Fairbury, and Lexington.



SHOWCASE COMMUNITY AWARD WINNER

The Community Of Superior Works Toward Growing Nebraska For Its Current And Future Residents

National Community Development Week is an annual event that acknowledges the towns and cities across the nation who improve the lives of their current and future residents. All efforts and achievements made by those communities are recognized and celebrated during this week.

For Nebraska, the Showcase Community Award is an annual award for recognizing the community who has demonstrated the best efforts and accomplishments during a five-year period, with a primary focus on state Community Development Block Grant (CDBG) projects. In 2016, the Showcase Community Award was given to Superior (population 1,918). Superior achieved many goals of community development over the past five years, implementing both growth and success.

One success for Superior came from the installation of a new storm sewer system in 2011. Superior was awarded \$217,000 in a Public Works Grant to begin construction. The new sewer system was located in the downtown, along streets that lead to various locations in town such as the movie theatre and the grocery store.

Superior is planning for the future of their community. They have received, in total, \$120,000 in various CDBG Planning Grants. These grants have been awarded for a comprehensive plan, a utility study, a solid waste management study, and a downtown revitalization, phase I. These plans laid the foundation for a better community including a cleaner city, a more vibrant and resilient downtown, and improvements in utilities.

A huge accomplishment for the city of Superior was becoming a Certified Leadership Community in 2015. They were the sixth community in the state to achieve this. This achievement was made possible because of Superior's excellent planning, collaboration with multiple government agencies, and unified efforts throughout the community. Some of the work completed to earn this was

rehabilitating homes and buildings, building a Casey's General Store and a Dollar General, and leveraging Tax Increment Financing (TIF) funding to build the Superior East elevator and Kingswood Court, an assisted living facility.



Superior officials receive the Showcase Community Award from Governor Pete Ricketts.

Some of Superior's non-CDBG-related successes included an \$8.2 million expansion to Brodstone Memorial Hospital, the demolition of a blighted downtown office building, restoring the movie theatre and city auditorium, and the use of LB 840 funds to improve upon the facades of 11 local businesses. These projects have had positive impacts on the community, and improved the quality of life in Superior.

Superior has taken a comprehensive review of their community, and initiated and completed the steps to make their plans a reality. They were creative in leveraging a variety of resources to accomplish community goals. Congratulations are in order for Superior, as this was a well-deserved award. Because of the proper planning and implementation, the community has a very bright future ahead of it.

Red Cloud also showed commendable community development efforts. They were second in consideration for the Showcase Community Award. Red Cloud demonstrated remarkable planning and collaboration that made them 2016's Honorable Mention. The Republican Valley Child Development Center project created a lot of excitement for the community and is designed to ensure that children receive high quality care and education. The project raised around \$1.1 million in private donations, received \$250,000 in CDBG Public Works funding, and \$65,000 from the city. Some of the other project highlights in Red Cloud include the construction of the Cherry Corner Estates Assisted Living Center, restoration and additions to the Auld Public Library with more than \$750,000 in personal donations and grants from multiple organizations, including DED, the Kiewit Foundation, the Kinder Porter Scott Family Foundation, and Glenwood Communications. Through these projects, Red Cloud exhibited a commitment to creating an improved quality of life for the residents of the community.

INVESTMENTS AND IMPACTS

Blue Springs (Population 320), Street Improvements

Benefits 180 Low-Moderate Income Persons

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 due to cost savings, the community was able to improve approximately 15 blocks of streets with asphalt paving. All of the streets were previously gravel roads. The improvements have bettered the storm water drainage, increased the snow removal efficiency, and beautified the community. Blue Springs was able to improve the safety of their town while keeping their sense of small town charm.

Hebron (Population 1,561), Owner-Occupied Rehabilitation

Benefits 10 Low-Moderate Income Households

The 2014 City of Hebron CDBG Owner Occupied Rehabilitation (OOR) program had excellent results. This was the City's first OOR program. With the help of community members, city officials and the program housing committee's dedication to the program, Hebron ran a successful OOR program. Of the 16 full applications received, the city was able to change the lives of several applicants by assisting ten homeowners. This was two over the program goal of eight, which obligated \$260,757 in CDBG funds. Several comments from applicants were received about the quality of work and professionalism shown by the awarded contractors. This was truly a combined effort to ensure a successful program.

Lyons (Population 814), Economic Development

13 Jobs Created Primarily Benefiting Low-Moderate Income Persons

Brehmer Manufacturing celebrated their latest expansion in 2013 with the addition of 15 new employees and a new 80' x 125' manufacturing space. The project was awarded \$255,000 in Community Development Block Grant funds. This is the third grant that the company has used to diversify its manufacturing operations. The company produces equipment for diverse, niche markets in agriculture and livestock areas, in addition to tire recycling equipment, truck equipment and sales, and custom manufacturing. Brehmer is also working on several new projects that will help to expand its international presence.



McCook (Population 7,697), Downtown Revitalization

Benefits 3,145 Low-Moderate Income Persons

McCook was awarded \$350,000 in CDBG funds that leveraged over \$120,000 in local resources in order to improve the downtown district through ADA accessibility and other infrastructure improvements. These positive changes allowed for local businesses, customers, and residents to better use the wide range of businesses located within this historic downtown.

Peru (Population 826), Street Improvements

Benefits 299 Low-Moderate Income Persons

Peru recently completed a major public works project thanks to a partnership between the City of Peru, Peru State College, Peru State College Foundation and Nemaha County. The City of Peru received Community Development Block Grant (CDBG) Public Works funding for \$250,000 to improve Park Avenue, which is the only paved entrance to the City and Peru State College. Improvements funded by CDBG included curbs and gutters along the half mile stretch of roadway, new sidewalks, and storm sewer improvements. In the past, significant problems with water running across the street surface had caused erosion along the east side of the street, which undercut the pavement and was a danger to vehicular and pedestrian traffic. By adding curbs and gutters, these drainage issues were alleviated, which improved the overall safety of the street for all residents, students, and visitors to the community. With a new entrance to the city, and a variety of street work done, Peru has shown that through partnerships and joint efforts, a lot can be accomplished.



Harrison (Population 251), Water Distribution System

Benefits 151 Low-Moderate Income Persons

The Village of Harrison received \$250,000 in CDBG funds to construct two new wells, install water meters and a new transmission main, and to repair and replace distribution lines. The project assisted the Village to come into compliance with existing water quality standards. The larger water mains and other water distribution system improvements have improved water pressure to homes and businesses and will improve fire fighting capabilities within the Village and the surrounding areas. The installation of new touch read meters has also cut the amount of time spent reading meters by two-thirds. The project has made a huge improvement to the water system of the Village and the surrounding area.

Cozad (Population 3,934), Downtown Revitalization

Benefits 1,515 Low-Moderate Income Persons

Cozad revitalized their Central Business District through activities that involved façade and infrastructure improvements, and removal of architectural barriers, which helped reduce the slum and blighted areas of the downtown that previously existed. An award of \$350,000 in CDBG funds helped leverage over \$150,000 in local resources. These activities helped improve the walkability for customers and employees of downtown businesses, and aided in further attracting additional businesses and customers to the district.

Gothenburg (Population 3,558), Downtown Revitalization

Benefits 1,309 Low-Moderate Income Persons

Through \$350,000 in CDBG funds, an additional \$250,000 in local resources were leveraged in the downtown. With this funding, Gothenburg made improvements to their historic district, which included commercial rehabilitation, infrastructure improvements, and the removal of architectural barriers. All of the improvements ensured the long-term viability of this vibrant downtown district.



“We are fortunate to have been awarded the Community Development Block Grant for \$250,000 early in our project. The credibility from that gift helped us leverage more than \$8 million of additional support from a phenomenal group of vendors, companies, individuals, and foundations from across the country. The influx of that money, primarily coming from out-of-state companies, is a wonderful, lasting economic win for our state because those companies now have a vested interest in our economy and will forever be connected to our Nebraska-born, 140-year-long mission of tree planting.”

Doug Farrar, Vice President of Arbor Day Farm

opportunity.nebraska.gov

Nebraska Department of Economic Development
301 Centennial Mall South
Lincoln, NE 68509
1-800-426-6505