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SCEDD News

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New Neighborhood Initiative

The cities of Sidney, Ravenna, Holdrege and Columbus have been selected to participate in the Nebraska Department of Economic Development's \$2 million "New Neighborhoods" Initiative.

The Department will invest \$1.5 million from the Nebraska Affordable Housing Trust Funds and \$500,000 from the Community Development Block grant Economic Development Revolving Loan Fund in the projects designed to recruit and retain local workforces through new planned unit development subdivisions, including mixed income housing and mixed uses (such as commercial development). The four cities' local Economic Development Corporations are spearheading the projects.

The goal of the "New Neighborhoods" Initiative is to develop models for communities lacking all necessary components to meet the demand for workforce housing, which in turn, stalls business recruitment and expansion efforts. This Initiative includes planning, community development and housing components, and projects may be multi-phased and span several years.

Congratulations to Ravenna and Holdrege, both SCEDD Communities. Aurora, another SCEDD community, was one of nine finalists in the New Neighborhood Initiative.

Holdrege

Lincoln Place Development Group, LLC (Developer) plans to develop the ground located at the northeast intersection of 12th Avenue and Lincoln Street in Holdrege, Nebraska into a 20-acre, 3-Phase subdivision (Lincoln Place). The subdivision will consist of over 71 residential housing lots and a park within the subdivision.

Phase-1 of Lincoln Place will start at the southwest end of the property and move east along 12th Avenue. This phase of the development will consist of 22 lots; 18 will be dedicated to single family housing lots and four will be reserved for a community service project. The lot prices of Phase-1 will range from \$15,000. to \$18,000 which will allow for completed home values between \$150,000 to \$175,000. The home valuations and subdivision's appearance will be achieved through extensive landscaping, restrictive covenants and a modest homeowner's association that will maintain the neighborhood. Construction of Lincoln Place's infrastructure is scheduled to begin in July 2007 with an anticipated completion date of November 2007. Lot sales and new home construction will begin in early 2008.

Ravenna

The proposed plan will consist of 2 phases. The first phase will include approximately 40 acres with 46 lots available for development. The lots will encompass single & multi-family dwellings for all income levels, to include upper-end town homes for the working professional who would rather not own a home, and upper-end single family homes that would have a view of the golf course. The project plans for a new 10' wide hike/bike trail winding throughout that connects the proposed site to the school, swimming pool and golf course. The trail will be approximately 1.7 miles long. Phase 2 may include the construction of a lake in the area of the City-owned dam. The City would retain ownership & maintenance of the lake and greenspace area (including the trail) to insure access by all citizens.

MarketPlace Conference a True Success!

Excerpted from www.marketplacenebraska.org



Despite an impending blizzard, over 500 people gathered on February 28th in Kearney for the Center for Rural Affairs' MarketPlace: Opening Doors to Success; the first entrepreneurship conference of its kind in Nebraska and surrounding states. Attendees of all ages were present from ten states including Colorado, Iowa, Kansas, Missouri, Oregon, Utah, South Dakota, Wisconsin, Wyoming, and over 134 Nebraska communities. People from Canada were also there!

Whether looking to improve your farming operation, interested in expanding a home based business, or community development, MarketPlace had something for everyone.

"The MarketPlace Conference illustrates a couple of important points for rural Nebraska. First, when you can bring 500 people together to focus on rural entrepreneurship it shows a mobilized citizenship. Rural Nebraska is ready for the next step into the future. Second, the diversity of agencies, non-profit organizations and rural business owners highlights how rural Nebraskans are working together to create a positive future for themselves and their children." commented Dr. John C. Allen, Director, Western Rural Development Center, Utah State University, former UNL Director of the Center for Applied Rural Innovation and featured speaker at the conference.

Here's what some of the SCEDD Board Members had to say about MarketPlace:

- For those of you not at MarketPlace Conference, can you imagine a first time workshop that has 500 attendees! About 50 displays set up from the economic districts, state, colleges, packaging, producers, Grow Nebraska etc. Our booth looks good, the new banner was very attractive and we enjoyed visiting. This was a learning experience; I had four people from Franklin County stop by and visit. ---Jerrell Gerdes
- I think it was worth the time and money to display at the MarketPlace Conference. A few people that live in the 12 county area stopped by the booth and hadn't heard about SCEDD...The brochure and standup display were well done. ---Elmer Murman
- I couldn't believe how many people there were there and the number of booths. They represented most of the state and all kinds of interests. I found it very interesting and enjoyed visiting and meeting with many interesting people. I was also amazed at the number of people I knew or seemed to know me. I had the opportunity to visit with Richard Baier, DED Director about Holdrege's Housing visit. I enjoyed [Sharon Hueftle's] presentation on small business success. [She] did an excellent job and brought a lot of enthusiasm to [her] presentation. The Selling on E-bay was very informative and I visited with several who do buy and sell over e-bay. It was well worth my time and think SCEDD did receive some recognition. ---Rodale Emken



SCEDD's new look

News from the District

Hildreth Holds Meeting for Community Improvement

This article taken from the February 14, 2007 issue of the Minden Courier.



Listing Hildreth's Successes

Thirty-five people were in attendance at the Town Hall meeting held in Hildreth on Monday, January 29th to discuss the past and future of the community.

Sharon Hueftle of the South Central Economic Development District (SCEDD) and Linda Black of the Nebraska Department of Economic Development (DED) facilitated the Appreciative Inquiry process, which encourages patrons to look at past successes in the community and use the lessons learned from these successes to propel the community into the future. The process leads participants through developing priorities, implementing plans, building consensus and collaboration and increasing visibility of community projects. As part of the process, participants brainstormed Hildreth's success stories, some of which included the Hildreth church merger, the fire department, senior center, library, and scouting programs. Some lessons learned through these successes included volunteers working together, overall community participation, and focusing on one project at a time.

The group set up several short term goals: library addition, street repair and maintenance, community building, promote the town, grants and fund raisers to repair the tennis court and add a basketball court, beautify the town, and several others. Four committees were established to address the priority goals – a community center/library expansion committee, housing committee, promotion within and to the outside committee, and a maintenance/beautification committee.



Local patrons of all ages participate

The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.

Clay Center Hosts Mini-Courses for High School Students

March 23 brought a variety of opportunities and experiences for the Clay Center High School Students. During the morning, they had the opportunity to be **The Apprentice**, try their hand at **Clay's Anatomy**, or experience **Antibiotic OD**. **Turning Japanese**, **Law and Order**, and **Dancing with the Stars** were the options for the afternoon. These mini-courses were provided by the Clay Center Community Club with the assistance of more than 40 community members, under the direction of Nanette Shackelford. The purpose the Mini Course Day is to provide local youth with a taste of careers available locally.



Students explain their business idea



Dancing with the Clay Center Stars



A glimpse into Law and Order

News from the District



Randy Gunn of South Central RC&D facilitated the CEDS meeting

CEDS Meeting

Professionals from economic development, education, and workforce development, business owners, and governmental officials met at the OK Café in Hastings, Thursday, March 29, to learn about the process necessary to update the Comprehensive Economic Development Strategy (CEDS) for the Development District. Sixteen participants contributed their ideas and expertise to the task. The Strategy is intended to promote sustainable economic development and opportunity, foster effective transportation systems, enhance and protect the environment, and balance resources through sound management of development.

The group worked on the first step, establishing an appropriate Strategy Committee to oversee and advise on the CEDS process. Those present volunteered to serve on this committee and recommended others that would be appropriate members. Next, the group determined that a web-based survey will be the optimal method for gathering information from the main economic interests of the region. The Committee will develop the survey in the next several weeks. It will be available in English and Spanish, and patrons of the District will be asked to complete the survey through press releases, newsletters, and posters. Watch for updates as this project will continue through 2007.

Tim Loewenstein is Honored

The SCEDD Board recognized their first Chairman of the Board, Tim Loewenstein, at their regular meeting March 29th. Loewenstein was applauded for his hard work and determination which helped move the Development District from an idea to a reality. Tim was given a clock as a thank-you for serving as Chairman of the Board from January 2004 to February 2006.

EDGE Classes Wrapping Up

The EDGE Classes that began January 9 in Aurora and Holdrege will be wrapping up soon. Twenty-six businesses from the South Central Economic Development District enrolled in this comprehensive course designed to assist potential and existing business owners in increasing management skills that lead to new, expanding and profitable businesses. PK EDGE, a partnership of Phelps and Kearney Counties, will hold their Celebration April 24 at the Holdrege Country Club. Hamilton Strategic EDGE Coalition, based in Aurora, will have their Celebration May 1 at the Bremer Community Center. SCEDD congratulates these participants for their diligence and perseverance.

Anyone wanting information on future EDGE Classes can contact Sharon Hueftle or checkout the website at <http://nebraskaedge.unl.edu>.

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We're on the Web!

See us at:

www.scedd.us



Gerdes presents a token of appreciation to Loewenstein

*"SCEDD – Dynamic
Economics."*