

Business & Economic Development Planning Team
Meeting July 9, 2019
7:30 p.m.

In attendance: Jim Downing, Rose Downing, Ruth Heywood, Dan Hanson, Zach Reeves, Rob Walker

1. The group reviewed the June 11 minutes.
2. Both Rob and Dan reported on potential housing improvement opportunities:

Rob looked into the resources available through the Federal Home Loan Bank (FHLB) . Mainstreet Bank is a member and can apply. The FHLB can assist with down payments on housing. Their current funds have all been allocated, but there may be some unused funds left at the end of the cycle. Otherwise, we would need to apply in the next cycle next year. Rob will maintain contact.

Dan reported on a meeting with SENDD officials. These officials shared a variety of programs that could be of assistance to the City. The following programs were briefly discussed:

FEMA Flood Buyouts

- Flood-damaged homes are purchased at 80% of their assessed (not market) value.
- The City and Nemaha County Emergency Management take the lead on this.
- Funds could be available in August.

Nebraska Affordable Housing Trust Fund

- Funds are made available to the City to purchase, rehab and sell homes.
- We would apply for five houses.
- Jim Warrlemann would be our lead for April 2020 application.

New housing development

- SENDD staff just met with a developer from Kansas City who is highly respected.
- He often follows disasters using funding available to build houses.
- He would want the following:
 - Available land
 - Infrastructure
 - Or willingness to build infrastructure

Discussion that followed noted that the city owns some land and it could also offer vacant lots for a developer.

As discussion continued, it was noted that we could not attract any developer until we have basic water infrastructure fixed.

3. Water discussion

A lot of questions are being raised about solutions for city water. After a long discussion, the group felt it was important for the City Council to be aware of these questions so that they can be prepared for upcoming meetings. **Members agreed to reach out to the Mayor and Council Members with the questions.** Perhaps more importantly, the group agreed that we want to be of assistance in any way possible to the Council.

4. Levee Discussion

Dan reported that he had met with Senator Slama. She stated that she had been in touch with Brett Adams of the Levee Board. She stated that he had filed a request with FEMA for funding for the Levee repair and that we needed to wait for that response before we tried other avenues. **Dan agreed to call Alan Adams to verify that this had been done and to see whether an addendum to the appeal could be added that broadens to case to reflect the impact on the city, the college, the county, the school district, etc.**

5. Next Meeting – August 13 at 7:30 p.m.

- a. Review of July 9 notes
- b. Water follow up
- c. Levee follow up
- d. Housing continued discussion