

**MAPA Foundation and Economic Development District  
2222 Cuming Street  
Omaha, NE 68102-4328  
(402) 444-6866**

MAPA FOUNDATION  
MAPA EDD GOVERNING BOARD MEETING – 1:30 PM  
Thursday, June 29, 2017

AGENDA

*This meeting of the MAPA Foundation and EDD Governing Board will be conducted in compliance with the Nebraska Statutes of the Open Meeting Act. For reference, the Open Meeting Act is posted on the wall of the Board Room.*

- A. ROLL CALL
- B. APPROVAL OF THE AGENDA
- C. APPROVAL OF THE MINUTES OF THE JUNE 30, 2016, MEETING
- D. APPROVAL OF PURCHASE OF NEW VEHICLE FOR METRO AREA MOTORIST ASSIST (Action)
- E. UPDATE ON MAPA-EDA PARTNERSHIP PLANNING ACTIVITIES
- F. ANNUAL COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) AND PROGRESS REPORT
- G. DISCUSSION ON MAPA FOUNDATION / ECONOMIC DEVELOPMENT DISTRICT BYLAWS AND ECONOMIC DEVELOPMENT STRATEGY COMMITTEE
- H. ADDITIONAL BUSINESS
- I. ADJOURNMENT

**OMAHA-COUNCILBLUFFS METROPOLITAN AREA PLANNING AGENCY  
MAPA FOUNDATION/EDD BOARD OF DIRECTORS REGULAR MEETING**

June 30, 2016

The EDD Board of Directors met at the MAPA Offices, 2222 Cuming Street, Omaha. MAPA Board Chairman Ron Kohn called the meeting to order at 1:33 PM.

**A. ROLLCALL/INTRODUCTIONS**

**Members Present**

Robert Blair	University of Nebraska at Omaha
Clare Duda	Douglas County Commissioner
Doug Kindig	NE Small Cities/Counties Representative (Mayor, City of La Vista)
Ron Kohn	IA Small Cities/Counties Representative (Mills County Board of Supervisors)
Vicki Quaites-Ferris	Director of Operations, Empowerment Network
Tom Richards	Sarpy County Commissioner
Rita Sanders	Mayor, City of Bellevue
Matt Selinger	HDR Engineering, Inc.
Cassie Paben (alt for Mayor Stothert)	Deputy Chief of Staff, City of Omaha
Randy Thelen	Greater Omaha Chamber of Commerce

**Members Absent**

Ben Gray	Omaha City Council
Tom Hanafan	Pottawattamie County Board of Supervisors
Ron Tekippe	HGM Associates, Inc.
Matt Walsh	Mayor, Council Bluffs

**MAPA Staff**

Grant Anderson	Christina Brownell	Sue Cutsforth
Melissa Engel	Michael Felschow	Mike Helgerson
Chuck Karpf	Megan Walker	Greg Youell

**B. APPROVAL OF THE AGENDA – (Action)**

MOTION by Kindig, SECOND by Richards to approve the agenda of June 30, 2016 meeting.  
AYES: Blair, Duda, Kindig, Kohn, Paben , Quaites-Ferris, Richards, Sanders, Selinger, Thelen  
NAYS: None.  
ABSTAIN: None.  
MOTION CARRIED.

**C. APPROVAL OF THE MINUTES OF THE JUNE 25, 2015 MEETING – (Action)**

MOTION by Paben, SECOND by Sanders to approve the minutes of the June 25, 2015 meeting.  
AYES: Blair, Duda, Kindig, Kohn, Paben , Quaites-Ferris, Richards, Sanders, Selinger, Thelen  
NAYS: None.  
ABSTAIN: None.  
MOTION CARRIED.

**D. UPDATE ON MAPA-EDA PARTNERSHIP PLANNING ACTIVITIES – (Info)**

Ms. Melissa Engel presented an update to the EDD Board on the MAPA-EDA Partnership Planning Activities. The foundation is for the Economic Development District and allows MAPA to receive economic development administration funds, about \$60k a year with a 50% match. Ms. Engel highlighted some things that staff has accomplished over the past year, provided technical assistance to all of the counties plus 23 cities and villages through either contracts, service agreements or member courtesy. Staff completed 14 grant applications for 11 jurisdictions totaling \$1.36 million and worked with 3 economic development or workforce development organizations to acquire EDA funding for planning or building property acquisitions. One proposal has been submitted and two are still in the project development phase.

E. APPROVAL OF MAPA COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) ACTION/IMPLEMENTATION– (Action)

Ms. Melissa Engel presented the CEDS Action/Implementation plan to the EDD Board for approval. Staff has been working with the CEDS committee to update the plan. The projects and programs are intentionally left to be general to allow for flexibility. A table was provided listing the projects that the region is working on. Two of the projects are listed as high priority, the Heartland 2050 Regional Visioning Implementation and the Bus Rapid Transit (BRT) project.

MOTION by Paben, SECOND by Duda to approve the Comprehensive Economic Development Strategy (CEDS) Action/Implementation Plan

AYES: Blair, Duda, Kindig, Kohn, Paben , Quaites-Ferris, Richards, Sanders, Selinger, Thelen

NAYS: None.

ABSTAIN: None.

MOTION CARRIED.

F. APPROVAL OF AMENDED MAPA ECONOMIC DEVELOPMENT DISTRICT STAFFING PLAN AND SCOPE OF WORK FOR FY 2017 AND FY 2018 – (Action)

Ms. Melissa Engel presented the EDD Board for approval an amendment to the MAPA Economic Development District staffing plan and scope of work for FY 2017 and FY 2018. The staffing plan includes information on the housing plan that MAPA will be working on. MAPA will be able to utilize funding received from the Nebraska Department of Economic Development towards the match for the EDA.

MOTION by Sanders, SECOND by Duda to approve the amended MAPA Economic Development District staffing plan and scope of work for FY 2017 and FY 2018.

AYES: Blair, Duda, Kindig, Kohn, Paben, Quaites-Ferris, Richards, Sanders, Selinger, Thelen

NAYS: None.

ABSTAIN: None.

MOTION CARRIED.

G. INTRODUCTION OF MAPA HOUSING SPECIALIST – (Info)

Mr. Greg Youell introduced MAPA's new Housing Specialist, Chuck Karpf. Mr. Karpf was previously the director of the panhandle development district and has had a long career working with housing, from construction to financing and brings a tremendous amount of experience to MAPA.

H. APPROVAL OF PURCHASE OF NEW VEHICLE FOR METRO AREA MOTORIST ASSIST – (Info)

Ms. Melissa Engel presented a request to the EDD Board to approve the purchase of a new van for the Metro Area Motorist Assist (MAMA) Program fleet. The program is requesting approval to replace a 2014 Ford Flex with 118,000 miles on it. The request is for up to \$30k for a new vehicle, proposal is \$27.5 so this would allow for flexibility in the event that a 2015 model is not available at the time of purchase. Lt. Bridges, Nebraska Highway Patrol, coordinates and manages the program and has requested approval of the vehicle in order to move forward with the purchase.

MOTION by Sanders, SECOND by Duda to approve the purchase of a new vehicle for the MAMA program.

AYES: Blair, Duda, Kindig, Kohn, Paben, Quaites-Ferris, Richards, Sanders, Selinger, Thelen

NAYS: None.

ABSTAIN: None.

MOTION CARRIED.

I. ADJOURNMENT

Chairman Kohn adjourned the meeting at 1:50 p.m.



Disclaimer: This window sticker is only representative of the information contained on an actual window sticker, and may or may not match the actual window sticker on the vehicle itself. Please see your retailer for further information.

Vehicle Description

**FLEX** 2017 FLEX FWD-SE  
3.5L TI-VCT V6 ENGINE  
6-SPD SELECTSHIFT AUTO TRANS

VIN 2FMGK5B87HB A00396

**Exterior**  
OXFORD WHITE  
**Interior**  
DUNECLOTH SEATS

*- Black 9/50*

Standard Equipment INCLUDED AT NO EXTRA CHARGE

**EXTERIOR**

- . DOOR HANDLES - BODY COLOR
- . EXHAUST TIPS - CHROME
- . HEADLAMPS -WIPER ACTIVATED
- . MIRRORS-MAN-FOLD DUAL PWR
- . PRIVACY GLASS 2ND/3RD ROW
- . REAR PRIVACY GLASS

- . BLACK BELTLINE MOLDING
- . EASY FUEL CAPLESS FILLER
- . HEADLAMPS - AUTO HALOGEN
- . INTEGRATED BLIND SPOT MIRR HEATED
- . REAR LIFTGATE W/ FXD GLASS
- . REAR WIPER/WASHER/DEFROST
- . 2ND ROW 60/40 FOLD FLAT
- . AUTO DIM REARVIEW MIRROR STORAGE & 2 CUPHOLDERS
- . DUAL ILLUM VANITY MIRRORS
- . LEATHER WRAPPED STR WHEEL
- . MANUAL A/C, SINGLE ZONE
- . WINDOWS-1-TOUCH UP/DOWN
- . 4-WHEEL DISC BRAKES W/ABS
- . AM/FM SINGLE CD/MP3, 6SPKR
- . MYKEY
- . REAR VIEW CAMERA
- . REVERSE SENSING SYSTEM
- . ADVANCETRAC WITH RSC
- . ILLUMINATED ENTRY
- . PERIMETER ALARM
- . SECURICODE KEYLESS KEYPAD
- . SIDE AIRBAGS
- . TIRE PRESSURE MONITOR SYS
- . 3YR/36,000 BUMPER / BUMPER
- . 5YR/60,000 ROADSIDE ASSIST

**INTERIOR**

- . 3RD ROW - 50/50 FOLD FLAT
- . CENTER CONSOLE W/ARMREST, CLOTH SEATING SURFACES
- . FLOORMATS -1ST AND 2ND ROW W/CRUISE AND AUDIO CONTR
- . POWER DRIV SEAT - 6-WAY FRONT/REAR

**FUNCTIONAL**

- . 4.2" LCD CTR STACK SCREEN
- . BATTERY SAVER FEATURE
- . POWER STEERING W/EPAS
- . REMOTE KEYLESS ENTRY
- . SYNC@ WITH APPLINK™

**SAFETY/SECURITY**

- . AIRBAGS - SAFETY CANOPY
- . LATCH CHILD SAFETY SYSTEM
- . PERSONAL SAFETY SYSTEM
- . SECURILOCK PASS ANTI THEFT
- . SOS POST CRASH ALERT SYS

**WARRANTY**

- . 5YR/60,000 POWERTRAIN

**Price Information**  
STANDARD VEHICLE PRICE

MSRP  
\$30,025

**Included on this Vehicle**  
EQUIPMENT GROUP 100A

**Optional Equipment**

- 2017 MODEL YEAR
- OXFORD WHITE
- DUNE CLOTH SEATS
- .MONOCHROMATIC ROOF
- .17" PAINTED ALUMINUM WHEELS
- .3.5L TI-VCT V6 ENGINE
- .6-SPD SELECTSHIFT AUTO TRANS
- .P235/60R17 BSW A/S TIRES
- SIRIUS XM RADIO 185
- ROOF RACK SIDE RAILS 195

TOTAL VEHICLE & OPTIONS 30,405  
DESTINATION & DELIVERY 895

**TOTAL MSRP \$31,300**

Disclaimer: Option pricing will be blank for any item that is priced as 0 or "No Charge".

Vehicle Engine Information

Actual mileage will vary with options, driving conditions, driving habits and vehicle's condition. Results reported to EPA indicate that the majority of vehicles with these estimates will achieve between \_ and \_ mpg in the city and between \_ and \_ mpg on the highway. For Comparison Shopping all vehicles classified as \_ have been issued mileage ratings from \_ to \_ mpg city and \_ to \_ mpg highway.



CITY MPG 16  
HIGHWAY MPG 23

Estimated Annual Fuel Cost: \$

*270 mls Away!*

*\$ 31,019*



Ford Extended Service Plan is the ONLY service contract backed by Ford and honored by the Ford and Lincoln dealers. Ask your dealer for prices and additional details or see our website at www.Ford-ESP.com.

*rebates (2850)*

*\$ 28,169*

*Light Hail*

*(786)*

*\$ 27,983*



Grant Anderson &lt;ganderson@mapacog.org&gt;

## E-mail invitation to amend the Planning Partnership award for 2017

1 message

**Duncan, Jodi (Federal)** <JDuncan@eda.gov>

Wed, Feb 8, 2017 at 5:16 PM

To: "Tom Higginbotham (thomash@NENEDD.ORG)" <thomash@nenedd.org>, "Northeast Nebraska EDD (tina@nenedd.org)" <tina@nenedd.org>, "Youell, Greg (Mapa)" <GYouell@mapacog.org>, Melissa Engel <mengel@mapacog.org>, "Anderson, Grant (Mapa) (GAnderson1@mapacog.org)" <GAnderson1@mapacog.org>, "john.mccurdy@swipco.org" <john.mccurdy@swipco.org>, "randy@trailsrc.org" <randy@trailsrc.org>, "edwardsiegmund@mmpc.org" <edwardsiegmund@mmpc.org>, "MNAGEL@MARC.ORG" <MNAGEL@marc.org>  
 Cc: "Waggoner, Patrick (Federal)" <PWaggoner@eda.gov>, "Reimer, Jane (Federal)" <JReimer@eda.gov>

Dear Planning Partners,

In 2017 EDA is able to increase the base level funding for all districts to \$70,000. In 2016 EDA processed amendments to your awards to increase the base level funding to \$66,000. This year EDA would like to amend your grant to include an additional \$4,000 in federal funds and corresponding match based on your grant rate. Please submit the below items so that EDA can process an amendment to your award:

1. SF-424 in the amount of \$4,000 EDA and the correct amount of match according to your current grant rate (50%, 60%, etc.). According to my records each of you has a 50% grant rate, so the match would be \$4,000 for a total project cost addition of \$8,000. The date on the SF-424 should be from 7/1/17 to 6/30/18.
2. SF-424A matching the total on the SF-424 (\$8,000).
3. Match commitment letter/resolution.
4. Revised Staffing plan (if applicable). If any of the additional funds will be placed in the personnel line item of the budget a revised staffing plan is needed for 2017.
5. Exhibit E.1 - Revised Budget Justification – list each of the line items on the SF-424A budget and provide an explanation for each item.

Please submit these items to myself and Patrick Waggoner (pwaggoner@eda.gov) by February 28, 2017 if possible. If additional time is needed, please let me know. EDA can process an early amendment to your award after the above items have been submitted. If you have any questions, please let me know. Thanks,  
 Jodi Duncan

Jodi Duncan, Acting Administrative Director

Economic Development Administration

Denver Regional Office

1244 Speer Boulevard, Suite 431

Denver, CO 80204



## Annual Comprehensive Economic Development Strategy (CEDS) and Progress Report

Grantee: Omaha-Council Bluffs Metropolitan Area Planning Agency  
Project Number: 05-83-05705  
Period Covered By Report: July 1, 2016 – June 30, 2017

**Adjustments:** Provide an analysis of the economic development problems and opportunities to include any significant changes in the region’s economic condition. Please provide a list of the governing body, Strategy Committee, and staff.

### Summary of Economic Conditions and Factors of Change

Overall the MAPA region’s economy has remained steady in the past twelve months and the outlook continues to look positive. Unemployment is consistently below the national average, personal and household income are in range with U.S. averages, cost of living remains competitively low, and taxable sales continue to climb. This is all in part to a high participation rate in the labor force and a highly diversified regional economy. But despite otherwise encouraging economic indicators region wide, the metro area has seen three major employers relocate, shut down, or close in the last several years. These include ConAgra Foods in Omaha, OPPD’s Fort Calhoun Nuclear Generating Station in Washington County, and Griffin Pipe in Council Bluffs. Together these actions have resulted in the reduction of approximately 2,000 jobs. Additionally, large swaths of the urban core continue to experience significantly high poverty and low employment.

Four zip codes in east/northeast Omaha have poverty rates at least five percentage points above the national average according to the U.S. Census/American Community Survey (ACS); two of the zip codes have poverty rates of at least 41%. The social and economic conditions of this area of the region are complex and long-standing. However, noteworthy initiatives undertaken by community leaders, residents, and nonprofits and economic development organizations are demonstrating results, although tangible change is incremental.

While the region’s population as a whole is growing, several communities are experiencing gradual population decline. According to U.S. Census data, 15 cities/villages in the MAPA region, mostly with populations less than 1,000, experienced population loss in 2010; 18 communities lost population since 2010 according to 2014 ACS estimates. Data from the 2015 ACS showed that Douglas and Sarpy counties had positive net growth, while Mills, Pottawattamie and Washington counties had negligible growth or marginal declines. Data indicates that the region’s largest cities are continuing to grow and there is increasing migration to rural unincorporated areas adjacent to urban cities.

Demand is still strong for greenfield development though infill growth has become significantly more prevalent. Natural growth barriers exist in Douglas and Sarpy counties, which will influence land use and development decisions. At this time the region has not yet reached a juncture where land for currently desired types of new construction is cost prohibitive.

It will be incumbent on elected officials and utility providers to assess the implications of current development practices on public utility costs and functionality. The cities of Bellevue, Council



Bluffs, and Omaha are currently faced with an unfunded mandate to separate storm water/sanitary sewer and sanitary sewer treatment upgrades. These requirements have the most significant impact in the older more disadvantaged areas in the city of Omaha. Sewer separation will ultimately cost tax payers billions of dollars and residential and commercial customers are already experiencing the cost burden. Moreover, communities in the region's rural counties will need to reevaluate local funding priorities as taxable revenues diminish with declining populations. Many of the rural communities must improve aging and increasingly inadequate infrastructure (notably water and sewer) in order to implement impactful housing and economic development activities.

DRAFT





### MAPA EDD Board Membership Roster

Name	Representing	Title
Dr. Robert Blair	University of Nebraska at Omaha	Chair, Urban Studies Department
Clare Duda	Douglas County, Nebraska	County Commissioner
Vicki Quaites-Ferris	Empowerment Network	Director of Operations
Ben Gray	City of Omaha, Nebraska	City Council Member
Tom Hanafan	Pottawattamie County, Iowa	County Supervisor
Doug Kindig	City of La Vista, Nebraska	Mayor
Gary Mixan	Sarpy County, Nebraska	County Commissioner
Rita Sanders	City of Bellevue, Nebraska	Mayor
Matt Selinger	HDR, Inc. / Engineering	Transportation Program Manager
Jean Stothert	City of Omaha, Nebraska	Mayor
Ron Tekippe	HGM Associates / Consulting	President
Randy Thelen	Greater Omaha Econ. Development Partnership	Senior VP- Economic Development
Carol Vinton	Mills County, Iowa	County Supervisor
Matt Walsh	City of Council Bluffs, Iowa	Mayor

### MAPA CEDS Committee Roster

Name	Representing	Title
Ann Birch	City of La Vista, Nebraska	Community Development Director
Matt Garst	Security National Bank	Community Development Director
Paula Hazlewood	Advance Southwest Iowa Corporation	Executive Director
Sean Johnson		Senior Dir. – Business Attraction
Scott Keep	Metropolitan Utilities District	President
Randy Lenhoff	Seldin Co.	President
Bill Luttrell	Werner Enterprises	Senior Locations Strategist
Matt Mancuso	Iowa Western Community College	Director of Corporate Training
Lonnie Mayberry	Land Surveying Services, Inc.	Vice President
Tim O'Brien	Omaha Public Power District	Manager
Julia Parker	Omaha Small Business Network	Executive Director
Ron Tekippe- Chair	HGM Associates	President

### MAPA Program Staff

Personnel	Title
Greg Youell	Executive Director
Melissa Engel	Finance & Operations Director
Don Gross	Community & Economic Development Manager
Grant Anderson	Community & Economic Development Planner
Matt Roth	Community & Economic Development Planner
Sue Cutsforth	Information Officer



**Report:** Discuss in reasonable detail the year's EDA-funded economic development activities. Each activity should be directly tied to an identified CEDS goal and objective.

### **Evaluation of MAPA EDD Scope of Work July 1, 2016 – June 30, 2017**

#### **A. Maintenance of Comprehensive Economic Development Strategy**

The EDD shall be responsible for active regular maintenance of the MAPA CEDS. To this end, staff will actively engage both CEDS committee and EDD Governing Board representatives in meetings to assess any necessary updates to the document.

1. Submit any revisions to the CEDS to the EDA Denver Regional Office and EDR based on EDA's review of the document that was submitted on 1/31/14.
  - **Accomplishments Achieved:** MAPA continues to annually update portions of the district's CEDS, which was approved by EDA on November 3, 2016. The document is updated as data and regional economic conditions change.
  - **Quantifiable Deliverables:** MAPA's CEDS Update/EDD Progress Report was submitted to the EDA Denver Regional Office on June 30, 2017.
  - **Difficulties Encountered:** No difficulties encountered.
2. Staff will conduct at least one development forum each year, assembling economic development professionals, utility representatives, and planning/community development staff from local government members to discuss current and future development activity in the MAPA region.
  - **Accomplishments Achieved:** MAPA staff has provided technical support to the implementation of Heartland 2050, a long-range regional vision for the entire eight-county Omaha-Council Bluffs Metropolitan Statistical Area, which includes all five district counties. Heartland 2050 includes a prominent emphasis on economic development and economic and social equity. As an agency, MAPA is attempting to better define its role in economic development to both the urban core and rural communities that compose the region.
  - **Quantifiable Deliverables:** MAPA staff has organized and participated in two economic development implementation meetings July 1, 2016. The purpose of those meetings was to adopt measurable objectives related to the goals identified in the Heartland 2050 Action Plan.
  - **Difficulties Encountered:** Though implementation of economic development initiatives tied to the regional vision is guided by a committee of 60-plus practitioners, maintaining regular attendance and attracting members of broad influence have been challenging. In addition, MAPA is working to establish a niche related to economic development; the Greater Omaha Economic Development Partnership, a consortium of chamber organizations in Iowa and Nebraska, leads many development and workforce initiatives across the entire Omaha-Council Bluffs metro.
3. Staff will work with the CEDS Committee annually to discuss progress regarding implementation of CEDS goals and strategies.
  - **Accomplishments Achieved:** MAPA submitted the district's CEDS Implementation/Action Plan to the Board of Directors and CEDS Committee in June 2017 for review and comment.



- **Quantifiable Deliverables:** The content of this annual CEDS update, including the economic conditions summary, performance indicators, and action plan, is attributed in large part to information and feedback from CEDS Committee members.
  - **Difficulties Encountered:** No difficulties encountered.
4. Staff will compile information from committee members and local print and electronic media to develop an annual summary of development in the MAPA region.
- **Accomplishments Achieved:** Work continued and is ongoing for this activity.
  - **Quantifiable Deliverables:** Data and information gathered from individuals, media, and other sources were aggregated to present the most current local/county economic trends and conditions to MAPA members. A summary of economic development activities is located on Page 15, under “CEDS Performance Measures.” See also “Summary of Economic Conditions and Factors of Change,” Pages 1-2.
  - **Difficulties Encountered:** No difficulties encountered.

### **B. Focused Strategic Planning for Distressed Areas**

The EDD shall devote staff resources to support localized strategic planning initiatives for areas which meet EDA distress criteria. These strategic plans will be designed to provide attainable goals and implementation strategies to mitigate conditions contributing directly to local economic distress. Outcomes of contracted services will be reported to staff and the EDD Governing Body, and best practices will be shared with other interest groups serving distressed areas as appropriate. MAPA expects to assist in the development of no less than one strategic planning initiative in each program year.

1. Assist with implementation of North Omaha Village Zone Revitalization Plan.
  - **Accomplishments Achieved:** MAPA worked to achieve broader goals outlined in the City of Omaha’s Village Zone Revitalization Plan, mainly related to job creation and training endeavors, business development, and economic development.
  - **Quantifiable Deliverables:** MAPA was involved in the following activities in the program year:
    - Staff met with the executive director and board members of a north Omaha-based nonprofit to provide technical assistance for an EDA grant and discuss strategies to enhance the organization’s workforce development efforts.
    - Staff met with the executive director of a Greater Omaha Chamber supported organization to discuss promotion of the initiative to increase capacity and opportunities for small and emerging businesses in under-served communities.
    - Staff convened potential public and nonprofit partners in Omaha to develop a grant proposal under EPA’s Environmental Workforce and Job Training program. The project would have enhanced workforce development capacity and activities in under-served communities and areas that experience adverse environmental conditions. Project partners ultimately decided not to proceed with the proposal.
  - **Difficulties Encountered:** No difficulties encountered.
2. Continue development and maintenance of Regional Disaster Recovery Element for CEDS; promote disaster planning in economic development strategies and initiatives.
  - **Accomplishments Achieved:** This is an ongoing activity. MAPA received notice on November 3, 2016, that the district’s latest full CEDS update, which includes a Regional Recovery Strategy, was approved by EDA.



- **Quantifiable Deliverables:** The CEDS Recovery Strategy is organized into four stages, beginning with the initial response through long-term recovery. Each stage includes one to four recovery elements or focus areas: Coordination, Housing, Infrastructure, and Business. MAPA and Mills County have tentatively agreed to a contract for the district to facilitate and prepare a multi-jurisdictional hazard mitigation plan. MAPA proposes to incorporate the Recovery Strategy into the planning process in the forthcoming program year. Through the planning process and consultation of emergency management professionals, feedback and direction should be obtained to further enhance the Recovery Strategy and apply it on a customized basis.
  - **Difficulties Encountered:** No difficulties encountered.
3. Update business continuity documents and promote continuity/recovery planning to small businesses in economically vulnerable areas.
- **Accomplishments Achieved:** MAPA annually reviews and updates the district's disaster recovery/continuity of operations plan template that is available to small businesses and other entities.
  - **Quantifiable Deliverables:** MAPA's continuity document is a 24-page guide that is comprised of planning and safety checklists, a crisis communication plan, and general best practices.
  - **Difficulties Encountered:** No difficulties encountered.

**Difficulties Encountered:** Continuity planning outreach has been inadequate thus far due to limited staff time. 4. Industrial market study for the Greater Omaha Partnership and industrial site inventory.

- **Accomplishments Achieved:** MAPA staff is a participant in the study committee. To date an RFP was issued, consultants interviewed, and selected. The project is presently underway with completion expected in August of 2017.
- **Quantifiable Deliverables:** Project is in progress.
- **Difficulties Encountered:** Securing funding for study and securing accurate data on industrial demand and sites.

### C. **Community and Economic Development Technical Assistance**

1. The EDD shall be responsible for providing technical assistance to member governments and local economic development entities to maximize economic development readiness. Activities for which technical assistance shall be provided to meet this objective shall include, but not be limited to, preparation of grant applications for infrastructure improvements, assistance with annexation and tax increment financing proceedings, and development and revision of comprehensive plans and zoning ordinances.
- **Accomplishments Achieved:** MAPA provided technical assistance to all counties in the district and 26 cities/villages through contracts, service agreements or member courtesy in the program year.
  - **Quantifiable Deliverables:** MAPA completed 14 grant applications for eleven applicants totaling \$9.01 million in financial assistance. To date six applications have been approved. MAPA also administered or successfully completed nine previous grant projects in the program year.
  - **Difficulties Encountered:** No difficulties encountered.



2. EDD staff will also continue to administer CDBG Program Income funds for economic development activities in applicable jurisdictions.
  - **Accomplishments Achieved:** MAPA continued to administer CDBG Program Income funds for the cities of Blair and Ralston in the program year.
  - **Quantifiable Deliverables:** The total program income (sometimes referred to as “reuse”) balance administered by MAPA was last reported at \$133,974; funds are available to eligible private businesses as gap financing in the jurisdictions where the funds were originally obligated, subject to final approval from the local governing bodies.
  - **Difficulties Encountered:** Identifying eligible businesses willing to participate in the program is at times difficult. Prospective lenders must abide by the requirements of the block grant program with each initial loan until the entire capital balance is revolved and “washed” of federal/state conditions.
3. Staff will also provide assistance to member jurisdictions for grant writing and administration for community development projects:
  - a. Arlington, NE- Comprehensive Plan Update/Strategic Plan
    - **Accomplishments Achieved:** Though this activity was not implemented in Arlington, MAPA discussed providing a strategic plan for the village of Washington; a service agreement will be executed in the next program year.
    - **Quantifiable Deliverables:** There are no quantifiable deliverables to report as of this report date.
    - **Difficulties Encountered:** The village of Arlington contracted with a private planning firm to perform a strategic plan.
  - b. Blair, NE- Administration of City CDBG Economic Development Reuse Fund
    - **Accomplishments Achieved:** MAPA continued to administer a CDBG economic development fund for the city of Blair in the program year. Financial reporting required by the Nebraska Department of Economic Development was also completed by MAPA staff.
    - **Quantifiable Deliverables:** The city of Blair’s CDBG reuse balance was last reported at \$133,974; funds are available to eligible private businesses as gap financing. MAPA staff met with the Gateway Development Corporation (Washington County) to discuss potential loan projects for two businesses. MAPA assisted the city of Blair close on a \$50,000 reuse loan for working capital to an eligible business in December 2016.
    - **Difficulties Encountered:** Because program income funds are subject to CDBG regulations, it is sometimes difficult to close loans with private businesses due to added time considerations (e.g. public meetings, environmental reviews, etc.).
  - c. Council Bluffs, IA- Interstate 80/US Highway 6 Interchange Master Plan
    - **Accomplishments Achieved:** This activity was not implemented in the program year.
    - **Quantifiable Deliverables:** There are no quantifiable deliverables to report as of this report date.
    - **Difficulties Encountered:** A master plan document has stalled because the area to be assessed currently has no utility/infrastructure connection; a study will likely not occur until connectivity is addressed.
  - d. Crescent, IA- Comprehensive Plan and Zoning Ordinances





- **Accomplishments Achieved:** MAPA finalized a comprehensive plan and related ordinances for the city of Crescent in the program year.
  - **Quantifiable Deliverables:** MAPA staff facilitated a land use planning and zoning meeting with Crescent City Council, Planning and Zoning, and Board of Adjustment officials in February 2017.
  - **Difficulties Encountered:** No difficulties encountered.
- e. Hancock, IA- CDBG Water Project
- **Accomplishments Achieved:** The city of Hancock successfully completed its CDBG-funded water project. The CDBG portion of the project was audited for program compliance and state officials identified no findings of concern with project management.
  - **Quantifiable Deliverables:** Hancock is equipped with an updated \$1.09 million municipal water system.
  - **Difficulties Encountered:** No difficulties encountered.
- f. Henderson, IA- CDBG Wastewater Project
- **Accomplishments Achieved:** The city of Henderson successfully completed its CDBG-funded wastewater project. The CDBG portion of the project has been monitored and closed out.
  - **Quantifiable Deliverables:** This activity was completed in the previous program year.
  - **Difficulties Encountered:** No difficulties encountered.
- g. Herman, NE- CDBG Water Project
- **Accomplishments Achieved:** This activity was not implemented in the program year.
  - **Quantifiable Deliverables:** There are no quantifiable deliverables to report as of this report date.
  - **Difficulties Encountered:** The village of Herman reported there are currently no unobligated local funds to adequately match a CDBG grant.
- h. MAPA Region Nebraska Counties - Administration of MAPA Nonprofit Development Organization Revolving Loan Fund
- **Accomplishments Achieved:** MAPA maintained its status as a regional Nonprofit Development Organization (NDO) as authorized by the Nebraska Department of Economic Development. MAPA also continued to administer a regional revolving loan fund (RLF) as an NDO for the district's Nebraska counties.
  - **Quantifiable Deliverables:** MAPA's RLF balance was last reported at \$105,560. In April 2017, MAPA staff verified that an NDO recipient fulfilled the job creation and maintenance requirements of a prior loan, thereby unencumbering or "defederalizing" \$118,000. These newly unencumbered funds can be loaned out to eligible businesses in MAPA's Nebraska counties free of any federal/state conditions.
  - **Difficulties Encountered:** MAPA has a marginal RLF capital base from which to make meaningful loans.
- i. Macedonia, IA- CDBG Water Project
- **Accomplishments Achieved:** The city of Macedonia successfully completed its CDBG-funder water project.



- **Quantifiable Deliverables:** This activity was completed in the previous program year.
  - **Difficulties Encountered:** No difficulties encountered.
- j. Mills County, IA- Urban Renewal Area
- **Accomplishments Achieved:** This activity was completed in the previous program year.
  - **Quantifiable Deliverables:** MAPA staff prepared property owner notification letters and relevant maps for Mills County.
  - **Difficulties Encountered:** No difficulties encountered.
- k. Pottawattamie County, IA- Comprehensive Plan and Zoning Ordinances
- **Accomplishments Achieved:** Pottawattamie County approved the MAPA-prepared 2030 Comprehensive Plan and related ordinances.
  - **Quantifiable Deliverables:** This activity was completed in the previous program year.
  - **Difficulties Encountered:** No difficulties encountered.

**D. Provision of Information to EDA’s Economic Development Representative (EDR)**

1. The EDD shall be responsible for supplying the EDR with timely information on plant closures or prospective plant closings, as well as the number of employees affected by these actions.
- **Accomplishments Achieved:** MAPA maintained contact with Economic Development Representative (EDR) Mark Werthmann throughout the program year regarding plant and other business closures.
  - **Quantifiable Deliverables:** In 2015, ConAgra Foods, Inc. announced its intent to relocate the company’s headquarters out of Omaha and downsize approximately 1,000 employees. In that same year, Griffin Pipe in Council Bluffs idled production resulting in the loss of 250 jobs. Also, the regional electric provider Omaha Public Power District (OPPD) initiated closure of its nuclear power facility in Fort Calhoun, which has gradually led to the elimination of 700 jobs. MAPA’s EDR was made aware of both events and inquiries were made regarding utilization of the Economic Adjustment Assistance Program in response to the job losses. However, the majority of eliminated jobs were knowledge-based positions in sectors with reemployment opportunities.
  - **Difficulties Encountered:** No difficulties encountered.
2. Staff will maintain contact with the Economic Development Representative and provide information on business activity that may be eligible for assistance through Public Works or Economic Adjustment assistance programs.
- **Accomplishments Achieved:** MAPA maintained contact with EDR Mark Werthmann in the program year regarding business activity that may be eligible for EDA assistance.
  - **Quantifiable Deliverables:** MAPA consulted EDR Mark Werthmann in the program year about a potential property/facility acquisition for a workforce development nonprofit. Work began on a pre-proposal but nothing formal has been submitted to EDA to date.
  - **Difficulties Encountered:** MAPA periodically fields inquiries from jurisdictions and businesses about EDA investment assistance. Oftentimes projects propose to create jobs but the sites where activities are to occur are not located in areas that meet the



unemployment or per capita income thresholds. It has been difficult to identify projects that are close to implementation phase and are located in eligible areas.

### **E. Industry Attraction and Expansion**

The EDD will continue to work with local member governments and their respective Economic Development agencies, County Commissions, and other groups concerned with economic development to facilitate the expansion of existing industrial facilities and to attract new industries to the region. Where appropriate, cluster industries will be encouraged.

1. Staff will conduct at least one development forum each year, assembling economic development professionals, utility representatives, and planning/community development staff from local government members to discuss current and future development activity in the MAPA region.
  - **Accomplishments Achieved:** MAPA staff has provided technical support to the implementation of Heartland 2050, a long-range regional vision for the entire eight-county Omaha-Council Bluffs Metropolitan Statistical Area, which includes all five district counties. Heartland 2050 includes a prominent emphasis on economic development and economic and social equity. As an agency, MAPA is attempting to better define its role in economic development to both the urban core and rural communities that compose the region.
  - **Quantifiable Deliverables:** MAPA staff has organized and participated in two economic development implementation meetings July 1, 2016. The purpose of those meetings was to adopt measurable objectives related to the goals identified in the Heartland 2050 Action Plan.
  - **Difficulties Encountered:** Though implementation of economic development initiatives tied to the regional vision is guided by a committee of 60-plus practitioners, maintaining regular attendance and attracting members of broad influence have been challenging. In addition, MAPA is working to establish a niche related to economic development; the Greater Omaha Economic Development Partnership, a consortium of chamber organizations in Iowa and Nebraska, leads many development and workforce initiatives across the entire Omaha-Council Bluffs metro.
2. Staff will meet annually with each Chamber of Commerce/Economic Development Corporation in the region to discuss economic development needs relating to new and existing businesses.
  - **Accomplishments Achieved:** MAPA met and/or collaborated with economic development and chamber organizations in both Iowa and Nebraska in the program year, including the Greater Omaha Economic Development Partnership, which represents economic interests across the entire Omaha-Council Bluffs metro.
  - **Quantifiable Deliverables:** MAPA discussed project financing options with staff/representatives from economic development corporations, local governments, and new and existing businesses on three confirmed occasions in the program year.
  - **Difficulties Encountered:** No difficulties encountered.
3. Provide technical assistance to Greater Omaha Economic Development Partnership to identify available industrial sites in the region and prepare sites for development. This may include grant writing and environmental review.





- **Accomplishments Achieved:** MAPA engaged in preliminary discussions with the Greater Omaha Economic Development Partnership to determine the need and feasibility of establishing an available industrial property inventory or database.
- **Quantifiable Deliverables:** Staff attended two industrial market demand meetings with Omaha area chamber partners in the program year, however, there are no deliverables to report to date.
- **Difficulties Encountered:** There are strategically important industrial sites in northeast Omaha, however, these sites have assumed or confirmed environmental issues that will preclude development in the near future.

#### **F. Infrastructure Improvements**

The EDD will identify infrastructure improvements such as water, sewer, natural gas, high-speed Internet access, and roads that are required to support industry. When appropriate, the EDD will assist in the preparation of EDA grant applications for member governments to finance economic development projects that save and/or create jobs in the region.

1. Staff will work to complete Infrastructure Needs Studies in small communities in Douglas, Sarpy, and Washington counties (population below 5,000).
  - **Accomplishments Achieved:** MAPA staff met with the elected officials of the village of Washington to discuss developing a strategic plan, which would incorporate an analysis of infrastructure and services.
  - **Quantifiable Deliverables:** Staff prepared a service agreement and general scope of services to prepare a strategic plan for the village.
  - **Difficulties Encountered:** No difficulties encountered.

#### **G. Strategic Economic Planning and Development**

The EDD will work internally and with member governments throughout the region to develop strategies that will result in optimal positioning to capitalize on new economic development opportunities and to maintain existing levels of economic activity in areas where economic distress is currently not present.

1. Assist member governments, individually or collectively, to deliver cost effective services to their citizens.
  - **Accomplishments Achieved:** MAPA regularly advocates and promotes its services to member jurisdictions via community visits, monthly and semi-annual meetings, newsletters, social media, and other mediums. MAPA can typically provide services at a substantially lower rate.
  - **Quantifiable Deliverables:** MAPA provided contract services for 14 projects throughout the region in the program year. Staff also provided technical assistance and a letter of support to two EDA applicants, one of which was funded in September 2016.
  - **Difficulties Encountered:** No difficulties encountered.
2. Participate in committees, workshops, and conferences to promote cooperation and coordination.
  - **Accomplishments Achieved:** MAPA staff attended or actively participated in committees, workshops and conferences as time and budget allowed.



- **Quantifiable Deliverables:** MAPA staff attended six national and regional events, which are listed below:
  - EDA Regional Conference – Denver, CO
  - Iowa Association of Councils of Governments (ICOG) Staff Retreat – Ankeny, IA
  - Iowa SMART Conference – Des Moines, IA
  - National Association of Development Organizations (NADO) Conference – San Antonio, TX
  - National Association of Regional Councils (NARC) Conference – Monterey, CA
  - Nebraska Planning and Zoning Association Conference – Kearney, NE

3. **Difficulties Encountered:** No difficulties encountered.  
 Explore EDA and other federal, state, and private foundation grant opportunities for the region.

- **Accomplishments Achieved:** Each year, MAPA writes or provides assistance with grant and program applications for member jurisdictions at no cost to the applicant.
- **Quantifiable Deliverables:** MAPA staff wrote or helped prepare 14 grant applications, which are listed in the following table:

Applicant	Program/Funder	Application Submitted		Application Approved			Funding Amount (if applicable)
		Yes	In Progress	Yes	No	TBD	
Gretna	CDBG Downtown Revitalization, Phase I	X		X			\$26,550
Joint Land Use Study Area	Office of Economic Adjustment	X		X			\$140,000
Macedonia	CDBG Downtown Revitalization	X				X	\$246,000
Macedonia	Great Places	X				X	\$50,000
Mills County	FEMA Hazard Mitigation Grant Program	X		X			\$30,000
Mills County	Federal Recreational Trails	X			X		\$1,430,320
Mills County	State Recreational Trails		X			X	\$50,000
Mills County	CDBG Disaster	X		X			\$5,202,731
Minden	Assistance to Firefighters Grant	X			X		\$11,508
Omaha Healthy Kids Alliance	Institute for Sustainable Communities	X			X		\$250,000
Pottawattamie County	Iowa West Foundation – Community Improvements to Increase Economic Stability (CITIES)	X		X			\$911,525
Underwood	State Recreational Trails		X			X	\$50,000
Walnut	CDBG Water/Sewer	X		X			\$300,000
Valley/Waterloo	NAHTF Housing Rehabilitation	X				X	\$315,000

- **Difficulties Encountered:** No difficulties encountered.
4. Explore new sources for financial and technical assistance to promote economy.
- **Accomplishments Achieved:** MAPA applied for funding from two non-governmental sources in the program year to supplement staff and local projects.
  - **Quantifiable Deliverables:** MAPA was awarded \$125,000 from the Peter Kiewit Foundation in April 2017. MAPA applied for \$167,500 from the Iowa West Foundation but notice of funding will not be received in this program year.
  - **Difficulties Encountered:** No difficulties encountered.
5. Seek alternative sources and funds for the EDD and for member governments.



- **Accomplishments Achieved:** MAPA and peer districts in Nebraska were able to secure a provisional appropriation of state funds for community and economic development activities.
  - **Quantifiable Deliverables:** MAPA received \$80,000 from the state of Nebraska to supplement the district's budget for community and economic development work in 2017. MAPA utilized the bulk of state assistance to fund a housing coordinator; no such position previously existed in the district.
  - **Difficulties Encountered:** No difficulties encountered.
6. Advocate for the interests of the region at state and federal levels.
- **Accomplishments Achieved:** MAPA continued to participate in two statewide development organizations, Iowa Association of Councils of Governments (ICOG) and Nebraska Regional Officials Council (NROC). Staff also periodically met with elected representatives or staff of state and federal officials of the MAPA region. MAPA continued to contract with Kissel/E&S Associates for public affairs services, which include fostering relationships with Nebraska state senators, agency directors, and the Governor's office.
  - **Quantifiable Deliverables:** During the program year MAPA staff attended two national conferences where there were opportunities to discuss regional issues with Congressional representatives and federal administrators. Staff also regularly attended monthly or quarterly ICOG and NROC meetings where strategies on advocating regional interests were discussed.
  - **Difficulties Encountered:** No difficulties encountered.
7. Complete economic development strategic plans for cities and villages in Nebraska who are interested in participating.
- **Accomplishments Achieved:** This activity was not implemented in the program year.
  - **Quantifiable Deliverables:** There are no quantifiable deliverables to report as of this report date.
  - **Difficulties Encountered:** This activity is largely dependent on a community's interest and ability to contribute in-kind or cash match.
8. Implement region-wide long-range actions with all members and key stakeholders through the Heartland 2050 Regional Vision, which was funded through the HUD Sustainable Communities Regional Planning Grant program.
- **Accomplishments Achieved:** MAPA continued to spearheaded implementation of the Heartland 2050 regional planning beyond the closeout of the HUD sustainability grant, which primarily funded the long-term visioning process. Implementation funding has been secured for an additional year.
  - **Quantifiable Deliverables:** MAPA successfully applied for \$125,000 from non-governmental sources to implement the Heartland 2050 vision. Nineteen jurisdictions in the MAPA region also contributed or pledged a total of \$43,750 in implementation support for an additional year as of the date of this report. MAPA's economic development staff provided support and technical assistance to six implementation meetings and one regional summit.
  - **Difficulties Encountered:** No difficulties encountered.
9. Assist with redevelopment planning efforts associated with the Brownfields Assessment and Cleanup coalition underway in southeast Omaha.



- **Accomplishments Achieved:** MAPA provided the overall leadership and administration of the EPA Brownfields grant, including budgeting, management, reporting, and procurement of subcontract services. Staff submitted all required reports and necessary forms to close-out the project with EPA.
- **Quantifiable Deliverables:** MAPA received notice of final close-out from EPA in April 2017. The project completed a total of 17 Phase I and 9 Phase II environmental site assessments (ESAs) for hazardous substance and petroleum sites. Also completed were four Asbestos Containing Materials surveys, two Lead-based Paint surveys, and one Analysis of Brownfields Cleanup Alternatives.
- **Difficulties Encountered:** No difficulties encountered.

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**Evaluation:** Discuss the method used and evaluate the effectiveness in meeting and implementing the goals and objectives identified in the CEDS. Address your organization's progress in implementing the CEDS and the community/private participation in the CEDS effort during the preceding year.

### CEDS Performance Measures

- I. Number of jobs created/retained in the region:** From July 2016 through June 2017, records from the key economic development entities in the region show their efforts helped create or retain an estimated [redacted] jobs in the region. Business restructuring and closings resulted in the loss of at least [redacted] jobs during that same period.
- II. Number and types of investments undertaken in the region:** Public records indicate [redacted] locally significant economic development related projects were completed or announced in the region in the program year. Projects included public works improvements, quality of life enhancements, and significant retail/commercial development activities.
- III. Amount of private sector investment in the region:** Public records show that there has been approximately \$[redacted] billion in private (including some public) investments to economic development projects in the region in the program year.
- IV. Economic changes in the region since the last CEDS update:** The following economic indicators provide an assessment of changes in the regional economy during the previous program year.
  - *Labor force:* The region's labor force declined 2.1% from July 2016 to April 2017 (the last month comparable data is available); the total labor force for the region in April 2017 was 444,897.
  - *Unemployment:* Between July 2016 and April 2017 (the last month comparable data is available) the average unemployment rate for the region was 3.3%, 1.4 points below the national average over the same period. However, the region's relative low unemployment obscures the fact that there are pockets of consistent unemployment at the census tract level within the urban core.
  - *Per Capita Income:* The per capita income of the MAPA region, \$29,446, was at 102% the national average according to the most recent estimates compiled by the American Community Survey. No single county in the region had a per capita income at or below 80% the national average, an EDA indicator of economic distress. However, there are contiguous census tracts in the urban core, largely in eastern Douglas County, that meet the 80% distressed criteria.
  - *Median Household Income:* The median household income of the MAPA region, \$61,305, was at 114% the national average according to the 2015 American Community Survey.
  - *Poverty:* The MAPA region's poverty rate, monitored by Small Area Income and Poverty Estimates, was 10.6% in 2015, 4.9 points below the national average.



**Schedule:** Schedule achievable goals and plan of action for the coming year. Please include an updated Implementation/Action plan in this section.

### Suggested Implementation/Action Plan

<b>Goals: (A) Retain / Expand Business &amp; Industry; (B) Diversify Regional Economy; (C) Redevelopment &amp; Revitalization; (D) Infrastructure; (E) Public / Private Partnerships; (F) Quality of Life; (G) Build Capacity in Rural Governments; (H) Regional Planning Coordination; (I) Transportation Accessibility</b>					
<b>Goal</b>	<b>Project/Program</b>	<b>Implementation Timeframe</b>	<b>Priority</b>	<b>Key Partners</b>	<b>Funding Partners</b>
A	Determine Feasibility of Regional Revolving Loan Fund	2017	Moderate	MAPA, Local & Regional Chambers of Commerce, Nebraska Enterprise Fund, Omaha Small Business Network	EDA- Economic Adjustment
B	Entrepreneurial Ecosystem Analysis & Needs Assessment		Moderate	Greater Omaha Economic Development Partnership, Iowa Western Community College, Metropolitan Community College (START Center), Business Development Centers	EDA- Technical Assistance
D	Regional Plan for Site & Infrastructure Development		Moderate	City of Omaha, Greater Omaha Economic Development Partnership, MAPA	EDA- Technical Assistance
E	Regional Economic Development Committee / Forum	Ongoing	Low	Local Government Officials & Staff, Local & Regional Chambers of Commerce, Planning Consultants, Real Estate Developers, MAPA	N/A (in-kind contribution in form of stakeholder participation)
F	Planning & Development of Regional Trails	Ongoing	Low	MAPA, Iowa Department of Natural Resources, Iowa Department of Transportation, Nebraska Game & Parks, Nebraska Department of Roads	Federal & State Transportation Agencies, Private Foundations
H	Regional Data Hub	2017-2018	Moderate	MAPA, Greater Omaha Economic Development Partnership, Omaha Community Foundation, University of Nebraska at Omaha	Local Governments, Private Foundations
H	Heartland 2050 Regional Vision Implementation	Ongoing	High	MAPA, County & Local Governments of Omaha-Council Bluffs Metropolitan Statistical Area, Practitioners of Economic Development, Education, Health/Safety, Housing, Infrastructure & Natural Resources	Local Governments, Private Foundations
I	Omaha Bus Rapid Transit	2017-2018	High	Metro Transit, City of Omaha, MAPA	Department of Transportation, Private Foundations



## **EDA Regulatory Revision Final Rule – Summary**

### Things to Know:

- EDA’s revised regulations promote two key pillars of EDA: innovation and regional collaboration. The final rule encourages coordination and the leveraging of other federal resources while providing greater flexibility to EDA stakeholders.
- The final rule will take effect on January 20, 2015. The proposed rule, which was published in December 2011, received more than 120 public comments, which were taken into account in this Final Rule.
- Based on the public comments, some key changes are to the regulations governing the Comprehensive Economic Development Strategies (CEDS) process, EDA’s Planning program and Economic Development Districts (EDDs).

### The Final Rule:

- Removes outdated provisions (e.g., RLF Recipient no longer required to request that EDA subordinate its interest when seeking EDA approval to sell or securitize its RLF portfolio)
- Streamlines burdensome or unnecessary requirements (e.g., removes the “laundry-list” elements of CEDS and replaces them with four essential planning elements).
- Clarifies definitions, processes and requirements (e.g., EDA will use most recent data from BLS to determine economic distress levels based on unemployment rate, and ACS data to determine distress levels based on per capita income).

### Key Provisions:

#### *Eligibility, Investment Rates and Match Requirements*

- Changes key definitions, which includes adding a definition for Regional Innovation Clusters (RICs).
- Clarifies the data requirements eligible recipients must follow to demonstrate economic distress.



- EDA can now authorize a grant rate of up to 80 percent to incentivize projects that encourage broad, innovative Regional planning or demonstrate effective leveraging of other Federal resources.
- Modifies EDA's criteria for evaluating applications; projects will be evaluated based on the extent to which they: (a) ensure regional collaboration; (b) leverage public-private partnerships; (c) advance national strategic priorities; (d) enhance global competitiveness; (e) encourage environmentally sustainable development; and (f) support economically distressed and underserved communities.
- Maintains current definitions for traditional infrastructure but now provides examples of innovation- and entrepreneurship-related infrastructure and definitions of these terms, including business incubation, business acceleration, venture development organizations, proof of concept centers and technology transfer.

### *Planning and Comprehensive Economic Development Strategies (CEDS)*

#### Restructuring of the CEDS process

- Adds non-profit organizations and educational institutions to the list of entities that EDA expects will be part of the planning process.
- Maintains the requirement that a CEDS Strategy Committee represent the main economic interests of the region (e.g., private sector, public officials, community leaders, private individuals, representatives of workforce development boards, institutions of higher education, minority and labor groups), but eliminates the requirement for a majority or membership threshold for any type of economic stakeholder (unless State law says otherwise). *Thus, eliminates the requirement that private sector representatives constitute a majority of Strategy Committee membership.*
- Imposes new public notice and comment requirements before a Planning Organization can submit a CEDS to EDA (e.g., keeping comment period open for at least 30 days, permitting EDA to request any comments received on the CEDS and a demonstration of how these comments were addressed).

#### CEDS Content Requirements

- Replaces the laundry-list of 10 detailed items with four essential planning elements: (a) summary of economic development conditions of the region; (b) in-depth SWOT analysis of the region; (c) strategies and implementation plan that is not inconsistent with applicable State and local economic development or workforce development strategies; and (d) performance measures used to evaluate the Planning Organization's successful development and implementation of the



CEDS. The CEDS should also include how it is supporting and advancing economic resilience in the region

- Removes the express requirement that the CEDS document contain a “project list.” There is no prohibition on a CEDS document containing a project list, but EDA emphasizes that the appropriate focus should be on developing a strategy-driven plan based on regional visioning, prioritized actions and performance outcomes rather than a stand-alone list of projects and programs.
- Final Rule emphasizes that EDA will provide further guidance through the publication of periodically-updated CEDS Guidelines, which will be based on best practices and developed in collaboration with EDA’s economic development and research partners.

#### *Economic Development Districts (EDDs)*

- Eliminates the current membership thresholds for EDD policy boards, so:
- No longer required that EDD policy boards include at least a majority of its membership being elected officials or employees of a State, local or Indian tribal government appointed to represent the government.
- No longer required that EDD policy boards include at least one private sector Representative.
- No longer required that EDD policy boards include one or more representatives from Chambers of Commerce, institutions of post-secondary education, workforce development groups, or labor groups, all of which must aggregate a minimum of 35 percent of the District Organization’s governing body.
- In lieu of the membership thresholds, EDA maintains the requirement that the governing bodies must demonstrate that they are broadly representative of the principal economic interests of the region and adds the requirement that governing bodies must demonstrate the capability to implement the relevant CEDS.
- District Organizations must meet at least twice a year, instead of annually.

#### *Public Works*

- Clarifies that recipients must obtain EDA’s prior written approval before an alternate construction method to the traditional design/bid/build approach can be used. The justification for using the alternate method must include a brief analysis of the appropriateness and benefits of using the method to successfully execute the project, as well as the recipient’s past experience in using the method.

- Adds a new paragraph, codifying EDA’s existing practice, setting forth EDA’s procedures in the event of an overrun at construction contract bid opening.

*Revolving Loan Fund (RLF) Requirements*

- Permits EDA to waive the requirement to submit the RLF Income and Expense Statement (Form ED-209I) for RLFs with a small capital base, as determined by EDA.
- Imposes more rigorous standard for certification by an independent accountant as to adequacy of the RLF recipient’s accounting system.
- EDA now permits any Federal loans, not just those from the U.S. Small Business Administration’s 7(a) and 504 loan programs, to be used by the RLF recipient to satisfy its leveraging requirement.
- Clarifies requirements related to EDA’s capital utilization standard of 75 percent.
- EDA now may approve, at the request of the RLF recipient, the addition of a new lending area before the full amount of the RLF grant is disbursed to the recipient.
- Clarifies the distinction between a “consolidation,” when a single RLF recipient that has multiple RLF awards obtains EDA approval for consolidation of the multiple awards into a single RLF, and a “merger,” when two or more RLF recipients obtains EDA approval for the merger of their respective RLF awards to form a single RLF award.

*Property*

- Clarifies that EDA’s use restrictions apply only during the Estimated Useful Life of the Project.
- Clarifies EDA’s authority to enter into an inter-creditor agreement under which EDA and another lien holder share a first lien position.
- Provides flexibility on subordination, depending on whether subordination requests are made before, contemporaneously with, or after the grants award decision.
- Makes clear that EDA may waive the restriction against encumbrances if it finds that there is both “good cause” to waive the restriction and legal authority to waive.
- Provides necessary clarification of the difference between a “Project” and “Real Property” to be benefitted by the scope of work of the “Project.”

- Adds a new provision setting out EDA's authority to accept an instrument other than a recorded statement to protect EDA's interest in project property, such as an escrow agreement or a letter of credit.
- Clarifies the procedures for the release of the Federal Interest associated with EDA-assisted property: (a) outlines the general rule that upon a written request, EDA may release the Federal Interest in project property at the expiration of the project's Estimated Useful Life, so long as the recipient has made a good faith effort to fulfill the terms and conditions of the award, as determined by EDA; (b) provides that EDA can release its interest before the expiration of the Estimated Useful Life only if the agency receives compensation for the fair market value of the Federal Interest.