

City of Fremont Update

Date: December 18, 2020

To: City Employees/ City Boards/ Mayor & City Council

Northeast Economic Development Offering Down Payment Assistance

According to information from Northeast Nebraska Economic Development District (NENEDD) in Norfolk, a down payment program is being offered to qualified applicants. The Down Payment Assistance program is a 0% deferred interest loan for up to 20% of the purchase price, up to a maximum of \$30,000.

In conjunction with the loan, each applicant must attend a Homebuyer's Education Workshop prior to loan closing agreement. Homebuyer education classes includes an educational packet and instructional materials on topics such as family financial management, record keeping, maintenance and upkeep, landscaping, lawns and pest management, appliances, and home furnishings.

Any one interested should call NENEDD at 402-379-1150 to get more information.

Five Ways to Make the Most of Time

1. Eliminate: Too many people tend to try to do as much as possible by multi-tasking and running around in a frenzy. Usually all they achieve is more tasks and frenzy. Doing stuff is not the same as achievement, because activity is not productivity.
2. Focus: The key to doing less is to focus. Two things that can help you decide what to focus on are advantage and positive outcome. In other words, do things that you are better at than most people and things that give you a positive outcome, such as a financial reward, learning something new, or helping someone.
3. Scale: Use leverage and momentum to your advantage. For example, leverage the use of technology and scheduling to make your time more productive. Also, use the momentum of what is happening around you rather than going against the flow.
4. Do new things: While the first three behaviors of eliminate, focus, and scale are logic driven, doing new things is emotion based. Often, we remember things that seemed to last a long time, like new experiences.

INTERESTED IN PURCHASING A HOME
BUT NEED MONEY FOR A DOWN PAYMENT
TO QUALIFY FOR A HOME MORTGAGE LOAN?

Northeast Economic Development, Inc. has funds available for direct homebuyer assistance. Qualified households can receive a 0% deferred interest loan for up to 20% of the purchase price, not to exceed \$30,000. Income restrictions apply in order to be eligible for this program.



For more information about the program or to request an application, please contact the housing department.

Mandy Gear - 402-379-1150, x - 110 or mandy@enedd.org

5. Give your time to others: One of the best ways to use your time is to use it not on yourself but on others. Nothing is as rewarding as helping other people, mentoring younger people, or helping those who cannot help or give you anything in return.

In the end, it is the time that you do not measure that is most meaningful of all!

City to Take Closer Look at the State's Relinquishment Offer

When the Southeast Beltway is complete in 2023, the State of Nebraska will relinquish a portion of Highway 77 (Broad Street) to the City of Fremont. The City's portion of Broad Street starts at the Cloverly Road intersection on the south and extends north to the intersection of Judy Avenue, or a total of 3.4 miles. Included in this stretch of road are two viaducts—one over the Union Pacific (UP) and the other over the Burlington Northern (BN) Railroad track.



The picture on the right is a photo of the underside of the viaduct over the UP tracks, just south of Military Avenue. Shown in the picture are several of our concerns (deterioration of the concrete embankment and decking, as well as some corrosion of the steel girders) with the viaduct. The viaduct over the BN track appears to have some settling issues too. Also, in addition to the concerns with the viaducts, the City wants to be sure the relinquishment payment the State has offered the City is a fair deal.

Tentatively, the State has offered the City a one-time relinquishment payment of nearly \$1.9 million. The State arrived at this amount by estimating the cost of repairs needed to be done to the portion of road relinquished to the City. This offer considers the City using the money to make the repairs rather than the State making the repairs. That is why the City is taking a closer look at this portion of Broad Street and the repairs that will need to be done before agreeing to the State's relinquishment offer. In the end, once the City agrees to the relinquishment and accepts the payment, the City will have the sole responsibility to maintain this 3.4 mile stretch from that point forward.

Police Department Passes Out \$5,000 to Lucky Motorists

Thanks again to the generosity of an anonymous donor, the Police Department was able to pass out \$5,000 in cash to unsuspecting motorists. Called traffic stop surprises, the motorist initially believes they are being pulled over for a traffic infraction, only to find out they are a recipient of \$100 in cash. Pictured on the right is Officer Chad Smith handing out \$100 in cash to a lucky motorist.



The anonymous donor has been donating the money for the traffic stop surprises for at least the past five years.

There is no job so important and no service so urgent that we cannot take the time to do the work safely!



5 COMMON PHISHING EMAIL SUBJECTS

TO WATCH OUT FOR THIS HOLIDAY SEASON

**Help Local Families Impacted by
COVID-19 This Holiday Season**

Michaels: Unlock 25% off at Michaels!

Zoom: No Shave November Contest

IT: System Update Over the Holiday

HR: Holiday Pie Baking Contest!

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Human error. Conquered.

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