

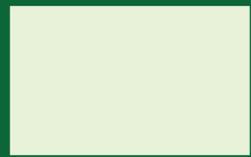


2024



ANNUAL REPORT

Northeast Missouri Regional Planning Commission and Rural Development Corporation 7/1/2023 - 6/30/2024



NEMO RPC/RDC

Serving Adair, Clark, Lewis, Knox, Schuyler and Scotland counties and the 33 villages and cities located within.



DIRECTOR'S REPORT

Operational capacity and community partnerships are core elements in the mission of Northeast Missouri Regional Planning Commission. These attributes were front and center in FY24 as our organization continued the ongoing evolution from the traditional limited roles of authoring plans and acting as liaison to various levels of state and federal bureaucracy. This past year, NEMO RPC continued to embrace the responsibility of being a fully engaged partner for all six counties and 33 municipality members.

To this effect, we witnessed continued victories for northeast Missouri as a direct result of the collaboration between NEMO RPC and local governments. The most financially successful example is the November 3, 2023 award by the U.S. Department of Transportation's Maritime Administration (MARAD) to Lewis County Port Authority, NEMO RPC assisted with the successful application through the Port Infrastructure Development Program (PIDP) for the La Grange Multimodal Port Enhancement Project which was awarded \$11,091,844 to construct a new dry bulk cargo handling facility along the Mississippi River in Lewis County, Missouri. NEMO RPC staff helped support numerous success stories in FY24 that were equally as important to local communities, ranging from the nearly \$2 million in Transportation Alternative Program funds for local sidewalk projects down to a \$12,000 Traffic Engineering Assistance Program grant. Housing Enhancement Northeast broke ground on new home construction projects in Schuyler, Knox and Scotland counties moving the program toward its goal of \$1 million in annual new construction, while securing an additional \$1 million in state funding for the program.

The year was full of accomplishments. I'm extremely proud of our team of their efforts and for our members for their engagement in the process that led to a successful FY24.

David Wilson

Executive Director

ABOUT THE RPC/RDC

Northeast Missouri Regional Planning Commission and Rural Development Corporation serves Adair, Clark, Lewis, Knox, Schuyler and Scotland counties and the 33 villages and cities located within.

WHO WE ARE

History

The Northeast Missouri Regional Planning Commission (NEMO RPC) was created by the State of Missouri and Governor Warren E. Hearnes on the 19th day of March in 1969. NEMO RPC was formed to coincide with the boundaries of the counties of Adair, Clark, Knox, Schuyler, and Scotland. In 1992, Lewis County petitioned the State of Missouri and the NEMO RPC membership to join the region and later that year was assigned by the state to the boundaries of the Northeast Missouri Regional Planning Commission/ Rural Development Corporation and Economic Development District.

Cooperation

While each of the organization's nearly 40 members has individual priorities, NEMO RPC works to bring the region's leaders together on a unified front to promote public safety, economic development and prosperity for members and the entire group as a whole.

Team Work

The NEMO RPC staff serves as an extension of local municipal and county governments, acting as an added resource to assist communities with planning, project development, grant writing and administration.





YEAR IN REVIEW FY24 JULY 1, 2023 - JUNE 30, 2024

WHAT WE ARE ACCOMPLISHING TOGETHER

- Started \$1 million in new home construction for workforce housing projects in member counties through HEN.
- Established the Northeast Missouri Regional Port Authority of Clark County.
- Witnessed the start of construction for the "Raise the Road at Alexandria" project, the region's #1 transportation priority on the TAC needs list.
- Managed more than \$800,000 in HUD aid for housing needs of low-income families, the elderly and the disabled.
- Authored a successful \$11,091,844 Port Infrastructure Development Program grant for Lewis County Port Authority.

Why it works!

The region shares the active spirit of cooperatively working together to solve problems and plan the future development of Northeast Missouri. The region experiences the same human, natural, and economic development needs. The region as a unit promotes public safety, general welfare, and economic prosperity for our citizens.

Coming together is a beginning; keeping together is progress; working together is success!

OUR MISSION

NEMO RPC/RDC strives to effect positive change through innovative planning, promotion and facilitation of community development and economic growth, focusing on supporting local entrepreneurship, business development and expansion of our regional economy by focusing on improving infrastructure, making capital available for growth and expansion, highlighting and studying housing and technology needs and advancing educational opportunities.

Unprecedented levels of federal discretionary funding opportunities continued to be available post-pandemic during FY24 and Northeast Missouri Regional Planning Commission worked diligently with its members to try to secure assistance for local projects.

The supply chain issues remained a priority, leading to the nearly \$12 million investment from the federal Maritime Administration (MARAD) into the Lewis County Port Authority expansion project and the formation of the new port authority in Clark County.

Infrastructure as a whole continued to be a focus of federal funding opportunities, leading to more than \$2 million in funding for pedestrian improvements across the region and nearly \$4 million in off-system bridge replacement projects.



MAKING PROGRESS

\$200,000+

REMOVAL OF SLUM & BLIGHT

CDBG funding is helping remove dangerous and dilapidated buildings in our communities to pave the way for growth.

332

HOUSING ASSISTANCE

SCPFA makes available 332 vouchers a month for public housing assistance to help low-income families pay rent.

31

PRIORITIZING TRANSPORTATION

The NEMO RPC Transportation Advisory Council priority ranked 31 projects for consideration to be included in the MoDOT Statewide Transportation Improvement Plan (STIP).

13,320

IMPROVING SIDEWALKS

Local communities secured more than \$2 million in Transportation Alternative Program (TAP) grant funding to help build more than 13,000 linear feet of new sidewalks.

OUR SERVICES



TRANSPORTATION

Assist our counties and cities, individually and as a region, to identify their public infrastructure issues and options for improvements, including securing funding sources.



PUBLIC HOUSING

Meet the emerging, affordable housing needs of low to moderate income individuals and families while promoting self-reliance and improving the quality of life of our clients.



RECYCLING

Developing and administering the Region C Solid Waste Management District Plan and overseeing more than \$2 million in grants to recycle, reduce and reuse the solid waste generated within the district.



ADMINISTRATION

Assisting cities, counties and political subdivisions in Adair, Clark, Knox, Lewis, Schuyler and Scotland counties navigate the reporting requirements for participating in state and federal funding opportunities.



CDBG

Providing grant writing and administration services for Department of Housing and Urban Development (HUD) Community Development Block Grants through the Missouri Department of Economic Development.



EDA

As a federally recognized Economic Development District, we lead locally-based, regionally driven economic development planning to create the Comprehensive Economic Development Strategy (CEDS).

NEMO RPC works on a wide-range of community projects, including comprehensive planning; economic development; revolving loan programs; public infrastructure (water, electric, sewer); and planning for multimodal transportation connecting roads, airports, ports, mass transit, and rail. The RPC coordinates programs on behalf of county

and municipal members with state and federal agencies; solid waste planning; hazard mitigation; community facilities; and workforce development. A part of the RPC's services involves preparing grant applications for implementation of various capital improvements and assisting county and municipal government in administration of grants.

OUR TEAM



MARLA GREINER
Solid Waste District Management /
Community Development

Marla has been with NEMO RPC for 7 years. She administers the district's recycling grant program and works in community development with CDBG projects.



TONI RHOADS
Fiscal Officer

Toni is a three-year team member at NEMO RPC. She took over as the agency's fiscal officer in 2023 after serving as a Disaster Recovery Specialist for the CARES Recovery Act.



COURTNEY HOLTON
Public Housing Director

Courtney joined the NEMO RPC team this year, assisting area residents secure public housing assistance while working with property owners to ensure access to affordable housing.



BATINA DODGE
Community Development

Batina is the newest member of the team, bringing years of experience as a county clerk to work to assist member entities in addressing their community development needs.



CHRIS FEENEY
Transportation Planner

Chris is in year five at the RPC guiding the efforts of the region's Transportation Advisory Council defining local priorities for MoDOT programming.



SUE MORTON
Housing Coordinator

Sue has more than 40 years of service to the members of the Regional Planning Commission. She currently serves as a part-time staffer for the housing agency.



OUR ACHIEVEMENTS

Fiscal year 2024 was a period of many achievements for the communities of Northeast Missouri as the partnerships with Northeast Missouri Regional Planning Commission generated numerous success stories.

01 Memphis Emergency CDBG

The City of Memphis was awarded a \$59,875 Community Development Block Grant for emergency demolition of a dangerous building located on the southwest corner of the city square. The grant allowed for property clearance on the site and demolition of the partially collapsed building to remove the public safety hazard for the community.

02 SS4A \$120,000 Kirksville

The City of Kirksville was awarded a \$120,000 Safe Streets and Roads for All grant to supplement the ongoing NEMO RPC SS4A comprehensive safety action plan grant. This new award is funding road safety audits on the US 63 alternate route to study high volumes of traffic crashes.

03 Solid Waste Management Grants

More than \$66,000 was awarded to three recipients as part of the FY25 Solid Waste Management District Region C grant program. This year's awards will help fund benches and picnic tables at city parks, a plastic perforator machine for a local recycling program as well as recycled playground equipment for a daycare.

“Building bridges and removing roadblocks in all avenues of government”



OUR SUCCESS

QUEEN CITY WASTEWATER FUNDING

NEMO RPC helped Queen City secure a \$750,000 water/wastewater grant to team with \$625,000 in federal funding to make \$2.2 million in improvements to the wastewater treatment facility as part of the city's sanitary sewer system.

The project will allow for the rehabilitation of the Queen City wastewater treatment facility constructed in 1977, including the stabilization of the earthen lagoon berms, pipe and manhole structure replacements and the addition of ammonia and UV treatment.

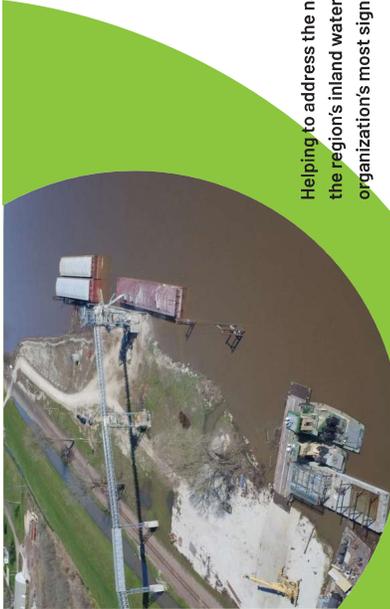
GOVERNOR'S RURAL ROUTE PROGRAM

When Governor Parson signed the Missouri state budget this summer it marked the third consecutive year \$100 million in general revenue funds were allocated to improve the condition of rural low volume roads. NEMO RPC has been actively engaged with the Missouri Highway and Transportation Commission regarding low volume road conditions.

ZERO FATALITIES

In 2023 there were a total of six counties in Missouri to achieve zero roadway fatalities. Two of those counties, Scotland and Lewis, are part of NEMO RPC. The Missouri Department of Transportation presented these counties with an award along with a letter of recognition from MoDOT Director, Patrick McKenna during county commission meetings in June. The region continues public safety efforts in hopes of a future with zero roadway fatalities for every community.





EXPORTING SUCCESS

Helping to address the nation's supply chain issues and expanding the region's inland waterway port infrastructure were among the organization's most significant achievements in FY24.

NEMO RPC partnered with Lewis County Port Authority to author a successful Port Infrastructure Development Program (PIDP) grant that will help fund a new inland waterway port on the Mississippi River near La Grange.



\$11,091,844

The U.S. Department of Transportation's Maritime Administration (MARAD) awarded more than \$11 million to help fund the construction of a new dry bulk cargo handling facility along the Mississippi River in Lewis County, Missouri.



NEW FACILITY

The project includes construction of a new roughly 200-foot cargo dock and approximately 1.62 miles of access road; the purchase and installation of a roughly 400-linear-foot conveyor system; and related cargo handling equipment.



SHOW-ME STATE

The La Grange Multimodal Port Enhancement Project was the lone FY23 PIDP grant award for the state of Missouri. The Missouri Department of Transportation partnered with Lewis County Port Authority to provide additional matching funds for the project.



MULTIMODAL

The multimodal aspect of the La Grange project will dramatically improve efficiency for the Lewis County Regional Port Authority, opening the way for the delivery of goods and services to and from the location by truck, barge or train.



On November 3, 2023 the U.S. Department of Transportation's Maritime Administration (MARAD) announced over \$653 million to fund 41 port improvement projects across the nation under the Port Infrastructure Development Program (PIDP) including the Lewis County project.

Why do inland river ports matter? Because increased investment enhances competitiveness by reducing shipping costs. More investment = more farm exports.

ANALYSIS

The 15 public port authorities classified by the 2022 MoDOT Freight Plan as either active or developing, account for just 4% of goods by weight moved on the state's transportation system. The volume of freight is expected to grow by 20% by 2045 to 1.1 billion tons and inland waterways, with the expansion of local and regional port sites offering the perfect opportunity to move more of this cargo volume off the state's overcrowded highways and rail lines.

CLARK COUNTY

In FY24 NEMO RPC's efforts on the waterways also included the creation of the new Northeast Missouri Regional Port Authority of Clark County.

On October 12, 2023, the Missouri Highway and Transportation Commission approved the RPC's application, on behalf of Clark County and the city of Alexandria, for the creation of the new NEMO Port political subdivision.

A 2023 port strategic plan and market study funded by a \$250,000 MASHBDA grant identified these opportunities:

- The operation of a Clark County port facility including container, breakbulk, agribulk, and drybulk services would result in projected annual direct economic impact of \$13.2 million in output (sales), \$3.7 million in value added, and 25 jobs resulting in an estimated total economic impact of \$27.0 million.
 - In this scenario, a total of \$2.7 million in taxes is paid annually, of which \$1.3 million are state and local taxes and \$1.4 million are federal taxes.
 - The market study generated responses from 13 businesses and industries expressing interest in utilizing the port, defining approximately 550,000 metric tons of domestic volume and another 400,000-650,000 metric tons of international volume.
- According to the 2023 Missouri Freight and Rail Plan, in 2018, more than 985 million tons of freight valued at \$1.1 trillion was shipped on the Show-Me State's transportation system with projections to increase to more than 1.1 billion tons of freight, valued at \$1.8 trillion annually by 2045, an increase of 19% by tonnage and 57% by value.

The vast majority of Missouri freight travels by rail and road, with only 4% of the volume, and just 2% of the value being shipped on waterways.

While river transportation has proven too often be a more financially viable option, not to mention more environmentally friendly and exponentially safer, limited regional access to get cargo on and off the river is preventing the transition of higher volumes of cargo to this preferred method of transportation.

HEN BEGINS



Bringing the nonprofit mindset of community development into the realm of construction to address a clearly defined shortage of housing to meet the needs of the local workforce.

With initial capital in the range of \$1 million dollars, Housing Enhancement Northeast will develop speculative housing throughout the NEMO RPC region. The HEN funds are fueled by \$800,000 of equity from NEMO RPC rental property combined with \$240,000 in Residential Development Loan funds secured by Tri-County Electric Cooperative and Northeast Power.



"NEMO RPC strives to have impact in the communities we serve to help grow rural northeast Missouri. The next step is filling the void in workforce housing. With great partnerships like Tri-County Electric and Northeast Power along with support from the NEMO RPC Executive board we are now making true impacts. Northeast Missouri will be a leader to show the rest of the state how great partnerships and dedication can solve any problems we may face."
- Derek Weber NEMO RPC

New home stock to meet demands of buyers

Sq. Feet Living Space

1,600+

Housing shortage identified to meet labor demands

New Homes Needed

60-75

Target margin for workforce housing market

Sale Price

\$240,000

BREAKING GROUND

Northeast Missouri Regional Planning Commission and partners Tri-County Electric Cooperative, Northeast Power and Associated Electric Cooperative gathered in Lancaster, MO on Tuesday, March 26, 2024 for the ceremonial groundbreaking for the construction of the inaugural home in the community development partnership's Housing Enhancement Northeast (HEN) program.

Dozens of representatives and community members from Adair, Schuyler, Scotland and Knox counties gathered at the program's first home construction site on North Linn Street. NEMO RPC executive director Derek Weber was joined by TCEC General Manager Mike Scheib to break ground with the ceremonial shovels at the site of the first of what are expected to be many, workforce housing developments across the region.



"The core tenet of our project is rooted in a service mindset. The identified housing shortage is a significant hindrance to community and economic development. We entered this project with a goal of removing the pursuit of profit from the picture and instead simply placing the focus on increasing the amount of quality, available housing to spur growth and financial health for the region." - Derek Weber NEMO RPC Executive Director

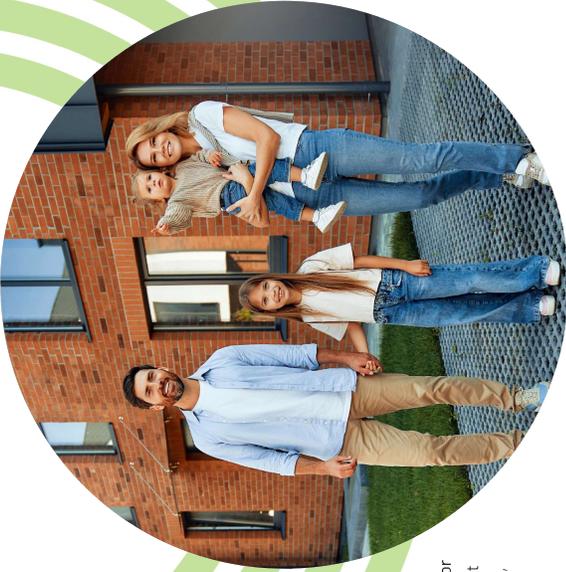
ADDITIONAL \$1 MILLION

On June 28, 2024, when Missouri Governor Mike Parson signed the Fiscal Year 2025 (FY25) state operating and capital improvement budget bills, NEMO RPC was awarded a \$1 million line item budget infusion for the workforce housing development that came in the form of a grant being administered by the Missouri Department of Economic Development. "It's very gratifying to have a project that we built from the ground up receive this kind of support from the governor, the state of Missouri and Rep. Greg Sharpe," said Derek Weber. "We really are kind of pioneers in our state for doing something like this."

PUBLIC HOUSING

The mission of the Scotland County Public Housing Agency is to meet the emerging, affordable housing needs of low to moderate income individuals and families while promoting self-reliance and improving their quality of life.

The SCPHA administers Housing Choice Vouchers for U.S. Department of Housing and Urban Development in Adair (excluding the City of Kirksville), Clark, Knox, Schuyler and Scotland Counties.



The rules and regulations of the Section 8 Housing Programs are determined by the U.S. Department of Housing and Urban Development (HUD). The SCPHA sets policies, procedures and requirements for tenant selection, inspections, and terminations based on those regulations.

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by SCPHA. The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.



56 clients on waiting list

Since the demand for housing assistance often exceeds the limited resources available to HUD and the local housing agencies, long waiting periods are common. SCPHA currently has 56 clients on the waiting list looking for available rental housing in the area. Nationwide there are only 37 affordable rental homes for every 100 low-income renters.

ELIGIBILITY

Eligibility for a housing voucher is determined by the PHA based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live.

<50% MHI

By law, a PHA must provide 75 percent of its voucher to applicants whose incomes do not exceed 30 percent of the area median income. PHAs may give a preference to a family who is (1) homeless or living in substandard housing, (2) paying more than 50% of its income for rent, or (3) involuntarily displaced.



\$1,117,380
SCPHA funding from HUD to assist local clients

The payment standards for Section 8 housing vary by household size. Section 8 participants are responsible for paying a portion of their rent, based on their income. This portion is typically set at 30% of the household's adjusted income. The housing authority will then pay the remaining portion of the rent, up to the payment standard for the area.

\$341.72

Average monthly rental assistance per SCPHA client

Assisting low-income families, elderly, and the disabled to afford housing in the private market.

SCPHA calculates the maximum amount of housing assistance allowable, the maximum generally being the lesser of the payment standard minus 30% of the family's monthly adjusted income or the gross rent for the unit minus 30% of monthly adjusted income.

BATTILING INFLATION

+17.6%

SCPHA's total rental assistance payments increased 17.6% during the past fiscal year as inflation drove up the cost of living and rent rates.

UTILITY BILLS

\$100,745

HUD's Total Resident Payment can include the costs for reasonable amounts of utilities. Utility assistance rose by more than 22% to \$100,745.

RENTAL ASSISTANCE

\$997,298

SCPHA distributed \$997,298 in rental assistance to landlords in the past 12 months on behalf of client renters.

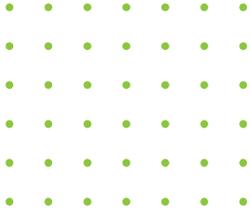
HUD USA STATS

7.26 million

The number of Americans who living in Section 8 housing. The average income per assistance household is \$17,201, with 74% of public assistance households being female-head.

ASSOCIATE MEMBERS

Associate memberships are designed to help companies build relationships with member governments through sustained engagement across multiple channels throughout the course of a year. NEMO RPC/RDC associate membership dues are \$250 and help fund additional RPC programming.



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Palmyra, MO 63461
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www.northeast-power.coop

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Columbia, MO 65201
www.allstateconsultants.net

HOWE COMPANY LLC

804 E. Patton Street
Macon, MO 63552
660-395-4693
www.howecompany.com

NEMR TELECOM

718 S. West Street
Green City, MO 63546
660-874-4111
www.nemr.net

LEWIS COUNTY REC

18256 Highway 16
Lewistown, MO 63452
888-454-4485
www.lewiscountyrec.org

KLINGNER & ASSOCIATES PC

4510 Paris Gravel Road
Hannibal, MO 63401
573-769.8215
www.northeast-power.coop

MECO ENGINEERING CO., INC.

3120 Palmyra Road
Hannibal, MO 63401
573-221-4048
www.mecoengineering.com

TRI-COUNTY ELECTRIC COOP

16894 US Highway 63 / PO Box 159
Lancaster, MO 63548
888-457-3734
www.tricountyelectric.org

CLARK COUNTY CPWSD #1

114 West Court
Kahoka, MO 63445
660-727-1411
www.clarkpws.myruralwater.com

MARK TWAIN RURAL TELEPHONE COOPERATIVE

48054 State Highway 6 Hurdland, MO 63547
660-423-5211
www.portal.marktwain.net

FINANCIAL REPORT

Northeast Missouri RPC/RDC Combined Balance Sheet (unaudited)

6/30/2024

ASSETS

OPERATING ACCOUNTS

Rural Development Corporation	\$ 69,180
RDC-Brashear Rentals	\$46,073
Regional Planning Commission	\$160,898
TOTAL OPERATING ACCOUNTS	\$276,151

RECEIVABLES

Rural Development Corporation	\$0
Regional Planning Commission	\$360
TOTAL RECEIVABLES	\$360

TOTAL ASSETS

\$276,511

LIABILITIES

Rural Development Corporation	\$15,099
Regional Planning Commission	\$0
TOTAL LIABILITIES	\$15,099

FUND BALANCE

Rural Development Corporation	\$100,154
Regional Planning Commission	\$161,258
TOTAL FUND BALANCE	\$261,412

TOTAL LIABILITIES & FUND BALANCE

\$276,511

LOCAL GOVERNMENT

Whether it is a city, county or some other form of political subdivision, local governments and local elected officials are residents' fundamental provider for the most foundational services such as safety and protection, the administration of justice and the access to basic infrastructure and social services.

The RPC provides an areawide approach for local governments to work together to address common problems and to share technical staff for problems that cross borders and boundaries.

The intent of the regional planning commission is to assist these entities with state and federal agencies, private companies or other public bodies.

NEMO RPC strives to deliver programs that may not be available on an individualized basis with county and municipal governments, but can be provided by sharing staff and combining resources.



MUNICIPALITIES

ADAIR COUNTY

Kirksville - 660.627.1225
 Brashear - 660.323.5575
 Gibbs - 660.988.1902
 Millard - 660.665.2067
 Novinger - 660.488.5383

CLARK COUNTY

Kahoka - 660.727.3711
 Alexandria - 660.754.6315
 Luray - 319.795.6437
 Revere - 660.948.2950
 Wayland - 660.754.6132
 Wyaconda - 660.479.5611

KNOX COUNTY

Edina - 660.397.3251
 Baring - 660.342.4411
 Hurdland - 660.423.5272
 Knox City - 660.434.5366
 Newark - 660.733.5658
 Novelty - 660.739.4511

SCHUYLER COUNTY

Lancaster - 660.457.3022
 Downing - 660.379.2515
 Glenwood - 660.341.3104
 Greentop - 660.949.2520
 Queen City - 660.766.2735

LEWIS COUNTY

Monticello - 573.767.5383
 Canton - 573.288.4413
 Ewing - 573.494.3497
 La Belle - 660.213.3830
 La Grange - 573.655.4301
 Lewistown - 573.215.2582

SCOTLAND COUNTY

Memphis - 660.465.7285
 Arbela - 660.945.3825
 Granger - 660.988.0247
 Rutledge - 660.341.1970
 South Corin - 660.282.3301



ADAIR

Mark Shahan, Bill King, Gayla McHenry (elect)
 Meet Monday, Tuesday and Wednesday
 email: adair@sos.mo.gov

CLARK

Steve Krueger, Timothy Harper, Joseph Humes
 Meet Tuesday and Thursday
 email: clark@sos.mo.gov

KNOX

Les Cardwell, Bill Whiles (elect), John Greenley (elect)
 Meet Monday and Friday
 email: knox@sos.mo.gov

LEWIS

Wayne "Fid" Murphy, Jr., Travis Fleer, Craig Redmon (elect)
 Meet Monday
 email: lewis@sos.mo.gov

SCHUYLER

Jeremy Lefler, Anthony Wilson (elect), Drew Bruner (elect)
 Meet Monday
 email: schuyler@sos.mo.gov

SCOTLAND

Duane Ebeling, David Wiggins, Brent Rockhold
 Meet Wednesday and Thursday
 email: scotland@sos.mo.gov

The state of Missouri has 114 county governments. With the exception of St. Louis, St. Charles, Jefferson, Clay and Jackson Counties (who operate under a charter, "home rule" form of government), the other 109 counties all have governing bodies composed of three commissioners - a presiding and two associates.



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NEMO RPC/RDC

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