



July 2008

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Dawson Area Development Business and Industry Appreciation Day July 9th 2008 - Lakeside Country Club

Dawson Area Development held the annual Business and Industry Appreciation Day on July 9th at Lakeside Country Club on Johnson Lake. The event included a four-person golf scramble, four point pitch tournament, and a steak dinner.

We would like to thank the 84 golfers, 6 pitch players, and over 100 who attended the steak dinner for their participation in the event. We would also like to thank Lakeside Country Club for their support in the planning and execution of the days activities.



The team (from left) of Murray Hardie (Government Rep. of Canada), Dian Lauby (Security First Bank), Brian Vasa (NPPD), and Steve Atwood (Designer Craft Woodworking), size up a putt at the annual event.

DAD would like to thank area businesses who donated items for flag and card prizes: Source Gas, Gothenburg State Bank, Plum Creek Motors, TierOne Bank, Davis Family Dental, Cozad Country Club, John Wrage Enterprises, Pony Express and Platte Valley Auto, Lakeside Country Club, Wild Horse Golf Club, Pamida, and NPPD.

The winning team of the golf tournament included: Joe Pepplichtsch and Bill Brecks (City of Lexington), Dana Daniels (Miller and Associates), and Jen Wolf (Dawson Area Development) who fired a 10 under round of 62.

Verlin Janssen (Janssen Enterprise of Gothenburg) was the 2009 winner of the 4 point pitch tournament held in the clubhouse.

Dawson Area Development Chairman, Bruce Clymer, gave a short presentation to those who attended on the accomplishments of the DAD organization over the past year. Once again, thank you to all of you who participated and supported the outing. 🏌️

DAD Plans Dawson County Housing Fair - Aug. 8, 2008

The Dawson County Housing Study, which began in 2007, is almost complete. The last component of the study will be a county-wide Housing Fair that will highlight all housing opportunities in the area, along with the reasons for future housing needs.

The Fair will be held August 7, 2008, beginning in the morning in Lexington, with a complete tour to follow highlighting housing development in Cozad, Gothenburg, Elwood, and Eustis. Invitees include major funding entities, such as NE Department of Economic Development, USDA, and NIFA. Major developers in the state of Nebraska will have the chance to hear community representatives highlight the opportunities for continued housing development in their respective communities. 🏠

NPPD Sponsored Seminar: "Winning Site Selection Projects"

The NPPD sponsored "Winning Site Selection Projects" seminar will be held in Lexington on Thursday, August 21, 2008.

Learn how to create and leverage you community's competitive advantages to win site selection projects. In this one day course, brought to you by NPPD and Touchstone Energy Cooperatives, you will learn how to prepare your community to attract development in the hyper-competitive field of site selection. You can increase you community's quality of life and boost your standard of living by enrolling in the "Winning Site Selections Projects" seminar.

Click here to finish the story.

ABLE Receives Grant from CLARCOR, Parent Company of Baldwin Filters

July 14, 2008
ABLE Program:

On behalf of the employees of Baldwin Filters and our parent company CLARCOR, we would like to present the ABLE program a check for \$5,000 for the funding of programs that would expose the area youth to current business and career opportunities in Dawson County. We wish you the best of luck with your project.

Sincerely,
Sam Ferrise - President

www.baldwinfilter.com



Similar funding was received from CLARCOR in November of 2006 and that funding was used specifically for the development and support of the Business and Industry Tour, the Career Expo/Fair, and www.dawsoncountycareers.com. This recent funding will be used for the same three programs listed above. The ABLE Board of directors would like to sincerely thank CLARCOR for their support of our Dawson County activities and the education of our youth.

City of Lexington Receives a Building Entrepreneurial Communities Act Planning Grant (BECA)

LINCOLN, NEB. (July 8, 2008)

For information contact Sue Sitzmann at 800 426 6505 or email: sue.sitzmann@nebraska.gov

Partnerships Receive \$106,205 for Building Entrepreneurial Communities.

The Nebraska Department of Economic Development (DED) and Nebraska Rural Development Commission awarded \$106,205 to eight partnerships through the Building Entrepreneurial Communities Act (BECA). A total of 11 regional partnerships applied. BECA is part of the Nebraska Advantage package.

"As we continue awarding these grants, we're seeing more widespread cooperation and regional growth as a result of the great enthusiasm and hard work of all entities involved," said Richard Baier, DED Director. "Now, neighboring regions are starting to take note and don't want to be left behind. The wonderful spirit ignited through BECA grants is helping entities achieve far more together than they could ever accomplish individually, a fact that is no longer lost on anyone, especially considering the tough financial time in which we all live."

Projects awarded:

1. The City of Lexington is getting \$4,540 to create a regional technical assistance center through the collaborative efforts of area communities, businesses and industries, local work forces, and education systems. Planning grants do not require matching funds. Contact: Jennifer Wolf 308 784 3902
2. The City of Bassett and Rock County received \$2,250
3. The Cities of Kearney, Ravenna and Minden, and Buffalo County were awarded \$56,000
4. The Village of Meadow Grove and City of Plainview received \$2,500
5. The Counties of Nuckolls and Phelps were awarded \$5,760
6. Platte County and the Village of Cedar Rapids received \$21,205
7. Scotts Bluff County and the Village of Terrytown received \$11,450zx

For a list including details of all of the projects listed above contact the DAD office or visit: <http://www.neded.org/>


Funds Raised for Foster Care 1st Annual Show and Shine

© The Gothenburg Times

by Elizabeth Barrett - June 12, 2008

The First ever Gothenburg Foster Care Fun Run & Show and Shine in Ehmen Park on Saturday, June 7th raised about \$2,500, according to co-organizer Stan Jordan who is still collecting money.

Working with the Dawson Area Development office, Jordan said a tax-exempt account has been set up. Jordan and Monte Kenning organized the motorcycle and car show, live music, hog roast and poker run to help foster care kids in Gothenburg and Dawson County attend college to gain the skills necessary for a good job.

For more information or to donate, contact Jordan at 308 537 7801. 



Above, Paul Advay of Gothenburg entered a 1967 Volkswagon.

First State Bank and ABLE are Awarded \$25,000 Grant for Creation of Rental Housing in Dawson County

First State Bank of Gothenburg and Career Services Inc., most commonly known as ABLE have received a \$25,000 grant from the Federal Home Loan Bank of Topeka that will be used to develop rental housing. The funds were received through an economic development grant program of FHLBank Topeka, of which First State Bank is a member. FHLBank's Joint Opportunities for Building Success (JOBS) program helps financial institutions throughout Nebraska, Colorado, Kansas, and Oklahoma promote jobs and economic growth in their communities.

The grant funds will be part of a project that will add fifteen (15) workforce rent to own houses in Dawson County. This project is a collaborative effort between Career Services, Inc., Dawson Area Development, the cities of Gothenburg, Cozad, and Lexington, and Opportunity Builders, Inc. In preparation for new workforce housing, Gothenburg and Lexington have created new neighborhoods with new infrastructure, and Cozad has improved the existing infrastructure where vacant lots have existed for years, all in efforts to provide the places for new rental housing.

With all the new housing subdivisions coming together now, it is time to move forward with the project to provide five (5) new homes in each of these communities that will be available as rental



housing. Not only will these fifteen homes provide stable, affordable housing for Dawson County area workforce families, but at the same time homebuyer education, with an emphasis on home maintenance, will be provided. This will ensure that the heads of the households will acquire the ability to maintain the home they will be renting and education will open new future opportunities for these households to purchase homes of their own. Within the educational curriculum, tenants are taught the basic principles of a home budget, how to understand all the professions that are involved in making a home purchase, and about being a good neighbor wherever they choose to live. [click here to finish the story.](#)

Communities are Encouraged to Apply for New Neighborhoods II Consideration Three will be chosen with up to \$1 million available for each.

LINCOLN, NEB. (June 2, 2008)—The Nebraska Department of Economic Development is launching the application process for its New Neighborhoods II Initiative today. Financial support will be ultimately provided to three communities that are selected for participation. To access the application form go to: <http://www.neded.org/content/view/186/>. From here you can select either pdf or word document format.

New Neighborhoods II is an extension of the original economic development initiative that incorporates planning, community development and housing components. Its goal is to help communities struggling to meet or keep up with the housing demand created by either new or expanding companies wanting to create new jobs and hire more employees.

DED is interested in neighborhood projects that include mixed income levels (not limited to low- and moderate-income homebuyers), mixed use (more than just


housing) with green space somehow built into the area. Selected communities will be able to readily identify and offer up more than one prospective parcel of land for development without committing to any specific parcel. The projects will likely involve multiple phases and span several years.

The Department will commit as much as \$1 million to each community in the form of Nebraska Affordable Housing Trust Fund and Community Development Block Grant revolving loan funds. DED staff also will work to facilitate local investment and coordinate federal, state, local and private resources to meet the specific needs of each community where certain components of a project don't necessarily meet DED funding guidelines. Selected communities can use up to \$30,000 for pre-development costs.

Applicants will be selected according to how closely they fulfill DED's goals of workforce housing, community

investment, mixed use, and green space requirements, and the probability of successfully achieving the ultimate outcome. The selection team will factor in how each community completes the "Checklist for Communities," and "Clarifying Questions and Answers" portion of the application, and information they gather during onsite interviews.

Applications must be emailed no later than August 29, 5 p.m. CDT to bob.doty@nebraska.gov and lara.huskey@nebraska.gov

The selection team plans to accelerate the review and final selection process so that construction can begin in the three communities by Spring 2009 with a model for incorporating the concept being readily available to include in the 2010 Housing and Community Development Annual Action Plan. 

A Career with Entrepreneurship Opportunities

Learn more about a career with entrepreneurship opportunities. In Nebraska, major appliance service technicians trained for the newer hi-tech major appliances are in high demand. Due to high fuel prices there is even more demand for local major appliance installation and service businesses.

A new technical program that will only take 9 months to complete has been developed and has taken flight this July on Southeast Community College's Milford Campus. It is the only credit program of its kind in the region, and graduates will receive a diploma for a profession that is in great demand nationwide. The Professional Service Association estimates there are approximately 30,000 Major Appliance Technician jobs available, but fewer than 500 graduate from appliance programs each year. Continued growth is predicted as the Major Appliance industry is producing more sophisticated and technically complex products.

For additional information on the program contact: Jerry Magorian - Southeast Community College Professional Development & Customized Training Services
jmagoria@southeast.edu or 402 437 2508

About the NBDC What does the Nebraska Business Development Center do?

The Nebraska Business Development Center (NBDC) is a cooperative program of the U.S. SMALL BUSINESS ADMINISTRATION (SBA) and THE UNIVERSITY OF NEBRASKA AT OMAHA (UNO).

1. SMALL BUSINESS DEVELOPMENT
Start-up, management and technical assistance to entrepreneurs and small business owners from offices throughout the state. In partnership with the U.S. Small Business Administration.
2. PROCUREMENT TECHNICAL ASSISTANCE
NBDC helps businesses in NE obtain government contracts. In partnership with the Defense Logistics Agency (U.S. Department of Defense).
3. LEAN ENTERPRISE MANUFACTURING
Engineering process, business management and lean manufacturing assistance and training for Nebraska manufacturers. In partnership with the Nebraska Department of Economic Development.
4. MANAGEMENT AND TECHNOLOGY SOLUTIONS
Custom and open courses in computer technology (including web design and delivery), project management, business management, and leadership.

5. POLLUTION PREVENTION AND ENVIRONMENTAL COMPLIANCE.

Designated by the U.S. Environmental Protection Agency as the information resource for pollution prevention, waste management, and environmental compliance in EPA Region 7.

6. INNOVATION VENTURE SERVICES
A suite of services designed to help technology and high-potential innovators, researchers, and entrepreneurs achieve successful commercialization.

Now NBDC is offering Business Transition Planning and Valuation. NBDC can assist with an exit strategy that includes determining fair market valuation, development of an exit plan, locating the right professionals that should be involved, and implementing the strategy. To contact the NBDC in our area call Odee Ingersoll in Kearney at 308 865 8344

NBDC is a business development center. Business development centers operate in each state, the District of Columbia, Puerto Rico, and the Virgin Islands under provisions of the Small Business Development Center Act of 1980. NBDC is fully certified by the Association of Small Business Development Centers. 

Regional Labor Market Analysis - Lexington Micropolitan Statistical Area

NE Workforce Development recently released a report of demographics, trends, and statistics for our labor market.

Nebraska Workforce Development, Department of Labor recently released a report of demographics, trends, and statistics for our labor market. If anyone would like a copy of the full report, please contact our office. Here are some interesting facts from the report.

The University of Nebraska-Lincoln, Bureau of Business Research projects that the population of Dawson County will grow by 8,008 individuals or 32.5%. Nebraska's overall population is expected to grow by 18.5%

In the Dawson County area, the average annual wage is \$29,542, below the statewide average by \$5,963.

Our regional labor market area has a graduation rate of 88.7%, which is slightly higher than the state as a whole. There are a total of 320 students that graduate from our labor market area. If these graduates are consistent with the fall 2006 College Continuation data, 67.7% are likely to attend college within 12 months, 47% of these attending college in Nebraska will choose the University of NE, and 28.8% will attend a Nebraska community college.

Community colleges had the highest percentage (75%) of graduates staying in Nebraska. Those figures are higher for some occupations such as 84% of health care graduates stay, and 90% of registered nursing graduates stay. Community colleges also have the highest range of counties employing these graduates. This figure suggests that those who attend community college are more likely to seek employment in Nebraska, and that community colleges are providing the training more directly related to Nebraska jobs. Only 60% of those receiving bachelor degrees in Nebraska stay in Nebraska.

The western part of Nebraska, which includes Dawson County employs 15.1% of the state's total employment and had 9.2% of the state's job vacancies. Half of the area's vacancies were in the occupation groups of production (15.1%), food preparation and serving-related (13.5%), sales (10.9%), and business and financial operations (10.6%). Production occupations offered an average wage of \$9.98 per hour.

There are 13,049 workers in the Dawson County labor area, and 2,013 commute from contiguous counties, with Lincoln County accounting for 72% of the commuters. This means that 15% of the areas workforce does not live in our county. Our area also has 2,705 individuals that commute to other counties to work. This is a net loss of 692 workers.

In terms of total percentage of the workforce, manufacturing is the largest industry sector for Dawson County. Dawson County is 22.6% higher than the rest of the state when it comes to the number of individuals employed in manufacturing. One-third of the labor force is involved in manufacturing. The average age of our manufacturing employees is 39. The statewide average turnover rate for manufacturing is 12.1 equivalent to the Nebraska turnover rate for those in education and health services.

For our area, the top five industries expected to see tremendous growth are:

1. Management of companies and enterprises,
2. Arts, Entertainment, and Recreation,
3. Professional, Scientific, and Technical services,
4. Construction
5. Transportation and Warehousing.

Critical occupations are those that are full-time, pay above average, and are growing at an above average rate. For Dawson County the top 20 critical occupations:

1. Accountants and Auditors
2. Carpenters
3. Customer Service Representatives
4. Electricians
5. Supervisors/Managers of food prep
6. General Operations Managers
7. Highway Maintenance Workers
8. Licensed Nurses
9. Maintenance and Repair Workers
10. Radiologic Technologists and Techs
11. Railroad Conductors and Yardmasters
12. Registered Nurses
13. Sales Representatives
14. Secondary School Teachers
15. Social and Human Service Assistants
16. Teacher Assistants
17. Team Assemblers
18. Truck Drivers
19. Delivery Services
20. Welders, Cutters, Solderers, and Brazers



First State Bank and ABLE are Awarded \$25,000 Grant for Creation of Rental Housing in Dawson County Cont.

Other housing planned for the new neighborhoods include single-family homes for purchase. A fund has been established to defray interest costs for builders of speculative housing for a period of up to eighteen months. It is hoped this will help spark the development of even more housing for our county.



Dawson County recently completed a Housing Market Study for the area. The study showed a need for 586 new housing units by 2013. This includes 202 rental units to accommodate the housing needs of families, elderly and special population households.

Deb Jensen, Community Development Director for Dawson Area Development, said, "Since this project has been in the works, our office has been flooded with phone calls from people in need of decent and affordable rental housing. The JOBS grant through

FHLB of Topeka and First State Bank is the final piece of the puzzle to get the project started."

Karl Randecker, President of First State Bank said, "As a long time member of the Federal Home Loan Bank we have been looking for a great project that would qualify for the (JOBS) program. We were very pleased when Deb Jensen contacted us to see if we would sponsor the grant application. First State Bank has worked diligently to promote housing and economic development in Dawson County and this is one more way for us to give back to Dawson County. Jen Wolf and her DAD staff have done a terrific job making the most of these types of grants; it was a pleasure to work with them".

First State Bank is a full service FDIC-insured financial institution. FHLBank Topeka is one of 12 wholesale banks nationwide that provide liquidity and various programs that help community financial institutions meet the residential housing finance and economic development needs of their communities. FHLBank Topeka serves more than 860 members in a four-state region.

NPPD Sponsored Seminar: "Winning Site Selection Projects" Cont.

Taught in a lively and interactive manner by two seasoned site selection professionals, this seminar will provide you with the tools and knowledge you need to help your community grow and thrive.

- Let the experts teach you how community development and economic development should go together.
- Develop a realistic community vision and strategic plan for community and economic development.
- Uncover global economic trends affecting local development and how to adapt your community.
- Learn the process behind how companies make site selection decisions.
- See how to select target industries to maximize recruiting success.
- Understand how to effectively market your community.

WHO SHOULD ATTEND THIS SEMINAR?

This seminar is a must for those who are looking to help make their community grow and thrive: Public Power Staff Members, Local Elected Officials, Chamber of Commerce Officers, Economic Development and Local Organization Boards, Community and Economic Development Professionals, Community Volunteers, along with many other local citizens are all welcome to attend.

For registration information contact:

Nebraska Public Power District
Attn: Mary Kwapnioski
Economic Development
P.O. Box 499
Columbus, NE 68602-0499
Fax: 402 563 5090
Phone: 800 282 6773
Email: mlkwapn@nppd.com



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