



## August 2008

- 2008 DAD Annual Report
- TierOne Receives Housing Grant
- 2008 DAD Housing Fair
- Nebraska Career Connections
- DC Educational Planning Night
- FORBES: Nebraska Ranks 10th
- ABLE House: FOR SALE

## 2008 Dawson Area Development Annual Report - Highlights

Earlier this month, the Dawson Area Development staff created the 2008 Annual Report for the organization. The annual reports follow the fiscal year which ends July 31st. The entire report is available by visiting [www.dawsoncountycareers.com](http://www.dawsoncountycareers.com) in the Newsletter section. The PDF is entitled 2008 DAD Annual Report.

Below are some of this past years highlights.

TOTAL \$ OF INVESTMENT FROM DAD ASSISTED PROJECTS: \$7,151,500

For every \$1.00 in local government investment, DAD yielded \$63.00 of investment in Dawson County.

DAD GRANT ACTIVITIES:

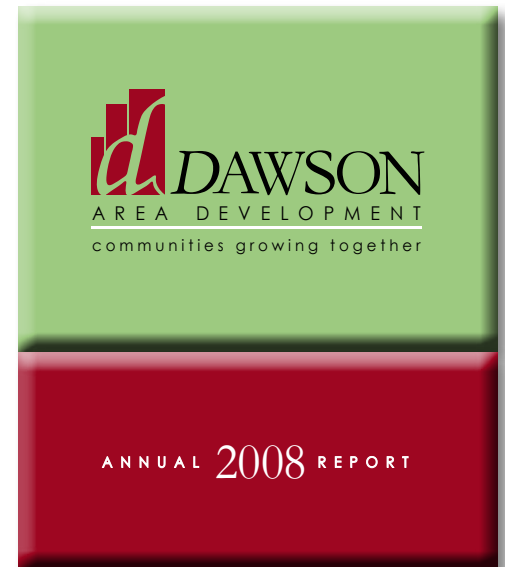
For every \$1.00 in local government investment, DAD yielded \$15.08 in grant funds to Dawson County.

TOTAL SUCCESSFUL GRANTS: \$1,711,194

TOTAL PENDING GRANTS: \$1,567,881

TOTAL GRANTS APPLIED FOR: \$3,279,075

[Click here to finish the story.](#)



Click anywhere on the image above to be directed to the downloadable PDF of the annual report.

## TierOne Receives \$25,000 Grant to Spur Housing Development in Dawson County.

AWARD FROM FHLBANK TOPEKA WILL HELP DEFRAY INTEREST COSTS FOR BUILDERS.



July 16, 2008. For further information contact:  
Jennifer Wolf, Dawson Area Development 308 784 3902

Dawson Area Development (DAD) recently received a \$25,000 grant from the Federal Home Loan Bank of Topeka (FHLBank) to defray interest costs for builders of speculative homes in the Dawson County area. The grant is matched with another \$60,000 from local communities.

The grant was made possible through the FHLBank's Joint Opportunities for Building Success (JOBS) program that assists member banks in promoting local employment growth, creating jobs and strengthening businesses in their communities. FHLBank member TierOne Bank is sponsoring the grant.

"We are pleased to sponsor this \$25,000 FHLBank Topeka grant," said Jerry Brown, TierOne Bank market [click here to finish the story.](#)

## Dawson Area Development Hosts 2008 Area Housing Fair Dawson County Housing Opportunities Showcased


A wide array of housing opportunities was viewed in the Dawson County Area on August 7, 2008. The final results of the Dawson County Housing Study were summarized for the participants of the Dawson County Area Housing Fair.

Participation in the fair ranged from local city officials and housing professionals, state-wide funding agencies (NIFA, USDA, and NE Department of Economic Development), state-wide housing developers, local bankers, and local contractors.

Transportation was provided by the Lexington Public Schools to view current and future housing sites in Lexington, Elwood, Eustis, Farnam, Gothenburg, and Cozad. Tim Keelan of Hanna:Keelan Associates pointed out to those attending that the Dawson County Area communities have a total target demand of 586 housing units over the next five (5) year period. Several positive comments were made by the tour's



Tim Keelan of Hanna:Keelan Associates summarizes the recent Dawson County Housing Study for the participants of the Housing Fair hosted by DAD.

end. It is anticipated that the area will gain several new housing units due to the Housing Fair's showcase of opportunities. 

**Nebraska Career Connections  
An Economic Development Tool  
for Nebraska - [www.Nebraska-CareerConnections.org](http://www.Nebraska-CareerConnections.org)**


Nebraska Career Connections ([www.NebraskaCareerConnections.org](http://www.NebraskaCareerConnections.org)) is a web based career and education planning tool for students and adults. It is available at no-cost to all Nebraskans thanks to the efforts of FutureForce Nebraska and the State Departments of Education, Labor, and Economic Development. Last year, there were over 39,000 visits to the site. The majority of those were middle school and high school students who used the website to:

- Complete professional assessments, related to career interests, skill inventories and work place values.
- Match career interests to actual careers in Nebraska.
- Explore careers in the sixteen Federal career clusters.
- Investigate postsecondary opportunities in Nebraska, in preparation for jobs in their chosen career fields.
- Develop personal learning plans
- Create portfolios to save assessment results, career search information, personal learning plans, and resumes.



click on the logo to visit the site

This site is not just for students. Adults in Nebraska can also use the site by signing in as an adult job seeker which will give them access to career assessments, career field searches, and postsecondary education options. In the near future, Nebraska Career Connections will expand features to enable Nebraska business to promote careers within their organization.

For more information contact:  
Bob Smallfoot - Administrative Director  
[NebraskaCareerConnections.org](http://NebraskaCareerConnections.org)  
402.323.3428 



**Dawson County Educational Planning Night for Students and Parents  
Wednesday September 17th - 7:00 PM**

August 7, 2008

Cozad High School hosts the annual Dawson County educational planning night for students and parents in the area. This year's event will take place on WEDNESDAY SEPTEMBER 17TH AT 7:00 P.M.


This is a wonderful opportunity for juniors and seniors as well as parents to explore colleges as well as visit with many area employers.

Once again colleges from across Nebraska, Iowa, Kansas, Colorado, Wyoming, and South Dakota have been invited. These schools include a variety of 4 year colleges, vocational schools, community colleges, and trade schools. Also in attendance will be several armed forces recruiters highlighting those opportunities.



Once again this year we are partnering with the ABLE program who will assist in getting employers in the area to attend who are looking for workers from entry level to professionals.

We hope that you will extend this invitation to any student and/or parent you feel may be interested.

Professionally,  
Dustin Favinger  
Cozad High School Counselor 

**ATTENTION: ANY AREA BUSINESS WHO WOULD LIKE TO PARTICIPATE IN THE DAWSON COUNTY EDUCATIONAL PLANNING NIGHT TO VISIT WITH AREA STUDENTS - PLEASE CONTACT JOHN BELL @ 784.3902**

**DAWSON COUNTY CAREERS.COM**

FIND A JOB • POST A JOB • BUY A BUSINESS • SUBMIT A RESUME • QUALITY OF LIFE • FIND HOUSING & DAY CARE • AREA SCHOOLS • COST OF LIVING ANALYSIS



[www.dawsoncountycareers.com](http://www.dawsoncountycareers.com)

click anywhere on the advertisement

This website is made possible by the Nebraska Department of Education Career Education Partnership Act (CEPA) Grant funding.

## 2008 Dawson Area Development Annual Report - Highlights CONT.

- Dawson County Housing Market Study completed.
- Dawson County receives Housing Groundbreaker Award from NE Housing Developer's Association.
- [www.dawsonareadevelopment.com](http://www.dawsonareadevelopment.com) launched.
- [www.dawsoncountycareers.com](http://www.dawsoncountycareers.com) launched.
- Sixth grade career exploration events held in Gothenburg for the first time.
- Dawson County Career Fair was held with over 400 students and 62 presenters.
- Lexington and Gothenburg receive CDBG grants for street improvement projects.
- 31 households completed homebuyer education classes.
- 2nd annual Business & Industry Tour held with 275 students and 35 businesses.
- Dawson County received the Workforce Development Star Award.
- Lexington awarded third round of housing rehab funds.
- 2nd EDGE class held with 10 new and existing businesses.
- Dawson County EDGE Coalition receives NCIP award for business development.
- Lexington, Cozad, and Gothenburg all become Certified Economic Development Communities.
- Gothenburg & Cozad receive Downtown Revitalization Funding.
- Council for Economic Development received funding from USDA for Lexington Business Center.
- Lexington Grand Generation Center completed renovations.
- First ABLE house built by high school students.
- Dawson County receives \$50,000 in Federal Home Loan Bank funds for housing development.
- Dawson County Industry Appreciation Day held in Lexington.
- City of Lexington receives BECA funding to determine needs for former Wal-Mart building.
- Monsanto broke ground on new learning center in Gothenburg.
- Lutheran Family Services finds a new home in the Lexington Business Center.



### [www.dawsonareadevelopment.com](http://www.dawsonareadevelopment.com)

#### JUNE 2008 STATISTICS:

- 4,441 successful entire site hits.
- 148 average hits per day.
- 6:48 average visitor session length.
- Most requested pages within the site:
  1. Existing Industry
  2. Housing
  3. Quality of Life
- Hits by organization type:
  1. Network 65%
  2. Company 33%
  3. Education 2%
- Current and all archived DAD Newsletters available.



### [www.dawsoncountycareers.com](http://www.dawsoncountycareers.com)

#### JANUARY - JUNE 2008 STATISTICS:

- 30,822 pageviews, 3,029 visits, 5:18 average session length.
- 47% of visitors are new visitors.
- Average of 10 pages viewed by each visitor.
- Traffic sources:
  1. Direct 35%
  2. lexch.com 25%
  3. DAD website 16%
  4. tricitytrib.com 7%
  5. gothenburgtimes.com 6%
- 34 Dawson County businesses registered to post jobs.
- Weekly average of 85 jobs posted.
- 82 Dawson County business profiles written by Dawson County students.
- 12 uploaded resumes from visitors.
- Current and all archived DAD Newsletters available.

## PARTNER ORGANIZATIONS:

Dawson County, Lexington, Cozad, Gothenburg, Eustis, Farnam, Overton, Sumner, Eddyville, Miller, Elwood and Smithfield. Gothenburg, Cozad, Lexington, SEM, Overton, Elwood, and Eustis-Farnam School Districts.

### DAWSON AREA DEVELOPMENT BOARD OF DIRECTORS

Bruce Clymer - Chairman	John Fagot	Mike Bacon	Mark McKeone
Joe Pepsitsch - Vice Chairman	Carl York	Roger Bauer	
Dean Kugler - Secretary-Treasurer	James Leggot	David Stenberg	

## FORBES MAGAZINE: Nebraska is 10th Best State for Business

FORBES magazine says Nebraska is one of the ten best states for business. The Cornhusker State moved up from 17th to 10th in the magazine's 2008 list. Virginia was named the best state for doing business. FORBES says Nebraska offers better quality of life, a better regulatory environment and lower business costs

than most states. The magazine's quality of life index considers cost of living, quality of schools, crime rates, health care, and poverty rates. Nebraska was ranked ninth in quality of life. Nebraska was ranked twelfth for its regulatory environment, which includes incentives for businesses, level of regulation, transportation, and

bond rankings. Nebraska was No. 13 in the magazine's business cost ranking, which includes the cost of labor, energy and taxes.


[http://www.forbes.com/business/2008/07/30/virginia-georgia-utah-biz-cz\\_kb\\_0731beststates.html](http://www.forbes.com/business/2008/07/30/virginia-georgia-utah-biz-cz_kb_0731beststates.html)

## TierOne & FHL Bank Grant CONT.

president. "In addition to helping fill a community void for affordable housing, an advantage of this program is the impact on local businesses. When local contractors build, there are more job opportunities for their own businesses, as well as plumbers, electricians, heating/air conditioning contractors, lumberyard owners and even the local retail businesses."



Jennifer Wolf, Executive Director of DAD said, "We believe through conversations with the major employers in Dawson County that our workforce is significantly reduced by lack of available housing in the area. Until the recent unprecedented rise in fuel, employees were driving to their jobs in Dawson County from a wide radius. Now, that radius is shrinking."


The Dawson Area Development Spec Risk Sharing Program is designed to help share local contractors risk of building a spec home. Local contractors are reluctant to start a new home without having a buyer. This program will help spur new housing starts in our communities. 

## ABLE House: FOR SALE First ABLE Student Construction House is on the Market

During the 2007-2008 school year the ABLE Student Construction project accomplished a large goal. A newly constructed house with the work being done by students. A partnership between the City of Lexington, Lexington Public Schools, ABLE, and J.A. Dannehl Construction, made the project possible.

"This is something we have been hoping to see for awhile now. It's great that we have a house under our belt. We can now continue to make the program better as we move toward house #2 in the 2008-2009 school year," said Steve Atwood, ABLE board member. For this upcoming year plans are taking place for not only Dannehl to provide the "lab" experience, but hopefully a curriculum based component of the class can be provided to the students by CCC to accentuate the lab experience of actually building the structure.



Thank you to all partners in the ABLE Student Construction Program: Bader Insulation, Davis Energy, Designer Craft Woodworking, Fagot Refrigeration and Electric, Fastenal, Wal-Mart, Lexington Schools, Gothenburg Schools, SEM Schools, J.A. Dannehl Construction, Johnny on the Spot, Jones Plumbing and Heating, Lexington Clipper Herald, KRVN, M&D Masonry, Mead Lumber, Paulsen Inc., Platte Valley Seamless Gutter, S and W Auto Parts, Sign Pro, Staton Insurance, BHA Real Estate, TL Sund, and Todd Rimpley. 

## 1002 Reagan Drive

(South Adams Street)

Priced at \$115,000 - NEW CONSTRUCTION!

**New Subdivision**

- 3 bedroom ranch style home
- TAXES: TBD
- AREA: 1396 sq. ft.
- STYLE: ranch
- BEDROOMS: 3
- BATH: 2
- GARAGE: 2 attached - 576 sq. ft.
- YEAR BUILT: 2008
- EXTERIOR: color-loc siding
- HEATING: electric heat pump air to air

- AIR CONDITIONING: central air
- APPLIANCES INCLUDED: dishwasher
- SPRINKLER SYSTEM: to be installed
- SOD: to be installed

LEGAL: CED Subdivision to the City of Lexington, Dawson County, NE

LISTING AGENT: Patti Johnson  
308 325 1764

