

#GOPHELPS #PHELPS



2023 GROWING OPPORTUNITIES Year-End Report



PCDC
PHELPS COUNTY
DEVELOPMENT CORPORATION

HOUSING HIGHLIGHTS 2023

MISSION

Working together to grow a vibrant economy.

VISION

Phelps County is THE place where free enterprise and families flourish.

VALUES

We will be RESPONSIVE.

We will operate with HONESTY & INTEGRITY.

We will be of SERVICE to our communities.

We will think and act STRATEGICALLY.

We will conduct ourselves PROFESSIONALLY.

Housing creation is a headline for 2023. Six new single-family homes were constructed in Crew Subdivision, and pre-development was advanced for the new 30-unit Northern Meadows subdivision east of the former Shopko and next to the new ballfield complex. PCDC also sold two lots to a subsidiary of Bonnavilla that will be home to duplex style townhouses as part of a six-lot agreement. Together, all of the PCDC housing programs will create more than 50 new living units over the next three years. In 2024, PCDC will emphasize in-fill and renovation of existing properties.

PCDC received a \$600,000 grant from the Nebraska Department of Economic Development to support infrastructure for Northern Meadows subdivision and housing in Bertrand. PCDC and Bertrand Community Builders partnered to provide \$300,000 in matching funds.

Phelps County also faced an economic development setback that is an unfortunate reality, the closure of BD's remaining production operations. Two years ago, BD transitioned its insulin operations to a new company, embecta, and had been developing an expansion plan for the former Artistic Woven Labels building (BLDG 2). Unfortunately, corporate decision makers reversed course leading to a layoff of 107 people. PCDC quickly mobilized a Rapid Response Team and assisted in the transition process. About 50 people remain in the BD operation to operate the sterilization operation and a related microbiology lab. PCDC is working with BD corporate to determine a long-term future for BLDG 2.

We're engaged daily with local businesses to generate investment and new opportunities. Growth is our goal. PCDC's board of directors support our business recruitment strategy that emphasizes a targeted approach; businesses scaled appropriately and that fit our resource base.

This year PCDC is pleased to have



helped establish several new businesses including Southpaw Dog Academy in Holdrege and Sims' Shop E-Z in Loomis, and to assist a legacy retailer, Abramson's Appliance, transition to new ownership. Homegrown businesses are the backbone of our economy

Sales tax receipts into the LB840 Economic Development Plan accounts are tracking well ahead of budget and last year's activity. Funds contributed by the more than 100 investors in PCDC are also tracking ahead of projections. The organization is on solid financial footing.

Despite the length of this retrospective, it touches only a fraction of our activities and the county's accomplishments. Holdrege and Phelps County are in a strong competitive position, maybe the strongest in recent times, and our continued success, while not assured, can be accomplished through our best efforts.

I'm confident in this market's resiliency and its ability to achieve epic things.
#PhelpsHelps #Grow37 #GrowPhelps

Ron Tillery, Executive Director

A handwritten signature in black ink that reads "Ron Tillery". The signature is written in a cursive, slightly slanted style.



MAJOR ACCOMPLISHMENTS & MARKET ACTIVITIES 2023

Market priorities outlined by investors during the Grow37 Campaign:

MORE RESTAURANTS — Mammoth Burger opens, new Wayward Pizza at Lost Way Brewery, Country Cookin' continues under new ownership, Pizza Hut remodels, Jimmy John's in progress, new Ra Ca's Food Truck

MORE CLOTHING OR APPAREL STORES AND OTHER RETAIL — New Blessed Trio store, Tractor Supply Co.

MORE ECONOMIC DIVERSITY — Hy-Vee Opens, The Retail Coach partnership

MORE VIBRANT DOWNTOWNS — The Drive Golf & Lounge, Crossroads Mission Store, and U & Me Nails all open in downtown Holdrege

MORE AFFORDABLE HOUSING — Northern Meadows, Heritage Homes and Bonnavilla Homes at CREW Subdivision, Bertrand housing projects

EXPANDED CENTRAL COMMUNITY COLLEGE — Discussions underway

MORE HOSPITALITY VENUES — Iron Horse Creative District, Midtown Sculpture Garden



Hy-Vee



THE DALE
www.the-dalemotel.com



Hotel Dale



LOFT APARTMENTS



DALE



TEXAS STYLE
MAMMOTH BURGER
BAR & GRILL
coming soon!



2023 IMPACT

HOUSING

- PCDC received a \$600,000 Rural Workforce Housing grant to help build 30 homes in Northern Meadows subdivision in Holdrege and three new homes in Bertrand.
- Bertrand Housing Authority broke ground on a five-plex apartment complex aided by a forgivable loan from PCDC.
- CREW Subdivision: Six new homes completed by Heritage Homes Two lots sold to Bonnavilla Homes to build two duplexes.
- Assisted King Investments with renovation of Eastside Plaza — 18 new mobile homes added.

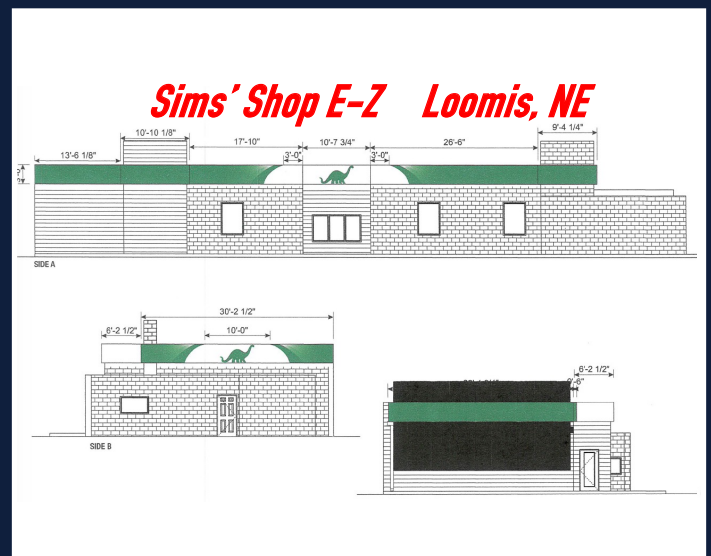


STRATEGIC PLANNING, MARKET RESEARCH & BUSINESS INTELLIGENCE MEETINGS

- Nearly two-dozen Business Intelligence calls by PCDC staff provided valuable market data that helps guide business retention and recruitment activity.
- With financial assistance from Phelps County, engineering and construction plans were completed for Iron Horse Business & Industry Park and approved by State of Nebraska.
- The Retail Coach, a nationally recognized consulting firm, was engaged to recruit and develop new retail opportunities.

BUSINESS RETENTION & EXPANSION

- Awarded seven GO! DREAM grants
 - Shop EZ, Loomis
 - Bricks & Company, Holdrege
 - The Drawer, Holdrege
 - Mammoth Burger, Holdrege
 - Blessed Trio, Holdrege
 - Crossroads Mission, Holdrege
 - Rodeway Inn, Holdrege
- Assisted Abramson Appliance business transition with a gap-financing loan; business and franchise grants for working capital and improvements, and other programs
- Assisted Southpaw Dog Academy & Boarding
- Awarded 19 Digital Development Grants
- Assisted Mammoth Burger to open in The Dale Residences
- The Dale Residences opening soon with at least 20 new apartments
- Assisted Wayward Foods LLC with launching a new pizza operation at Lost Way Brewery in Holdrege by providing GO! Business grants



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BRANDING, MARKETING & PUBLICITY

- PCDC Business Journal distributed quarterly.
- Launched redesigned website with enhanced images and video.
- Conducted PCDC Annual Meeting on Feb. 28 with the theme Brick by Brick.
- President's Priceless Pick Awarded to Holdrege resident Sherry McClymont for her work to beautify the community and spearhead the Midtown Sculpture Garden.
- PCDC Executive Director Ron Tillery honored as the Professional Economic Developer of the Year in the community category at the Nebraska Economic Developers Association meeting.
- Nebraskaland Aviation and Pretty & Fabulous inducted into the PCDC Business Hall of Fame at fall community banquet. Gov. Jim Pillen gave the keynote address.



TARGETED RECRUITMENT

- Opened 22 new recruitment or expansion project files (three carried over from 2022). Currently, 13 of those projects remain active; six of the 13 projects are in various stages of preparation or development where PCDC is a finalist or has been selected.
- Community Venture Network, PCDC's business recruitment service, has helped identify two projects actively working with us to develop projects in Holdrege.
- PCDC is working with GenPro Solar to develop a 2.5 MW facility at Iron Horse on undevelopable land that is projected to cost \$4.5 million. An application for a grant from the USDA PACE program will provide supplemental funding for construction costs. Net revenues from the sale of energy will supplement PCDC's development efforts in Phelps County.
- Ron Tillery attended the IPPE food processing show in Atlanta and the ICSC conference in Las Vegas to meet with commodity processors and retailers to promote Phelps County as a potential site for future developments.
- Retail Coach has regular contact with Noddle Companies, the Omaha owner of Holdrege Plaza. Contacts made at conferences are coordinated with Noddle and other property owners.

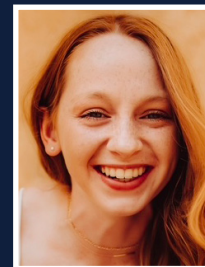
\$30,000
IN SCHOLARSHIPS
AWARDED TO
10 STUDENTS



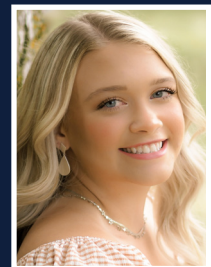
Alexis Billeter



Sierra Burrows



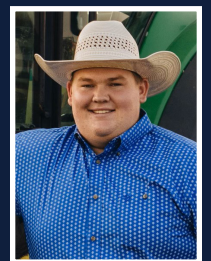
McCartney Elliott



Jersie Hermanson



Kaeley Klein



Bryce Philips



Anna Pelton



Kazia Nelson



Hanna Swearingen



Reece Vinzant

COMMUNITY INVESTMENT



GO! HOME

HOME DOWNPAYMENT GRANTS

36 New Residents in 2023

267 new Residents since 2017

\$1,970,473

value of homes purchased in 2023

\$17,716,273

value of homes purchased since 2017

RENTAL ASSISTANCE GRANTS

5 New Residents in 2023

99 New Residents since 2017

HOUSING GRANT RECEIVED

\$600,000

Rural Workforce Housing Grant for two Phelps County projects

\$400,000

to be invested in Northern Meadows infrastructure

\$200,000

to be invested in Bertrand housing renovations



GO! DREAM

\$22,798

Invested in seven projects generating private investment of \$708,440

\$471,567

Invested since 2017 in 54 projects, generating \$3,466,567 in private investment

\$79,767 in Grants

Awarded for Business Development, Transition Assistance and Digital Marketing

WORKFORCE DEVELOPMENT



10 Students awarded a share of \$30,000 in High-Demand Jobs Scholarships
\$267,500 has been awarded over 10 years of the program



14 Students in Auto Technician Dual-Credit Training Program in partnership with Central Community College, Holdrege Public Schools & Janssen Auto



8 Students in Nursing Assistant Dual-Credit Program in partnership with Phelps Memorial Health Center, Central Community College & Holdrege Public Schools

COMMUNITY PREPAREDNESS & QUALITY OF LIFE

\$75,000

Granted to New Holdrege Ballfield Complex in 2023
(\$1 million total commitment)

Support of Holdrege Veterans Memorial & Midtown Sculpture Garden

PCDC TEAM

STAFF (RIGHT): Stacy Pafford, Director of Administrative Services; Sally Sadd, Director of Business Services; Ron Tillery, Executive Director

BOARD (BELOW): Left to Right, Nate DeWald, Jeff Moon, Janet Boehler, Reed McClymont, Phil Hinrichs, Shane Westcott (president), Grant Ericksen, Jared Engelbert, Chris McQuillan, Allison Fritsche, Doug Stevenson and Grant Hinze



PCDC INVESTORS

3 W Farms LLC
37 Cattle Company
ACE Hardware
Adam Seeds Co.
Ag Service Associates
AgWest Commodities
AP Roofing & Specialty Coatings
Brad & Beth Allmand
BD Construction/Syberia Enterprises LLC
Becton Dickinson-Holdrege
Bergman Ag, Inc.
Black Hills Energy
Bosselman's Energy Division
Bridal Isle
Bruce Furniture
Bruning Bank
Central Community College-Holdrege
Central Nebraska Public Power
& Irrigation District
Christian Homes Care Community
City of Holdrege
Convenience Plus
Country Road Realty
Cross Diamond Cattle Company
Dairy Queen
Dannull Engine Service & Auto Sales

DeWald Deaver L'Heureux
Law Firm PC LLO
Fred Diedrichsen
Edward Jones Investments
Jared & McKenzie Engelbert
F. Johnson Building
Family Medical Specialties
Farm Bureau Financial Services
First Interstate Bank
First State Bank of Holdrege
First State Bank of Loomis
FirsTier Bank
General Service Agency
Glenwood Telecommunications
Grant Hinze, DDS
Heritage Agency
Scott & Michele High
High Brothers Partnership
Hi-Line Ag
Holdrege Area Chamber of Commerce
Holdrege Equipment
Holdrege Family Dental LLC
Holdrege Family Vision
Holdrege Irrigation
Holdrege Memorial Homes
Holdrege Pharmacy
Holdrege Soft Water

Home Federal Bank
InSPIRe Rehabilitation
Integrity Construction LLC
Janssen Auto Group
K & D Motor & Electric
Keith D. Samuelson Land Leveling Inc.
Mark & Jessica Kraus
KRJ Public Relations
Legacy Purpose, LLC
Lincoln Federal Savings Bank
of Nebraska
LIPS Printing Service
Lundeen Isaacson Insurance
Alex & Adrienne McClymont
Reed & Sheryl McClymont
Sherry McClymont
Morpho Hotels and Resorts USA LLC
My Fair Lady's Fashions and Frills
NAS Realty
Nebraska Public Power District
Nebraskaland Aviation
Olsson
Phelps County
Phelps County Community Foundation
Phelps County Title Company
Phelps Memorial Health Center

Pioneer Seed Company,
Blake & Renee Johnson
Principal Financial Group, Grant Ericksen
Principal Financial Group, Dave Hunt
Principal Financial Group, Joshua Murdoch
Wayne & Jerrie Quincy
Real Estate Connection
ruralMED
S & W Auto Parts
South Central Diesel, Inc.
Southern Public Power District
State Farm
Ty & Linda Swan
The 308 Boutique
The Cutting Room
Ron Tillery
Ted & Afton Titus
Trent's Electric, Inc.
Tri City Auto Parts
Turner Technology
Village of Atlanta
Village of Bertrand
Village of Funk
Village of Loomis
Diana Watson
Jim & Ann Wisner
Woods & Durham CPAs



A LOOK AHEAD 2024 GOALS

- Complete 10 single-family homes in Northern Meadows
- Complete two duplex townhomes in Crew Subdivision
- Complete three in-fill homes costing \$200,000 each
- Renovate or create 10 rental units
- Complete 25+ Business Intelligence Meetings
- Assist one or more existing local industrial business to expand
- Secure funding to construct infrastructure at Iron Horse Business & Industry Park and begin construction
- Finalize recruitment of one or more industrial businesses
- Add more retail businesses downtown and in other locations
- Support community improvements that add vibrancy and diversity

