

# GO NEWS

GROWING OPPORTUNITIES

Working Together to Grow a Vibrant Phelps County Economy

#GROW 37

Phelps County, Nebraska

Volume 16 Number 3 | Summer 2021

## ECONOMIC BOOST

# Federal Grant Provides \$3 Million For Iron Horse Infrastructure Projects

A \$3 million federal grant will pave the way for a shovel-ready development site in Phelps County.

In early May, the Economic Development Administration (EDA) announced a \$3 million CARES Act Recovery Assistance grant to the City of Holdrege to construct water, sewer, and street improvements to support business development at the Iron Horse Industrial Park.

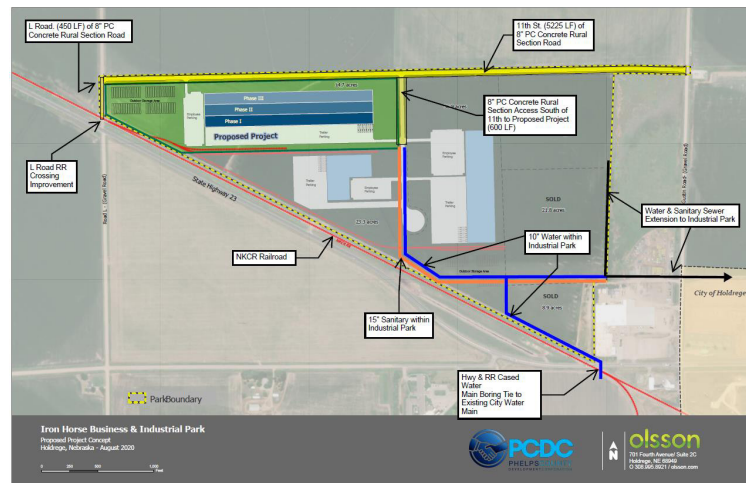
The EDA grant, to be matched with \$763,682 in local investment, is expected to create 73 jobs and generate \$40 million in private investment.

"This EDA investment will provide critical infrastructure to expand the Iron Horse Industrial Park, supporting the development of a new personal protective equipment manufacturing facility, and diversifying the regional economy," U.S. Secretary of Commerce Gina Raimondo said.

PCDC Executive Director Ron Tillery said his team has been working with local officials since August 2020 on the grant application to help spur projects at Iron Horse.

"This grant accelerates our ability to have infrastructure to the entire park and not at the expense of a single project," Tillery said. "This allows us to build out the park infrastructure for multiple future tenants."

The grant money will be used to build water and sewer infrastructure



A \$3 million federal grant will help fund sewer, water and roads in the Iron Horse Industrial Park. The illustration above shows the proposed plans with spaces projected for new businesses and industries.

and roads in the 107-acre Iron Horse Industrial Park west of Holdrege. A road will be constructed connecting Gustin Street to L Road, and then streets will be created within the park. Grade improvements at the Railroad on State Highway 23 are also planned.

"It makes our property much more marketable and appealing to projects since they won't have to wait for infrastructure to go through a design and approval process," Tillery said. "It will be in place and available at a reasonable cost."

Tillery said having the infrastructure in place collapses development timelines and creates better predictability for potential

projects.

"If a project is looking for a home, having those infrastructure questions answered in advance makes us much more competitive," Tillery said.

The local team, comprised of PCDC, the City of Holdrege, Olsson Associates and SCEDD, is coordinating with the EDA team to administer the project. The Holdrege City Council will review engineering contracts in July.

Tillery said if all goes as expected, the project could go out for bids in early December with bids awarded in January. Construction could then begin in early 2022 as weather permits.



**"Holdrege and Phelps County have been Nebraska leaders in pursuing economic development and job creation opportunities. I applaud their work to obtain this funding from the U.S. Department of Commerce, which will assist in providing key infrastructure improvements to support new opportunities for business development at the Iron Horse Industrial Park. Investments like these are critical to our economic recovery from COVID-19 and to building our domestic manufacturing and production capacity."**

— Congressman Adrian Smith



FOLLOW US / LIKE US

PhelpsCountyNE.com facebook.com/PhelpsCountyDevelopmentCorporation





**Executive Director**

Ron Tillery  
Ron@PhelpsCountyNe.com

**Director of Business Services**

Sally Sadd  
Sally@PhelpsCountyNe.com

**Director of Administrative Services**

Stacy Pafford  
Stacy@PhelpsCountyNe.com

**GO! NEWS Editor**

Kristine Jacobson  
Send news releases,  
news tips and story ideas to  
kjacobson@krjpr.com  
or call (308) 995-5561

**PCDC Officers**

Phil Hinrichs - President  
Shane Westcott  
Vice President  
Jared Engelbert  
Secretary/Treasurer

**Board of Directors**

Janet Boehler  
Nate DeWald  
Grant Ericksen  
Grant Hinze  
Reed McClymont  
Chris McQuillan  
Jeff Moon  
Tim Rehm  
Doug Stevenson

**PCDC Offices**

502 East Avenue, Suite 201  
PO Box 522  
Holdrege, NE 68949-0522  
ph (308) 995-4148  
fax (308) 995-4158  
www.PhelpsCountyNe.com

# New BD Spin-Off Creates Opportunity for Holdrege

Major changes are coming to BD Holdrege as it transitions into a new company over the next year. The changes are expected to create more job opportunities and growth for Holdrege's largest employer.

"This is exciting for the community of Holdrege because there will now be two manufacturing businesses producing medical devices in markets that are growing worldwide," BD Holdrege Plant Manager Stuart Rogers said.



**Stuart Rogers**

BD announced in May that it will take the company's Diabetes Care business and turn it into its own independent, publicly-traded company.

Diabetes Care, which Rogers said accounts for approximately 80 percent of Holdrege operations, will become a new, independent company. Holdrege will also continue to have a BD plant on the same property, which will continue to produce several different medical devices.

"BD's Diabetes Care business has a long track record of quality and manufacturing excellence, with a strong brand, global reach, consistent profitability and a robust pipeline strategy," Rogers said. "Within BD, however, Diabetes Care competes with other BD businesses for investment and attention. As an independent, diabetes-focused business, the new company would be better able to attract and deploy capital, recruit talent, and allocate resources and efforts into business development, innovation and product development programs to drive future growth, which ultimately benefits more patients around the world."

Rogers said diabetes is a global epidemic with significant unmet needs and an increasing cost burden for patients and payers.

"From day one, the new company would be among the leading diabetes pure-play businesses, positioned to address both existing and new market opportunities," Rogers said.

The Holdrege plant will also still assemble vaccination syringes.

"Both product lines will still be in operation in Holdrege," Rogers said. "Diabetes Care products will be produced by the new company and large syringes, needle assemblies (used for the COVID response) and a handful of other products will be produced by BD in Holdrege in a separate operation/plant."

The new company will employ somewhere between 550-600 in Holdrege, Rogers said. The BD operations in Holdrege will employ between 140-160.

"It is anticipated that both operations will have opportunities for continued growth in Holdrege," he said.

Some changes to the local plant, including construction to add to the current building and separating some parts of the current plant, will start within the next year.

"We expect that a significant amount of effort will be required from now until the close—and after the close—to fully realize the opportunity to operate as a strong, independent company and a stronger BD," Rogers said. "However, we will be committed to minimizing disruption to the business execution as we plan for the separation."

The transaction is expected to close in the first half of 2022, subject to market, regulatory, and other conditions.

The new company's name has not been finalized. Rogers said BD has a team dedicated to the branding process and expects to unveil a name and logo later this year.

Rogers said that subject to applicable law, benefits for associates who would be transferring to the new company will be generally competitive and comparable to existing BD benefits. However, they won't be able to provide precise plan details until closer to the separation of the companies

In the past 10 years, BD has invested more than \$340 million in the local plant. It plans to add between 60-70 local employees through 2021 to bring total employment to around 710 associates.

## LOCAL HIRING BOOM!

# Allmand Seeks 50 Employees to Meet Demand

When David Dooley had to decide between leading a plant in Georgia or Holdrege, the strong work ethic at Allmand and employees' openness to change led him to choose Holdrege.

Dooley, the new vice president and general manager of Allmand, Inc., a division of Briggs & Stratton, is now leading the change at Allmand where the new NLGR light tower and increased demand for portable light towers, generators and heaters is creating an abundance of local job opportunities.

This increased demand is good news for Allmand and for the future of Phelps County. Dooley said Allmand would like to grow to 186 employees as soon as possible. New employees are starting every day.

The Holdrege plant was recently seeking 50 employees to fill jobs ranging from full-time professional positions to manufacturing positions such as welders, painters and assemblers. Between January and May, Allmand already hired more than 30 full-time hourly and salaried employees and 26 temporary employees.

"We are rebuilding this historic icon in the field of lighting solutions, and we need great team members to help us do so," Dooley said.

Briggs & Stratton purchased Allmand from the local Allmand family in 2014. KPS Capital Partners purchased Briggs & Stratton in September 2020, and the new owner is bringing positive change to the local plant.

The company's focus has been on employee and community engagement. Small changes have included updating bathrooms, internal lighting, and paving roadways and the parking lot so employees don't have to walk in mud. Larger changes include investments in employee safety and material handling improvements all designed to create a "Commitment to Win."

Briggs & Stratton recently made a conscious effort to rebuild the Allmand business by placing the leadership team on-site versus the old model of "managed from Milwaukee," Dooley said.

"Our senior leadership team at Briggs & Stratton is fully behind the



**Allmand organized a flag-raising on May 27 as a sign of respect to heroes past present and future who served in the Armed Forces. (photo courtesy of Allmand.)**

Holdrege location, demonstrated by providing significant funding for key safety, location improvements, and product development, which will result in a better working environment for our colleagues," Dooley said.

For more information or to apply for jobs at Allmand, visit [careers.basco.com](https://careers.basco.com) or call Kim, at 308-995-3402 for guidance.

## BD Expanded Hiring Will Continue Throughout 2021

Holdrege's largest employer is about to become even larger.

BD Holdrege has hired 130 employees in the last six months and plans to hire up to 70 more new employees by the end of 2021 boosting its total employment to about 710 associates.

The company's local growth is fueled by the need for vaccine syringes due to COVID-19 vaccinations and the continued demand for BD's regular diabetes care products.

Last summer, BD selected the Holdrege manufacturing site as the location to add new manufacturing lines to meet the growing demand for vaccination syringes.

"The vaccine syringe lines have created a significant number of new positions," said BD Plant Manager Stuart Rogers. "We have also

**PCDC has helped with BD and Allmand's efforts to recruit employees by asking NPPD to conduct a labor analysis and then creating a marketing campaign based on those results. "What we are trying to do is build awareness that Holdrege is a place of opportunity," PCDC Executive Director Ron Tillery said.**

seen an increase in demand for our legacy products and needed to recruit to meet this demand."

Currently, BD has more than 30 positions open that include mechanics and electronic control technicians; and project, process and quality engineers.

"We anticipate the need to fill approximately 30-40 more roles by the end of the calendar year," Rogers said.

BD is currently offering hiring bonuses in Holdrege up to \$2,000 for all hourly associates.

And, all shifts other than 8-hour day shifts have a shift differential added to the base wage ranging from 1 percent to 15 percent. Hourly operators receive pay increases over the first 12-18 months as they complete training.

All jobs, including part-time weekend shifts, have full benefits including medical, dental, life insurance, 401K, retirement, paid time off and more.

For more information about BD jobs or to apply, visit [jobs.BD.com](https://jobs.BD.com) and select careers. All applications are received via the website.

## BUILDING A QUALITY WORKFORCE

# Eight High-Demand Jobs Scholarships Awarded

Eight students studying for future careers in agriculture, nursing, diesel technology and other high-demand careers received generous scholarships because they plan to return to Phelps County to work after graduation.

The High Demand Jobs Scholarships are part of the Phelps County Development Corporation's efforts to create a quality local workforce. This year, \$24,000 in scholarships were awarded ranging from \$1,000-\$4,000 each.

Logan Wood said he has known since he was a young child that he wanted to live in Holdrege in his future.

"I know everybody, and if you need help, people are willing to help you," he said.

The 2021 Holdrege High School graduate will be studying diesel technology at Southeast Community College in Milford as part of LandMark's certified technician training program.

Wood has always loved working on cars and trucks, which led him to a job working on tractors and combines at John Deere while still in high school.

"I started working there two years ago and fell in love with what I was doing out there," he said.

His goal after finishing his two-year training program is to return to work at John Deere and become a master technician.

He is grateful that the High Demand Jobs Scholarship will help pay for his tools and other college necessities.

Josh Reed, also a 2021 HHS graduate, will be studying agriculture at Southeast Community College in Beatrice with the help of a High Demand Jobs Scholarship.

"This scholarship will help me be able to focus on my studies and come back and work in Phelps County," Reed said.

He plans to pursue a future career as an agronomist/crop consultant. He discovered his love of agriculture in eighth/ninth grades and was active in FFA throughout high school. He has already gained career experience by working at South Platte Crop Consulting in high school.

He looks forward to returning to the area because he wants to be close with people he knows, close to areas to pursue his hunting and fishing hobbies, and close to abundant

agricultural opportunities.

"Holdrege is a great place for agriculture," he said.

Scholarship winners must sign a contract stating their intention to return to Phelps County and work after their education. The scholarships are funded through LB840 sales tax funds, private donors and matching funds from the Phelps County Community Foundation.

The scholarships are intended to encourage graduating seniors and non-traditional students to pursue work in local high-demand jobs: nursing, agri-business and technology positions, auto and diesel mechanics, engineer technologists, mechatronics engineers, injection mold technicians, electro-mechanical technologists, machinists, tool and die makers, construction trades, welders and commercial truck drivers.

The 2021 scholarship winners are **Hunter Brenn**, 2018 Holdrege High School graduate, studying agriculture at the University of Nebraska-Lincoln (fourth-year recipient); **Sarah Pelton**, 2018 Bertrand High School graduate, studying nursing at Bryan LGH College of Health Sciences (third-year recipient); **Anna Pelton**, 2021 Bertrand High School graduate, studying biology at Oral Roberts University; **Alexis Billeter**, 2021 Loomis High School graduate studying physical therapy at Southeast Community College in Beatrice; **Nathan Anderson**, 2020 Holdrege High School graduate, utility lineman school at Northeast Community College in Norfolk (second-year recipient); **Joshua Reed**, 2021 Holdrege High School graduate, studying agriculture at Southeast Community College in Beatrice; **Jenessa Landin**, 2021 Holdrege High School graduate studying nursing at the University of Nebraska at Kearney; **Logan Wood**, 2021 Holdrege High School graduate, studying diesel technology at Southeast Community College in Milford.

In the eight years that the scholarships have been offered, \$200,000 has been awarded to more than 70 students. Several students are still completing their education, but many have returned and are employed in the county. Read the fall Phelps County Business Journal to find out more about returning scholarship returners.

## 2021 SCHOLARSHIP RECIPIENTS



Hunter Brenn



Sarah Pelton



Anna Pelton



Alexis Billeter



Nathan Anderson



Josh Reed



Jenessa Landin



Logan Wood

# More New Homes Planned for CREW

New housing options will soon be available to those looking to purchase single-family homes in Phelps County.

PCDC has secured McElhinny Builders of Kearney to build homes in the new CREW subdivision. McElhinny is scheduled to start construction on three single-family homes in the subdivision this summer. Construction could be complete in as early as six months, depending on the weather.

“These first three homes will allow us to determine market acceptance of the homes and then proceed with more, up to a total of 16,” PCDC Executive Director Ron Tillery said.

The 1,400-square foot homes will feature three bedrooms, two bathrooms and a two-car garage. The homes will not have basements due to higher water tables in that area, but they will have storm-safe areas. Additional storage area is planned above the garages.

Buyers will have the opportunity to select finishes if they purchase homes far enough in advance, Tillery said.

The homes are expected to sell for between \$225,000-\$250,000, but those costs could increase due to recent increases in construction materials. The home prices cannot be more than \$275,000 due to a grant received to develop CREW Subdivision for workforce housing.

McElhinny Builders has been the contractor for the town homes already built or under



Six new town homes were nearing completion in the CREW subdivision in early June.

construction in CREW. McElhinny also built most of the duplexes in the Sunrise East area.

PCDC owns the 16 lots where McElhinny will build the homes. As part of PCDC’s assistance program, it will continue to own the lots until each house is sold.

“Other builders may receive the same terms if there is interest,” Tillery said. “We urge local contractors to contact PCDC for details. We are also providing a \$1,000 completion bonus for each home built and sold.”

With single-family homes planned for the 16 lots, that leaves just three lots left in the CREW subdivision. Tillery said apartments or duplexes may work best on those three lots that face East Street.

Construction in the CREW subdivision started in October 2019. The subdivision is part of local efforts led by PCDC to add workforce housing to the community and will result in more than 40 new living units once completed. Ten duplexes (20 units) are already completed and three town homes (6 units) are nearing completion.

PCDC helped land a \$318,500 grant from the Nebraska Department of Economic Development’s rural workforce housing program and a \$250,000 grant from the Nebraska Investment Finance Authority for the project. PCDC also earmarked \$240,000 in LB840 sales tax funds toward the CREW.

For information on purchasing town homes or future single-family homes in the CREW subdivision, contact any local Realtor.

## GO! HOME Grants Attract 21 New Residents

PCDC’s GO! HOME Down-payment Assistance program has been popular during the first half of 2021. All of PCDC’s 2021 budget earmarked for the program (\$20,000) was used by the end of May resulting in 21 new residents.

However, PCDC is committed to continuing the program and will allocate more funds to keep it going.

“We don’t want to stop that program,” PCDC Executive Director Ron Tillery said. “We know how important it is to get people to live here.”

The program is intended to encourage commuters to become full-time residents of the



county and to attract new residents.

PCDC offers matching grants (up to \$2,500) to employers who give grants to new employees or existing employees to purchase homes in Phelps County.

In the first half of 2021, new residents used the grant money to purchase homes ranging from \$109,000 to \$250,000. BD is the local employer offering the most grants (5).

PCDC also offers \$2,500 grants that don’t have to be matched to public employees. Three

new Holdrege Public Schools employees have received grants this year so far.

All of the 2021 grant recipients moved to Phelps County from other Nebraska towns, such as Juniata, Kearney, Grand Island, Omaha, Lincoln, Broken Bow, Gibbon and Cambridge.

PCDC also offers renter relocation grants. One new employee received the \$500 renter grant.

Employees must apply for these grants through their employer. For more information about the grants, visit [www.phelpscountyne.com](http://www.phelpscountyne.com).

## NEW CHAMBER STAFF

### Fulbright Scholar, Former Teacher to Lead Chamber

Lori Larson began her new position as the executive director of the Holdrege Area Chamber of Commerce on July 1.

“I think Holdrege is a vibrant community with a lot to be proud of,” Larson said. “I hope to enhance that strength by bringing people together to benefit the area in terms of business, tourism and unity. Personally, I’m excited to meet people and learn their stories.”



**Lori Larson**

Larson’s previous experience includes serving as executive director of the North Platte Schools Foundation, public relations director for North Platte Public Schools, journalism teacher (named distinguished advisor of the year in 2019) and reporter/anchor for KNOP-TV (NBC) in North Platte.

Larson has two bachelor’s degrees and a master’s degree. She is also a Fulbright Scholar and developed a coaching-style program to integrate technology-based instruction into the classrooms in Argentina and Mexico.

“Throughout my career, I have helped many people reach their potential through both nonprofit and for-profit business strategies, community collaboration, individual training, and international endeavors,” she said. “I am a connector with a flair for innovation.”

Her previous community experience includes Habitat for Humanity, Rotary International, TeamMates of North Platte (and Nebraska), Nebraska High School Press Association, Rape and Domestic Abuse Program (Lincoln County), Great Plains Health Community Committee.

Larson grew up in Colorado and loves to visit the mountains as often as possible. She also enjoys spending time with family and friends, cooking, traveling, hiking, gardening and reading. She is recently married to PMHC CEO Mark Harrel, and together they have two daughters, three sons and three granddaughters.

### Chamber Hires Assistant Executive Director

Kelsey Jameson has been hired as the new Assistant Executive Director for the Holdrege Area Chamber of Commerce.



**Kelsey Jameson**

Jameson began work at the chamber on June 1. Her first duties were to help plan Swedish Days. She will also assist in all chamber events and promote the community on social media.

She has a bachelor’s degree in hospitality, restaurant and tourism management from the University of Nebraska-Lincoln and is excited to put her degree to work at the chamber.

Jameson is originally from Kearney and interned at the Younes Conference Center and at Associated Staffing.

In college, she was involved in Delta, Delta, Delta sorority and in the Hospitality Student Development Organization. When she’s not working, she enjoys spending time with friends and family at the lake.

### Scotland Native New General Manager at Allmand

David Dooley is the new Vice President and General Manager at Briggs & Stratton/Allmand.



**David Dooley**

Dooley, who is originally from Scotland, South QueensFerry, started work in Holdrege in March. He has degrees in electronics engineering and mechanical engineering and has lived around the world, including working in Minnesota and Brazil as the Global Vice President of Operations for Crenlo Engineered Cabs (previously owned by KPS Capital) and in China, Indonesia and Brazil while working for Donaldson Filters.

He said the position in Holdrege attracted him because it was a chance to work for an “iconic company” (BASCO/Allmand) and to follow the leadership of Steve Andrews (CEO of Allmand’s new owner KPS Capital Partners).

“The potential here is huge for the company, employees, customers and community,” Dooley said.

He is most looking forward to leading change and engagement at the local manufacturing plant. He is charged with securing and developing the business while looking after employees, customers, suppliers, community and ownership.

When he’s not working, he enjoys outdoor activities, such as fishing and hunting. He and his wife, Marta, have a 7-year-old son, Bruno. He is also the father of two adult children, Ashley and Sean.

### Gifts & Things Hires Store Manager

Holdrege graduate Bailey (Porter) Cruz has been hired as the store manager for Gifts & Things in downtown Holdrege.



**Bailey Cruz**

Bailey worked at the store in high school and is back helping with customer relations, social media, photography, the online store, displays and anything else that needs to be done.

She graduated in May from the University of Nebraska-Lincoln with a degree in accounting and is happy to be back working in Holdrege. Her husband, Jesus, is also from Holdrege.

“We have a lot of family here,” she said. “I spent enough time in Lincoln to know I wanted to come back to be near family. . I knew I would be happy working here with DeEtte & David (the store’s owners) since I worked here in high school. They are like my second parents. It doesn’t feel like a job, it feels like fun.”

Her previous work experience includes a job in the Career Center at UNL and internships at United Transport in Lincoln and the Nebraska Prairie Museum. She has also worked at Christian Homes in Holdrege and at Family Service in Lincoln.

The Cruzes are involved in the Trinity Evangelical Free Church and help with the welcome team and nursery and are hoping to get involved with the youth group. When she’s not working, Bailey enjoys boating, camping, walking the dog, biking and golfing.

## New Bistro Opening in The Dale

A bistro will be the newest tenant in the historic location formerly known as the Hotel Dale in downtown Holdrege. The Blue Vine will serve pasta, sandwiches and fresh salads along with cocktails and other menu items at its new location opening this summer.



“We are very excited about opening The Blue Vine in Holdrege,” owner Philip Corey said. “This will be a new restaurant with additional locations being considered in different markets. Holdrege was chosen to be first for numerous reasons including market need, overall demographics and the right location being available.”

The Blue Vine has been working with PCDC on several grant opportunities to help remodel the space and open the restaurant. PCDC so far has awarded the bistro an Exterior Sign Grant and has approved a gap financing loan and a start-up cost loan.

“PCDC has been instrumental in making this happen,” Philip said. “Ron (Tillery) and his team have been strong advocates for Holdrege and in getting the right individuals and resources together to make this business a reality.”

Corey Ventures LLC is the owner of the restaurant, and it is managed by Philip and his wife, Lisa. Philip is a lifelong entrepreneur and has 15 years of food service leadership experience, including overseeing management training for a 60-location company.

## City Moves Forward on New Baseball Complex

Youth baseball season is in full swing this summer, and there’s good news ahead on the future Holdrege baseball complex.

Holdrege City Administrator Chris Rector said the city is moving forward with work on the complex this summer.

Rector said the city is ordering lights and working with contractors to put in drains. He is hoping the lighting and drain work can be completed this summer with possible grass seeding to take place in the fall.

The next phase (summer of 2022) will involve installing fences, concrete and irrigation systems. Then, the fields will need to be built with a mixture of clay and sand.

If all goes as planned, the field will be ready for play during the summer of 2023.

Dirt work on the complex on 18th Street near the new elementary school began in 2018.

Construction on the restrooms/concession stand was completed during the summer of 2019.

Rector said the estimated cost to complete the project from this point on is \$2.6 million. The city is planning to fund a little more than half of that total with the remaining coming from fundraising. The city is working with the Phelps County Community Foundation on a plan to secure between \$1 million to \$1.2 million in donations for the complex, he said.

PCDC has pledged \$75,000 per year over the next 15 years (\$1.125 million) to the project. The funds have initially been applied to the first phases of the project, including site work, infrastructure and the restroom/concession stand.

The new complex will include two softball fields and two baseball fields, batting cages and dugouts. The completed concession stand will be in the center of the four fields.



## Holdrege Sun Plans November Reopening

Renovations are continuing on Holdrege’s Sun Theater, and a November 2021 tentative open date is planned.

“I appreciate the patience that people have had with us,” Sun Theater Manager Suzy McConnell said. “I promise it will be worth the wait.”

Most of the changes to the theater at this time will be in the lobby area and projection room. The area is being gutted, and work will begin soon on transforming that area. The entrance/lobby will be reconfigured so that movie-goers can purchase tickets and concessions in one transaction.

No major changes are planned to the building’s exterior, except for replacing leaking movie poster frames and possibly some signage updates.

McConnell said the renovations will include adding a new point-of-sale system that includes an option to purchase movie tickets online.

## New FlexSpace Offers Social & Work Solutions

Need a place to host a bridal shower or a business pop-up shop? Or maybe you work from home and need a professional space to meet a client. There’s a new solution in Holdrege – FlexSpace on 4th.

Scott and Michelle Boulware opened the space at 706 4th Ave. in May. It has already been reserved for a bridal shower, and a counselor rents the space once a week to meet with clients.

FlexSpace is stocked with water, coffee and tea and has WI-FI and a TV that can Chromecast. The space works great for anyone who needs to conduct a training or show a DVD. It also has a mini-fridge, counter space, a private bathroom, office desk and work space. Tables and chairs can also be provided.

“It’s not a huge space, but it’s very versatile,” Michelle said.

Prices start at \$20 for a four-hour stretch. FlexSpace can be rented at any time of day, morning and night, including weekends. Renters are given a unique programmed keycode. To rent the space or learn more, visit FlexSpace on 4th on Facebook or call Michelle at (308) 440-1523.



PO Box 522  
Holdrege, NE 68949-0522

Or Current Resident

Your SOURCE for  
local business  
opportunities  
and economic  
development news  
in Phelps County!

PHELPS COUNTY BUSINESS JOURNAL



TAKE A LOOK  
INSIDE

- 1** FEDERAL GRANT
- 2** CHANGES AT BD
- 3** HIRING BOOM!
- 4** SCHOLARSHIP WINNERS
- 5** HOUSING UPDATE
- 6** NEW PEOPLE IN BIZ
- 7** BUSINESS NEWS

## New PCDC Incentives Help Startups

The costs of opening a new business or franchise can hinder some from even starting. The new PCDC Business & Franchise Development Program will remove some of those roadblocks and help entrepreneurs through the initial stages of starting a business.

“The first six months and first year are the most rigorous for a start-up business,” PCDC Executive Director Ron Tillery said. “That is why we thought it was important to provide a broad array of assistance into new projects.”

The new program provides the following:

- Up to \$10,000 for facility build-out, remodeling or initial rent.
- Up to \$1,000 for construction or landfill fees.
- Up to \$1,000 for initial inventory.
- Up to \$1,000 per year for employee recruitment, training, workshops or seminars for

three years.

- Research and site selection services at no cost.
- Low-interest gap financing not to exceed 50% of the total amount owed.

Certain criteria must be met to qualify for the incentives, such as submitting a copy of the application or current business license, letter of commitment for business or franchise financing, list of current assets and net worth, a comprehensive business plan and other business documents.

The project must also result in the creation of new jobs.

Visit [PhelpsCountyNE.com](http://PhelpsCountyNE.com) to download an application or find out more about PCDC business incentives.