



Updated Housing Grant Opportunities

The Phelps County Development Corporation has announced updated GO! HOME grant opportunities for 2022.

The grants are intended to encourage new residents and the construction and sales of local workforce housing in all Phelps County communities.

Visit www.phelpscountyne.com/phelps-county/relocation-assistance/go!-home-programs to apply for GO! HOME grants or for more details. Or, contact Sally Sadd at sally@phelpscountyne.com.

PCDC Initiates New Housing Study

PCDC, with the assistance of local sponsors, recently conducted a county-wide housing study to plan for future housing needs.

The study will show current demographic and economic statistical data, local housing unit 'target demand' and will include a 5-year housing action plan for new housing development and existing housing rehabilitation.

Hanna:Keelan Associates, P.C., a Lincoln, Nebraska-based community planning and research consulting firm, conducted the survey. Besides PCDC, local partners in the study included the City of Holdrege, Phelps County, BD, Allmand/Briggs & Stratton, Central Valley Irrigation and Bruning Bank. Results should be available in August.



Tami Tschabrun, local embecta/former BD employee, celebrates her 36th year at the Holdrege plant by attending the Nasdaq bell-ringing ceremony for embecta in Times Square. She is standing to the right of CEO Devdatt Kurdikar, who is signing the paper. (Photo courtesy of embecta.)

embecta Now Holdrege's Largest Employer

On April 1, embecta employees in Holdrege and around the globe gathered to celebrate embecta's debut on Nasdaq as a stand-alone publicly-traded company.

embecta is the name of the spin-off corporation formed by BD, which announced in May 2021 that it planned to take the company's diabetes care business and make it a new company. It announced the new company's name, embecta, in December. embecta is now Holdrege's largest employer.

Over the past year, the majority of Holdrege's BD employees became embecta employees.

While the official business transition was complete when the embecta stock became public this spring, work continues locally to recruit employees and fully separate shared systems and functions.

Stuart Rogers, BD's former plant manager, became the manager of the new embecta operation locally and oversaw the transition ahead of his planned retirement in July.

"Our focus internally has been on making sure the spinoff creates no disruption for our customers around the world," Rogers said. "So in many ways, it has been business as usual in Holdrege. We have also

been getting our teams familiar with the new company, introducing the name, embecta's mission, vision, values, and strategy, and of course, we took time to celebrate embecta's debut on Nasdaq on April 1."

Longtime BD employee Tami Tschabrun celebrated her 36th anniversary at the Holdrege plant by participating in the Nasdaq bell-ringing ceremony in New York's Times Square on April 1. She stood next to embecta CEO Devdatt Kurdikar and other senior leaders as local embecta employees watched

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Holdrege embecta's Quality Team is pictured here celebrating the new company's opening day on Nasdaq on April 1. (Photo courtesy of embecta.)

embecta Holdrege

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from the Holdrege plant's break room.

embecta's focus is on diabetes care and continuing to produce diabetes injection devices and alcohol swabs.

"Currently, diabetes impacts nearly 10 percent of the world's population," Rogers said. "Over the next 25 years, another 250 million people are expected to be living with diabetes. embecta is the largest producer of diabetes injection devices, approximately 7.6 billion per year, with a nearly 100-year history of reliability and quality. We have unrivaled manufacturing, distribution, and sales capabilities, distributing to 100 plus countries in support of approximately 30 million people with diabetes."

Rogers said that across embecta and in Holdrege, service transition agreements are in place with BD as they continue to build embecta's internal organization, systems and processes. Those services agreements with BD will remain in place for up to two years.

In Holdrege, both BD and embecta continue to operate from the same building. BD owns the facility and leases approximately 70 percent of the space to embecta.

The new embecta company has more than 2,000 employees globally. The company is headquartered in Parsippany, NJ, with regional offices around the world. Besides the Holdrege site, the company also has manufacturing sites in Dun Laoghaire, Ireland, and Suzhou, China.

In Holdrege, more than 500 BD employees have become embecta employees. BD now employs more than 170 locally.

Rogers said one of embecta's main focuses right now is recruiting to get the team up to full strength.

embecta currently has a range of job openings including production operator roles of various types, technical support roles, and also exempt positions. The roles are similar to the roles at BD, and salaries are competitive. Benefits are similar to BD's with health benefits (medical dental, vision), vacation from day one, PTO, a 401(k) with company match, and a defined bonus plan. Currently, sign-on bonuses are also offered.

Current job postings can be found at www.embecta.com/careers.

Rogers, who is originally from the United Kingdom, is retiring from his role as plant manager in July.

"It has been a fantastic experience to have the opportunity to come to Holdrege and be the plant manager for the last four years," Rogers said. "Right from the get-go, it was clear that the associates who work in Holdrege are passionate about what they do and understand its importance in enabling people around the world to live lives unlimited by diabetes."

Chief Davidson, who most recently worked as the plant manager of Neapco Components in Beatrice, joined embecta as the new plant manager in Holdrege on June 20.

PCDC Sets Bait For A BIG CATCH

More Companies Than Ever Consider Phelps County

The bait has been set. More fish than ever are swimming near the line. And now PCDC is hoping to reel in a big one soon.

“Right now, we have a half dozen very attractive projects that could be as impactful to our community as a BD or Allmand,” PCDC Executive Director Ron Tillery said. “It’s a culmination of the work that we’ve done the previous five years, and it’s starting to pay off.”

In early June, PCDC had 21 open project files. These are companies, some of which are local, who have requested information about expanding or relocating to Phelps County. Some of them have been considering projects here for more than a year, and some have been on the radar for only a few months.

PCDC has added more new potential projects to the queue in the last few months than it typically does in a year. It’s the most open potential projects in PCDC’s history.

“Over the past few years, we’ve been able to build a better top-of-mind awareness with site selection consultants and friends at NPPD and the Nebraska Department of Economic Development, who are sometimes the screeners of projects,” Tillery said. “They are often the entry point. They don’t send out a request for information (RFI) to everyone. They want communities who have the resource base and people they are comfortable working with.”

“THERE’S NO GREATER PRIORITY THAN TO SERVE OUR EXISTING BUSINESSES & MANUFACTURERS IN THEIR PLANS FOR GROWTH.”

PCDC has also been active in trade shows and promoting the county in trade journals.

“When we are fishing for prospects, we like to go to the ponds where those prospects live,” Tillery said. “Trade shows, trade magazines, advertising and marketing. We focus on those. It takes time for people to develop a top-of-mind awareness of our community.”

Holdrege is also an Economic Development Certified Community.

“As a consequence of all of that, we are starting to see more prospects than we have before,” Tillery said. “The law of averages says we are going to win some, but we will also lose a lot more.”

Many of the companies considering Phelps County are eyeing the Iron Horse Business & Industry Park, a 107-acre parcel of ground just west of Holdrege that is set aside for business development.

“Some projects won’t consider us because we don’t have water and sewer and roads already built at Iron Horse,” Tillery said. “We

do have the infrastructure designs ready to go, but we don’t have the capacity to finance that ourselves. If we had a confirmed project, we could tap into more resources to get it built.”

Tillery said a large project may take more than a year to build, and infrastructure could be built at the same time as construction on the business.

In its recruitment efforts, PCDC is focusing on key industries that are a good match for the community, such as commodity and food processing, logistics, metal fabrication, equipment manufacturers and medical services components manufacturers.

“In order to win them, we have to go through this process of elimination,” Tillery said. “We are compared against their criteria and against other communities. Sometimes it boils down to if the CEO’s family would be comfortable here.”

Most importantly, business recruitment is about relationships. One of the projects considering Phelps County is currently based in another state but has family ties to Holdrege.

And most important, Tillery said, is assisting existing companies to remain and expand in Phelps County.

“There is no greater priority than to serve our existing businesses and manufacturers in their plans for growth,” Tillery said.

Wage Survey An Important Tool for Businesses

As part of its efforts to assist current businesses, PCDC commissioned a wage study for large local manufacturer BD.

“We wanted to identify what the comparable pay structure looks like



in the region so they can see how they stack up against employers in specific job categories,” PCDC Executive Director Ron Tillery said.

The study, conducted by NPPD economist Melissa Trueblood, compared similar jobs within a 20, 30 and 50-mile radius of Holdrege. This study included 21 job categories such as logisticians and project management specialists,

mechanical engineers, shipping and receiving clerks, electronic equipment installers, tool and die makers, machinists, etc.

The final report provided valuable information such as how many jobs are in each category, the projected growth in those jobs over five years, median hourly pay and average hourly pay.

The study also included a second report that will help BD with employee recruitment. It identified the top potential target recruitment counties based on those counties having workers with similar skills and lower wages than are paid in Phelps County for similar jobs. Communities targeted are in Kansas, Nebraska and South Dakota.

“This study allowed us to determine the most

appropriate geographic areas to target in our recruitment efforts,” said Bethanne Kuck, Site HR Manager for BD Holdrege. “The areas in Kansas were a surprise as we haven’t typically marketed in that area but should consider doing so.”

Kuck said BD is developing a recruiting plan for its available positions, and this study gave them critical information to determine which geographic regions to target in its efforts.

PCDC also used the study data to create a lifestyle recruitment campaign in the targeted counties.

If your business needs a wage study or other research, please contact Tillery at (308) 995-4148 or ron@phelpscountyne.com.

HIGH-DEMAND JOBS SCHOLARSHIPS

Students Awarded \$37,000 in Scholarships

Eight students studying for future careers in agriculture, medical fields, 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, \$37,000 in scholarships were awarded ranging from \$3,000-\$6,000. This is the most money ever awarded for the scholarships in a single year.

PCDC Board Member Tim Rehm said the money in the "scholarship pool" has grown to allow them to award more scholarship dollars.

"I think it has been a great program for Phelps County as I see many who received scholarships in past years now in Phelps County's workforce," Rehm said.

Four of the 2022 recipients are 2022 high school graduates and four are already in college.

Jenessa Landin is a 2021 Holdrege High School graduate who is attending Central Community College to become a registered nurse and eventually earn a bachelor's degree in nursing.

This is the second year she has received the high-demand jobs scholarship.

"I've just always really liked helping people," Landin said about her career choice. "As a nurse, you are never going to be short of a job. There are so many opportunities. You could work in management, rehab, on the floor of a hospital or as a clinic nurse."

Landin said she hopes to start her career back in Phelps County because she has two younger siblings who she wants to continue to support.

"I want to be around to watch them grow up and go to all of their activities," she 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, diesel mechanics, engineer technologists, mechatronics

2022 SCHOLARSHIP RECIPIENTS

			
Alexa Berry	Dalton Breinig	McCartney Elliott	Jeremiah Johnson
			
Jenessa Landin	Anna Pelton	Bryce Philips	Josh Reed

Alexa Berry, 2016 Bertrand graduate, studying speech therapy at the University of Nebraska-Lincoln (\$6,000)

Dalton Breinig, 2022 Loomis High School graduate, studying diesel technology at Central Community College in Hastings, (\$6,000)

McCartney Elliott, 2022 Holdrege High School graduate, studying pre-pharmacy at the University of Nebraska at Kearney (\$5,000)

Jeremiah Johnson, 2022 Holdrege High School graduate, studying aviation at the University of Nebraska at Kearney (\$4,000)

Jenessa Landin, 2021 Holdrege High School graduate, studying nursing at Central Community College (\$4,000)

Anna Pelton, 2021 Bertrand High School graduate, studying occupational therapy at Oral Roberts University (\$6,000)

Bryce Philips, 2022 Bertrand High School graduate, studying agriculture at Northeast Community College in Norfolk (\$3,000)

Joshua Reed, 2021 Holdrege High School graduate, studying agriculture at Southeast Community College in Beatrice (\$3,000)

engineers, injection mold technicians, electro-mechanical technologists, machinists, tool and die makers, construction trades, welders and commercial truck drivers.

Rehm said PCDC's scholarship committee is recommending adding teaching to the high-demand jobs scholarship list for coming years.

"There seems to be a shortage of teachers combined with a higher than normal retirement rate

that could make it more difficult for rural schools to draw candidates," Rehm said.

In the nine years that the scholarships have been offered, \$237,000 and 85 scholarships have been awarded.

Of those scholarships, 28 were awarded in ag-related fields, 25 in nursing/medical fields, 10 in diesel technology, 8 in construction, and 14 in other fields of study.

A GREAT PLACE TO BUY A BUSINESS

If You Can Work From Anywhere, Live Here

Thelen Finds Rare Opportunity To Buy Holdrege Dance Studio

Typically, families move to a new town because of a job opportunity. But, recently several families chose to live in Phelps County and brought their jobs with them or are creating opportunities here. They are enjoying the advantages of living in a small town, which include a healthy work-life balance and a sense of community. PCDC has compiled many of these stories (including the one here). To read more stories, please visit phelpscountyne.com/inthenews.

The pandemic created a chance opportunity for Mady Thelen to purchase a local dance studio and become a small-town entrepreneur.

Mady graduated from Wood River High School nine years ago and then earned a bachelor's degree in dance (with a minor in agricultural entrepreneurship) from the University of Nebraska-Lincoln.

After graduation, she moved to Kansas City to pursue a professional dance career. She became a member of City in Motion and performed with other companies and projects around the city. She also taught at multiple dance and fitness studios where she became certified in various teaching styles and classes.

But, during the COVID pandemic, her city dancing career came to a halt.

She moved temporarily to Holdrege to stay with her sister, Dr. Kathryn Thelen, and her family and "fell in love with the town." While here, she learned about an opportunity to purchase a dance studio and open up her own business.

"This was an opportunity that would be rare to



MADY THELEN
MomenTum Dance Academy

receive in Kansas City," Mady said.

She decided to pursue the opportunity and opened MomenTum Dance Academy where she now offers dance classes for children ages 2-18, including ballet, tap, jazz, hip hop and lyrical. She also offers adult fitness classes including barre, HIIT, and strength and stretch classes.

She has students from Holdrege, Elwood, Alma, Minden, and towns in between.

"I have been fortunate enough to have around 100 students this year," Mady said. "My goal is to have a bigger studio with multiple classrooms

and a separate fitness studio for the parents to work out during their kids' dance classes. I am also hoping to start a senior fitness program in the fall of 2022 during the daytime hours."

PCDC awarded Mady a digital development grant to help her launch her business website and digital presence.

"I have found that the people in Holdrege want small businesses to do well," Mady said. "They want to keep their money within the town and with the cost of living in a small town vs. the city, it has been more profitable than it would be there. With this being my first time as a business owner, the families have been patient with me when I have been navigating this new role, and I am so thankful for that."

While some may think there's not much to do in a small town for twenty-somethings, Mady disagrees.

"We are lucky to have the Speakeasy so close," she said. "My out-of-town friends always come out to stay and go to dinner there. I also love being so close to Johnson Lake for those summer evenings. I also plan to become a member at the golf course and get a group together a couple of times a week."

Her favorite part of living in Holdrege is watching her niece grow up and being her dance teacher.

"I would encourage others to consider moving to Phelps County to be a part of a caring community filled with people who want to support one another," she said.

Batter Up! Hundreds of local kids play summer baseball at YMCA



DID YOU KNOW: This summer, 274 youth are staying active by participating in baseball, t-ball and softball leagues at the Don Sjogren Community YMCA! In addition, nearly 50 kids each week attend YMCA summer day camps.

The YMCA, which has been in Holdrege for 20

years, has nearly 3,500 members. The YMCA is dedicated to strengthening the community through programs focused on youth development, healthy living and social responsibility.

For more information about the YMCA, visit www.ymcaoftheprairie.org or call (308) 995-4050.

St. Paul Superintendent Chosen as New ESU 11 Director

John Poppert began serving as the director of the Educational Service Unit No. 11 on July 1.

Poppert, a Grand Island native, served as the superintendent of St. Paul Public Schools for 11 years. Before that, he was superintendent at Giltner Public Schools.



John Poppert

"I've always been interested in working with the ESU," Poppert said. "I think with my experience being a superintendent for 16 years I have some ideas on how to help schools and provide services for the students."

His grandparents lived in Holdrege, and he spent time here as a child.

"This community has always been very friendly," he said. "And, it has a lot of options for us with Harlan County Lake, Johnson Lake, golf courses and the YMCA."

He and his wife, Mari Lynn, have two daughters, Brooke and Olivia, who are both students at the University of Nebraska-Lincoln.

When he's not working, he enjoys fly fishing, golf, and family time at the lake skiing and tubing. He has been active in community life and has been a Rotarian for 11 years, served on the Chamber of Commerce board and helped raise money for St. Paul's community center.

Knisley Begins Apprenticeship at Nelson-Bauer Funeral Home

Nelson-Bauer Funeral Home has hired an apprentice mortician, Lane Knisley.

Knisley is originally from North Platte and worked at a mortuary in high school, which sparked his interest in the field. He graduated from North Platte St. Pat's and then from Hastings College with a bachelor's degree in business. He was a dual sport college athlete, participating in football and track (pole vaulting).



Lane Knisley

While working at the funeral home, he is continuing his mortuary school education through the Des Moines area community college. When he's not working, Knisley enjoys hunting, fishing and sports.

Holdrege Native Takes Leadership Role at HHS

Holdrege native Jeremy Ham is Holdrege High School's new principal. Ham graduated from HHS in 1995 and earned a degree in industrial technology education from the University of Nebraska-Lincoln and began his career in Gretna, where he taught industrial technology and welding. He then taught industrial technology at HHS from 2009-2018 and coached track and middle school football.



Jeremy Ham

Ham also has a master's degree in curriculum and instruction from Doane College and a school administrator's certification through Chadron State College.

Ham was a member of the Army Reserves during college until 2006. He served in Iraq

from 2004-2005. He took a break from the military for 10 years and re-enlisted in the National Guard in 2016. He was called to active duty in 2018 and served in various capacities, most recently as Commander of Company A.

Ham said he is excited to be part of the local community again after working in the eastern part of Nebraska for the past several years.

"I am looking forward to serving the community in this capacity, more importantly finding opportunities where the school can be more of a resource to the community," Ham said. "I'm excited about finding some opportunities where we can create some partnerships and get kids out in the community."

Ham and his wife, Chelle, live in Holdrege with their four children: Laney, 18; Brady, 15; Asher, 12; and Declan, 10.

When he's not working, Ham enjoys outdoor activities, camping, fishing and spending time with family.

Alma's Calkins Joins DeWald Deaver L'Heureux

Rick Calkins has joined the DeWald Deaver L'Heureux Law Firm.

Rick has operated Calkins Law Office in Alma since 1992. The merger of the law offices means that DeWald Deaver L'Heureux Law Firm now has a second office location in Alma and can better serve its clients in Phelps and Harlan counties.



Rick Calkins

Along with a small-town general practice, Calkins has a well-established real estate development and transaction practice and a state-wide criminal defense practice.

Calkins intends to continue practicing law full time for the foreseeable future and is looking forward to the camaraderie of practicing law with the law firm.

Calkins joined the four-attorney law firm (Nate DeWald, Luke Deaver, Taylor L'Heureux and John Sauder) on April 1

For more information, please visit www.holdregelaw.com or call the office at 308-995-8848 (Holdrege) or 308-928-2707 (Alma).

Killough Completes Term As President of Photography Group

Mysti Killough, owner of Mystic Images Photography of Holdrege, completes her term this year as president of the Professional Photographers of Nebraska (PPoFN).

Since its inception in 1946, PPoFN has been dedicated to upholding professional photography industry standards, promoting ethical practices and educating its members through publications, forums and conferences.

Killough joined the board of directors in 2017. Since joining, she achieved her master of photography degree with the Professional Photographers of America.

Besides serving as president, Killough also has served the organization as Workshop Chair, Print Competition Chair, Treasurer and Vice President.

When she's not working on photography, Killough enjoys working with her husband, Dan, on their expanding farming and ranching operation. They have three children, ages 8, 5 and 3.

Contact Mystic Images Photography at (308) 995-0538 or visit mystic-images.com.



Mysti Killough



PCDC Awards DREAM Grants to New Owner of Schrock Building

Last fall, Giberto Diaz of Lexington purchased the “Schrock Building” at 804 4th Ave. He plans to continue to rent the bottom five spaces to businesses and is refurbishing the four upper-level living units.

“I saw an opportunity in Holdrege,” Diaz said. “I’ve always liked Holdrege.”

PCDC has granted Diaz three GO! DREAM grants to help renovate the building: a First Impression Grant (to install eight new doors), an Exterior Remediation Grant, and a Code Compliance Grant.

Diaz has already renovated one of the upstairs apartments to demonstrate his vision. PCDC grants will help complete the other three.

All five of the main-level business spaces are rented, including the corner space that will soon



be a new vintage store. Diaz also owns what is known as the “Bank Building” on the southwest corner of 4th and East Avenues. Those spaces are rented by a boxing club, a tanning salon and a hair salon.

Diaz said when he is finished with the Schrock renovation, he wants to update the Bank Building as well.

PCDC’s GO! DREAM grants are intended to help spruce up downtown businesses in Phelps County communities. For more information about GO! DREAM grants or other PCDC GO! programs, visit www.phelpscountyne.com.

Sonesons Continue Country Cookin’ Tradition

County Cookin’ restaurant, 4th and Broadway in Holdrege, has reopened with new owners and expanded hours.

After 26 years of serving home-style meals to area residents, County Cookin’s former owners Scott & Cherie Brendel retired in March 2022. Cherie’s brother, Mike Soneson and his wife, Marcia, purchased the business.

“We wanted to keep it open for all the people who work there and eat there,” Mike said. “It’s just a nice hometown atmosphere where everyone knows everyone else.”

The Brendels retired on March 31, and then Mike and a crew of Country Cookin’ staff members made some repairs, painted, added some new

equipment and reopened on April 11 with the same menu.

The Sonesons, who live in rural Holdrege, are not directly involved in the day-to-day work of the restaurant. They rely on a staff of 10 people to cook and serve customers. They have expanded the hours and are open 7 a.m.-8 p.m. Tuesday through Friday, 7 a.m.-2 p.m. Mondays and Saturdays, and 7:30 a.m.-2 p.m. on Sundays.

The restaurant is trying new menu items, which recently included a Friday night steak special with garlic potatoes.

“We are trying real hard to keep this place open and keep the same hometown-friendly atmosphere it’s always had,” Mike said.

First Interstate Bank Merges With Great Western

Great Western and First Interstate Bank merged on May 23, which brought some changes locally.

First Interstate Bank is a community bank headquartered in Billings, Mont., and has been in operation since 1968. The merger allows First Interstate to serve clients and communities in 14 states and brings First Interstate’s total number of branches to more than 300 locations.

“Both banks were looking for an opportunity to grow and better serve their respective clients and communities, and because of their shared community banking values, it has proved to be an ideal partnership,” said Brenda Essex, local retail manager for First Interstate Bank.

With the merger, First Interstate decided to close the downtown Holdrege location and fully operate from the former drive-thru location at 321 Burlington. The downtown location, which is 11,000 square feet, is currently for sale.

The Burlington Street location is now open to the public after a comprehensive interior update. Four employees work at the First Interstate Holdrege branch with Essex as the onsite lead.

The Dale Owners Purchase Historic Brewster Building

Christopher Hayden LLC, owners of The Dale Residences, have purchased the “Brewster Building” in downtown Holdrege.

“It has parking that we will make available to residents of The Dale because there is no parking on the street overnight,” Nancy Clark said of the purchase. Nancy and her son are partners in Christopher Hayden LLC.

The building was formerly home to Family Medical Specialties until it moved to its location in northwest Holdrege in 2008. For the past decade, a hair salon and few other businesses operated out of the Brewster Building. Clark said, however, that much of the building has been used for storage.

“It’s a building that has substantial value for purposes other than just storage,” Clark said.

They are working with a business client to rent much of the space in the building, but Clark said other spaces are still available to rent.

For more information, contact Clark at (303) 399-8635.



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3 FAVORITE THINGS

PCDC asked local residents to list their 3 Favorite Things about life in Phelps County. We have been sharing some of those Favorite Things throughout 2022 in the Phelps County Business Journals. Here's this edition's list:

- Good employers
- Outstanding place to raise a family
- Safe, wholesome environment
- Fantastic local healthcare network
- Feel safe when I go to bed at night
- Local businesses help each other
- Opportunities for service work
- Community gathers
- Summer activities
- Homegrown businesses
- Close to city but far enough away
- People are very accepting
- Proud, patriotic and hard-working people
- Food, "just none better!"
- The legacy that has been handed to us
- Downtown, old buildings and potential for growth and thriving downtown
- Rehmsworld Concert Series
- Bronze sculptures around town
- The ability to make a difference
- "Blue-collar" work ethic
- Lower cost of living than metro areas
- Sense of community, people help each other
- Charming, progressive community