

PHELPS COUNTY DEVELOPMENT CORPORATION YEAR IN REVIEW 2018

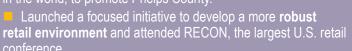
STRATEGIC PLANNING

- Created and launched the new GO! DREAM tools to help business owners renovate downtown buildings and create downtown living spaces.
- Completed a Workforce Availability Study to provide wage and labor information to current or prospective businesses.
- Continued to refine and grant funds to improve the community through GO! Home, GO! Business, GO! Work and GO! Build programs.
- Led efforts to complete an **Event Center Study** and determined that a new center is needed. Formed a steering committee to explore locations and funding strategies.



TARGETED RECRUITMENT

- Developed and continued to nurture new relationships with Site Selection Professionals in Illinois and Wisconsin.
- Attended the IPPE Trade Show in Atlanta, the largest food processing conference in the world, to promote Phelps County.



- Secured commitments/investors to build a new 45-room **Cobblestone Hotel**, a \$4.5 million investment that is expected to provide 22 jobs.
- Recruited and assisted a developer to acquire property for a future housing subdivision in northeast Holdrege.

COMMUNITY PREPAREDNESS & QUALITY OF LIFE

- Construction was completed on the \$2.25 million. 18-unit **Washington Square Apartments.**
- Encouraged New Residents to move to Phelps County through rental relocation and downpayment

assistant grants. Demolished three dilapidated homes to create space for new homes and provided grants to contractors for renovations, to build three new homes and for exterior home improvements to create more workforce housing.

- Made first payments from the LB840 fund to the City of Holdrege in support of the new ballfield complex.
- Partnered with the Chamber of Commerce to lead the **Concrete** Solutions Highway Team.

BUSINESS RETENTION & EXPANSION

- Awarded 9 high-demand jobs scholarships totaling \$26,000 to Phelps County students.
- Worked with Allmand Inc./Briggs & Stratton to pave the way for the



manufacturing. This expansion is expected to bring 60 new jobs to Phelps County.

- Secured grants from NDED (\$200,000) and NDOT (\$350,000) to pave Gustin Street in support of the Allmand Inc./Briggs & Stratton expansion. Solidified new Development Covenants for the Iron Horse Business & Industry Park.
- Assisted three developers to evaluate sites for an expanded or new VA Clinic. The VA Clinic will expand in Holdrege in 2019.
- Provided more than 40 bidding opportunities to member of the local Builder's Bureau.
- Provided two Business Improvement Loans to area businesses totaling \$335,000.

BRANDING, MARKETING & COMMUNITY CONSENSUS

- Received a first-place marketing award from the Mid America Economic Development Council for the PCDC website/GO! Marketing campaign.
- Informed community members, investors and partners of local **economic development news** and opportunities through monthly e-newsletters and the quarterly Phelps County Business Journal that is mailed to all households in the county.

