

NNDC Annual Report 2016

Friday January 20, 2017
12 Noon – Country Kitchen
Chadron, NE



**NORTHWEST
NEBRASKA**
DEVELOPMENT CORPORATION
CHADRON AND CRAWFORD

NEBRASKA
ECONOMIC DEVELOPMENT
CERTIFIED COMMUNITY

Business Development

- ▶ Consulted with small business and entrepreneurs
- ▶ NNDC received 20 direct inquiries for funding assistance resulting in 2 loans totaling **\$110,000** creating or retaining **10 jobs**
- ▶ Met with 4 prospects in Chadron looking for locations to locate/expand their businesses
- ▶ Finalized siting of Holiday Inn Express being built by Chadron Hospitality, LLC
 - Assisted with TIF Application, Planning Commission, Council hearings
- ▶ Consulted with developers/companies via phone/email regarding specific building request for possible locations in Chadron
- ▶ Serve as Board President for PADD. PADD provides another source of gap financing for businesses in Dawes County.
 - Assisted in creating additional funds for non-profit opportunities
- ▶ Worked with NDOR and Fuller Construction to further develop our Business Park, adding infrastructure to edge of property (in progress)
- ▶ Met with funding partners regarding available assistance to existing and new businesses.
- ▶ Worked with Consultants to continue and move forward the Downtown Revitalization project

Projects will finishing façade & second story work, niche market and landscape designs to make downtown businesses more appealing and profitable. The downtown gathering space is in the design stages and additional funding will be required to further that portion.

14 projects are currently in the works for façade and upper story improvements at 10 businesses. 5 projects are complete and the rest will be finished by June 2017.



Community Development

- Continued to facilitate Dawes County Joint Planning sessions, including Kick Start Crawford
- Began the 4th Dawes County Entrepreneur and Leadership Training Academy (DELTA) class for leadership development. Graduation will be held in May 2017
- Assisted with Grant and other funding opportunities for the Chadron Public Library
- Assisted PADD with Brownfield Assessment grant for Chadron and Crawford
- Updated the NPPD Community Guide Book for Chadron, which features local information and statistics for developers looking at our area. Crawford will be update in 2017
- Assisted in planning and hosting the UNL Rural Futures Forum at CSC, bringing more than 100 adults and students together to discuss future of our region.
- Hosted the annual Pine Ridge Wild Turkey Hunt, a VIP event designed to introduce our area to potential business and political officials.

This project provides the opportunity to meet and develop relationships that will be advantageous to us in many arenas. 29 VIP hunters attended this year.

Advocacy

Heartland Expressway Association

- NNDC continues to be a leader in ongoing efforts to finish paving the Heartland Expressway as a 4 lane divided highway
- Participated as a board member for the Heartland Expressway Association, attended meetings, webinars
- Serve as the Heartland Expressway representative to the 4Lanes 4 Nebraska group, advocating for state funding for Expressway projects.
- Attended the Port to Plains fly-in to Washington, DC, visiting with Congressional representatives regarding the importance of highway infrastructure funding and improvements
- Testified at the federal Senate Hearing on new transportation bill, held in Scottsbluff, NE
- Met individually with Congressional staff members in Nebraska relating our needs
- Represented HEA in visits to State Capital, NDOR meetings, Governor visits, legislative hearings

Advocacy

- ▶ Represented our community and interests with the Nebraska Legislature during hearings, chairing the NEDA Legislative Committee for the 4th year.
- ▶ Maintained relationship with Nebraska Business Development Center on CSC campus, strengthening cooperative efforts such as lending workshops
- ▶ Worked with all partners from the State Department of Economic Development, Governor's office, County Commissioners, City Councils, League of Municipalities, federal elected officials to assure our needs are being heard and addressed.

Organizational Capacity Building

- Maintained Economic Development Certified Community (EDCC) status from Nebraska Department of Economic Development



- Attended Nebraska Department of Economic Development, LOIS and NPPD briefings for program information
- Attended Nebraska Economic Developer's Association meetings and chaired the statewide association's Legislative Affairs Committee
- Increased membership income and number of members while retaining existing members
- Created additional value for members by adding opportunity to list businesses for sale
- Improved our image by web redesign, continual update of LOIS listings
- Created links to available local jobs posted by NDOL

Support Activity

- Maintained and updated building and site brochures and online presence to market specific properties available to site selectors
- Legally changed the name of the organization and selected a new logo design from BComm Solutions
- Redesigned the NNDC Website with assistance from JM Web design.

New website and logo design will provide an increase in visibility as we 'launch' the new look. Better functionality and upkeep will enhance our professionalism.

- Maintained up to date information on 3 different databases for online marketing including creation of NNDC Facebook page and new NPPD Community Guide
- Provided assistance to business members and partnering institutions
- Managed a loan portfolio with 21 loans and 17 clients

NNDC currently has \$913,982 lent, with \$615,608 outstanding. We currently have \$98,716 available for businesses to borrow, spread over 3 different loan funds.

NNDC 2016

Operating Financials

Income

Membership Dues	\$ 72,485
Miscellaneous Income	
(Chamber loan, ag contract, interest)	\$ 160
Loan Administration	\$ 11,971
Sponsorships	
(Delta, Turkey hunt)	\$ 13,515
Total	\$ 98,191

Expenses

Office	
(accounting, supplies, audit, legal, util., rent, insurance)	\$ 29,021
Wages, benefits, w/hldg	\$ 48,997
Travel, prof. development	\$ 3,463
Turkey Hunt	\$ 7,534
Total	\$ 89,015

NNDC Accounts as of December 31, 2016

Operating Account (contingency funds)		\$86,241	
Loan Funds	Lent	Current Balance	Available to lend
CDBG	\$458,300	\$316,114	\$58,052
RBEG	\$208,432	\$126,806	\$5,492
IRP	\$231,500	\$153,837	\$65,187

Membership

Architect's Club

Bank of the West
Cameco Resources
City of Chadron
City of Crawford
Dawes County
First National Bank of Chadron
First National Bank of North Platte
Chadron Branch
Nebraska Public Power District
Crites Shaffer Connealy & Watson

Cornerstone Club

Chadron Community Hospital
Chadron Medical Clinic
Fuller Construction
Gardner, Loutzenhiser and Ryan
Great Plains Communications
Security First Bank – Chadron
Security First Bank – Crawford

Foundation Club

Black Hills Energy
Bruce Hill Furniture
Chadron State College
Country Kitchen
GMC of Chadron
NNW Rail Road
Your Selling Team

Builder's Club

Associated Brokers
Chadron Chamber of Commerce
Chadron Federal Credit Union
Chadron Lumber Company
Chadron Vision Center
Dana F Cole & Company
Dawes County Abstract
Eagle Chevrolet
Edward Jones & Company
Fred A Lockwood & Company
George Klein, CPA
Hencey Plumbing & Hydronics
Horizon Dental
KCSR Radio
Museum of the Fur Trade
Outlaw Printers
Paris Fisher Auto Sales
Quality Tire
Ron's Repair
Scott Roberts Electric
State Farm Ins. – Randy Bauer
The Daily Grind
Tommy's Car Lot
Wahlstrom Ford
West Hills Inn

Membership Club

Mark Anderson, NDOL
Don Blausey
Carl & Fawn Larsen
Caroline Winchester, CPS