

NNDC Annual Report 2017

Presented

Friday January 19, 2018

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 1 NNDC loan for **\$100,000** retaining **5 jobs** and 1 City loan for **\$250,000** creating **10 FTE's**.
- ▶ Met with 6 prospects in Chadron looking for locations to locate/expand their businesses
- ▶ Consulted with developers/companies via phone/email regarding specific building request for possible locations in Chadron
- ▶ Serve as Board President for Panhandle Area Development District. PADD provides another source of gap financing for businesses in Dawes County
 - Assisted in creating additional funding mechanisms for non-profit opportunities
- ▶ Worked with NDOT and Fuller Construction to further develop our Business Park, adding infrastructure to edge of property
- ▶ Met with funding partners regarding available assistance to existing and new businesses.
- ▶ Worked with Consultants to move forward the Downtown Revitalization projects

Grantees will finish façade & second story work, niche market and landscape designs to make downtown businesses more appealing and profitable. The Downtown Plaza design was completed and accepted by City Council and preliminary utility work has been completed and fixtures ordered

20 projects were completed on 10 businesses, with \$250,000 in grant money matched by twice that amount invested by the businesses.



Community Development

- Developed and submitted the application for re-certification for the state's Economic Development Certified Community Program
- Assisted with Grant identification 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 Crawford, which features local information and statistics for developers looking at our area
- Assisted with planning for Crawford to develop a CRA for use in redeveloping brownfields and other dilapidated property
- Serve on City's State Fly-In Committee to be hosted this coming June
- Began developing a community-wide housing effort, now known as Chadron Housing Partnership to implement housing study recommendations in Chadron
- 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 including 4 State Senators

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 4Nebraska 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
- Co-hosted a reception for State Senators, NDOT staff and the Governor to share transportation priorities
- Advised NDOT on priorities for HEA with new Transportation Innovation Act funding
- Hosted US Senator Deb Fischer as keynote speaker for our annual meeting in August
- Met individually with Congressional staff members in Nebraska, relating our needs
- Represented HEA in visits to State Capital, NDOT meetings, Governor visits, legislative hearings

Advocacy

- ▶ Represented our community and interests with the Nebraska Legislature during hearings, chairing the NEDA Legislative Committee for the 5th year. Led the organization's effort to raise in excess of \$17,000 to prepare a report on Tax Increment Finance
- ▶ 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, and state and 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
- ▶ Received NEDA Professional of the Year award

Support Activity

- Maintained and updated building and site brochures and online presence to market specific properties available to site selectors
- Maintained up to date information on 3 different databases and social media for online marketing including creation of NNDC Facebook page and both Crawford and Chadron NPPD Community Guides
- Provided assistance to business members and partnering institutions
- Attended NIFA housing conference to learn about programs for Chadron Housing Partnership initiative
- Maintained positive relationship with City Councils, making regular reports on activity
- Managed a loan portfolio with 19 loans and 15 clients

At the end of 2017, NNDC had \$1,078,932 lent, with \$595,833 outstanding. We currently have \$70,667 available for businesses to borrow, spread over 3 different loan funds.

NNDC 2017

Operating Financials

Income

Membership Dues	\$ 69,900
Miscellaneous Income (late fees, interest)	\$ 218
Loan Administration	\$ 12,894
Sponsorships (Delta, Turkey hunt)	<u>\$ 10,633</u>
Total	\$ 93,645

Expenses

Office (accounting, supplies, audit, legal, util., rent, insurance)	\$ 25,280
Wages, benefits, w/hldg	\$ 50,439
Travel, prof. development	\$ 4,213
Turkey Hunt	<u>\$ 9,920</u>
Total	\$ 89,852

NNDC Accounts as of December 31, 2017

Operating Account (contingency funds)		\$82,532	
Loan Funds	Lent	Current Balance	Available to lend
CDBG	\$578,000	\$347,988	\$30,667
RBEG	\$240,432	\$112,163	\$33,458
IRP	\$260,500	\$135,682	\$46,968

2017 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
Chadron State College
Country Kitchen
GMC of Chadron
NNW Rail Road
Your Selling Team

Builder's Club

Associated Brokers
Brennan Electric
Bruce Hill Furniture
Chadron Chamber of Commerce
Chadron Federal Credit Union
Chadron Glass
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
High Plains Homestead
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

Membership Club

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