



# NORTHWEST NEBRASKA

## DEVELOPMENT CORPORATION

### CHADRON AND CRAWFORD

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### from the Director's Desk

**A**s I begin my 9th year as Executive Director at NNDC, it seems like a good time to re-state the mission and purpose of this organization, lest we take for granted everyone know what we are here to do. Simply put, NNDC is here to create jobs and stimulate economic growth in Dawes County. As incorporated in 1978 as the Chadron Chamber Economic Development Corporation, the articles included statements like 'promote and stimulate industrial and business activity and promote the development and expansion of business concerns and opportunities at Chadron, NE and the surrounding area.' I am proud to say we have not strayed from that original intent. Our current work plan includes all those items and through the efforts of the cities of Chadron & Crawford, the Dawes County Commissioners and our 50 business members, we will continue to do that work.



A relatively unsung group that makes this work possible is the Board of Directors. Their names are listed every quarter in this newsletter, and I hope you will take a moment to look it over today and next time you see one of them, say thanks for putting in the time and effort it requires to oversee the corporation's efforts. The City, at NNDC's request, has allowed re-application to continue of Economic Development Certified

Community (EDDC) standing. This assures the community is prepared for future developments, that we are taking advantage of the tools and programs made available and we are cataloging those successes. The process has allowed us to take a snapshot of activities in the past 5 years. It is city-wide, so includes some items not specifically initiated by the corporation, but that add to the overall success and progress of the community. The results surprised even me, and I thought I kept a pretty good handle on the total impact of our actions. The short version is more than 100 jobs created or retained and almost \$75 million invested in our community. That is the result of a lot of work, faith and risk-taking on many people's part.

There is more to do, and we will accept the challenges and changes that come to us and make the best decisions we can. With your help, we will have another list of successes 5 years from now when we again chronicle our actions. Please plan to join us Friday January 19, 2018 at noon at the Country Kitchen for our annual meeting to hear more about this incredible past 5 years of economic growth.

Don't forget to shop local, shop small to keep our money recirculating here at home!

Merry Christmas and Happy 2018 to each of you.



## Tourism Director Assists With Survey



Northwest Nebraska Tourism is requesting your help. After initial contact at the Nebraska Travel Conference, Tourism Director Kristina Harter has agreed to have Chadron be one of the survey communities.

Hollman Media and researchers at the University of Nebraska at Kearney are working with us to see how well our community is performing in several categories known to be important to those

seeking out new communities. The good news is we will be able to receive the results of the survey questions if we can reach the required sample numbers.

If everyone who receives the email or copy of the survey link will log on, we will have more than enough.

Please help us reach our required sample size by taking this short (10-minute) survey: <https://goo.gl/13NShh>



Co-Owner Mike Works cuts the ribbon at the Grand Opening of the Holiday Inn Express held in

November. The motel has been open since June 2017.

## City Applies for EDCC Re-Certification

**T**ime sure flies. We have been notified that Chadron's 5 year certification as an Economic Development Certified Community (EDCC) will expire this month. This program, offered by the NE Department of Economic Development is a preparatory process that once met, assures those who come calling that we are ready for development in our community. The requirements include having land or buildings available for locating here. It also assures that we have incentives, assistance, expertise and experience in making deals work, welcoming new people and businesses and have systems in place to assist existing business-

es stay in business and expand. The re-certification application is a great tool to help put down on paper the success the community has experienced in the past five years, as well as point to areas that need improvement. The application has been submitted and we are awaiting word from DED with questions, clarifications and changes we need to make in order to continue to enjoy 'Certified' status.

Some of the numbers collected were surprising – in a good way. For example, we need to track the number of jobs created, retained and lost since we were first certified in 2012. They are split into primary and non-primary categories. In total we created 120 new jobs, gained 40 from expansions and were successful in retaining (or saving) another 20. That's a grand total of 180 paychecks that would not be here if not for our efforts. There have been 17 new businesses open, and 17 expansions. On the downside, we had 6 businesses close in that timeframe, eliminating 30 jobs. While the process is a fluid one, and what some folks consider regular maintenance, others might consider expansion, we think this is a realistic snapshot of the past 5 years' activity.

We also report on investments in our community that impact our economic growth and potential. Capital investment in new jobs was over \$12 million. Expansions added over \$3 million. Also included in our application was the recognition of government buildings and infrastructure investments which totaled almost \$59 million. This included the storm water runoff system, highway 20 rebuild, Chadron Aquatic Center, CSC buildings, NDOT headquarters and runway rebuilding. All together we have invest nearly \$75 million actual dollars in our community. That's about \$12,500 for every resident of the community!! Pretty impressive. If you are interested in more details, give me a call. I'm always happy to visit about the ongoing efforts.

### Annual Meeting Set For Jan. 19

The Bylaws of the Northwest Nebraska Development Corporation (NNDC) state that an annual membership meeting will be held in January, and that an election of officers will take place at that time for new members of the Board of Directors. We have set the date for Friday January 19, 2018 at noon. We will, as in the past, hold the meeting at the Country Kitchen banquet facility. A buffet lunch will be followed by the election of board members and comments from the outgoing President of the Board of Directors and Executive Director. As a member of NNDC, businesses are eligible to be nominated to serve a 3 year term. Don't wait to be asked! If you are interested and willing to give your time and expertise to the board, please step up and let us know!!

In addition to comments, you will receive an annual report of the most recent 12 months activities of the organization. This is a snapshot of what we have been doing the past 12 months. Be watching your email for your invitation.

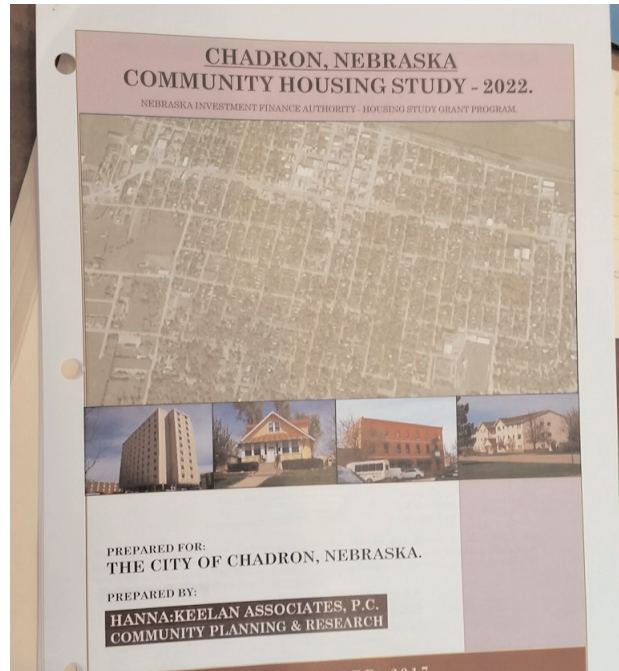


# Chadron Housing Partnership Hosts Housing Study Session

NNDC and the City of Chadron are hosting a very important session on Thursday, Dec. 14, 2017 at 11 a.m. at the Country Kitchen. We will hear from Tim Keelan, one of the co-authors of the recently finished Chadron Housing Study. The study lays out the research and numbers which indicate we need somewhere north of 250 additional housing units to meet the current demand. That seems like a huge number, and frankly causes some wide-eyed looks and frustrated expressions about how we address that. So, how do you eat an elephant? One bite at a time. The meeting is designed to hear about the breakdown (houses/apartments/owner-occupied/rental/senior/student/affordable/lowincome) and most importantly to discuss what are the current barriers and possible solutions to creating a plan to build and/or provide more housing options.

Invitations have been sent to those who we are aware are interested in helping with this effort. If you would like to attend, and did not receive an invitation, please don't hesitate to call the office and let Deb know you will attend. The meeting is designed to last an hour, and those who can are encouraged to stay for a no-host lunch for further discussion. We know housing is important to economic growth, for both employees and their families. Please help us determine the most efficient path to addressing this important issue.

If you would like to read the housing study, it is available on the city's website: <http://www.chadron-nebraska.com/DocumentCenter/View/502>



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[www.nndc.chadron-nebraska.com](http://www.nndc.chadron-nebraska.com)

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## STAFF

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