

NNDC Annual Report

2022

Annual Membership Meeting
January 20, 2023
Country Kitchen
12 0'clock Noon



NORTHWEST
NEBRASKA
DEVELOPMENT CORPORATION
CHADRON AND CRAWFORD

NEBRASKA
ECONOMIC DEVELOPMENT
CERTIFIED COMMUNITY

Business Development

- Consulted with 18 prospective and existing small businesses and entrepreneurs
 - NNDC received 10 direct inquiries for funding assistance. One loan was made in 2022.
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- Consulted with business and housing developers/companies via phone/email regarding specific requests for possible locations in Chadron
 - Kept all businesses informed of COVID relief and programs via emails - listing resources and forwarding information on webinars that would be helpful to recovering from the pandemic and ideas to change their businesses to be more competitive.
 - Served as a Board Member for Panhandle Area Development District. PADD provides another source of gap financing and grant writing and management for Dawes County

Community Development

- Worked with City and committee members to move forward the Downtown Revitalization projects. Secured grant funding for Engineering needed for drainage, additional building on the Plaza
- Assisted in amended housing study process with High Plains Community Development Corporation and City of Chadron
- Lead year 2 of the Rural Prosperity Project task forces and committee work with Heartland Center and UNL Extension
- Assisted PADD with identifying another business qualified for the Brownfield Assessment grant and provided funding for a Phase II environmental assessment
- Assisted Chadron Community Hospital in deciding what to do with old property
- Participated in regional community betterment efforts sponsored by Western Nebraska Development Network and the Rural Rendezvous. Speakers and developers from rural communities came together via zoom at locations throughout western Nebraska to talk about survival of small, rural communities

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
- Chaired the Board of Directors for the Heartland Expressway Association, attended meetings, webinars and am leading the organization through development of a communication strategy for the future
- Attended the Port to Plains virtual meetings and Annual meeting in Big Spring, TX. Congressional representatives, including US Senator Ted Cruise attended and were briefed regarding the importance of highway infrastructure funding and improvements.
- Advised NDOT on priorities for HEA with new Transportation Innovation Act funding
- Hosted Governor Ricketts, Director Selmer and dignitaries in the opening of the latest phase of the Heartland expressway south of Alliance to the L62a junction.
- Met individually with Congressional staff members in Nebraska, relating our needs
- Represented HEA in visits to State Capital, NDOT meetings, Governor visits, legislative hearings
- Expanded HEA's awareness to area Leadership groups by co-sponsoring the annual trip to Lincoln

Advocacy

General Advocacy

- Represented our community and business interests with the Nebraska Legislature during hearings, chairing the NEDA Legislative Committee for the 10th year.

- Maintained relationship with Nebraska Business Development Center on CSC campus, participating in the federal procurement workshop, strengthening cooperative efforts such as lending workshops, hosted the Nebraska Enterprise Fund staff to discuss additional capital needs for borrowers in our area
- Worked with all partners from the State Department of Economic Development, Department of Labor, 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.
- Hosted a final Governor's Pine Ridge Wild Turkey Hunt, hosting Governor Ricketts, 5 State Senators, Game and Parks Directors and Commission members, Business members from across the state; involving over a dozen local landowners and more than 20 sponsoring businesses. The Committee will be donating remaining funds raised (\$11,000) to NNDC

Support Activity

- Held board meetings bi-monthly via zoom and in person. Maintained office hours during the pandemic
- 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 NNDC Facebook page and both Crawford and Chadron NPPD Community Guides
- Made 18 Business Retention visits to NNDC members and non-members throughout the year
- Maintained positive relationship with City Councils and County Commission, making regular reports on activity
- Managed a loan portfolio with 15 loans and 14 clients
- Transitioned CDBG loan payment income back to Dawes County for their use
- Compiled, submitted application and obtained recertification through the Nebraska Diplomats' Economic Development Certified Community program

NNDC 2022

Operating Financials

Income

Membership Dues	\$ 72,550
Loan Administration	<u>\$ 4,500</u>
Total	<u>\$ 77,050</u>

Expenses

Office (accounting, supplies, audit, legal, util., rent, insurance)	\$ 23,794
Wages, benefits, w/hldg	\$ 55,865
Travel, prof. development	\$ 1,400
Total	<u>\$ 81,059</u>

Governor's Pine Ridge Wild Turkey Hunt	\$ 8,092
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NNDC checking account as of December 31, 2022

Operating Account (contingency funds)	<u>\$83,980</u>
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2022 Membership

Architect's Club

City of Chadron
City of Crawford
Culler's Law Office
Dawes County
Homestead Bank
FNBO
Platte Valley Bank
Nebraska Public Power District
Eagle Radio

Cornerstone Club

Black Hills Energy
Chadron Community Hospital
Chadron Medical Clinic
Crites Shaffer, Conneally, Watson, Patras & Watson
Fuller Construction
Gardner, Loutzenhiser and Ryan
Great Plains Communications
Security First Bank – Chadron
Security First Bank – Crawford

Foundation Club

Big Bat's
Chadron State College
Country Kitchen
GMC of Chadron
Morford's
Northwest Eye Center
Your Selling Team

Builder's Club

Best Western, West Hills Inn
Chadron Chamber of Commerce
Chadron Federal Credit Union
Chadron Glass
Chadron Lumber Company
Chadron Public Schools
Chadron Vision Center
Dana F Cole & Company
Dawes County Abstract
Eagle Chevrolet
Edward Jones & Company
George Klein, CPA
Holiday Inn Express
Intralinks
KCSR Radio
Museum of the Fur Trade
Outlaw Printers
Quality Tire
Ron's Repair
Scott Roberts Electric
Tommy's Car Lot
Wahlstrom Ford

2022 Board of Directors

Corey Sorenson, Past President

Your Selling Team

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