



2021

Lexington EDCC Recertification



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Recertification, March 2021

Part I: Letter from Applicant Municipality

Letter from applicant municipal government identifying lead economic development agency and local contact person for this program. [Letter from Mayor Fagot](#)

Part II: Website

Lead Economic Development Agency is City of Lexington. The website can be reviewed at: <http://www.cityoflex.com/>

Part III: Location One Information System (LOIS)

The City of Lexington updates the LOIS system as needed. Sites and Buildings are marketed on the Dawson Area Development and City of Lexington websites. The communities in Dawson County feel they are more competitive in marketing nationally as a county of 25,000 population than individual communities.

Community economic development web site(s) (provide links):

- City of Lexington – [Website](#) [Facebook](#)
- Dawson Area Development: [Website](#) [Facebook](#)
- Lexington Community Foundation: [Website](#) [Facebook](#)
- Lexington Chamber of Commerce: [Website](#) [Facebook](#)

Part IV: Controlled Site

The City of Lexington owns an 80-acre site in an established industrial park. Evidence of ownership is included in the form of the [Warranty Deed](#) for the site. A Phase 1 Environmental Assessment was completed for the property in 2007, and an updated Phase 1 is currently under contract to be completed by June 2021.

The Existing Site is fully integrated into the City of Lexington website and the LOIS link is: [LOIS-80 Acre](#)

This site is unique because it is well suited for a process manufacturer that would be undesirable to other communities. The location is in an industrial park near Tyson Fresh Meats, Cornhusker Energy, the City of Lexington's Wastewater Treatment Facility and Darling International. Therefore, an industry that emits odors would not be objectionable to the neighbors. In addition, the proximity to the wastewater facility provides opportunities for an industry to capture methane or clean water for processing ([utility information](#)). It is close to Interstate 80 and U.S. Highway 283 ([transportation information](#)), and many trucking companies. One of the most appealing aspects of the site is that it is located in a new market tax credit eligible zone, as well as a designated Opportunity Zone.

The targeted industry goals focuses on ten key industry segments based on initial research and are as follows:

1. Process Manufacturing (NAICS 325)
2. Plastic Products Miscellaneous Manufacturing (NAICS 32619)
3. Structural Metal Product Manufacturing (NAICS 33231)
4. Tractors and Agricultural Machinery Manufacturing (NAICS 33311)
5. Light Industrial Fabrication Manufacturing (NAICS 332)
6. Long Haul Trucking (NAICS 484121)
7. Trucking Trailer Storage (NAICS 532120)

Conceptual master plans for these targeted industries and how they would be complimentary situated for the site was completed by Olsson & Associates.

The Economic Development Assessment prepared for Dawson Area Development by the site selection firm of Moran, Stahl & Boyer evaluated the available sites in Dawson County. The target industries were identified and a resource assessment for each target industry was completed. The resource assessment included the natural resource requirements, labor requirements, and training and education requirements. Olsson and Associates used this report as their target industry requirements. The Moran, Stahl & Boyer assessment is included as part of the Industrial Development Summary report ([link](#)). Below is a summary of requirements for targets.

1. **Process-Related Manufacturing** (Derivatives from regional agricultural products (corn, soy, beef and alfalfa). *Comment: There are some emerging and very exciting opportunities for agricultural-derived process businesses for Dawson County and Nebraska in general. However, the winning communities will need to*

be prepared with sites, utilities, transportation access, training and some incentives in order to compete. In addition, the University of Nebraska will need to place more emphasis on product and process development research to stay abreast of its peer Midwest states (Iowa, Missouri, Kansas, Minnesota, Michigan, Indiana, etc.)

- Corn: expansion of ethanol capacity; production of corn-based polymers; industrial solvents; synthesis of certain antibiotics.
- Soy: biodiesel oil; soy-based resins, adhesives and coatings; drug encapsulation material; soft and rigid polyurethane foam; composites.
- Beef: derivatives from a variety of beef organs and fluids for medical applications; lubricants and other petroleum-based substitutes.
- Alfalfa: derivatives include nutrition supplements and lutein which is utilized to inhibit the onset of macular degeneration (form of blindness).

Facility Requirements:

Typically, 50 - 100 acres that a perimeter buffer along with space for raw material unloading and bulk storage (solids or liquids), main production area, packaging and some inventory storage/ shipping along with areas for maintenance, quality control testing and administration.

Skill Requirements:

Material handlers, reactor/process equipment operators, mechanical/electrical/hydraulic/pneumatic maintenance (Mechatronics) staff, quality control, loaders/baggers and office staff (management and supervision, administrative, accounting, human resources and safety/health/environmental).

2. General Manufacturing

- Production of OEM and aftermarket parts and expendable items for the following OEM equipment production that is present in the Midwest region. *Comment: Many of these parts businesses are not companies that relocate to a specific location unless they are seeking to co-locate near a major new assembly plant in the region. Most of these types of companies grow locally or spin-off from a local company and start a new company. Therefore, the County will need to help existing local companies expand into new markets as well as inject an entrepreneurship program and attempt to grow local businesses.*
 - › Power generation equipment;
 - › Farm equipment;
 - › Transportation equipment (aircraft, motor vehicles, etc.);
 - › Defense/security equipment (unmanned aircraft);
 - › Medical equipment.
- Production of a variety of consumer and industrial plastic products from corn and soy-based resins.

Facility Requirements:

Space requirements are typically <25,000 sf existing building for lease with option to buy for smaller operations; (25,000 to 100,000 sf) lease with option to buy for medium-size operations and >100,000 sf for larger operations that are build-to-suit and purchased. Ceiling heights are 20-25' and column widths are ~50'.

Skill Requirements:

Includes machinists, painters/powder coaters, assemblers, quality control, material handlers, maintenance staff, specialty machine operators, control programmers, multi-skilled maintenance staff (Mechatronics skills), office staff (management and supervision, administrative, accounting, human resources and safety/health/environmental).

3. Warehousing and Distribution, Trucking Related Industries

There is already warehousing and distribution in the region but not any significant presence in Dawson County. With the availability of larger sites (>50 acres) that are “shovel ready”, the County has some opportunity to compete for this segment.

Facility Requirements:

Typically, the smaller operations are 50,000 to 250,000 sf, medium size are 250,000 to 1,000,000 sf and the larger facilities are >1,000,000 sf. Smaller users will initially seek out existing buildings while the larger facilities are built by the company on shovel ready/pad ready sites.

Skill Requirements:

Includes material handlers, automated inventory management systems operations, machine control programmers, maintenance staff (Mechatronics skills), office staff (management and supervision, administrative, accounting, human resources and safety/health/environmental).

Part V: Community's Identified Targets or Markets

Lexington commissioned Olsson & Associates to complete an Industrial Development Review for the 80-acre site in 2012. This report included a property assessment and due diligence research. Detailed utility maps and conceptual maps of the targets are included in the site review. Those targeted industries are:

1. Organic Chemical Manufacturing (NAICS 32519)
2. Plastic Products Miscellaneous Manufacturing (NAICS 32619)
3. Structural Metal Product Manufacturing (NAICS 33231)
4. Tractors and Agricultural Machinery Manufacturing (NAICS 33311)
5. Light Industrial Fabrication Manufacturing (NAICS 332)
6. Long Haul Trucking (NAICS 484121)
7. Trucking Trailer Storage (NAICS 532120)

According to the targeting study, to maximize marketability of the land it will be necessary to market to clients using the following steps:

1. Identifying the existing industry segments
2. Assessing location quotients to determine industry segments with export capacity
3. Reviewing the NPPD and NE Dept. of Economic Development identified target markets and creating opportunities for cooperative marketing.
4. Reviewing the Economic Development Long Range Strategic Plan and the Economic Development Assessment for Dawson County.
5. Checking the list of industry segments to the infrastructure capacities and assessing limitations to determine viability.

Overall, the top five industries in Lexington for 2018 were as follows:

- 1) Manufacturing 41.5%
- 2) Retail 11.5%
- 3) Education services, etc. 8.83%
- 4) Health Care & Social Assistance 7.3%
- 5) Construction 5.66%

The City of Lexington and DAD have developed marketing plans that include attending various events with site selectors, direct company visits and trade shows. DAD is a member of IAMC and has established relationships with site selectors through volunteering on various IAMC committees. Over the past five years Lexington and DAD have put on several “Fam Tours” to showcase available properties. There have been two Fam tours with NDED & NPPD staff, and two Fam Tours with companies that specialize in New Market Tax Credits.

In 2021, the City of Lexington plans to commission an update of the target study and update marketing material for ongoing development efforts.

Part VI: Business Retention & Expansion Program

The City of Lexington, in cooperation with DAD, is committed to scheduling monthly visits to existing businesses in Lexington. A majority of local businesses have completed the entire Synchronist survey in the past, therefore the business visits center around current trends in the industry, barriers to growth, workforce needs, and condition of facilities including infrastructure.

With the public health challenges experienced in 2020, regular meetings were suspended. However, in the prior year the following industries were targeted for visits; Health Care; Construction, Housing, Tourism; Food Processors/Distributors; Downtown Businesses. The City targets an industry sector approximately every other month in order to give staff time for follow-up visits and research of issues from the BRE visits. In 2021 the targets for BRE visits will emphasize large manufacturing, retail, value added agriculture, transportation/logistics, education, and health care. The information is used to identify trends within a given industry, issues businesses or industries are having in

conducting business, future plans, and needs of the company. This information is used to assess the business climate, create programs, determine training options, included in annual reports and/or reports to legislative offices or state agencies. Joe Pepplitsch, City Manager, will complete the follow-up information.

In the next year, the following visits will include:

1. Tyson Fresh Meats
2. Chief Ethanol Fuels
3. Master Hand Milling
4. Orscheln Farm & Home
5. Darling Ingredients
6. Volvo Trucks of Lexington
7. Mac's Creek Winery and Brewery
8. Orthman Manufacturing
9. Fastenal Tools
10. Lexington Public Schools
11. Central Community College
12. ruralMED Home Care Resources
13. MRK Trucking
14. Runza Restaurant
15. Plum Creek Medical Group
16. Lexington Regional Health System
17. Gavilon Grain
18. Avamere at Lexington
19. Bob's True-Value
20. Plum Creek Medical Group
21. Eilers Machine and Welding
22. Service Master of Mid-Nebraska
23. Downey Drilling
24. Landmark Implement
25. Designer Craft Woodworking
26. Mead Lumber
27. Nelson's Furniture & Floor Coverings
28. NebraskaLand Tire
29. O'Reilly Auto Parts
30. Platte Valley Auto
31. Shotkoski Hay Company
32. T.O. Haas Tire
33. Lexington Family Dentistry
34. Welcov Assisted Living Center
35. Family Physical Therapy & Sports

In addition to the BRE surveys, Lexington has several other activities they utilize for Business Retention Activities:

In February of each year, a business and industry recognition banquet is held. Over the past four years, the following businesses have been recognized as “Business of the Year”:

- 2020: Service Master of Mid Nebraska
- 2019: Plum Creek Market Place
- 2018: Downey Drilling
- 2017: Reynolds-Love Funeral Home

Lexington also holds several events during the year which recognizes businesses in the community. The Lexington Chamber hosts a Chamber Golf Tournament, and by request hosts a Business After Hours. The Lexington Ambassadors present first dollar awards to all new business and industry in town. The Chamber’s Ag Committee hosts a Farmer Rancher Banquet to honor area producers.

Part VII: Community Strategic Plan for Economic Development

In 2013, The City of Lexington commissioned JEO Consulting Group to complete a Comprehensive Plan. The Lexington Comprehensive Development Plan is designed to promote orderly growth and development for the City, provide policy guidelines, and enable citizens and elected officials to make informed decisions about the future of the City. The Plan acts as a tool to “Develop a road map or blueprint that guides the community through change as it occurs tomorrow and ten to twenty years from now.” The Comprehensive Development Plan will provide a guideline for the location of any future developments within the planning jurisdiction of Lexington. The Lexington Comprehensive Plan is intended to encourage a strong economic base, so the goals of the city are achieved. “The Lex-Plan 2013” will assist the community in evaluating the impacts of development, including economic, social, fiscal, and service, and encourage appropriate land uses throughout the jurisdictional area of Lexington. The Plan assists the city in balancing the physical, social, economic, and aesthetic features as it responds to private sector interests. Planned growth will make Lexington more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desire. The plan includes results of public participation processes, detailed maps of infrastructure, transportation strengths and challenges, and several conceptual plans for the future. The Comprehensive Plan can be viewed at the city’s website at: [The Lex Plan](#)

The 2021 Development Action Plan is on the City’s website at: [2021 City of Lexington Action Plan](#)

The City of Lexington’s Development Action Plan looks at the key issues of the community. The city identified eight priorities and have developed action items, timeframes, and responsible parties for their implementation. The nine priorities of the City of Lexington for 2021 were:

- Support the creation of marketable and affordable housing in the community, including owner-occupied, rental, and transitional units.
- Improve the public transportation network in the community.
- Promote redevelopment activities in all areas of the community, including infrastructure improvements, land acquisition, and removal of dilapidated structures.
- Continue and improve inter-local cooperative programs in the community and county.
- Improve community education on programs and projects.
- Support educational and business support programs in the community.
- Support economic development efforts in the community.
- Encourage the development of leadership in the Lexington area.
- Upgrade public facilities and programs in the community.

The Action Plan details economic development goals for Lexington and outlines policies related to each goal. Each policy is further broken down into action items complete with the responsible party, funding source, timeline and, if the action requires, a capital improvement plan. These priorities are evaluated on an annual basis to measure progress and needed amendment.

Part VIII: Marketing Materials

- [City of Lexington](#)
 - [Parks and Recreation](#)
 - [Economic Development](#)
 - [Dawson Area Development Introduction Video](#)
 - [Dawson Area Development Tourism](#)
 - [Nebraska Diplomats 2015 Video](#)
- [Lexington Area Chamber of Commerce](#)
 - [Lexington Overview](#)
 - [Relocation Information](#)
 - [Chamber of Commerce 2021 Visitor's Guide](#)
- [Orthman Community YMCA](#)
- [Lexington Community Foundation](#)
- [Lexington Regional Health Center](#)

Part IX. Long-Range Funding Plan

Lexington has the means to fund the long-range goals of their economic development strategies. The following items are part of the long-term funding for economic development:

- LB840-Lexington voters first approved a program in 2000. Since that time, the program has been re-approved by voters for two additional 10-year terms, through 2030. The economic development program has funds to support costs associated with marketing, contracted service, and all other costs associated with economic development efforts. Lexington receives \$167,500 from sales tax per year. **The programs have a combined \$4 Million in long-term available resources for future program use.**
- Investments-The City of Lexington has made investments in land and buildings and currently receives annual lease revenue from those properties, which reduces the capital and carrying costs incurred as the land is held for development opportunity.
- REDLG-The City of Lexington has received two REDLG's through USDA which was matched with LB840 funds. The revolving loan fund has over \$755,000 of long-term resources available to assist business development and retention.
- **Lexington's economic development activities are directed by the City Manager, with associated staff, the 2021 budgets indicating salary and operating costs within these specific departments are attached ([link](#)); additionally, budgets for available economic development funds are also included ([link](#)).**

Part X. Labor Market Information and Efforts

Date labor survey conducted: Completed in 2020 for the Lexington Micropolitan Area, which includes Dawson and Gosper Counties.

- [Lexington Employment and Wage Data Study](#)

Lexington actively addresses issues relating to availability of workforce in collaboration with Dawson Area Development. The following efforts have been undertaken in the past five years to ensure a viable workforce in the Dawson County area:

- DAD has staff dedicated to exposing youth to career opportunities in the area. This is a partnership between area schools, businesses and industries in the area.
- Workforce housing studies/surveys are conducted to identify barriers for housing and housing needs for our leading employers.
- Information from BRE visits is used to create training opportunities with Central Community College and local employers. Department of Labor Worker Training Grants are utilized in many instances.
- DAD conducted a wage and benefit survey of the county's top employers. Information collected included number of employees, starting wage, benefits offered, and other advantages to employment as perceived by the management.

Part XI. Housing Initiatives

Housing development continues to be a major focus of the City of Lexington. In 2014, a Dawson County area-wide housing market study was done for the area which reinforced the extreme need for housing stock improvement. In 2018, a [Workforce Housing Specific Analysis](#) was completed to update the 2014 numbers and produce specific strategies for affordable housing development to meet workforce needs. The City of Lexington has used this information in developing and administering a local housing assistance program, with mounting success.

Housing Development Projects:

Over the last five years, the City has encouraged and assisted in the development of 255 housing units at an added value of approximately \$31,913,000. The new housing units are a mixture of multi-family, duplex and single-family units in several separate areas of the community.

- Northwest Housing Development—the City, CDA, and Lexington School District together control approximately 75 acres of residential property in the northwest area of the community.

With the completion of infrastructure improvements in 2017, approximately 74 build-ready single-family residential lots are available, as well as 13 acres of land intended for medium-density (townhome/condominium) residential projects. The City actively markets the available property and is finalizing a development agreement with a regional housing developer on a 20+unit single-family project anticipated for 2021.

Additionally, the Greater Lexington Corporation is building a 24-unit condominium development, a 55+ owner-occupied project, currently has 16 units completed, with 4 additional units pending construction in early 2021.

- South/Southwest Housing Development—Redevelopment Area #5 was established in south Lexington with a plan for subdivision/infrastructure development for new housing, as well as providing infill housing opportunity through demolition/removal or rehabilitation activities in existing neighborhoods.

In 2017, two housing projects in the Southwest First Addition were initiated which are intended to provide up to 320 new housing units phased over several years. To date, 106 housing units have developed within the project area, being a combination of single-family, duplex, and multi-family units; including 20 LIHTC units.

- Northeast Housing Development—the City controls approximately 15 acres of property suitable for residential housing development in the northeast area of the community. In late 2020, the City re-platted a portion of this property to create 15 housing lots. In 2021, the City intends to extend the existing paving and utilities in the area to serve all 15 lots and make them available for development. The City will prepare a conceptual development plan for the remaining property into the future.
- East Housing Development—in 2020, the City collaborated with St. Ann’s Catholic Church to develop approximately 48 acres of St. Ann’s property along the east side of N. Taft Street from 3rd Street to 7th Street for workforce housing purposes.

In late 2020, the City began construction of infrastructure to support the development of the area. The Phase 1 infrastructure will support a current 50-unit LIHTC housing project to be completed in 2021, 40 additional single/duplex housing lots, and a 6-acre parcel earmarked for multi-family residential projects.

The first phase of this development has the potential to accommodate up to 170 housing units, based upon average density considerations, providing opportunity to private developers and the Lexington Housing Authority.

In 2015, Lexington received a CDBG grant from Nebraska Department of Economic Development for Owner Occupied Rehab. Completed in 2019, 10 units were rehabilitated under the program, adding approximately \$260,000 in value to homes that for the most part were suffering from deferred maintenance. In addition to improving the local housing stock, correcting some unsafe situations (e.g., remediating lead-based paint), and extending the life expectancy of 10 homes, most of the funding helped employ local workers and pay for locally sold building materials. Several houses maxed out their CDBG benefits and the City was able to leverage additional improvements made possible through USDA Rural Development and Community Action Partnership of Mid Nebraska.

Part XII. Nebraska Diplomats

Lexington has six diplomats:

JOHN SALEM

A native of Lexington, John Salem has served on the City Council for 19 years. In that capacity he has been at the forefront of championing development and improvements throughout that time.

Joe Peplitsch

He has a Masters of Public Administration from the University of South Dakota. Joe has been in city management for 27 years; the last 24 in Lexington. He started as City Administrator in Bloomfield, NE, and came to Lexington in 1997, as Asst. City Manager. He was promoted to City Manager in 2000. Joe serves on the DAD Executive Board and was NEDA's Economic Developer of the Year in 2015. Joe has been active in the Nebraska League of Municipalities, ICMA, and NCMA.

Dora Vivas

Dora Vivas is a great example of a successful immigrant. She came to the U.S. as a young woman from Mexico. While working at a meatpacking plant, she took classes in English and Business, and now has a thriving insurance business and several income-producing properties. For several years she organized classes to help Spanish-speaking entrepreneurs understand how to do business. She also interpreted for banks and realtors, improving the prospects of home ownership for immigrants. She has been president of the Lexington Area Chamber of Commerce. She was appointed to Lexington's Planning Commission for two years before getting elected to the City Council, where she has served for nine years. Dora is currently vice-president of the local United Way, and says, "Being involved in the community helps grow business."

Tom Fagot

Thomas G. Fagot, DDS, is the fourth generation of his family heritage to live work and raise a family in Lexington. He has practiced general dentistry for the past 37 years in Lexington. His community involvement has included multiple leadership roles in his church, the local United Way, and Lexington Housing Authority. Most of Tom's involvement in community development the past 30 years has been through the Lexington Community Foundation Board of Directors. Through its various fundraisers and giving day, this foundation is arguably the most active and involved foundation of its size in the state of Nebraska. LCF has mastered the art of parlaying the generosity of a giving community into major dollars, giving back nearly one million dollars a year to the community, in addition to the capital campaigns over the years such as a swimming complex, renovation of a performing arts auditorium, new public library and the addition of a YMCA facility.

Barry McFarland

Barry is instrumental in bringing school funding dollars to Lexington. He meets with many businesses considering locating to Lexington and gives countless tours. Barry is currently the principal at Sandoz Elementary School, as well as the lead marketer for his family wine-making business, Barry is a member of the Nebraska Tourism Association, working very hard to bring people into Lexington. He currently serves on the Board of the Lexington Area Chamber of Commerce as well as the Lexington Community Foundation Board which, in part, talks with businesses considering coming to Lexington.

Dave Stenberg

Dave has B.S. and M.S. degree in Animal Science from the University of Nebraska, Lincoln. He served 2 years as a Peace Corps Volunteer in Tanzania, East Africa. Dave was employed by the U.S.D.A., UNL, and Dawson County as Extension Educator for over 40 years until his retirement in 2008. He currently serves on the DAD Board of Directors and chair of the DAD Leadership Committee. Dave was inducted into the National Association of County Agricultural Agents Hall of Fame in 2012 and the Dawson County Agricultural Hall of Fame in 2015.

Part XIII. Economic Development Evaluation

- a. Business recruitment and expansion projects completed, community development projects completed, awards received, etc.*

The City of Lexington continues to be active in economic development activities. The following is an example of projects:

- Tyson Fresh Meats Inc. completed a \$47 Million warehouse expansion project in 2016, as well as extensive paving improvements around their industrial campus. In 2021, Tyson is constructing a medical clinic on their campus to improve health care access to their team members and families. Additionally, Tyson is currently partnering with several outside firms to use anaerobic digester technology to convert the plant's animal waste and other byproducts into renewable natural gas, which will be processed to pipeline quality specifications. This first phase of this project is anticipated to be completed in 2021, with additional phases into the future. The City of Lexington will provide support to the development projects. The projects will represent over \$30 Million investments and create 40+ jobs.
- The development of the Southeast Business Park in 2014 has created over \$14 Million in new business investment and 145+ jobs to date. The business park has approximately 20 acres of land available for potential commercial and industrial development remaining. In early 2021, the City of Lexington and the Community Development Agency are finalizing two redevelopment projects that will utilize a two acre tract of land to create \$1 Million in investment; the project represent a local business expansion and a new business, creating 6+ additional jobs.
- A local business owner and developer is currently working with the City on a commercial redevelopment project on a 6 acres parcel of land abutting Highway 283, that is intended to create \$3 Million in local investment and 30+ new jobs. Construction is intended to start in mid-2021.

Once a month the City council spends a Saturday morning holding a work session to discuss development progress. At certain times, other entities are invited such as housing partners, the school board, county commissioners, and DAD. This ensures everyone is on the same page regarding the goals of the community and what everyone's

part is to achieve those goals. The result is that the City of Lexington has had many successful community development projects over the years and a clear blueprint for the future.

Lexington was awarded the Governor's Showcase Community Award in 2015 during community development week and was awarded the Diplomat's community of the year in 2015. Joe Pepplitsch was awarded the Nebraska Economic Developer of the Year in 2015. Leslie Marsh, Chief Executive Officer (CEO) at Lexington Regional Health Center (LRHC) was honored by the Nebraska Rural Health Association (NeRHA) with the Rural Health Achievement Excellence Award. This award recognizes an individual in the health care industry for promoting the development of community oriented rural health care delivery. Lexington Mayor John Fagot was named Elected Official of the Year by the Nebraska Chapter of the American Society for Public Administrators in 2013. In 2017 the Nebraska Forest Service gave Lexington the Outstanding Tree Care Award.

b. Programs utilized with the community:

Lexington prides itself in partnering with state and federal agencies to bring investment to Nebraska and Lexington. Lexington has creatively utilized local, state and federal resources to achieve community development goals over the years, examples of these funding programs include:

- Neighborhood Stabilization Funding
- New Neighborhoods Program
- USDA REDLG
- USDA RBEG
- Civic Community Center Financing Fund
- Nebraska Environmental Trust
- Federal and State New Market Tax Credits
- Economic Development Administration Funding
- CDBG Owner-Occupied Housing Rehab Funding
- CDBG Tourism Funding
- CDBG Public Works Funding
- CDBG Downtown Revitalization Funding
- CDBG Comprehensive Investment and Stabilization Funding
- Nebraska Game and Parks Land and Water Conservation Funding
- Nebraska Game and Parks Commission Recreational Trails Funding (FHWA)
- U.S. Dept. of Justice COPS Hiring Program

Community Development Projects 2016-2021:

- Feasibility Study for Indoor Recreation Facility—CCCFF funding.
- Plum Creek Park Lake and Trail restoration—NE Environmental Trust and NE Game and Parks funding.
- Kirkpatrick Memorial Park Lake restoration—NE Game and Parks, NDEE, and NE Environmental Trust funding.
- Veterans Pavilion at Kirkpatrick Memorial Park project
- 3.6 MW utility scale solar array—2017
- 1 MW utility scale solar array—2021
- City Hall and Grand Generation Center 50 KW solar canopy - 2020
- Pedestrian Trail extensions—NE Game and Parks and Federal Highway
- Fiber optic network extension—partnership with USA Communications.
- Workforce Training/Mechatronics Classrooms—expansion of Opportunity Center space working with Central Community College and Tyson Fresh Meats.
- Disadvantaged and Minority Business Consultations – Nebraska Business Development Center - 2016.
- 40 new Wayfinding Signs placed strategically around Lexington – Nebraska Tourism Commission - 2020.

c. Collaborative efforts with local, regional and state economic development organizations.

The City of Lexington has had several major accomplishments over the past 5 years. Lexington discovered, by working together toward shared goals, they could accomplish great things. The City, Greater Lexington Corporation, Lexington Community Foundation, DAD, Lexington Housing Authority, Chamber of Commerce, and Community Development Agency collaborate for the greater good. Other entities such as NDEQ, DOL, NBDC, NDED, USDA, and NPPD assisted in the process as well. Those collaborations are described below:

- Peplitsch is an active member and participates in trainings offered by Nebraska Economic Developers Association.
- Peplitsch and Mayor John Fagot are Board Members of Dawson Area Development. This collaborative county wide effort has not only bolstered our economy but had strengthen the relationship of our community leaders.
- Dawson Area Development worked with Lexington, Gothenburg and Cozad to develop guidelines and programs for regional housing grants. This has led to two regional Low Income Housing Tax Credit projects, one regional purchase rehab resale program, owner occupied rehabilitation grant for Lexington, and a regional speculative housing financing pool.

B. In addition, complete the following table for the previous five years:

# of		
2	New Manufacturing Businesses Located in the Community.	Identify Businesses: Masterhand Milling, Chief Ethanol Fuels
80	Direct New Jobs Created from New Manufacturing Businesses Located in the Community.	
1	New Primary Companies Located in the Community	Identify Companies: Chief Ethanol Fuels
40	Direct New Jobs Created from New Primary Companies Located in the Community	
	New Non-Primary Businesses Located in the Community.	Identify Businesses: Dollar Fresh (Hy-Vee Foods), Runza, Scooters, Bauer-Built Tires, Levander's Body Shop,
69 FTEs	Direct New Jobs Created from New Non-Primary Businesses Located in the Community.	
13	Business Expansions Located in the Community.	Identify Businesses: Tyson, Downey Drilling, Central Community College, Mac's Creek Winery & Vineyards, O'Hanlon Seed, Dawson Motors, Orscheln, Service Master of Mid NE, Designer Craft Woodworking, K-Lawn, Country Lake and Home Real Estate, Viero Wireless, Burger King
52	Direct New Jobs Created from Business Expansions Located in the Community.	
3300	Jobs Retained from Community's Economic Development Efforts.	
3	Businesses Closed.	Identify Businesses: Pizza Hut, Sonic, Charter Communications
20	Direct Jobs Lost Due to Business Closures.	
6	Industrial Sites Developed.	Identify Industrial Sites: Lexington Industrial Park-80 Acres; (5)-5+ Acre Sites;
36+	Volunteers Working on Economic Development for the Community.	Greater Lexington – 10; City Council for Economic Development – 20; Citizen's Advisory Committee – 6 and many other volunteers.